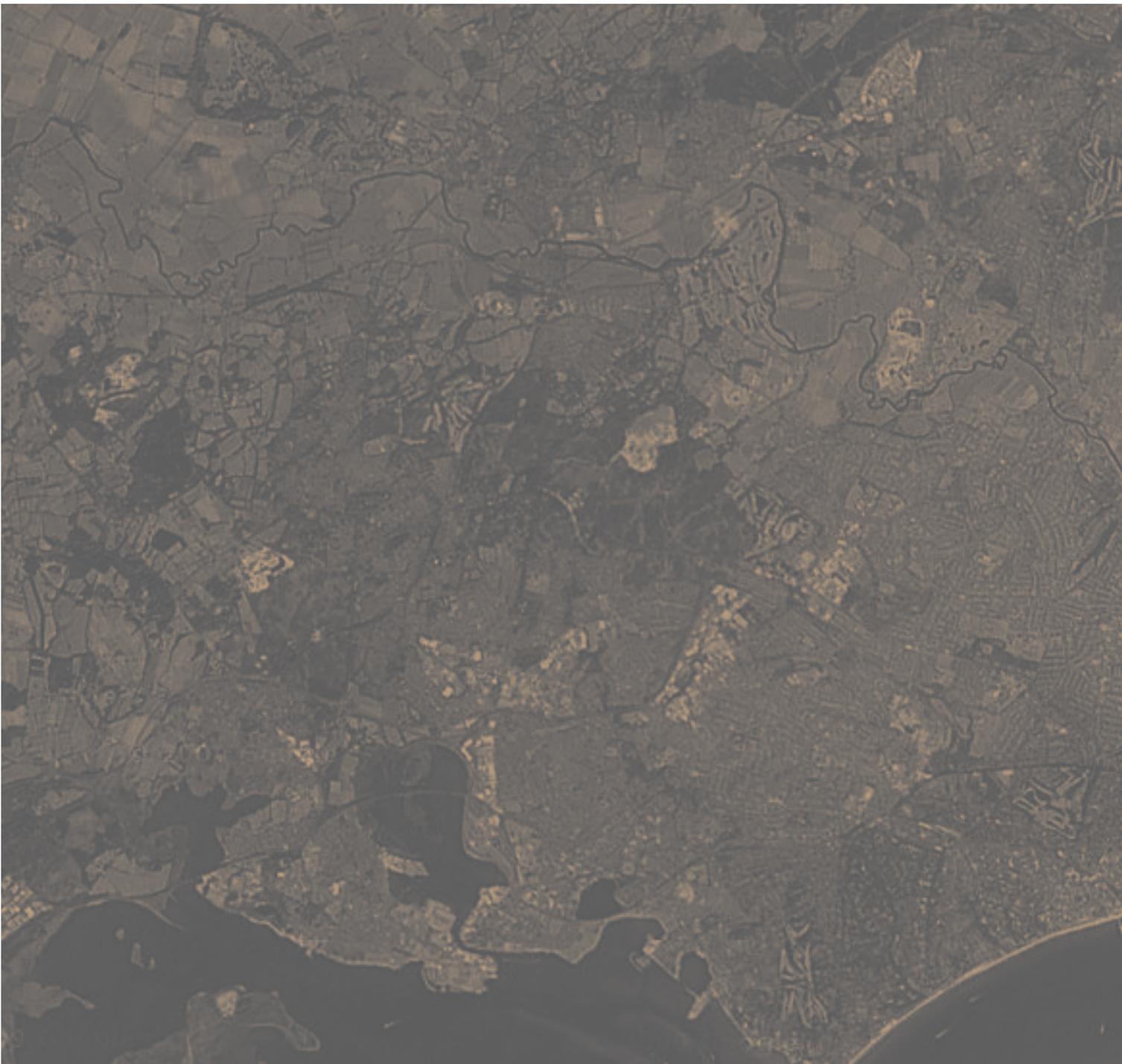


08 URBAN CHARACTER STUDY





08 URBAN CHARACTER STUDY

Introduction

This urban character study focuses on a number of key areas located within the settlements. The information gathered will help gain an understanding of local character and townscape structure. This understanding is essential in order to develop a sensitive design response and will help inform the masterplanning proposals.

Best Practice Guidance

Best practice Government guidance on townscape analysis includes:

Planning Policy Statement 3 (Housing), Annex B's definition of Net Dwelling Density states that *"net dwelling density is calculated by including only those site areas which will be developed for housing and associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided"*. (2006, page 26)

By Design: Urban Design in the Planning System: Towards Better Practice,

states that one of the objectives of urban design is to have an understanding of townscape character (a place with its own identity) by *"promoting character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development"*. (2001, Page 15)

The Councillor's Guide to Urban Design (CABE, 2003) defines local distinctiveness as *"the positive features of a place and its communities which contribute to its special character and sense of place"*.

Planning Policy Statement 1 (Delivering Sustainable Development) states that *"Good design should contribute positively to making places better for people. Design that is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted"*. It adds that key objectives should include ensuring that developments

"respond to their local context and create or reinforce distinctiveness" (ODPM/ CLG, 2005).

Finally, the **Urban Design Compendium** states that *"new development should enrich the qualities of existing urban places. This means encouraging a distinctive response that arises from and complements its setting. This applies at every scale – the region, the city, the town, the neighbourhood, and the street."*

Scope

Eleven character areas across the three settlements have been identified, providing a good cross-section of existing neighbourhood character and housing types. The study areas are either directly adjacent to the areas of search or have been selected because of the importance of their townscape precedent.

The study areas are as follows:

Corfe Mullen:

1. Conservation Area
2. Suburban
3. Executive Homes
4. Medium Density

Wimborne Minster:

1. Village
2. Urban Edge
3. High Street
4. High Density

Ferndown and West Parley:

1. Village
2. Urban Edge
3. Low Density

Methodology

In undertaking a townscape analysis, we have followed a methodology, as set out below:

a) Site Location

The location of the sample sites in relation to open countryside and local service centres is a key component in their urban character. The historic growth of the urban area in question is a key determinate of the road pattern; whether buildings cluster around an historic thoroughfare or have been developed as part of a twentieth century residential estate. These features are important to remember when considering what form future development should take.

b) Density Study

An analysis of the density of urban areas will be completed using the Planning Policy Statement 3 (Annex B) definition of Net Dwelling Density. A table is produced at the bottom of each density plan giving the gross area of the block, the PPS3 density of the block, and the percentage of covered area in the block. The results of this analysis will enable the calibration of appropriate densities for the various future character areas within the development framework plan. Where the sample area consists of different development types, it is broken down into blocks to provide a greater understanding of the ranges of densities present.

Whilst the residential density measurement figures are in accordance with the density calculation methodology as set out in PPS3, it should be noted that measuring the development densities of historic

residential blocks using a methodology that is used as a basis for assessing modern development schemes can result in higher than average residential density measurements. This is primarily due to the fact that older developments, were often built as stand alone blocks. They did not include development specific access roads (as they are often built and front onto key historic arterial routes into towns) and had little in the way of incidental open space, areas of landscaping and children's play space. There is generally a requirement for modern development to include such provision, which is included into the PPS3 calculation, thus resulting in lower residential density figures.

c) Streetscape

The study areas have been analysed using figure ground drawings to understand the relationship between the buildings and the surrounding open space as well as the space between the buildings. Key features are noted that inform the nature of the public spaces, such as street width, vegetation, the presence of public open space and any key views.

d) Built Form

The range of housing types present (terrace, villa, semi-detached, and detached), within the selected areas of study is fundamental to the character of each area. In addition, details of external wall, roof and boundary treatment materials are observed. These features, where appropriate, will help to ensure that future development is aesthetically rooted in the locality.

WIMBORNE MINSTER

Wimborne Minster is a historic settlement with a high quality vernacular architecture. The Georgian buildings in streets and squares, with the occasional older vernacular building in between, give Wimborne a strong sense of place. Well-maintained brick and colour-washed buildings and the generally tidy streets give the town a comfortable, genteel appearance.





The distinctive twin towers of the church of St. Cuthburga act as the principal vertical landmark of the town and a valuable aid to orientation. It frames internal views and those outward to the town limits. The River Allen and its millstream running through the town create distinctive views in a number of places.

The town demonstrates a consistently strong townscape structure with a series of streets and squares possessing good enclosure. The urban structure is permeable and legible due to the clear hierarchy of routes, paths, spaces and landmarks. A series of informal radial routes generally terminate in the centre of the town at nodal locations where a range of shops and facilities cluster. Parking provision and bus stops are located at a central town square.

The town structure comprises of a range of building typologies structured in a perimeter block form with clear delineation between public fronts and private backs. Within the perimeter blocks there is a range of typologies from terraces and flats above shops to townhouses, villas, semi-detached and detached residences.

The town is essentially inward-looking. Only in Poole Road is there a clear view over open countryside along the Stour valley. The topographical setting of Wimborne Minster and its abundant treescape, together with the configuration of streets and buildings that close views out of the town, give the town an introspective quality that reinforces its 'cosy' character.

Key

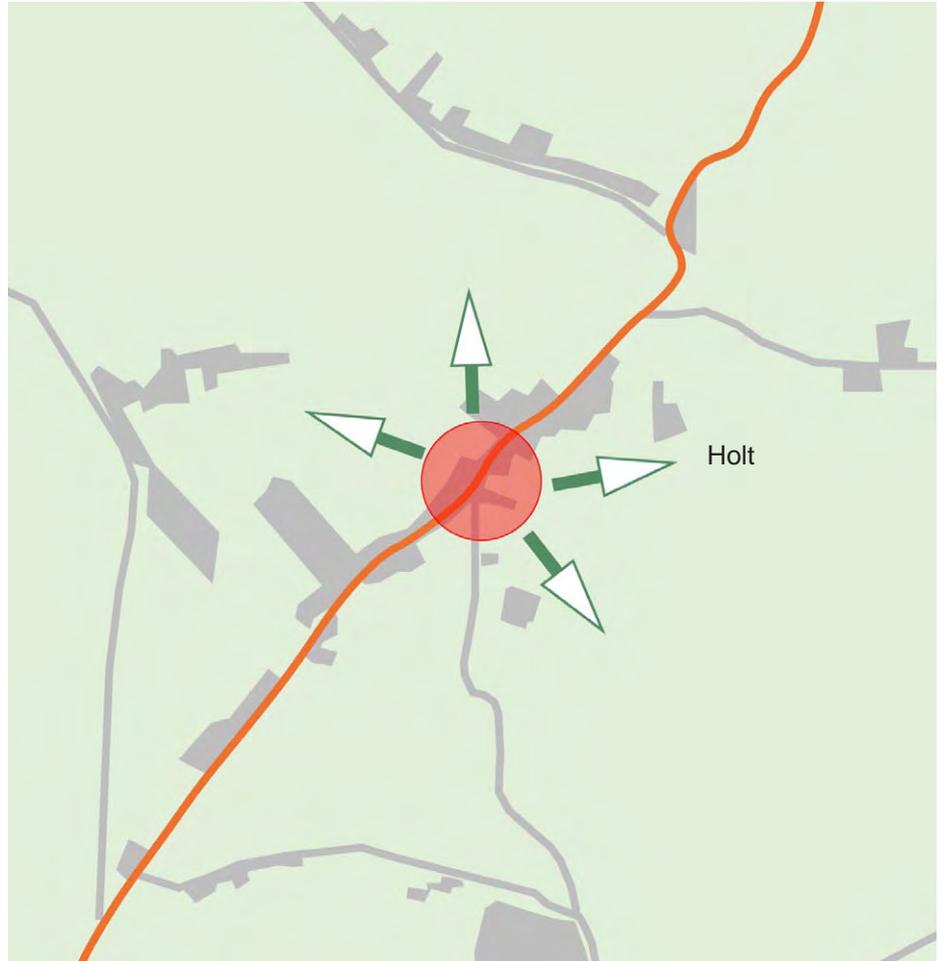
1. Village
2. Urban Edge
3. High Street
4. High Density

SITE 1: VILLAGE

This area has been selected as an example of a settlement considered locally to be a desirable place to live.

LEGEND

- Sample Site
- Local Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

Located two miles north of Wimborne Minster, Holt village has developed along a rural lane. The hub of the settlement is located at the intersection of the main historic thoroughfare and a secondary lane. A small church, village hall and pub are located at this point. These features evoke the character of a typical English country village.

The village has undergone only limited infill development, consequently open agricultural fields lie beyond the gardens of the properties facing onto the main road.

Density Study

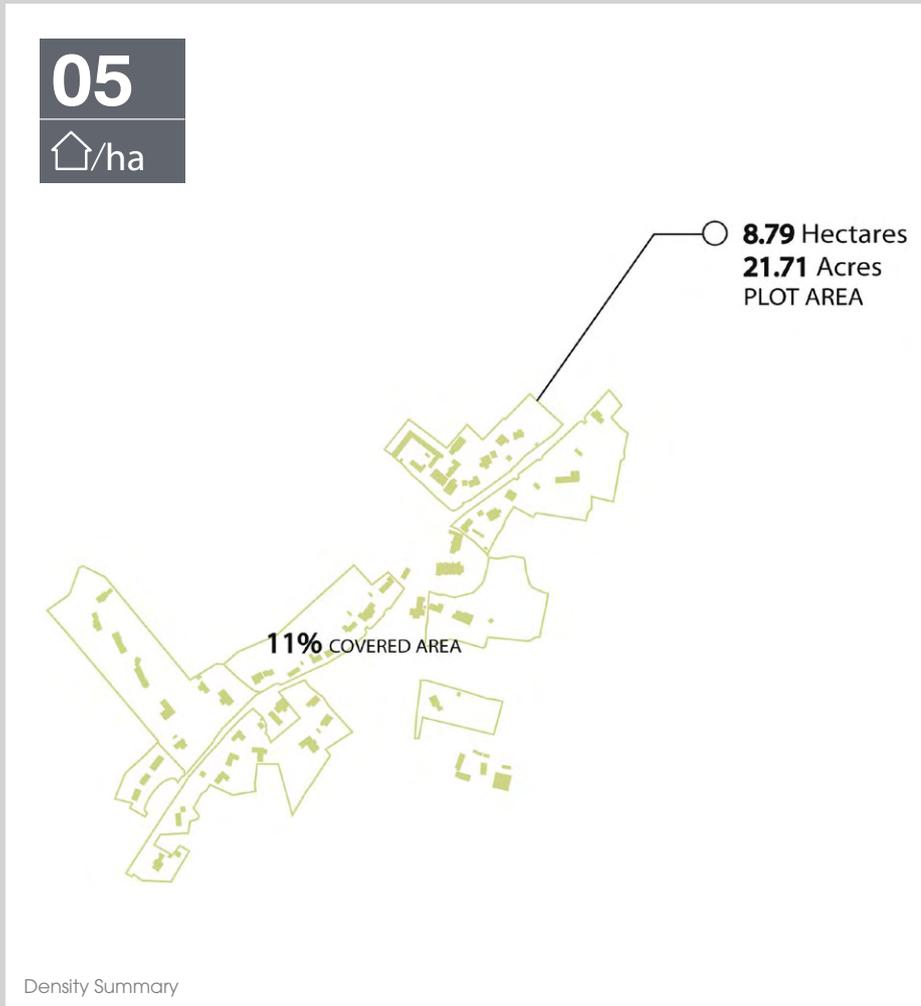
The village has an overall density of 5 dph, the lowest of all the character areas. This is a result of large properties set in generous gardens to the front and rear. Several plots are extremely large with three properties possessing private tennis courts. Where smaller units have been created from converted farm buildings, the plot density rises to 9 dph.



