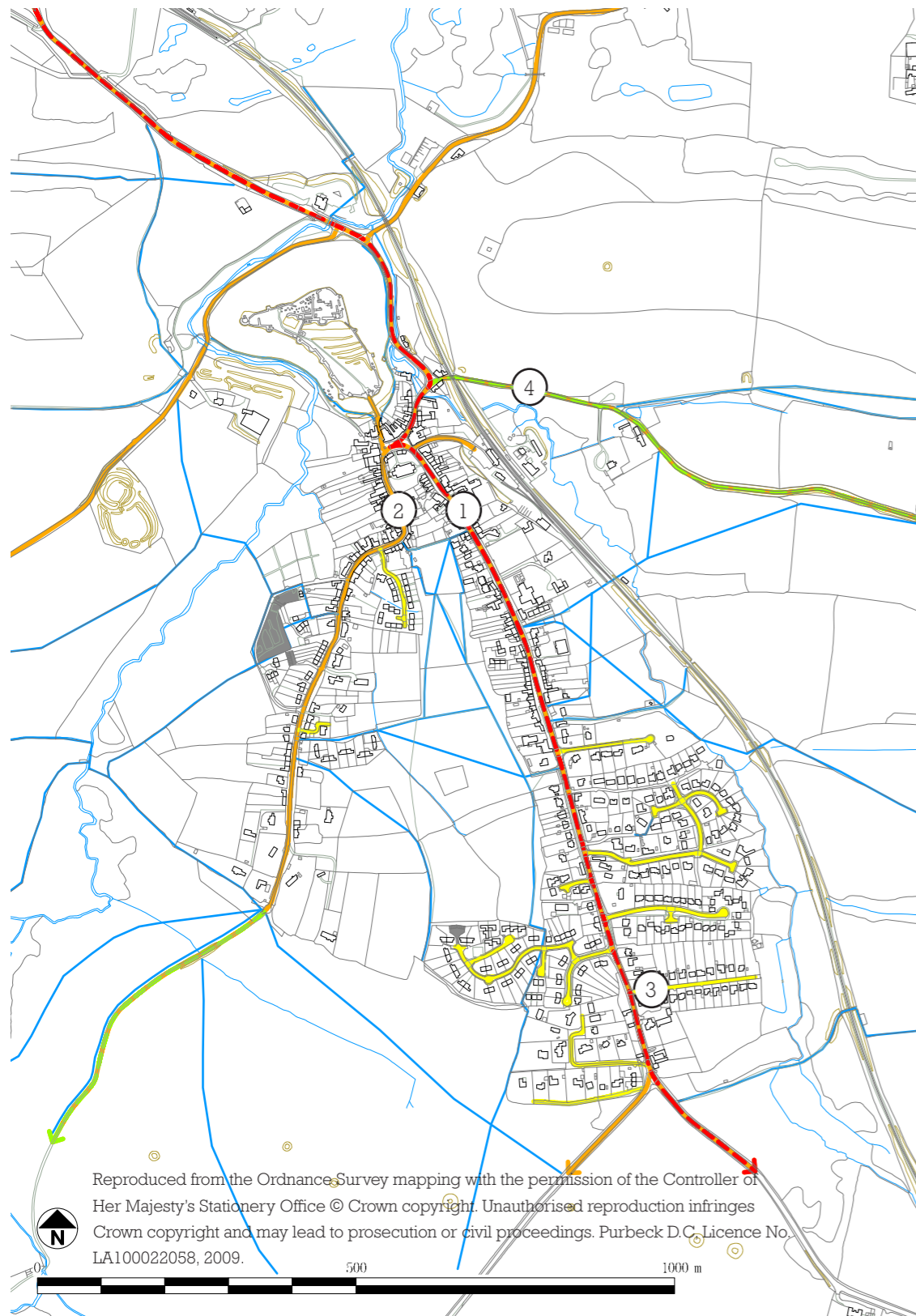




Corfe Castle Village analysis 03.1 Street pattern



-  20th century estate road
-  Principal road
-  Pre-20th century road / historic route
-  Footpaths and other off - road routes with public access
-  Lane / track
-  Garage court / parking area

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Purbeck D.C. Licence No. LA100022058, 2009.



1. East Street looking towards The Square



2. West Street



3. Townsend Road off East Street. An unadopted no through road



4. Sandy Hill Lane runs east from Corfe Castle along the southern foot of the Purbeck Hills

3.1.1 Corfe Castle is a largely linear settlement formed of two arms of development, East Street and West Street. These streets converge at The Square at the northern end of the village which is the principal focal space in Corfe Castle. The roads are separated by a wedge-shaped area of small fields that gives the village the form of an inverted 'V'.