Block Density Analysis

| Village | | | | | | |
|-------------------|-----------------|------------------|-------------------------|---------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area (Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 2.042 | 8 | 0.155 | 1.887 | 8 | 4 |
| B2 | 0.297 | 6 | 0.029 | 0.268 | 11 | 5 |
| B3 | 1.613 | 9 | 0.161 | 1.452 | 11 | 6 |
| B4 | 1.197 | 7 | 0.085 | 1.112 | 8 | 6 |
| B5 | 1.149 | 10 | 0.203 | 0.946 | 18 | 9 |
| B6 | 1.137 | 5 | 0.157 | 0.98 | 14 | 4 |
| B7 | 0.96 | 2 | 0.12 | 0.84 | 13 | 2 |
| B8 | 0.39 | 1 | 0.016 | 0.374 | 4 | 3 |
| Total Area | 8.785 | 48 | 0.926 | 7.859 | 11 | 5 |

EAST DORSET HOUSING OPTIONS
WIMBORNE MINSTER



Streetscape

Front boundaries are generally softened with vegetation, either being formed of hedges, white picket fences or the ivy covered brick wall which surrounds the church. Despite the substantial set backs from the street edge, the dwellings are clearly visible over low front boundaries or down entrance driveways.

Large trees in and surrounding the village, the lack of pavements in some areas and the substantial village green in the village centre, emphasises the rural village character of the settlement. Traditional black and white finger post signage has been retained.



Built Form

The village has a range of building types and ages. Primarily two-storey detached dwellings, with red brick or white/cream rendered facades. The pub, a prominent building in the village due to its location and size, is rendered on the ground floor and red brick to the second storey. A number of dwellings have thatched roofs with examples of decorative ridge detailing. Elsewhere, later 20th century properties lack this local aesthetic.

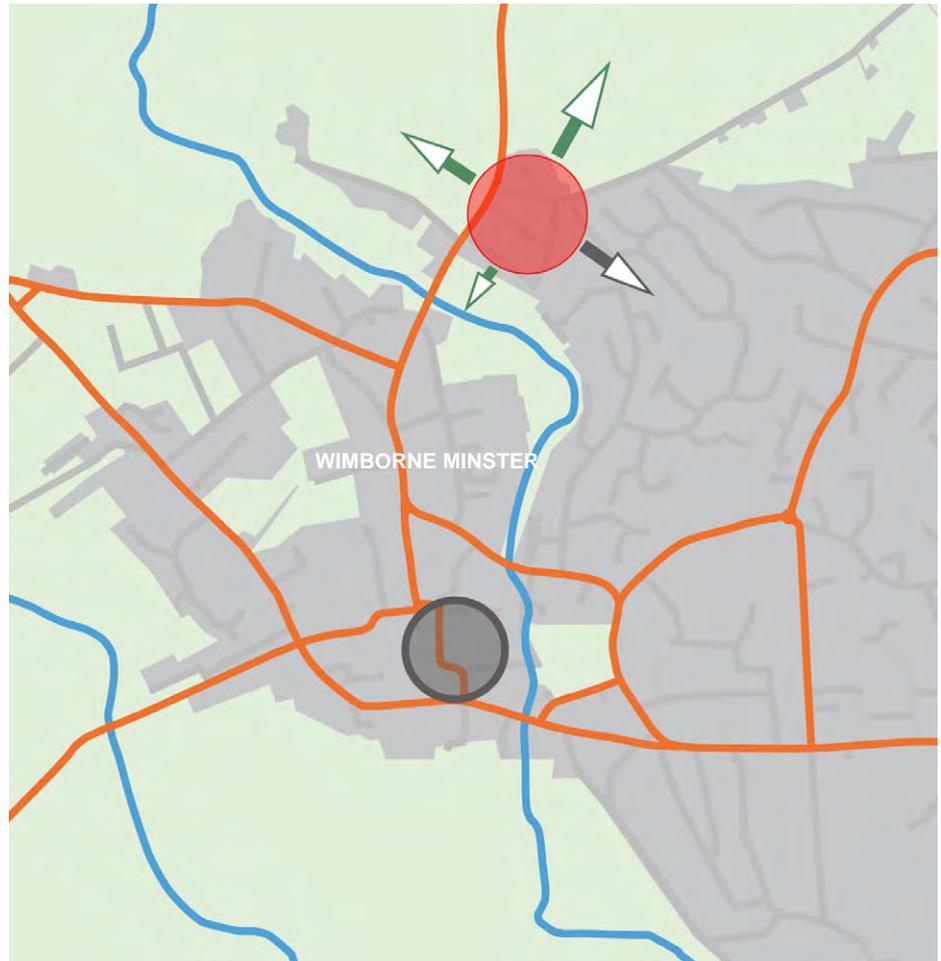
The village church, completed in 1835, is a simple building with a modest belfry. Constructed mainly of red brick laid in a Flemish bond, stone is used for the window mullions and transoms, door surrounds and buttress capping.

SITE 2: URBAN EDGE

This area has been selected because it bounds the proposed area of search for future development.

LEGEND

- Sample Site
- Town Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

This area is located on the northern edge of the urban area of Wimborne Minster and consequently the northern periphery of the East Dorset conurbation. This residential area is located adjoining the B3078, the main route heading north from Wimborne Minster. It is less than 1km in to the town square to the south.

The Victorian dwellings are arranged in perimeter blocks, however the more recent twentieth century blocks (B1 and B7) of bungalows are arranged around a number of cul-de-sacs. The boundary with the open countryside is formed by rear garden fences.

Clearly a part of the urban area of Wimborne Minster, this site retains a rural aspect due to it being surrounded by agricultural fields to the north and west and its separation from the adjoining residential development to the south by open land either side of the River Allen.

Density Study

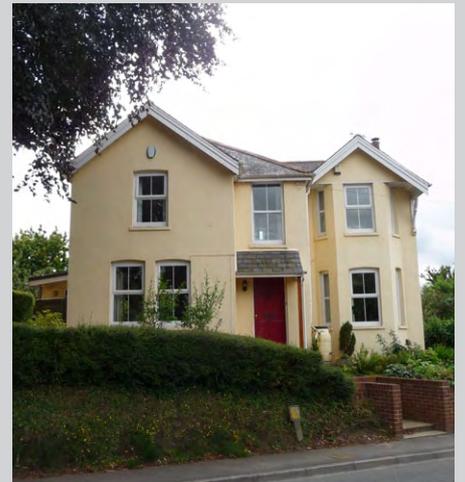
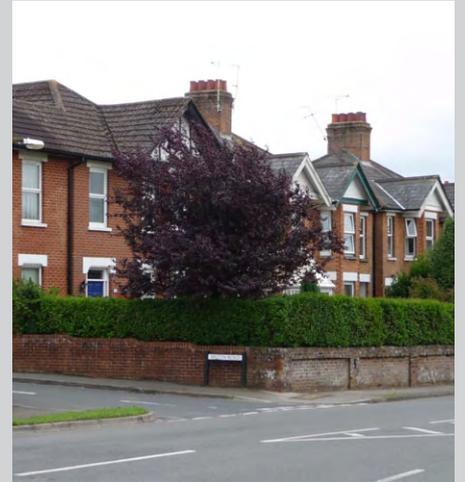
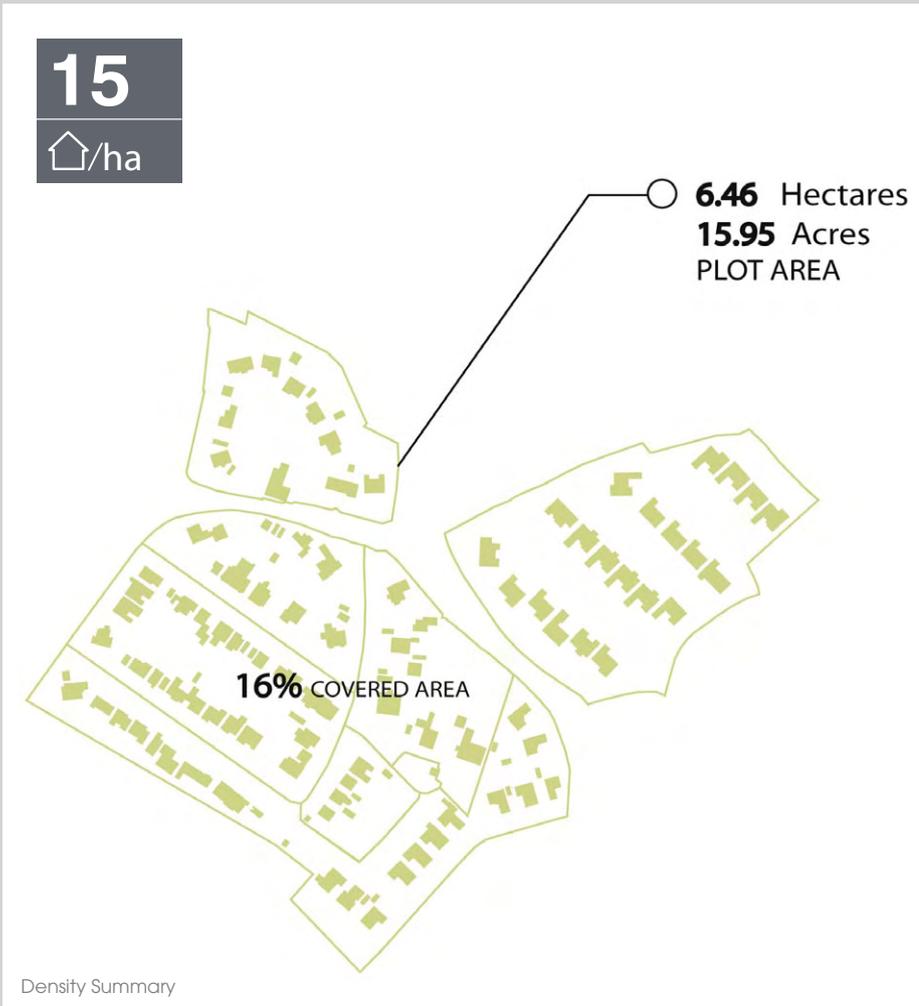
The area has an overall density of 15 dwellings per hectare. Gardens in this area are not as extensive as those located at Holt village however the properties are generously proportioned and many are only single storey.



Block Density Analysis

| Urban Edge | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.859 | 12 | 0.113 | 0.746 | 13 | 14 |
| B2 | 0.642 | 8 | 0.1 | 0.542 | 16 | 12 |
| B3 | 0.992 | 23 | 0.194 | 0.798 | 20 | 23 |
| B4 | 0.256 | 4 | 0.032 | 0.224 | 13 | 16 |
| B5 | 1.289 | 20 | 0.214 | 1.075 | 17 | 16 |
| B6 | 0.691 | 7 | 0.094 | 0.597 | 14 | 10 |
| B7 | 1.727 | 21 | 0.284 | 1.443 | 16 | 12 |
| Total Area | 6.456 | 95 | 1.031 | 5.425 | 16 | 15 |

EAST DORSET HOUSING OPTIONS
WIMBORNE MINSTER



Streetscape

Boundary treatments include brick walls softened by mature garden shrub planting and hedges. Large trees further contribute to the leafy character of this suburban area.

Parking is provided both on plot and on private driveways.

**Built Form**

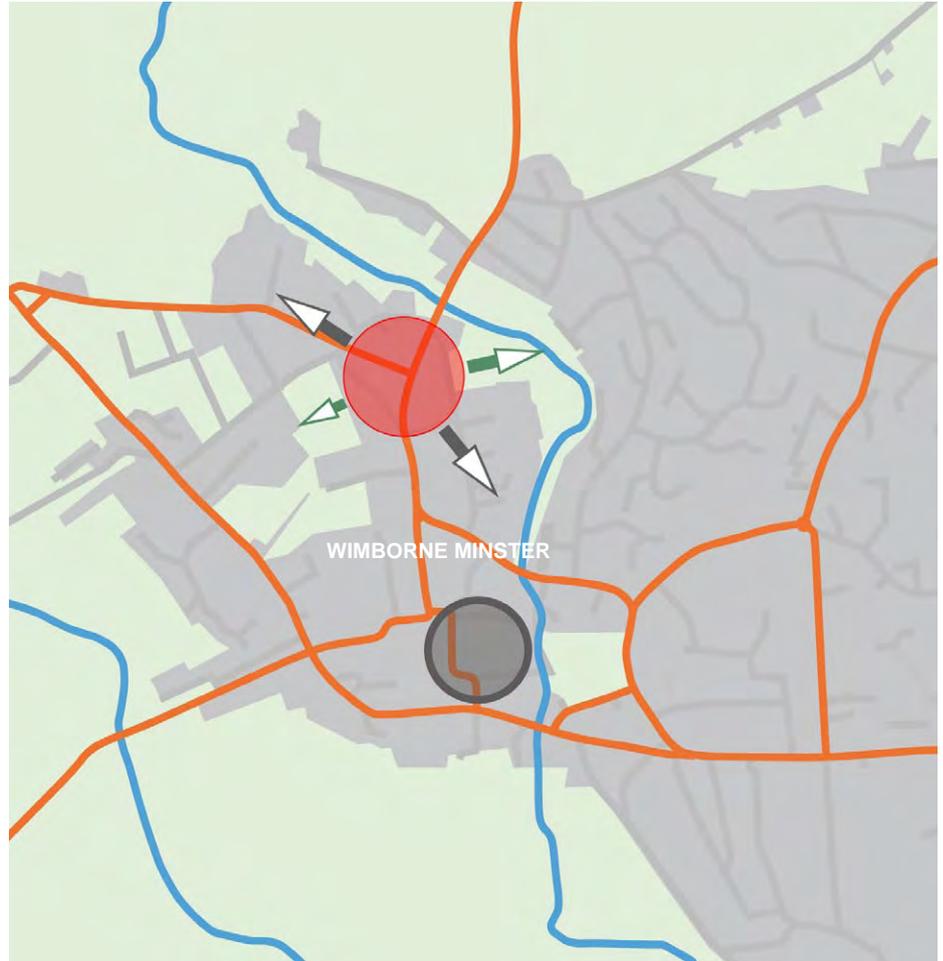
The area consists of a number of large red brick, semi-detached properties with grey pitched tile roofs. The block on the northern periphery (B7) comprises 1970s style bungalows.

SITE 3: HIGH STREET

This area has been selected as an example of development located in proximity to a service centre and the level of density that was historically achieved.

LEGEND

- Sample Site
- Town Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

Located immediately north of the historic heart of Wimborne Minster, this area is far more urban orientated than the previously assessed areas. Views of the Minster to the south provide a principle focal point.

Public recreational facilities are situated directly to the west with further playing fields to the east.

Running down the centre of the study area is the main thoroughfare 'West Borough' leading north from the town square. This is a predominantly residential street and a busy thoroughfare.



Block Density Analysis



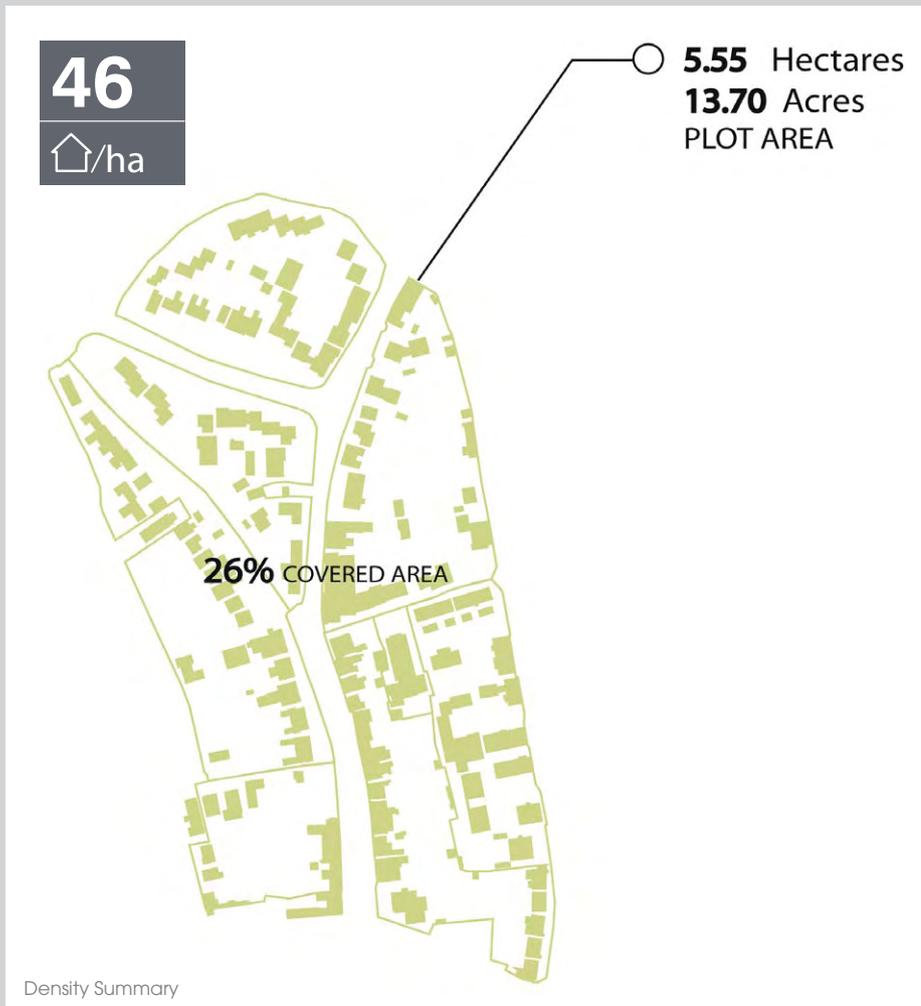
Density Study

Due to the site's proximity to the heart of Wimborne Minster, this area achieves an overall density of 46 dwellings per hectare, comparable to modern aspirations of development density. The historic development pattern creates tightly packed dwellings facing the main road, however, each of the properties have long rear gardens.

The overall average rises to 96dph in block B7 due to the presence of flatted development.

| High Street | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.882 | 40 | 0.216 | 0.666 | 24 | 45 |
| B2 | 0.692 | 33 | 0.161 | 0.531 | 23 | 48 |
| B3 | 1.019 | 47 | 0.264 | 0.755 | 26 | 46 |
| B4 | 1.09 | 24 | 0.22 | 0.87 | 20 | 22 |
| B5 | 0.485 | 14 | 0.115 | 0.335 | 24 | 29 |
| B6 | 0.751 | 31 | 0.219 | 0.532 | 29 | 41 |
| B7 | 0.654 | 63 | 0.228 | 0.426 | 35 | 96 |
| Total Area | 5.573 | 252 | 1.423 | 4.115 | 26 | 45 |

EAST DORSET HOUSING OPTIONS WIMBORNE MINSTER



Streetscape

West Borough is relatively wide, features wide pavements that add to the sense of space. It is overlooked by a continuous row of townhouses at the back of the pavement on the east side and by a more varied street frontage on the west side. Commonly, properties along West Borough, are sited at the rear of the pavement without 'defensible space' in front.

At the fork in the road a building (The Old House) forms a focal point when viewed from the south and, together with an adjacent group of big lime trees, closes views down the street. It faces directly onto the carriageway, with just a narrow paved margin protected by metal railings.

While a continuous frontage has been retained along West Borough, within the block a considerable amount of redevelopment has occurred. Consequently the eastern facing side of the study area (block B7) has disintegrated along the street front with a number of flatted developments addressing internal courtyards rather than the main street. A church is tightly positioned within this block in between residential gardens.

Block B1 is a late 20th century redevelopment comprising of two-storey dwellings arranged in staggered terraces. A grassed area with tree planting, of 10-20 metres width, buffers development either

side of Stone Lane which runs between blocks B1 and B2, with dwellings orientated away from the road. This creates a very different streetscape to that in the southern half of the study area.



Built Form

This area falls within the Wimborne Minster Conservation Area. The properties along West Borough are mostly mid-to-late 18th century, built when this part of Wimborne was first developed. In this upper part of West Borough are a number of well preserved domestic Edwardian buildings. One such building at the corner with Chapel Lane has been converted into apartments and features an attractive hexagonal bay. Its decorated string courses, stone window heads and bracketed eaves make a positive statement at the corner.

Block 4 is lined by a row of late Victorian/Edwardian two-storey villas. Each is built of brick under either a slate or plain tiled roof. They are set back from the road behind small gardens enclosed by low walls and hedges. Unusually for West Borough, the houses feature prominent gables fronting onto the road, each retains its tall, distinctive chimney stacks. These period buildings form a cohesive group.



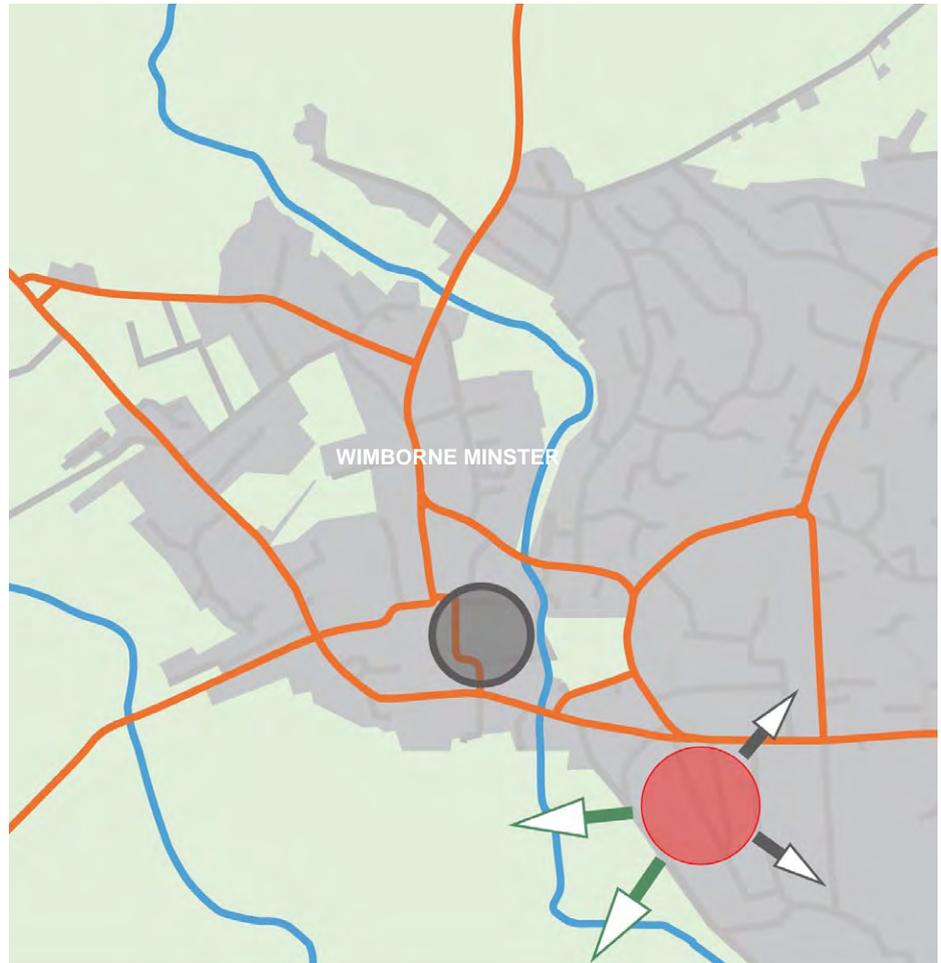
Block B6 is lined by a continuous row of town houses which follows a gentle curve in the street alignment, which reinforces architectural cohesion and closes the view at its northern end. A mix of brick faced and colour-washed rendering can be seen along the street frontage. The buildings have a common domestic scale, being predominantly two storeys in height, and feature formal, symmetrical fronts with a straight eaves line.

SITE 4: HIGH DENSITY

This area has been selected as it represents an example of high density development.

LEGEND

- Sample Site
- Town Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

This site is located on the south-western periphery of Wimborne Minster bounded on the western side by the Poole Road which heads south crossing the River Stour river corridor to Poole beyond.

To the west is publicly accessible, partially wooded parkland belonging to a stately home, Dean Court, followed by the Stour water-meadows. Developed in the nineteenth century, this area is located in close proximity to the historic centre of Wimborne Minster yet at the same time is closely visually connected to the surrounding countryside. The boundary between town and country is defined by traditional iron railings and trees, which permits views out.



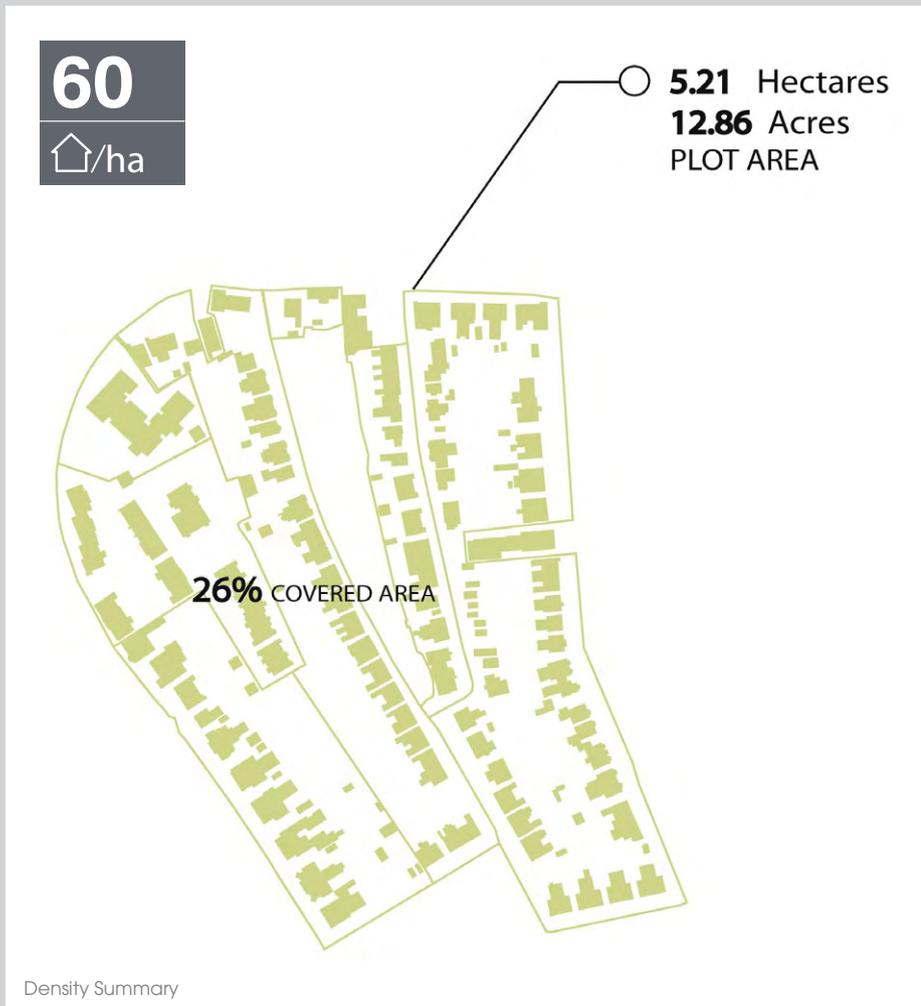
Density Study

This study area has an overall density of 60 dph, however, this is exaggerated by the presence of sheltered accommodation in block B1. Removing this from the calculations leaves a density of 47 dph. These density levels are achieved by the close arrangement of dwellings along the street.

Block Density Analysis

| High Density | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.271 | 37 | 0.079 | 0.192 | 29 | 137 |
| B2 | 0.651 | 49 | 0.17 | 0.481 | 26 | 75 |
| B3 | 0.879 | 20 | 0.202 | 0.677 | 23 | 23 |
| B4 | 1.118 | 48 | 0.261 | 0.857 | 23 | 43 |
| B5 | 0.068 | 3 | 0.018 | 0.05 | 26 | 44 |
| B6 | 0.386 | 24 | 0.134 | 0.252 | 35 | 62 |
| B7 | 1.832 | 67 | 0.379 | 1.453 | 21 | 37 |
| Total Area | 5.205 | 248 | 1.243 | 3.962 | 26 | 60 |

EAST DORSET HOUSING OPTIONS
WIMBORNE MINSTER



Streetscape

The streets in this area are relatively narrow allowing on street parking along one side only. The closely placed dwellings create an almost continuous frontage creating a high degree of enclosure to the street and an intimate character. Houses are slightly set back from the road behind narrow gardens bounded by low brick walls. Some of these, however, have been removed to provide off-street parking. Elsewhere, dwellings directly meet the pavement edge.

A narrow strip of allotments runs round the centre of the character area, bringing greenery into the urban environment and opening out the tight grain of the area.



Built Form

The western edge of this area falls within the Wimborne Minster Conservation Area. The area contains predominantly Victorian red-brick semi-detached, two-storey dwellings. A unified appearance to the area is achieved by common decorative features including white painted lintels, window frames and buff coloured quoins. Contrasting brickwork also defines the junction between the ground and first storey.



Poolle Road which runs down the western side of the study area forms an attractive approach to the town. It features an attractive row of two storey Victorian semi-detached villas. Each pair of houses display architectural diversity but retain their overall unity on account of their regular siting behind a common building line and their scale, proportions and materials. Most have projecting bays and buff brick dressings and share a similar chimney stack motif.

EAST DORSET HOUSING OPTIONS
CORFE MULLEN



CORFE MULLEN



Corfe Mullen is positioned on a plateau with established landscape structure in the surrounding valley.

Corfe Mullen has a neighbourhood node towards its northern end, comprising a middle school, post office, local green, bus stop and recreation facilities. The node falls at a cross-roads. Buildings front onto the roads, with narrow development fingers following the road structure, with buffers of landscape in between.

This area of Corfe Mullen has a range of housing typologies from Victorian terraces and villas, detached and semi-detached post-war housing to detached larger houses. There are also a range of street typologies from busy country roads with strong bus connections, suburban street patterns and informal undulating lanes. Strong landscape structure in the

lower slopes presents opportunities for defining potential development boundaries and creating a high quality, lower density settlement pattern.

Due to the twentieth century urban sprawl which has occurred between the settlements of Poole and Corfe Mullen, it is not clear where one ends and the other begins.

Corfe Mullen has a strong landscape setting on the western and northern edges with an established landscape structure and undulating topography which is steep in areas.