3.1.2 East Street is the larger and more developed area and is structured around the A351 road which is the principal route between Wareham and Swanage. This road winds its way around the base of the castle mount from the north before ascending up into the village. It passes The Square before taking a generally straight route south-east. Here the road becomes generally broader. It should be noted that the current route of A351 beyond Townsend was formally developed during the mid nineteenth century. Prior to this time the main road to Swanage, constructed as a turnpike during the 1760s, took the route of the B3069. As the main road to Swanage, the A351 can become heavily congested with traffic, particularly at peak times during the tourist season.

3.1.3 West Street branches off The Square and meanders south and west. This historic village street that prior to the 1860s was the main route to Kingston is tightly enclosed by adjacent buildings. Although it is essentially quiet in character, having no through connections, it does provide access to the visitors' car park, situated on the western edge of Corfe. Consequently this road can be affected by tourist traffic as far as the car park.

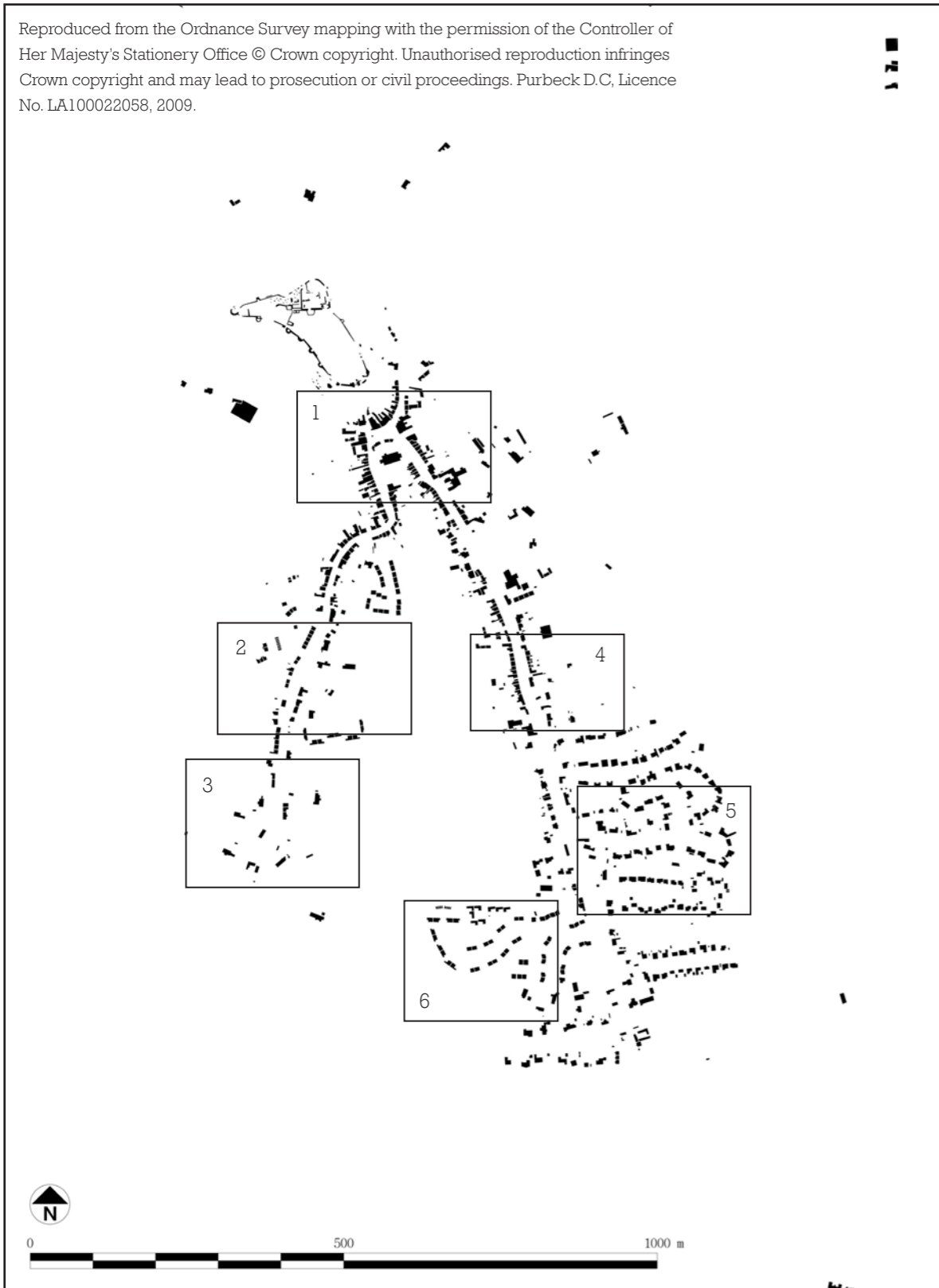
3.1.4 East Street and West Street form the principal road structure of the village. The remainder of the of the villages roads comprise cul-de-sacs and tracks which form short spurs off these roads, predominantly around the southern part of East Street. These comprise both standardised highways and pavements as well as some unsurfaced unadopted roads.