Key

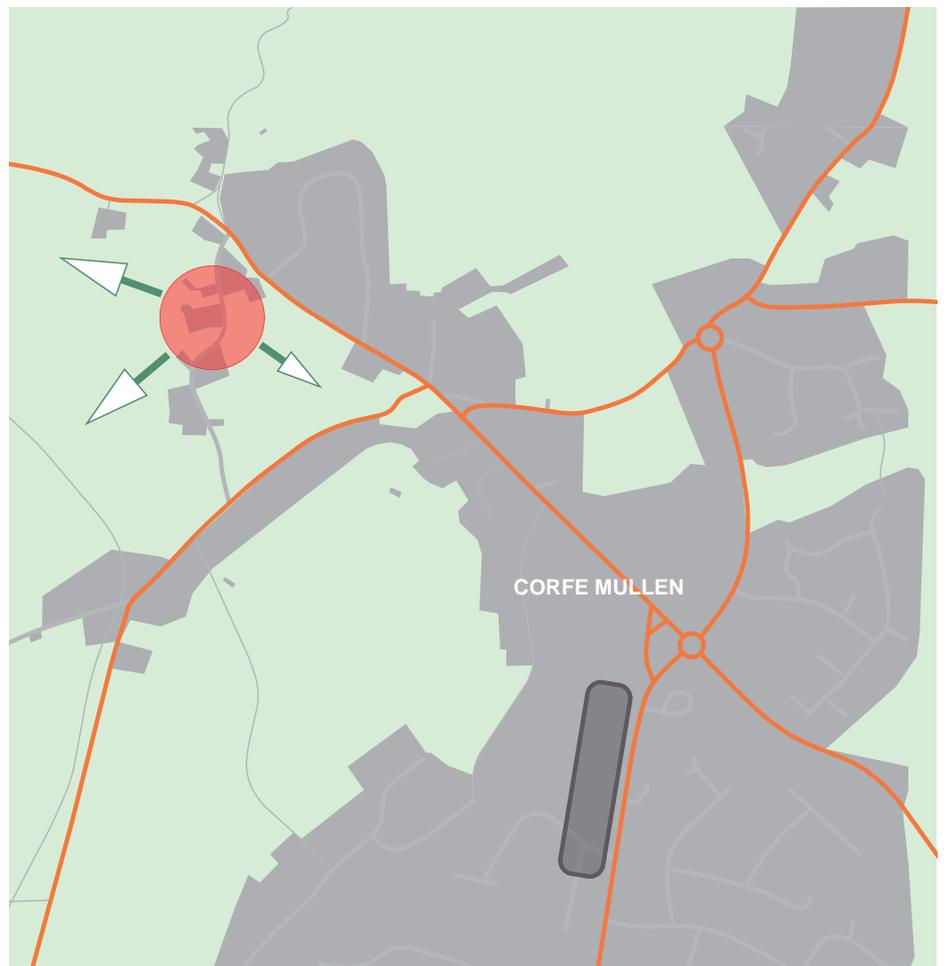
1. Conservation Area
2. Suburban
3. Executive Homes
4. Medium Density

SITE 1: CONSERVATION AREA

This area has been selected as a character area as an example of a remarkably untouched part of an historic Dorset village where local distinctiveness remains strong. The area of potential development has been identified in this area to the west of Corfe Mullen.

LEGEND

- Sample Site
- Local Centre
- Countryside Link
- Urban Link
- Wider Countryside

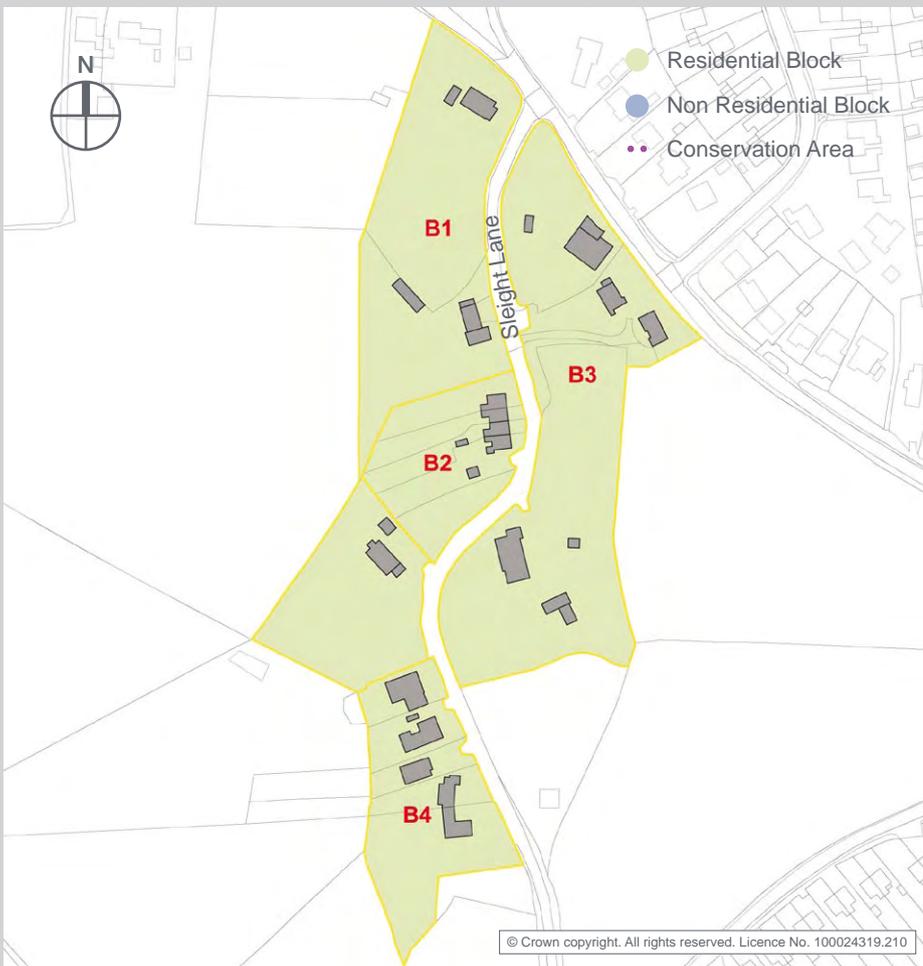


Site Location

This sample area coincides with the southern portion of the 'Brog Street/Sleight Lane Conservation Area'. The area lies to the north-west of the modern urban area of Corfe Mullen, surrounded by agricultural fields. Despite its proximity to the extensive areas of post-war development that now characterises Corfe Mullen, this area remains essentially rural in character. This character is reinforced by a strong tree belt along the B3074 which separates the area from the housing estate lying beyond.

Sleight Lane, which forms the focus for a scatter of 18th and 19th century farmhouses, is a winding rural lane passing through small fields and paddocks, interspersed with a loose scattering of individual or small groups of dwellings. This informal pattern of development is essentially linear in form.

There are few recognisable views of this scattering of dwellings from the surrounding landscape. The introspective character of Sleight Lane is interrupted by occasional long distance views.



Block Density Analysis

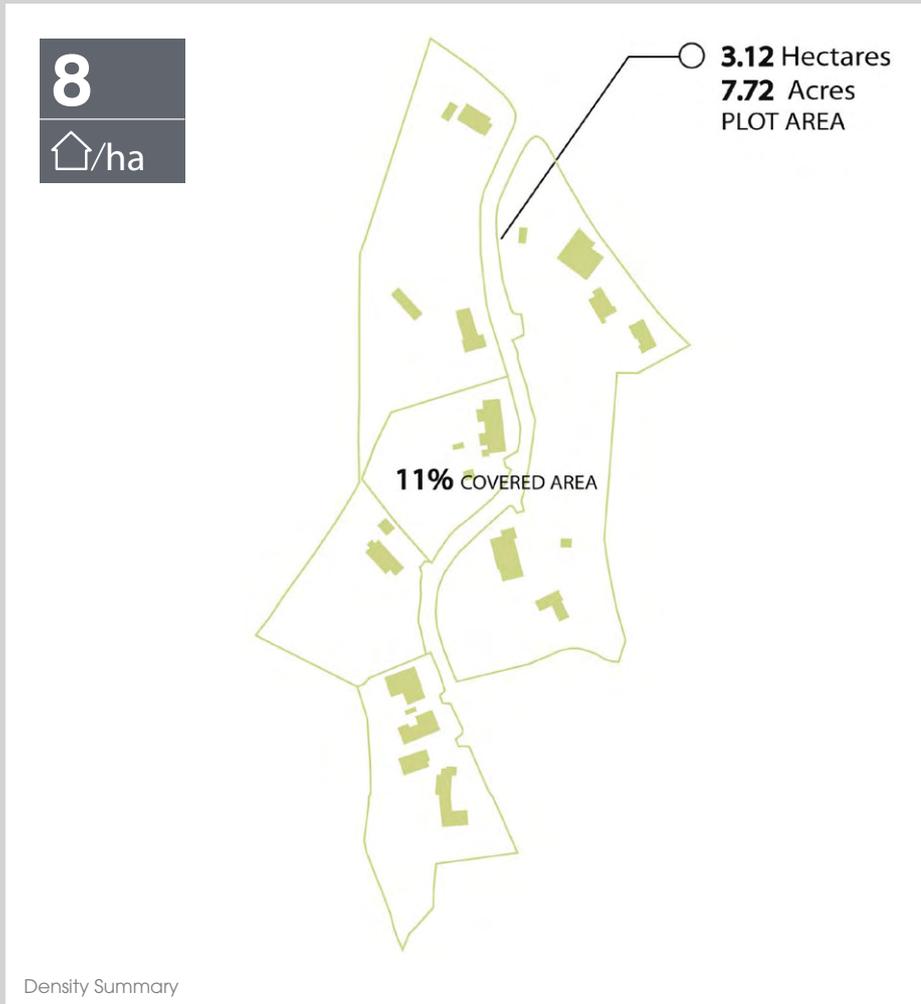


Density Study

The sample site covers an area of 3.1ha with 11% of the land area being developed. This results in an overall density of 8 dwellings per hectare. This extremely low density is a result of, in a number of cases, extremely large plots by modern standards. Blocks B1 and B3 only achieve 3 and 4 dwellings per hectare respectively. Block B2 which contains the Victorian terraced cottages has a density of 11dph, with each dwelling having long rear gardens.

| Conservation Area | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 1.147 | 3 | 0.052 | 1.095 | 5 | 3 |
| B2 | 0.337 | 4 | 0.056 | 0.281 | 17 | 12 |
| B3 | 1.168 | 5 | 0.077 | 1.091 | 7 | 4 |
| B4 | 0.471 | 5 | 0.062 | 0.409 | 13 | 11 |
| Total Area | 3.123 | 17 | 0.247 | 2.876 | 11 | 8 |

EAST DORSET HOUSING OPTIONS
CORFE MULLEN



Streetscape

Most dwellings face the highway behind enclosed front gardens. Coventry Lodge and Fairmeads in Sleight Lane break this pattern, being more informally placed within extensive gardens.

Big trees within private gardens and paddocks make a significant impact on the settlement, giving height and enclosure, and allow the countryside character to permeate. These enclosed green spaces also form a transitional area between the buildings and open farmland. The rural boundary hedges adjacent to the lane are also a defining feature.



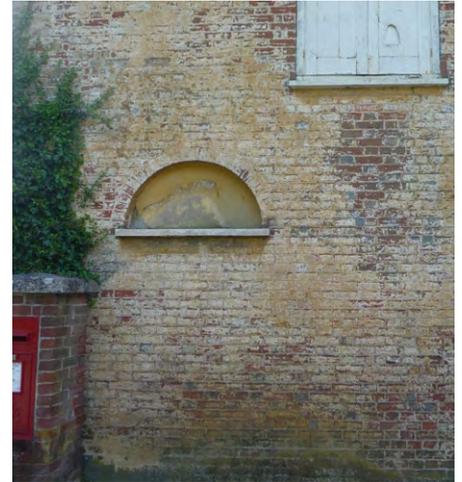
Built Form

The area is characterised by a loose scattering of individual or small groups of dwellings of contrasting age, size and character.

The area is represented by a wide range of buildings in terms of age, type and materials. It is this mixture of styles and materials, mellowed over time, that contribute towards its character. Cob, thatch, slate, tiles, brick and stucco are intermixed. Vernacular cottages, a Georgian mansion, Victorian villas, and later small country houses, together with an old barn and coachhouse, create variety and visual interest.

For example, Coventry Lodge, which has early 18th century origins, features a hipped slate roof and chimney stacks, and some first floor six-over-six sliding sash windows. The building has rendered walls. Its north elevation contains a modern 'Venetian' window that overlooks the adjacent lane.

Prominent in Sleight Lane is a group of Victorian villas that face onto the road behind short front gardens. The terrace of four two-storey cottages were constructed in the mid to late 19th century and form a cohesive group in the lane, unified by their red brick elevations and natural slate roofs, and their characteristic chimneys and windows.



Victoria House is a well-preserved medium-sized Victorian villa. It stands close to the lane behind a garden part enclosed by thick clipped laurel hedges. The building, which features well-proportioned windows, chimney stacks with pots, deep eaves with exposed purlin ends, and good brickwork with buff brick quoins and window arch decoration, makes a significant contribution to the character of the conservation area.

Victoria Cottages, to the south, face the lane behind short front gardens, two of which remain as attractive enclosed gardens; the other two have been turned into hard-standings for vehicles. The terrace has a rural character on account of their diminutive size, the informality of the lane and their frontages which still retain some degree of enclosure.

SITE 2: SUBURBAN

This area has been selected as it represents housing estate development of the 1960s and 70s, a form of residential development which forms a large part of Corfe Mullen and of which the local population are most familiar.

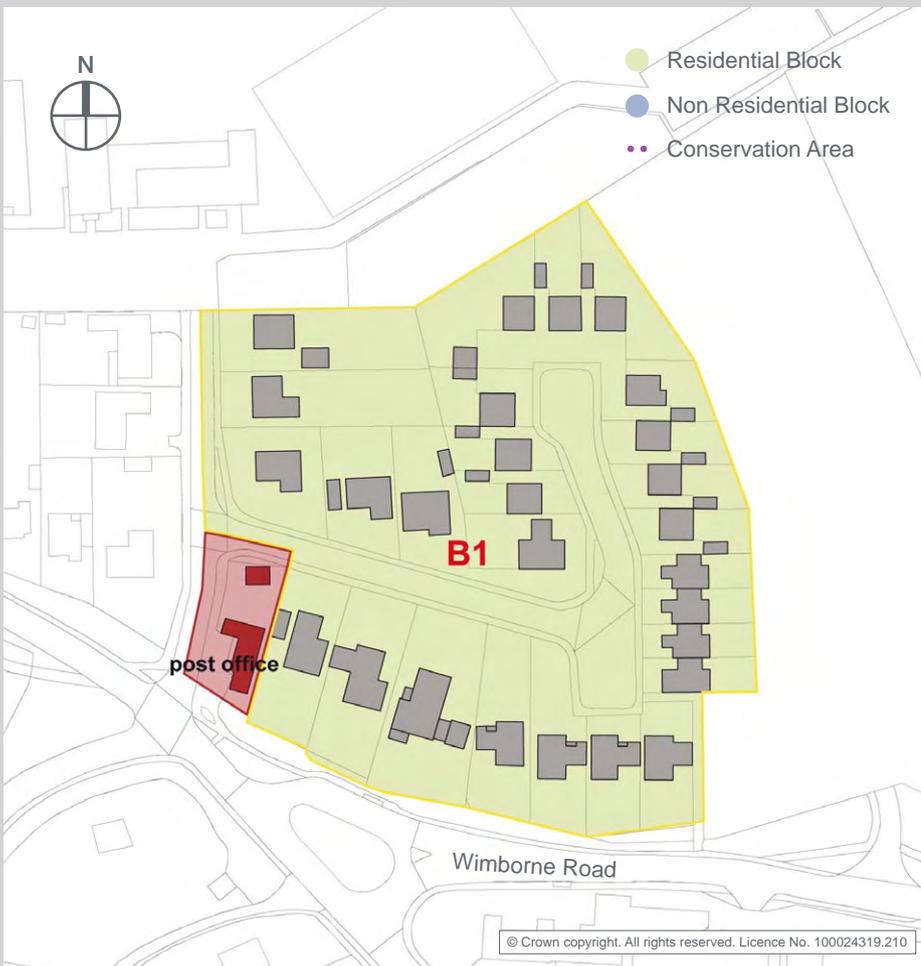
LEGEND

- Sample Site
- Local Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

This site is located on the north-western periphery of the East Dorset conurbation, and to the north of the urban area of Corfe Mullen. The site is in close proximity to the surrounding countryside, with only the Corfe Mullen Recreation Ground, immediately to the north, separating it from agricultural fields. The dwellings date from the 1970s, arranged around a cul-de-sac, off the B3074 leading into the centre of Poole. The road name 'Violet Farm Close' refers to the violet cultivation for which Corfe Mullen was famous until the farm was demolished in the 1960s.



Block Density Analysis

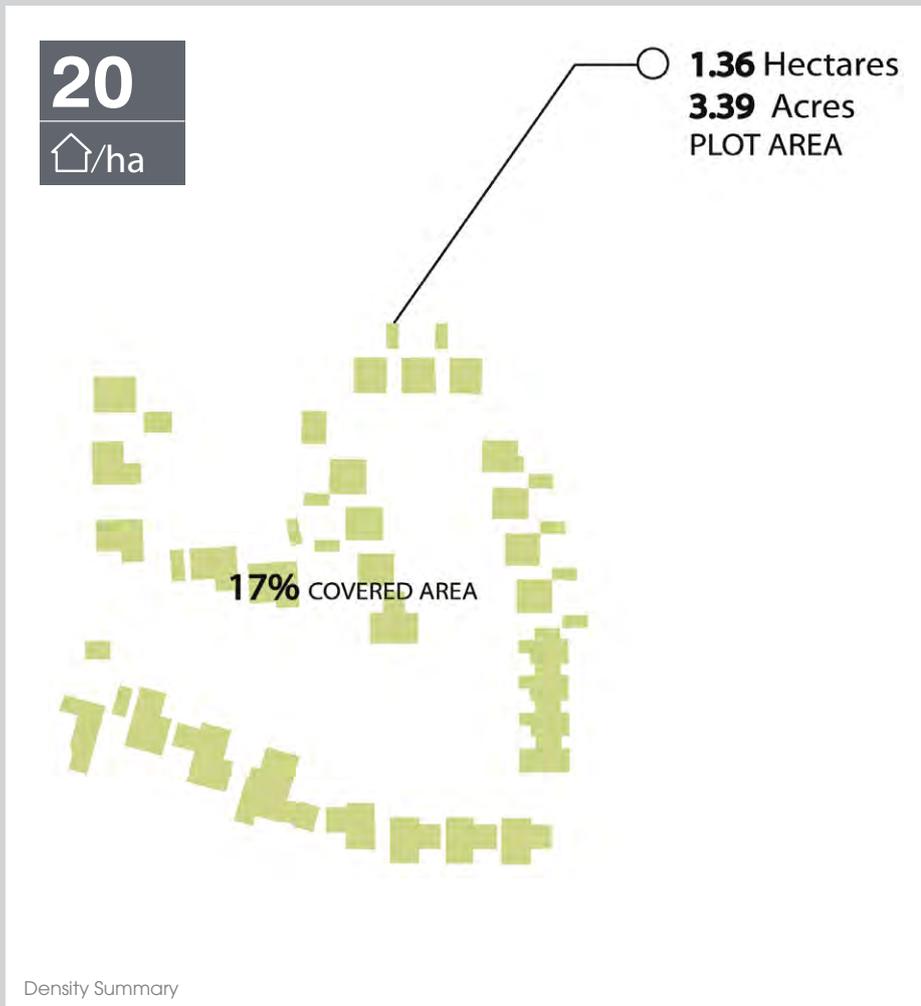


Density Study

The block layout results in an overall density of 20 dwellings per hectare with 17% of the overall area being built. This low density is a result of the bungalows set in relatively spacious front and rear gardens. Still half the current recommended density, this residential form provides single storey accommodation popular with the elderly and large gardens.

| Suburban | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 1.363 | 27 | 0.232 | 1.131 | 17 | 20 |
| Total Area | 1.363 | 27 | 0.232 | 1.131 | 17 | 20 |

EAST DORSET HOUSING OPTIONS
CORFE MULLEN



Streetscape

The street has no large trees, each property defined by low, neatly trimmed hedges. The relatively wide roads lacking in enclosure from either buildings, boundaries or vegetation create an open streetscape lacking in character. This impression is reinforced by the tarmac footpaths bounding the tarmac road surface.

**Built Form**

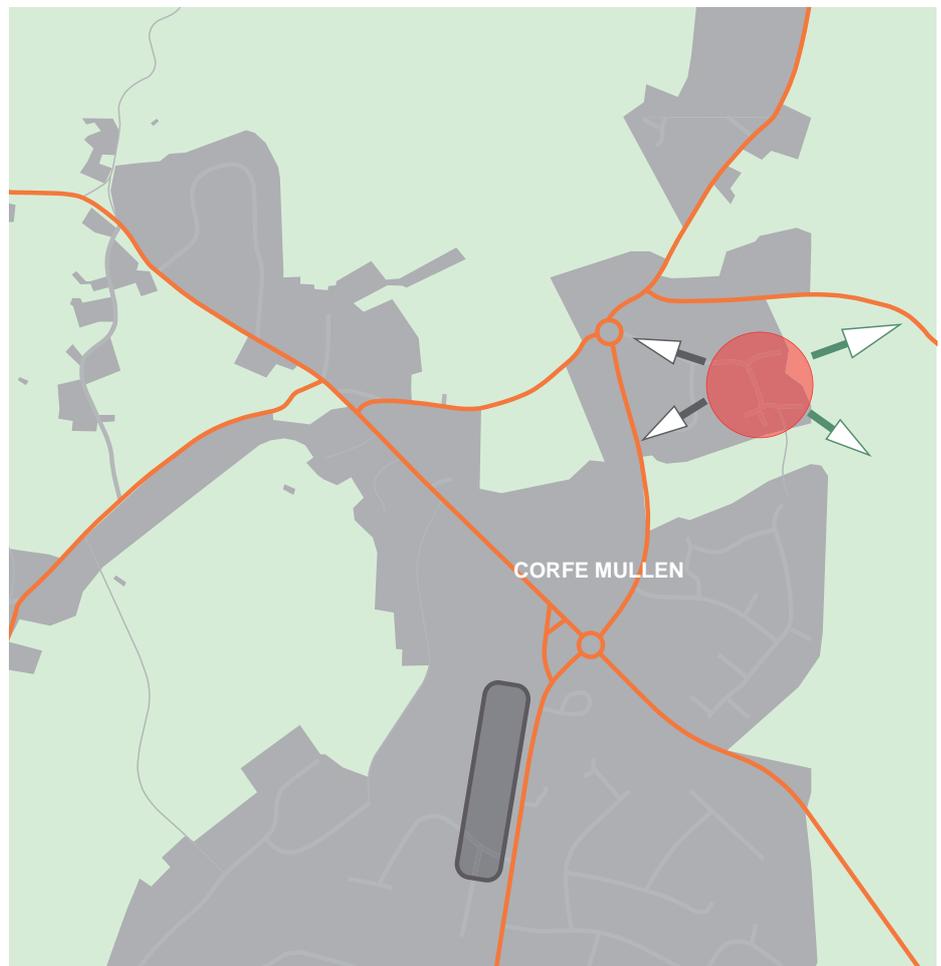
The area comprises mostly two storey detached properties, a number of bungalows and one, four dwelling terrace. All the properties on the estate are uniform in appearance, typical of the 1970s, with simple plain brick or rendered facades with gabled roofs.

SITE 3: EXECUTIVE HOMES

This area has been selected as it represents a fairly recent high quality development from the 1990s.

LEGEND

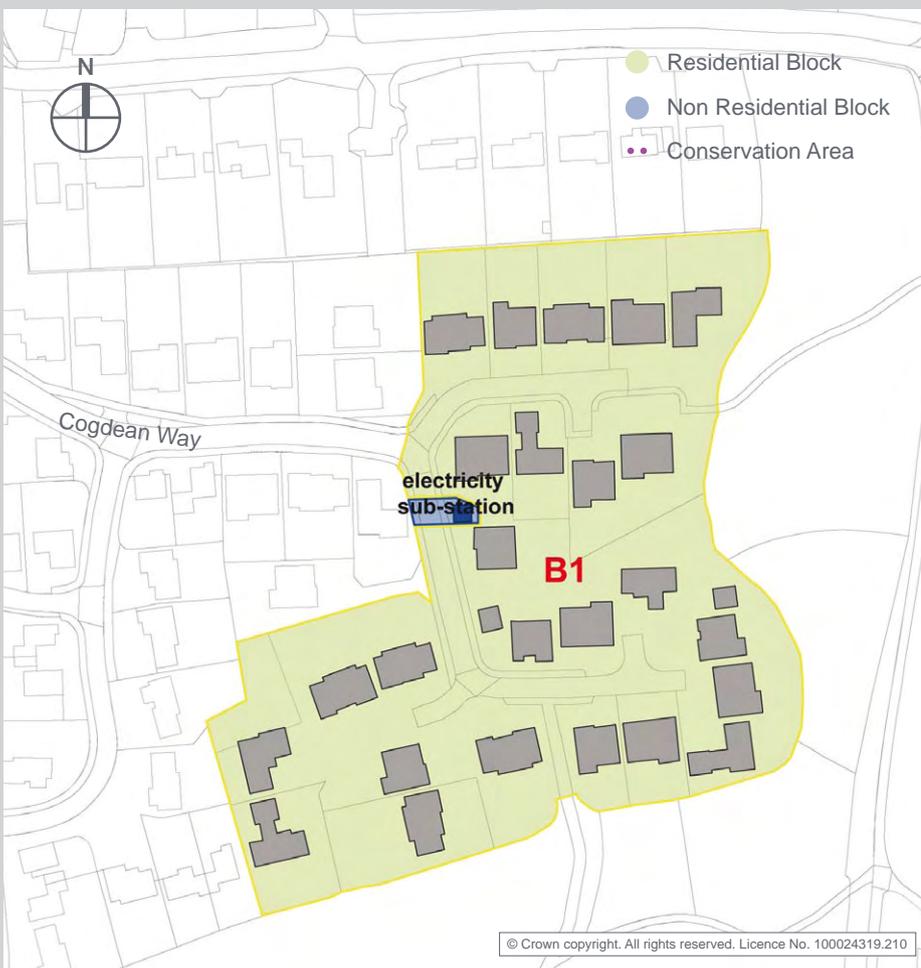
- Sample Site
- Local Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

This site forms part of a housing estate located off the Wimborne Road which links Corfe Mullen with Wimborne Minster to the north-east. Only a couple of historic cottages remain along this thoroughfare. The development is separated from the earlier twentieth century housing estates to the south by a tract of open land and bounds open heath and woodland to the east. Two separate footpaths lead from the site into the surrounding open land providing access and connection with the wider landscape. The woodland to the south and east provides a rural backdrop to the development.

Due to the cul-de-sac layout of the estate, this sample area is insular in character, requiring car based transport to access local services.



Block Density Analysis

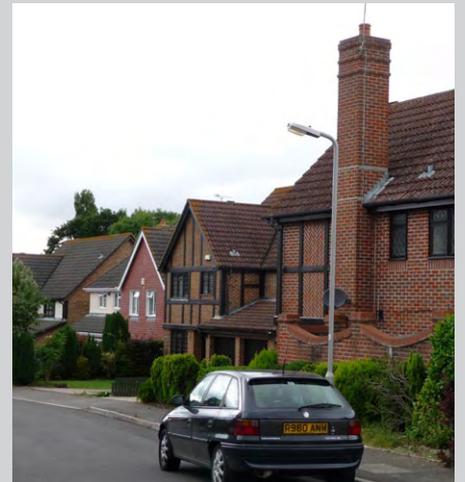
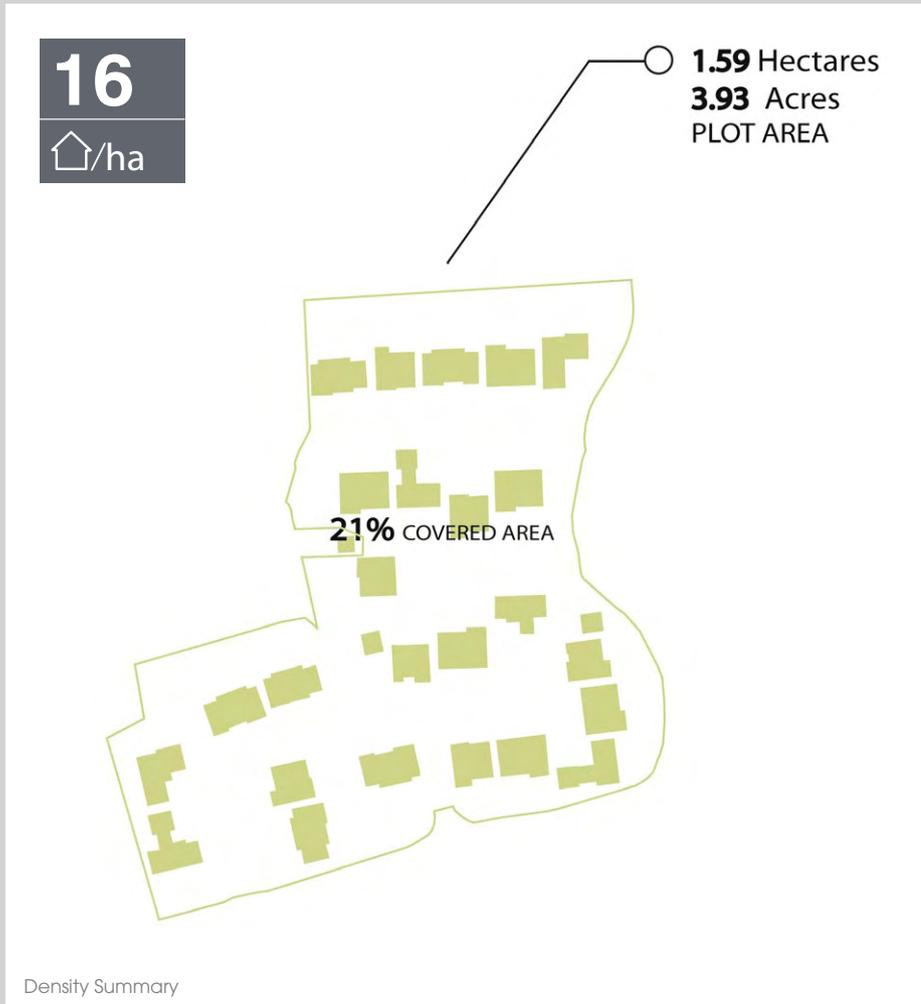


Density Study

Due to the uniform character of this sample site a single block density has been calculated. A density of 16 dwellings per hectare has been determined with 21% of the overall area being built. This density is lower than the 1970s bungalow development despite the properties being two storey. The proportion of built area is larger indicating the greater size of the dwellings in relation to their gardens and the close arrangement of the properties along the street. The sample site contains no areas of incidental open space.

| Suburban | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 1.589 | 25 | 0.328 | 1.261 | 21 | 16 |
| Total Area | 1.589 | 25 | 0.328 | 1.261 | 21 | 16 |

EAST DORSET HOUSING OPTIONS
CORFE MULLEN



Streetscape

The street has no tree planting within the public footpaths with front boundaries defined by low hedges and shrubs. Some gardens have medium sized trees within the front gardens which help to soften the streetscape. The front gardens do however have a large proportion of hard paving with space for 2 or 3 cars per dwelling. The properties are extremely closely spaced providing the impression of a continuous façade, despite actually being detached, particularly where they are not staggered from the street. The tarmac road finish is replaced with terracotta coloured herringbone paving toward the end of the cul-de-sacs, aiming to create a more exclusive character.



Built Form

This site contains large 5+ bedroom properties with double garages either within the main building or as free standing structures.