KEY POINTS

- The village is primarily structured along East and West Streets.
- East Street is classified as the A351 and is now the main route for vehicular traffic to Swanage.
- The Square is the principal focal space for the village.
- West street is a quiet no through road.
- Later 20th century development is structured around standardised cul-de-sac roads and unadopted, unsurfaced roads.



Corfe Castle Village analysis 03.2 Figure ground



1. The Square



2. West Street centre



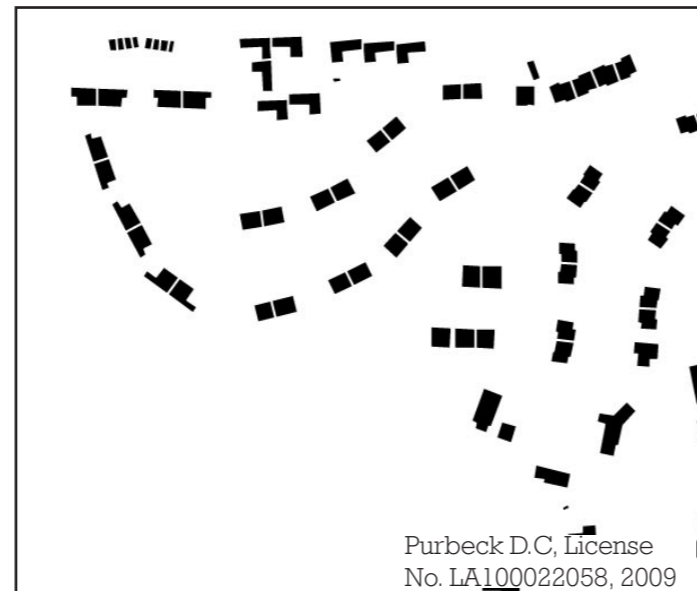
3. West Street south



5. East of East Street



4. East Street centre



6. Halves Cottages

3.2.1 The main drawing shows the village as a 'figure ground' map which highlights the form and juxtaposition of buildings relative to the surrounding spaces. These extracts show a representative range of different parts of Corfe Castle, demonstrating how these elements affect the character of different parts of the settlement.

1. The Square

The Square forms the main focal space of the village and provides the link between East and West Streets. It is a tightly enclosed space that is defined by buildings closely arranged around the square and positioned at the back edge of the footpath. These near-continuous frontages create a very enclosed feel to The Square. The Church is an important building and occupies the space behind The Square, set in its own grounds. The building forms are narrow with deep plans, as a result of extensions added to the rear of many buildings. However development is only one plot deep.

Roads and lanes join the space from a number of directions, although the road junctions and bends are narrow with buildings defining tight corners.

2. West Street centre

The central part of West Street changes from a character of tightly enclosed and closely spaced buildings to a looser knit pattern of development. Although the road remains narrow compared to modern standards, it becomes slightly wider with a more irregular building pattern and gaps between groups of buildings. Although the road maintains a degree of continuity and enclosure the overall impression is of a less intense level of development. Building forms are generally narrow and small with fewer accretions to the rear than those found on The Square.

Behind some parts of West Street backland development has occurred in several places, although this is sporadic.

3. West Street south

The extreme southern part of West Street follows an irregular pattern in terms of its layout and built form. This part of the village comprises a scattering of individual buildings loosely arranged along West Street or set back within large plots. The level of development is at a much lower density. This causes the street to have little enclosure and its character is less defined by built form than elsewhere in the

village. This area has a pleasing informality to its character. Building forms are predominantly wide frontages with narrow plans.

4. East Street centre

This area comprises historic development formed of groups of terraced houses arranged along street at the back edge of the pavement. This causes the road to be well defined, although the relatively wide width of the street and generally low nature of the buildings results in a less enclosed streetscape than parts of the West Street.

Building plots are narrow and shallow formed of small cottages and houses and development is predominantly only one plot deep.