The building facades are generally brick faced to the lower storey and rendered, with faux half timbered decoration, to the second storey. The main roof is generally hipped or gabled with gabled projections depending on the floor layout.

SITE 4: MEDIUM DENSITY

This area has been selected as a more typical example of 1960s development of smaller units when compared to the previous sample areas. It is surrounded by large areas of post-war development and consequently has a strong urban character.

LEGEND

- Sample Site
- Local Centre
- ▶ Countryside Link
- ▶ Urban Link
- Wider Countryside



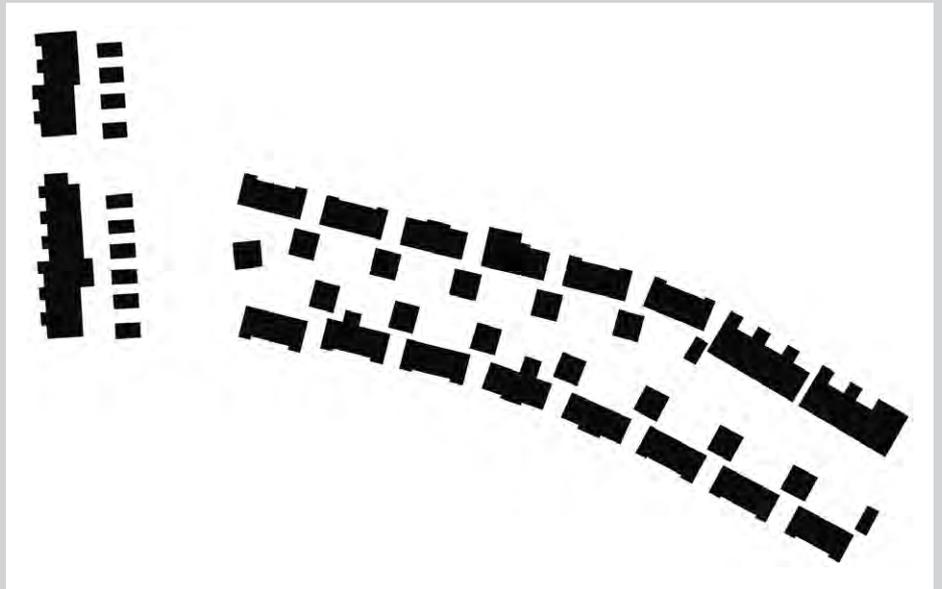
Site Location

This site is located within the centre of the urban area of Corfe Mullen and close to a number of local shops and services.

Density Study

This area achieves the highest density (29dph) of the sample sites selected in Corfe Mullen. The ratio of built form to the overall block area is 19%, slightly lower than that of the Executive Homes area.

The area of open space to the west of the sample site has been excluded from the calculations as it was considered to be associated with the main thoroughfare rather than incidental to the residential area itself.

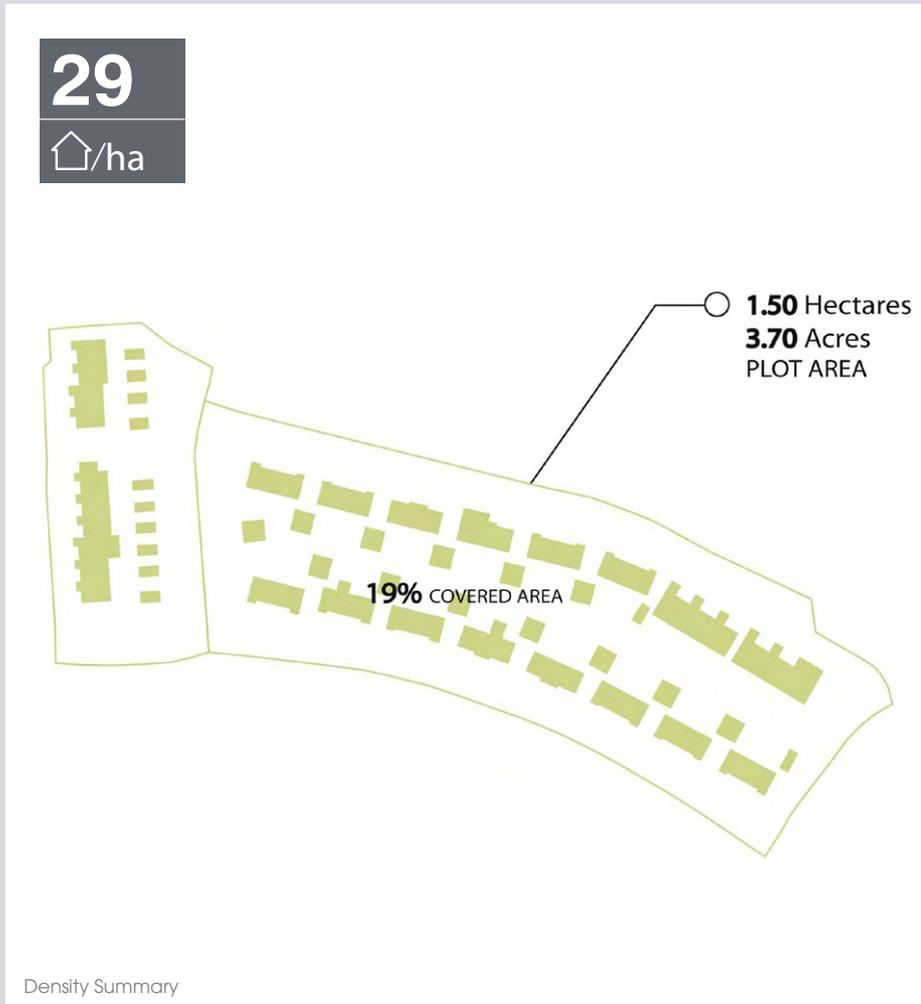


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Block Density Analysis

| Suburban | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.367 | 10 | 0.068 | 0.299 | 19 | 27 |
| B2 | 1.131 | 34 | 0.213 | 0.918 | 19 | 30 |
| Total Area | 1.498 | 44 | 0.281 | 1.217 | 19 | 29 |

EAST DORSET HOUSING OPTIONS
CORFE MULLEN



Streetscape

Despite being located closer to the local centre the area has a very quiet suburban character. Front gardens are generally open to the street with a mixture of on plot and on street parking.

Properties facing onto the main north/south spine road (Wareham Road) are buffered by an area of public open space. Along the main road are a line of trees which provide an effective screen to the dwellings behind. The road between blocks one and two is lined with the garages belonging to the properties facing onto Wareham Road. Although this arrangement reduces surveillance onto the road, the area is mostly formed of perimeter blocks with this garage frontage occurring in only a limited area.



Built Form

Dwellings are either arranged in terraces or semi-detached properties. The building style is typical of the 1960s with roof gables running parallel with the street, and flat roofs over protruding entrance porches and integral garages. The semi-detached properties have garages recessed behind the line of the dwellings arranged in pairs with the adjacent semi. Brickwork is a pale sandy colour with some white painted timber boarding to the first floor. These materials are typical of the period rather than the locality.

EAST DORSET HOUSING OPTIONS FERNDOWN AND WEST PARLEY



FERNDOWN AND WEST PARLEY

West Parley has a one-sided cross-road structure with built form on three sides and a strong connection to the surrounding rural landscape. Lower density detached and semi-detached housing types are arranged in perimeter blocks with generous private open space. The bungalow housing type on the western side relates to the scale of the existing housing.



Key

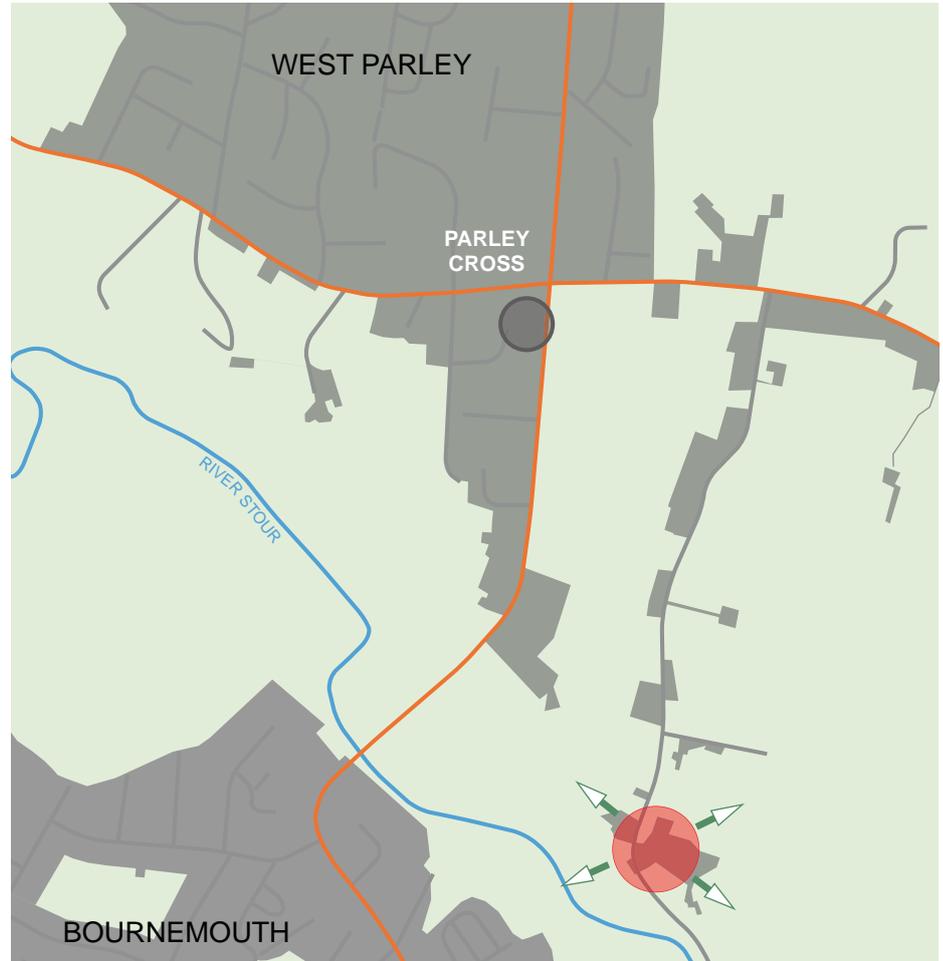
- 1. Village
- 2. Urban Edge
- 3. Urban Edge

SITE 1: VILLAGE

This area has been selected as an example of an historic hamlet which provides an insight into the character of the wider area prior to the rapid changes of the last 60 years.

LEGEND

- Sample Site
- Local Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

This sample area largely coincides with the 'West Parley Conservation Area'. The hamlet was founded near an important, ancient crossing point of the Stour on the southern edge of a large tract of heathland.

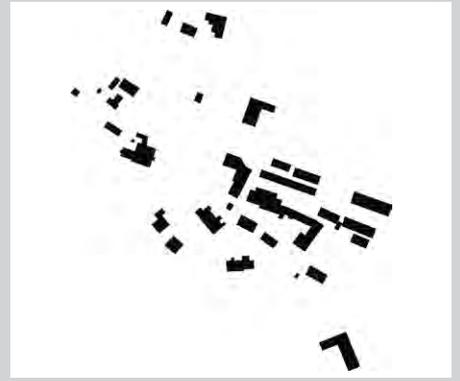
Today the settlement is located 1.5km by road from the local service centre at Parley Cross. The only vehicular access route is via a country lane (Church Lane) providing access to the village only. The lane becomes progressively more rural with soft verges and hedges as it approaches the hamlet. The road turns into a footpath past the settlement. Only ribbon development has occurred along the lane to the north.

The village is separated from the outward progression of the Bournemouth suburbs to the south, by the River Stour. Consequently, despite its relative proximity to large areas of urban development the village itself retains a quiet, isolated rural character.

The water meadows located between the village and the river form an important part of the setting of the settlement, with views across the water meadows towards the river obtained from the end of the lane, between blocks 2 and 3.

Density Study

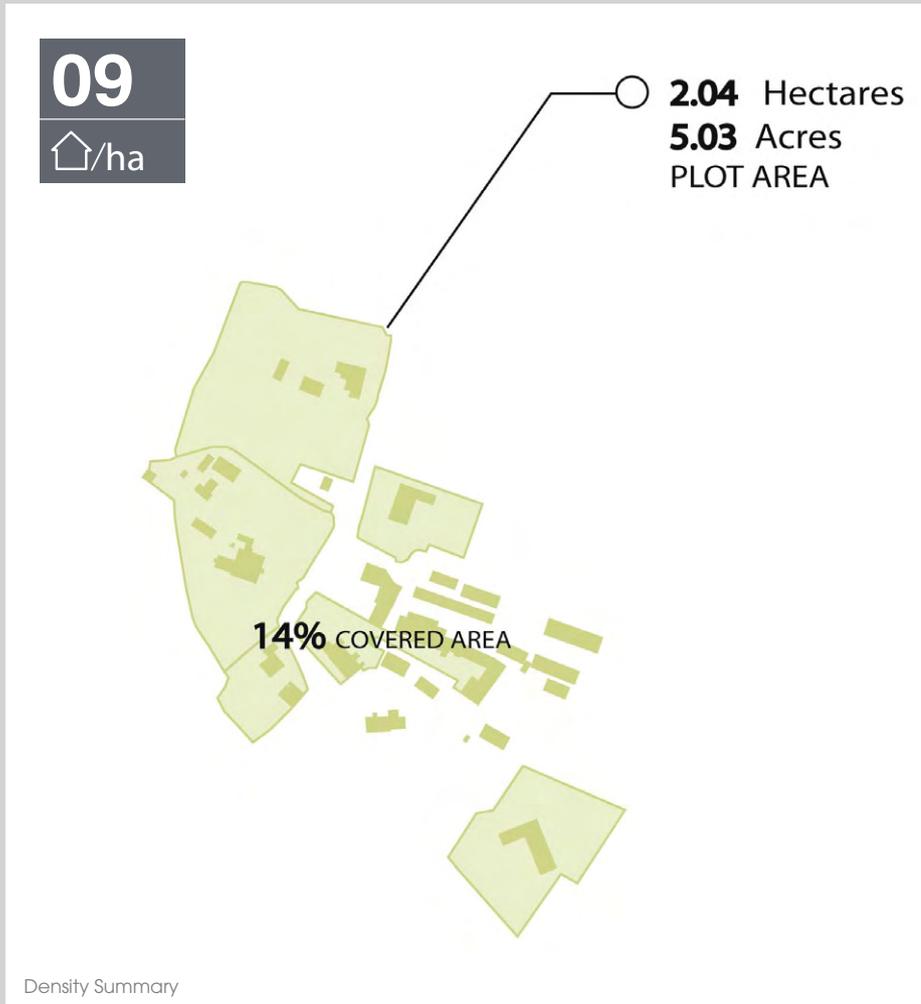
Only 11 dwellings are located within the sample area which has an overall density of 9dph. This is however increased by block 4 which contains the conversion of the stable block at Church Farm into three small units for holiday lets. This block consequently achieves a density of 26 dph. This contrasts with the plots on which the historic buildings, the Old Rectory and Church Farm, are situated which have a density of 2 and 3 dph respectively.



Block Density Analysis

| Village | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.655 | 1 | 0.027 | 0.628 | 4 | 2 |
| B2 | 0.529 | 1 | 0.059 | 0.47 | 11 | 2 |
| B3 | 0.18 | 1 | 0.022 | 0.158 | 12 | 6 |
| B4 | 0.19 | 5 | 0.063 | 0.127 | 33 | 26 |
| B5 | 0.134 | 2 | 0.019 | 0.115 | 14 | 15 |
| B6 | 0.349 | 1 | 0.029 | 0.32 | 8 | 3 |
| Total Area | 2.037 | 11 | 0.219 | 1.818 | 14 | 9 |

EAST DORSET HOUSING OPTIONS FERNDOWN AND WEST PARLEY



Streetscape

Old brick walling in front of the Old Rectory and Church Farmhouse is a defining feature of the sample area. Built with a mellow orange/ red brick they mark the centre of the hamlet, giving the lane a refined character that complements the principal buildings. The brick wall in front of Appletree Cottage, contemporary with the house, helps to unify the building group.