5. East of East Street

This area is one of the few to have been developed in depth behind one of the principal streets. In contrast to the historic parts of the village, these later additions comprise detached buildings on relatively large plots. Development follows a 'back to back' pattern with plots facing the street on one side and backing onto another plot behind.

6. Halves Cottages

An area of regular development comprising estate style housing of a limited number of house types reflected in the regularity of building footprints and spacing between buildings. A series of cul-de-sacs form spurs from the main route. Overall the character of this area has a very open appearance which contrasts strongly with the old village.

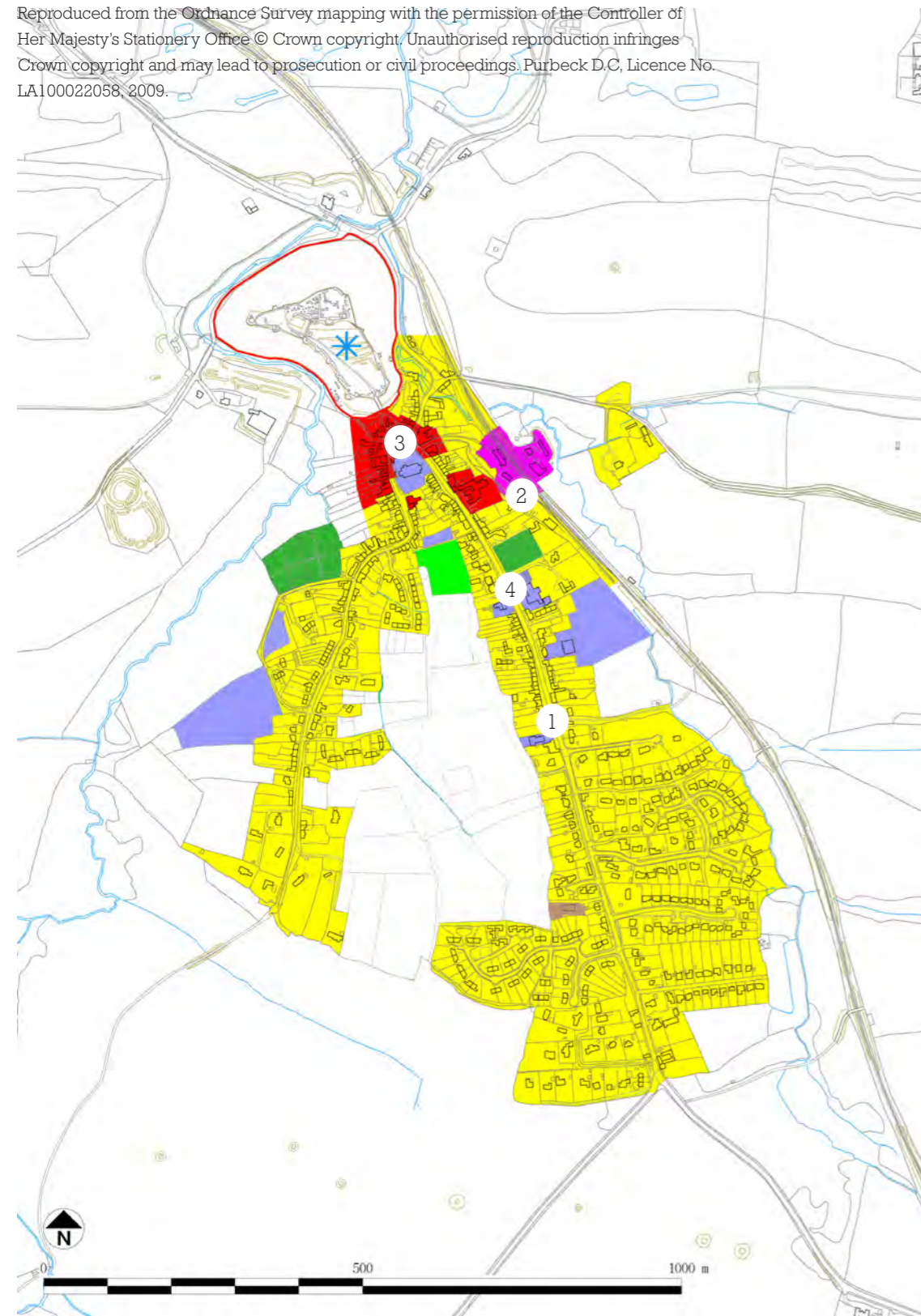
KEY POINTS

- East and West Streets display tight enclosure and development with near continuous frontages for much of their length.
- The enclosure of West Street gradually diminishes southwards with increasing spaciousness between buildings and slight increase in road width.
- Development at the southern part of West Street is irregular and informal in character.
- Land to the south-east and south-west of East Street comprises cul-de-sacs with back to back plot layouts and spacious detached and semi-detached buildings.