The Old Rectory garden contains many large specimen trees which make a significant contribution to the character of the wider area. These include a massive Monterey Pine together with an evergreen oak, yews, limes and beech. In addition, big under-storey yews and laurel add depth.

In the churchyard are a number of Irish and English yew, beech and horse chestnut. An avenue of clipped yews makes a formal entrance to the Church. Roadside hedges create a soft, green environment as well as a strong sense of enclosure. Some are deciduous, others are evergreen and many are also supplemented by garden plantings, which help to screen the buildings from the lane. Cherry trees have recently been planted on the tiny village green located in front of the church, adding to the leafy character of the space.



Built Form

The Church, The Old Rectory and Church Farmhouse form an attractive group of buildings comprising the heart of the settlement. It is thought that the present Church, which dates from the 12th century, replaced an earlier Saxon building on the same site. The structure is built of heathstone rubble, partly rendered with ashlar dressings and roofed with clay tiles and stone slates. Above stands a distinctive white boarded bell-tower.

The Old Rectory is an elegant two-storey late Georgian house. The substantial building has stuccoed walls and a hipped, low pitched, slate roof. The well-proportioned east front has symmetrical sash windows with fine glazing bars. The main entrance is marked by a plain classical porch. The building stands in extensive mature grounds and is Listed, Grade II.



Church Farmhouse is a late 18th century five-bay two-storey house which has attics lit by small dormers. It is built of similar warm orange/red brickwork as the Rectory boundary wall, under a tiled roof. The south-west front is symmetrical with segmental headed casement windows and central entrance porch. The farmhouse is enclosed on the south and west sides by similar old brick walling.

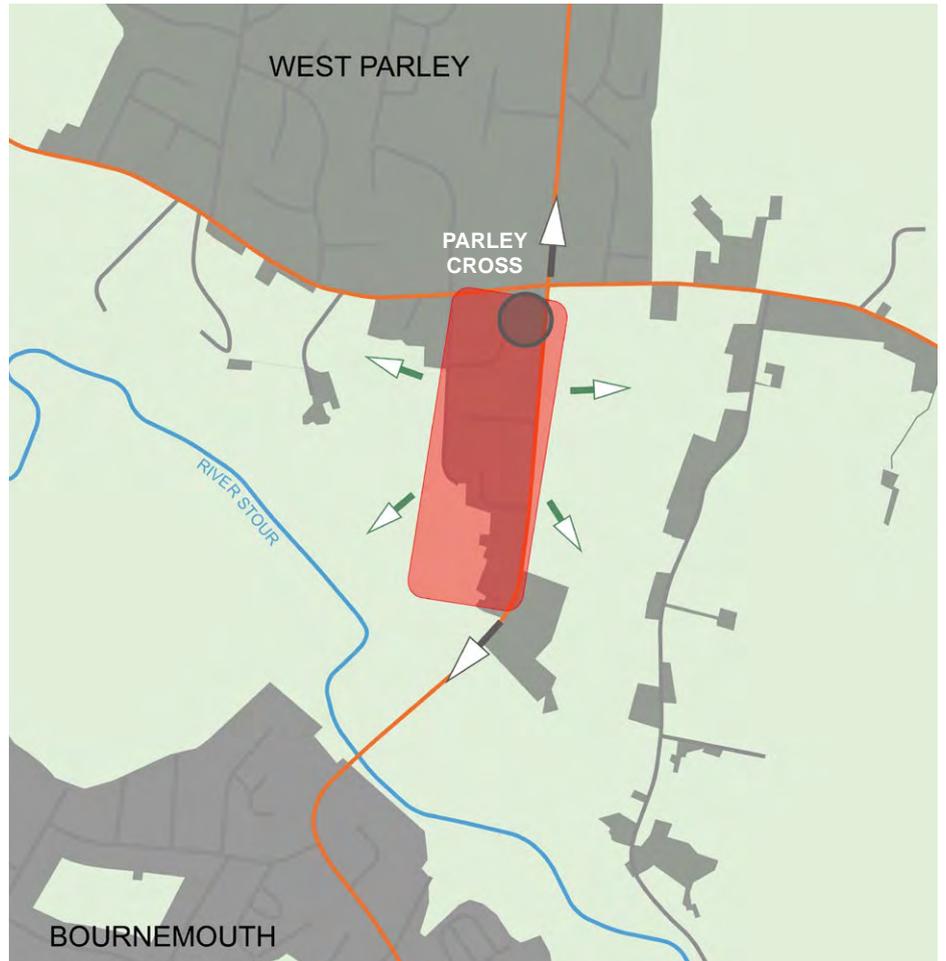
Two 1960's cottages lack the charm of the older buildings, but their modest size and relaxed character, augmented by planting, reinforce the sense of place.

SITE 2: URBAN EDGE

This area has been selected due to its location on the urban edge. The post-war development here at Parley Cross provides a contrast to the historic hamlet of West Parley.

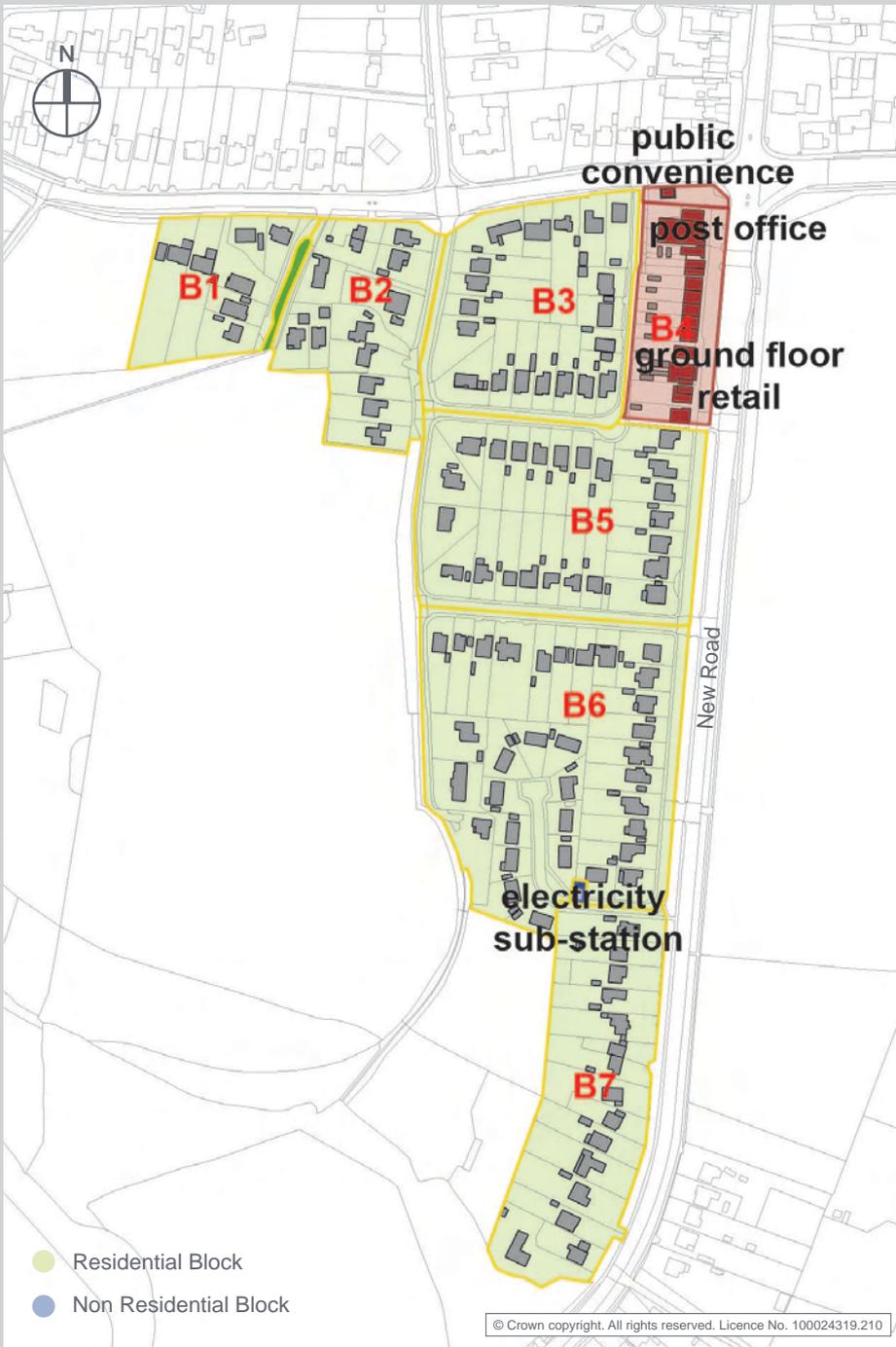
LEGEND

- Sample Site
- Local Centre
- Countryside Link
- Urban Link
- Wider Countryside



Site Location

Located at the junction of two arterial roads, the sample site is situated at the southern edge of an urban area which extends to the north, merging with Ferndown. The sample site forms a spur of development which juts into open agricultural land following the route of the A road linking Ferndown with Bournemouth. These open fields give the area a rural character. Woodland to the south, running alongside the River Stour shields more distant views of the Bournemouth urban area.



Block Density Analysis

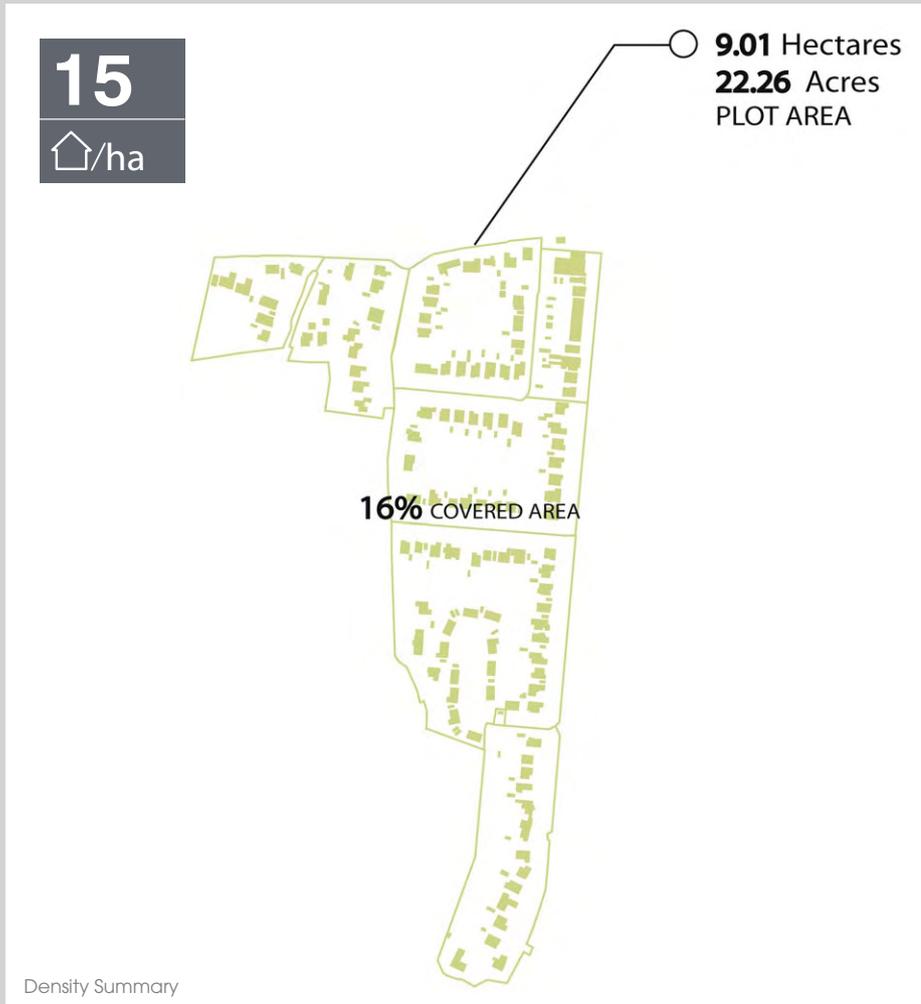


Density Study

The overall density for this sample area is 15dph. However this includes block 4 at 24dph where accommodation above retail units has been divided into a number of flats. The retail units themselves have been excluded from the calculations. The exclusion of block 4 would bring the overall density down to 13 dph. This low density is the result of a large proportion of bungalows with large gardens, many of which measure 50 metres in length.

| Urban Edge | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.646 | 7 | 0.09 | 0.556 | 14 | 11 |
| B2 | 0.934 | 13 | 0.134 | 0.8 | 14 | 14 |
| B3 | 1.361 | 19 | 0.221 | 1.14 | 16 | 14 |
| B4 | 0.622 | 19 | 0.15 | 0.338 | 24 | 31 |
| B5 | 1.771 | 23 | 0.248 | 1.439 | 14 | 13 |
| B6 | 2.329 | 33 | 0.365 | 1.845 | 16 | 14 |
| B7 | 1.345 | 15 | 0.164 | 1.181 | 12 | 11 |
| Total Area | 9.008 | 129 | 1.372 | 7.636 | 16 | 15 |

EAST DORSET HOUSING OPTIONS FERNDOWN AND WEST PARLEY



Streetscape

This density study area sits to the southwest of a crossroads of the Christchurch Road (B3073) and New Road (A347). The overall structure typifies a hierarchy of A-roads, suburban streets, country lanes and footpaths. The grid of suburban streets to the west of the A347 is relatively permeable with a series of perimeter blocks. This structure of lower density perimeter blocks links into a boulevard which runs alongside the A347.

The buildings along the boulevard lack the height, density and enclosure to frame the boulevard but this is nonetheless a pleasant street typology which breaks the busyness of the A347.



Built Form

This sample area is made up primarily of lower density house types, including detached dwellings and bungalows at an average density of 15 dph.

The built form is arranged in perimeter blocks with a clear delineation between public fronts and private backs. Most dwellings have generous private open space in terms of their rear gardens and setting and this accounts for their lower densities.

The perimeter block structure of this study area is robust in terms of urban structure and there are opportunities to link the grid across the A347 to mirror this structure on the eastern side with higher density typologies.

SITE 3: URBAN EDGE

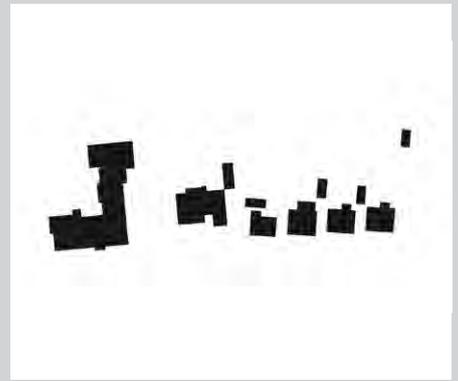


Site Location

Located adjacent to the busy B3073 as one approaches Parley Cross, this pocket of development contains a mix of flats and detached houses set back from the road. Lower density development is located to the north and south across the B3073. The general feeling is of a suburban character with lower density development but there is also the feeling that the wider landscape is not far away. Traffic often backs up along the B3073 creating a lack of permeability across the B3073 and a loss in residential amenity. There is a short walk to a parade of local shops which greatly increases the sustainability of the area.

Density Study

The overall density for this study area is 21 dph. This density is higher due to the presence of the flatted development.