Corfe Castle Village analysis 03.3 Land use

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Purbeck D.C. Licence No. LA100022058, 2009.



-  Residential
-  Railway station and associated land
-  Commercial and retail
-  Community use
-  Utilities
-  Sports pitches
-  Churchyard / Cemetery
-  Castle visitor attraction



1. Residential uses on East Street



2. The station, Corfe Castle



3. Banks Arms Hotel, The Square



4. School in East Street

3.3.1 Corfe Castle is a predominantly residential settlement in terms of land use although the presence of the castle ruins, the Swanage Railway and beautiful landscape setting are unique assets that are a powerful draw for tourists. There are a number of second homes and there are consequent fluctuations in the number of temporary residents. It should be noted that many properties in the village are tenanted, because they are still owned by private estates, including the National Trust as a successor to the Bankes estate.

3.3.2 The village contains shops and services to cater for residents and visitors. The area around The Square and the entrance to the castle provides the focus and contains a number of shops including a National Trust shop and café and other mainly tourist-related retailers including tea shops and gift shops. In addition three public houses are also located in this area. These uses spread beyond The Square itself into the top of West Street where the small Museum and Model Village provide additional places of interest. The area around Station Road and the top of East Street also provides some commercial uses. Within this mix of uses a Post Office, bakery, grocers and butchers provide more practical local services.

3.3.3 These uses have a close relationship to the Castle which is the major draw for tourists. Their location on and close to The Square has the benefit of animating this space and the surrounding streets and creating a bustling atmosphere during the busier times.

3.3.4 Community uses are also present and include the Church of St Edward, a children's play area, community rooms, a primary school and dedicated visitor car park. The community uses indicate that the village is also a living community and not just a tourist attraction.

3.3.5 In addition to the Castle which is the dominant attraction in the village, the Swanage Railway provides an alternative attraction and means of reaching Corfe Castle. Its location close to The Square also adds to the vibrancy of this area.

3.3.6 Overall, the village is relatively self-contained in terms of local shops, recreation and social requirements. The range of uses is a testament to the number of people that are drawn to the village. This allows a wider range of services and enterprises to flourish where otherwise they might have failed.

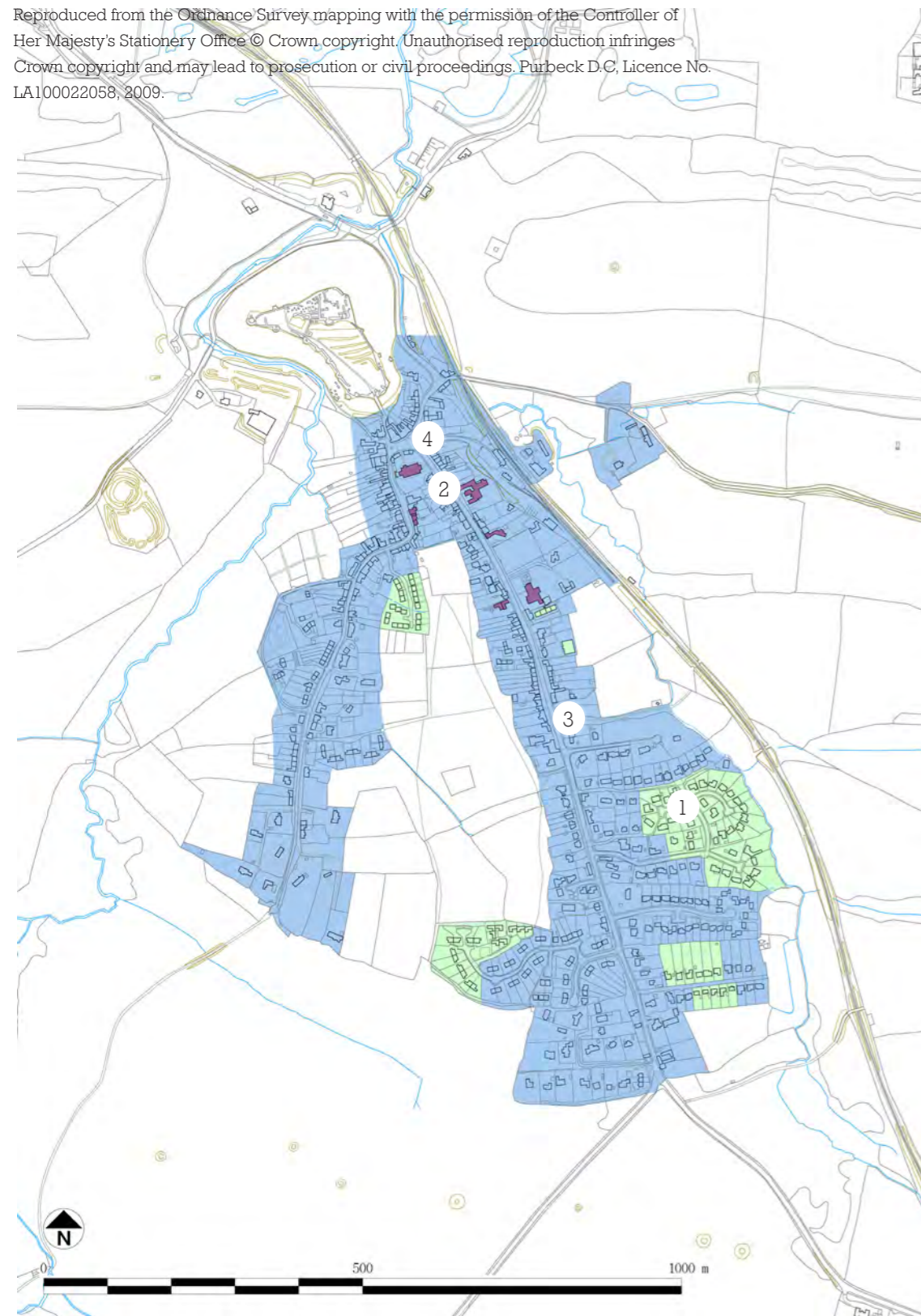
KEY POINTS

- The majority of the village is in residential use although the settlement is affected by second home ownership.
- The Castle and railway are major tourist attractions and influence the character of the village through the associated supporting shops and services that are located on and close to The Square.
- Local shops and community facilities provide for year round residents and reinforce the function of the village as a living community and not just a tourist destination.



Corfe Castle Village analysis 03.4 Building heights

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Purbeck D.C. Licence No. LA100022058, 2009.





1. Single storey bungalow development, Battle Mead



2. Two storey development substantially defines the character of Corfe Castle



3. Two storey houses can vary considerably in height, depending on floor to ceiling heights



4. Church of St. Edward

3.4.1 Corfe Castle is a largely traditional village and the majority of its buildings are of a low scale and height, typical of the local vernacular.

3.4.2 However the castle ruins are massive and their elevated position give them a commanding presence in the landscape and over the village itself. After the castle, the tallest and most prominent structure is the tower of the Church of St Edward. Although it has a relatively low tower, the church is also elevated above the surrounding buildings and this increases its prominence as a landmark, secondary to the castle.

3.4.3 In addition to the Church a handful of three storey buildings are also present within the village. These include buildings on the upper part of West Street, Mortons House Hotel and the School on East Street. A number of 2 and a half storey buildings are also present in various locations but are noticeably grouped around The Square. Their height, arrangement and position around The Square serve to emphasise its importance as the key space at the heart of the village.

3.4.4 The vast majority of Corfe Castle is composed of two storey buildings and there is considerable variation in height and scale, ranging from tiny one and a half storey cottages to full height two storey houses. This is largely as a result of variations in the floor to ceiling heights of individual buildings. Consequently, in places, this has resulted in a varied roofscape, the rhythm of which forms a very pleasing appearance. This characteristic is strongest in the oldest parts of the village and is concentrated around The Square and the upper parts of East and West Streets. Overall, buildings exhibit a modest human scale.

3.4.5 In these areas buildings are positioned on or close to the back edge of the pavement. This pattern of development creates a strong sense of enclosure to the streets, despite the modest height and scale of the buildings themselves.

3.4.6 Development in the more southerly parts of Corfe is generally less tightly grouped and often set further back from the road. This looser knit pattern of development reduces the sense of enclosure and is less dramatic in visual terms than the older parts of the village.

3.4.7 Also present within the village are several areas of single storey bungalow development. These low

rise developments are not generally reflective of the scale and height of most other parts of Corfe Castle and are relatively bland visually compared to the majority of the village.