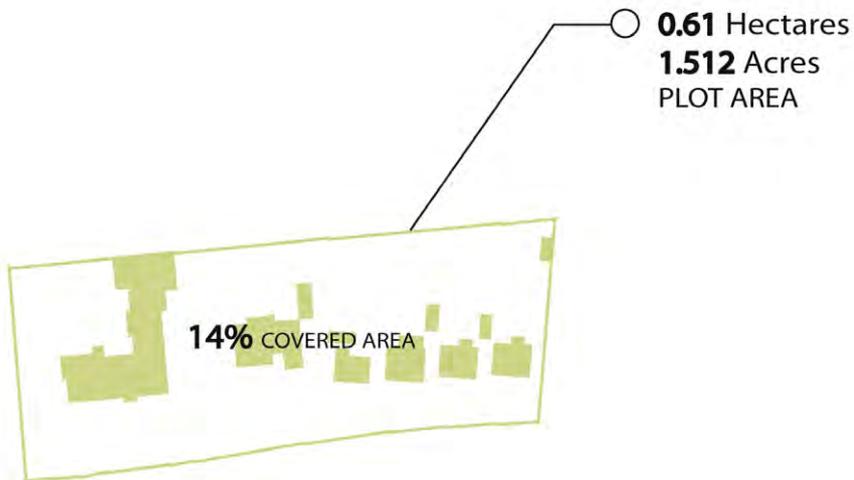


Block Density Analysis

| Low Density | | | | | | |
|-------------------|-----------------|------------------|-------------------------|--------------------|-----------------------------------|--------------------|
| Block Number | Block Area (Ha) | No. of Dwellings | Area of Built Form (Ha) | Non-built Area(Ha) | Ratio-Built Form / Block Area (%) | Density (Units/Ha) |
| B1 | 0.612 | 13 | 0.086 | 0.526 | 14 | 21.23 |
| Total Area | 0.612 | 13 | 0.086 | 0.526 | 14 | 21.23 |

EAST DORSET HOUSING OPTIONS FERNDOWN AND WEST PARLEY

21

/ha


Density Summary

Streetscape

On the edge of the wider local road network at the very busy Parley Cross, this sample density tile is fronting onto the Christchurch Road (B3073) but is also set back from the road. The block of flats and houses are hidden behind existing vegetation to buffer and screen the passing traffic. This type of housing tile next to a busy road has considerable scope for densification and this could be applied to any future development along the A347 and B3073.

**Built Form**

This sample area is one of very few examples of flats in the locality and is part of a larger perimeter block made up of generally lower density house types. As discussed earlier, this illustrates partial densification along the busy B3073 but still only registers a moderately higher density than the suburban density to the south, with 21 dph as compared to 15 dph. Overall, the area is still suburban in density and character but has potential for higher density housing types in any future developments.

COMPARATIVE SUMMARY TABLES

| Wimborne Minster | | | | |
|------------------|---|---|--|--|
| | Village | Urban Edge | High Street | High Density |
| Site Location | <p>An example of a linear village form developed around an historic route, with a village green located just off the village core.</p> <p>A small church, village hall and pub form the hub of the settlement evoking a typical English country village character</p> | <p>A mixture of Victorian perimeter block and 20th century bungalow development arranged around cul-de-sacs. Clearly part of the urban fabric of Wimborne yet located on its northern periphery and bounded on 3 sides by open land.</p> | <p>Arranged around an historic thoroughfare heading north from the heart of Wimborne. Close proximity with public recreational facilities and the principal retail centre, this area is visually linked to the Minster and consequently urban focused.</p> | <p>Developed in the 19th century as a residential zone, remains closely related to the historic heart of Wimborne Minster yet with views out across the Stour water-meadows.</p> |
| Density Study | 5dph | 15dph | 46dph | 60dph |
| Streetscape | <p>Public realm softened by vegetation with front boundaries formed by hedges, and ivy covered brick walls. Large trees form a backdrop to the settlement creating a rural character. Dwellings clearly visible despite substantial setbacks and generous spacing.</p> | <p>Boundary treatments include brick walls softened by mature garden shrub planting and hedges. Large trees further contribute to the leafy character of this suburban area. Parking is provided both on plot and on private driveways.</p> | <p>The main thoroughfare is lined by a continuous row of townhouses sited at the rear of the pavement with no 'defensible space'. The eastern facing side of the study area has disintegrated along the street front with a number of flatted developments addressing internal courtyards rather than the main street.</p> | <p>Closely placed dwellings create an almost continuous frontage creating a high degree of enclosure to the streets and an intimate character.</p> <p>Narrow front gardens create a slight setback, bounded by low brick walls. Some of these have been removed to provide off-street parking.</p> |
| Built Form | <p>Dwelling types range from thatched cottages to 20th century suburban type. Primarily two-storey detached dwellings with red-brick or white/cream facades.</p> <p>A key building is the church constructed of red brick in Flemish bond with stone window mullions and transoms, door surrounds and buttress capping.</p> | <p>The area consists of a number of large red brick, semi-detached properties with grey pitched tile roofs. The block on the northern periphery (B7) comprises of 1970s style bungalows.</p> | <p>Properties along the main thoroughfare mostly date from the mid-to-late 18th century. Architectural cohesion is reinforced by the continuous frontage, common domestic scale, featuring formal, symmetrical fronts with a mix of brick and colour-washed rendered facades.</p> <p>Block 4 is lined by a row of Victorian/Edwardian 2-storey villas, brick under slate or plain tiled roofs.</p> | <p>Predominantly Victorian red-brick semi-detached, 2-storey dwellings. A unified appearance created through common decorative features including white lintels, window frames and buff coloured quoins. Along the western edge is an attractive row of Victorian villas, each pair displaying architectural diversity yet retaining their unity on account of a common building line, their scale, proportions and materials.</p> |

EAST DORSET HOUSING OPTIONS

| Corfe Mullen | | | | |
|---------------|--|---|--|---|
| | Conservation Area | Suburban | Executive Homes | Medium Density |
| Site Location | <p>A linear settlement development around an historic route forming the focus for a scatter of 18th and 19th century farmhouses.</p> <p>Despite proximity to extensive areas of post-war development the area remains essentially rural in character.</p> | <p>Located on the north-west periphery this is a residential development dating from the 1970s and arranged around a cul-de-sac.</p> | <p>A late 20th century housing estate located off the main route between Corfe Mullen and Wimborne Minster. Due to the cul-de-sac layout of the estate the area is insular in character, requiring car based transport to access local services.</p> | <p>A post-war development area in the centre of the urban area consequently having a strongly urban character. Comprising of a perimeter block and a terraced row facing onto the southward main thoroughfare.</p> |
| Density Study | 8dph | 20dph | 16dph | 29dph |
| Streetscape | <p>Dwellings face onto the winding rural lane behind enclosed front gardens. Big trees give height and enclosure and allow the countryside character to permeate. Hedges alongside the rural lane are a defining feature.</p> | <p>The street has no large trees, each property is defined by low, neatly trimmed hedges. The relatively wide roads lacking in enclosure from either buildings, boundaries or vegetation create an open streetscape lacking in character. This impression is reinforced by the tarmac footpaths bounding the tarmac road surface.</p> | <p>The street has no tree planting within the public footpaths, with front boundaries defined by low hedges and shrubs. The properties are extremely closely spaced providing the impression of a continuous façade, despite actually being detached. The terracotta coloured herringbone paving toward the end of the cul-de-sacs, aims to create a more exclusive character.</p> | <p>Front gardens are generally open to the street with a mixture of on-plot and on-street parking. Properties facing onto the main north/south spine road (Wareham Road) are buffered by an area of public open space. Along the main road are a line of trees which provide an effective screen to the dwellings behind.</p> |
| Built Form | <p>The area is represented by a wide range of buildings in terms of age, type and materials. It is this mixture of styles and materials, mellowed over time, that contribute towards its character. Cob, thatch, slate, tiles, brick and stucco are intermixed. Vernacular cottages, a Georgian mansion, Victorian villas, and later small country houses, together with an old barn and coachhouse, create variety and visual interest.</p> | <p>The area comprises mostly one and half storey detached properties with dormer windows, a number of bungalows and one, four dwelling terrace. All the properties on the estate are uniform in appearance, typical of the 1970s, with simple plain brick or rendered facades with gabled roofs.</p> | <p>This site contains large 5+ bedroom properties with double garages either within the main building or as free standing structures. The building facades are generally brick faced to the lower storey and rendered, with faux half timbered decoration, to the second storey. The main roof is generally hipped or gabled with gabled projections depending on the floor layout</p> | <p>The building style is typical of the 1960s with roof gables running parallel with the street, and flat roofs over protruding entrance porches and integral garages. The semi-detached properties have garages recessed behind the line of the dwelling arranged in pairs with the adjacent semi. Brickwork is a pale sandy colour with some white painted timber boarding to the first floor. These materials are typical of the period rather than the locality</p> |

| Ferndown and West Parley | | | |
|--------------------------|---|--|---|
| | Village | Suburbia | Urban Edge |
| Site Location | Founded near an important crossing point of the River Stour, this historic hamlet is separated from the outward progression of nearby suburbs thus retaining an isolated rural character. Views across the Stour water-meadows are an important feature of the settlement. | Located at the junction of two arterial roads this area forms a spur of development jutting into open agricultural land. The surrounding fields lend the area a rural character, with woodland to the south blocking long distance views of the Bournemouth suburbs. | Located adjacent to the busy B3073 as one approaches Parley Cross, this pocket of development contains a mix of flats and detached houses set back from the road. Lower density development is located to the north and south across the B3073. The general feeling is of a suburban character with lower density development but there is also the feeling that the wider landscape is not far away. Traffic often backs up along the B3073 creating a lack of permeability across the B3073 and a loss in residential amenity. There is a short walk to a parade of local shops which greatly increases the sustainability of the area. |
| Density Study | 9dph | 15dph | 21dph |
| Streetscape | Mellow orange/red brick walling is a defining feature. Large specimen trees make a significant contribution to the character, as do the roadside hedges and garden plantings, which screen the buildings and front the road. | <p>The overall structure typifies a hierarchy of A-roads, suburban streets, country lanes and footpaths. The grid of suburban streets to the west of the A347 is relatively permeable with a series of perimeter blocks. This structure of lower density perimeter blocks links into a boulevard which runs alongside the A347.</p> <p>The buildings along the boulevard lack the height, density and enclosure to frame the boulevard but this is nonetheless a pleasant street typology which breaks the busyness of the A347.</p> <p>Within the development, the lack of street trees and low boundary hedges create an open low density character to the area</p> | <p>On the edge of wider local road network at the very busy Parley Cross, this sample density tile is fronting onto the Christchurch Road (B3073) but is also set back from the road. The block of flats and houses are hidden behind existing vegetation to buffer and screen the passing traffic.</p> <p>This type of housing tile next to a busy road has considerable scope for densification and this could be applied to any future development along the A347 and B3073.</p> |
| Built Form | <p>The Church, The Old Rectory and Church Farmhouse form an attractive group of buildings comprising the heart of the settlement. The Old Rectory is an elegant two-storey late Georgian house. The substantial building has stuccoed walls and a hipped, low pitched, slate roof. The well-proportioned east front has symmetrical sash windows with fine glazing bars.</p> <p>Church Farmhouse is a late 18th century five-bay two-storey house which has attics lit by small dormers. It is built of similar warm orange/red brickwork as the Rectory boundary wall, under a tiled roof.</p> | <p>This sample area is made up primarily of lower density house types, including detached dwellings and bungalows at an average density of 15 dph. Much of the built form comprises white rendered bungalows dating from the 1960s and 70s.</p> <p>The built form is arranged in perimeter blocks with a clear delineation between public fronts and private backs. Most dwellings have generous private open space and this accounts for their lower densities.</p> <p>The perimeter block structure of this study area is robust in terms of urban structure and there are opportunities to link the grid across the A347 to mirror this structure on the eastern side with higher density typologies.</p> | <p>This sample is one of very few examples of flats in the area, part of a larger perimeter block made up of generally lower density house types. As discussed above, this illustrates partial densification along the busy B3073 but still only registers a moderately higher density than the suburban density to the south, with 21 dph as compared to 15 dph.</p> <p>Overall, still suburban in density and character but with potential for higher</p> |

SUMMARY DENSITY AND TOWNSCAPE ANALYSIS

The density and townscape analysis in this section has given us an understanding of the DNA of the three settlements and is a helpful guide to understanding how localised density ranges can be utilized in future development proposals later on in the masterplanning process. In terms of the weighting of density in Wimborne Minster, Corfe Mullen and Ferndown and West Parley, all three areas require a very careful placement of housing type and density within landscape and townscape character zones. This analysis provides the contextual background for understanding the calibration of density in the future masterplanning of the new neighbourhoods.

Wimborne Minster

Wimborne Minster has higher density townscape precedents of 46 dwellings per hectare (dph) and 60 dph, which are primarily terraces and semi-detached villas at various scales located in the historic town centre on flat topography. Edge densities studied in Wimborne Minster are much lower at 15 dph which are primarily detached houses on larger plots.

The study of these higher density areas provide valuable examples of sustainable urban form which is located in desirable areas of the town centre composed of a mixture of house types that are structured as perimeter blocks with a clear delineation between public and private space and front and back orientation.

Townscape analysis of Holt identifies a linear village structure of lower densities that average 5 dph and detached dwellings on larger plots situated in a strong landscape setting. This morphology is typical of rural Arcadian principles and is helpful in acting as an edge density when calibrating a moderate density development to a sensitive landscape edge.

The areas of search for Wimborne Minster are highly constrained in terms of having a strong landscape character with undulating topography and key ridgelines. Much of the areas of search are well compartmentalised in terms of landscape structure which allows for density ranges within landscape character zones. Undulating high value landscape structure generally limits higher density housing types, with this landscape more suitable for moderate density house types with sensitive integration required between existing development edges and proposed housing areas.

Corfe Mullen

Corfe Mullen exhibits a range of density types from arcadia (8dph), suburban (20dph), executive housing (16dph), to moderate density detached and semi-detached dwellings arranged in perimeter blocks (29dph). This reflects the more suburban feel of the settlement pattern.

The area of search in Corfe Mullen exhibits a very strong landscape character in many areas with undulating and steep topography limiting the potential of higher density housing types. However, there is greater potential for intensification around Lockyers Middle School and the allotments site due to the existing townscape structure and flat topography.

Corfe Mullen currently has a lack of a strong nodal centre with existing community infrastructure structured along a series of linear routes. The creation of a more defined district centre could be assisted by higher density housing types in strategically placed locations.

Ferndown and West Parley

Whereas, the areas of search in Wimborne Minster and Corfe Mullen are highly constrained with complex undulating landscapes, Ferndown and West Parley has a flatter topography, particularly to the east of the A347. Existing densities examined are low ranging from 9 dph within the conservation area village to 15 dph and 21 dph for the suburban housing adjacent to the existing local centre.

There is a predominance of detached dwellings on larger plots with high amounts of private open space resulting in the lower average densities in the study areas examined.

However, block structure and dimensions in the study area are robust and could accommodate higher density housing types. For example, blocks B3, B5, and B6 in the Urban Edge study area are structured as perimeter blocks with strong front/back and public/private delineation.

Due to the generally flat topography in the east of the study area, this block structure could be mirrored to the east of the A347 within the area of search but employing a greater mixture of housing types, creating more sustainable and varied urban form. This intensification of typology could accommodate higher housing densities.

Strong integration of block structure across the boulevard would create connectivity across the A347 and increased scope for the expansion and improvement of the local centre facilities which would be accessible to a wider segment of the community.

The areas in the centre and west of the area of search are less capable of accommodating high density development and are more suitable to lower density development set within a strong landscape setting. This is particularly the case at Holmwood House.