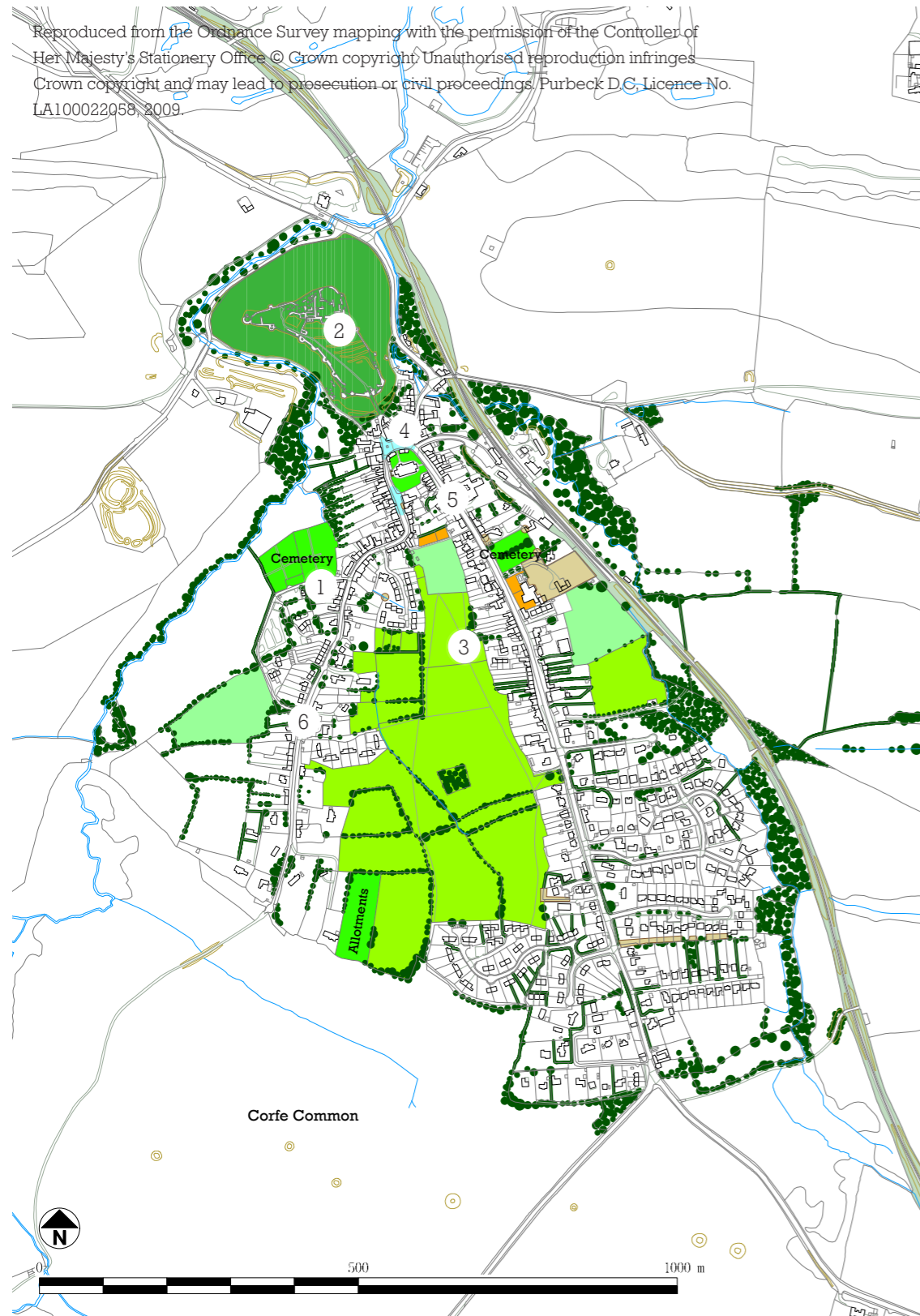
KEY POINTS

- The castle ruins are the largest structures and most prominent landmark.
- The church tower is of a lesser scale but represents an important landmark in the village.
- The majority of buildings are two storeys in height, although considerable variation in heights exists, resulting in varied and interesting roofscapes.
- Good levels of enclosure are achieved with small-scale buildings on West and East Street.
- The levels of enclosure reduce towards the southern part of the village despite many buildings being of a similar scale and height to those in the northern part of the village.
- The presence of some areas of bungalows is not generally characteristic of the majority of the village.



Corfe Castle Village analysis 03.5 Landscape and open spaces

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Purbeck D.C. Licence No. LA100022058, 2009.



-  Highway landscaping
-  Playing fields
-  Paddock or nature reserve
-  Visually significant trees
[not all trees shown]
-  Visually significant hedges
[not all hedges shown]
-  Urban open space
-  Playground or play area
-  TPO - area
-  TPO - individual tree



1. The grassy castle mound and trees around the edge



3. The castle and mound from the green wedge between West and East Streets



5. Occasional verges and trees punctuate East Street



2. The grassy castle mound and the green wedge of open space beyond the church



4. The Square is an essentially hard environment with some glimpses of vegetation beyond



6. Broad grass verges in West Street

3.5.1 Corfe Castle is situated in Area of Outstanding Natural Beauty and the landscape around the village comprises attractive downland, common and agricultural land. The chalk ridge of the Purbeck Hills and the castle and mound are dominating geographical features in many views towards Corfe Castle, but they are also highly important features seen as a backdrop to views out from within the village from locations, such as The Square. The grassy slopes of the castle mound form the most significant landscape feature within the village. Its base is skirted by trees around much of its diameter and large sections of castle ruin are scattered around its sides. It forms an impressive entrance to the village.

3.5.2 The landscape within and around the village is in some ways as distinctive as the historic settlement itself. Most notable is the green 'wedge', known as The Halves that separates both West and East Streets and which creates two separate arms of development. The green wedge, formerly stip fields, actually comprises a number of small fields subdivided by hedgerows and mature trees. The wedge follows the same elongated form as the developed parts of the village although each individual field feels relatively enclosed by its hedgerows, particularly along the western side of the wedge. The landscape is slightly undulating but rises towards its southern end where it connects to the large open landscape of Corfe Common with its more wild appearance. The adjoining houses back onto these fields and a mixture of stone walls and hedges often provide an attractive edge to the space, although boundaries can appear scruffy in places.

3.5.3 Soft landscape within the built parts of the village varies, although much of the old village contains relatively little planting due to the density of development and absence of front gardens along many frontages. Despite the preponderance of stone elevations and hard surfaces, some greenery has been introduced through the planting of climbers, pot plants, window boxes and narrow planting strips in front of some buildings. These add to the picturesque appearance of the streetscene. Occasionally shrubs are visible above small front garden walls.

3.5.4 On upper West Street where the road broadens out in front of the tea shop, there are three tall pollarded trees that provide a foil to the hard landscape of this environment. The greenery of the churchyard also has a visible presence where it runs

parallel to the road. A grass verge is also notable on West Street.

3.5.5 The central section of West Street gradually becomes less dense and buildings or groups of buildings are increasingly separated by narrow gaps and entrance driveways. Garden trees are visible through gaps and are seen above boundary walls and these contribute to a slightly softer and greener appearance to this area.

3.5.6 Where West Street broadens out the road is flanked by grass verges of varying widths and short front gardens, sometimes marked by stones to prevent unwelcome parking. Front boundaries, where present, are defined by stone walls or occasional hedges. Views along driveways or between buildings allow glimpses to greenery beyond the street. The presence of informal gravelled drives and five-bar timber gates add to the rustic appearance of this part of the village. Towards the southern end of West Street soft landscaping becomes a significant feature of the streetscene.

3.5.7 East Street is less green in its appearance, although trees in the cemetery have a notable presence in views along the street, as do trees on the green wedge where this has a narrow frontage onto the road. Climbing plants, narrow front gardens and occasional grass verges contribute to the patchwork of landscaping along East Street, although most large trees are glimpsed in distant views above rooftops or between buildings.

3.5.8 The southern and eastern fringes of the village are generally well screened by mature hedgerows and trees and these soften the appearance of the village from these directions. In a number of places small fields and backland areas have a secluded character, being hidden away behind main frontages.

3.5.9 The main focal space for Corfe Castle is The Square. This space is the hub of the village and provides the link between both East and West Streets, but also to the Castle. The Market Cross provides a focal feature and it is enclosed by historic buildings of character. Despite its modest size, it is a distinctive and picturesque square.

3.5.10 A second urban space of note is on upper West Street beyond the churchyard where the road broadens to create a narrow space. The presence of

street trees and a café adds to the sense of place and this forms another important location in the village.

3.5.11 In addition to these features Corfe Castle contains a sports field, playground, two cemeteries and school playing field. These add considerably to the greenery of the village but also provide important facilities for the village community.

KEY POINTS

- Castle mount is an impressive geographic, historic and green feature at the entrance to Corfe Castle.
- Much of the old village is defined by a hard landscape environment, although climbing plants, pots, narrow planting strips and occasional trees and shrubs provide a degree of greenery and colour that contribute positively to its picturesque character.
- The Square provides a formal focal space that links the two sides of the village and provides the hub of activity.
- The green wedge at the centre of the village is a distinctive feature and accessible green space that separates East and West Streets.
- Central and lower West Street evolves in character from a hard landscaped village environment to a predominantly soft landscape with the character of a rural lane.
- The southern and eastern outskirts of the village are flanked by mature trees and hedges and these partially screen views towards the village and create secluded areas behind the main frontages.

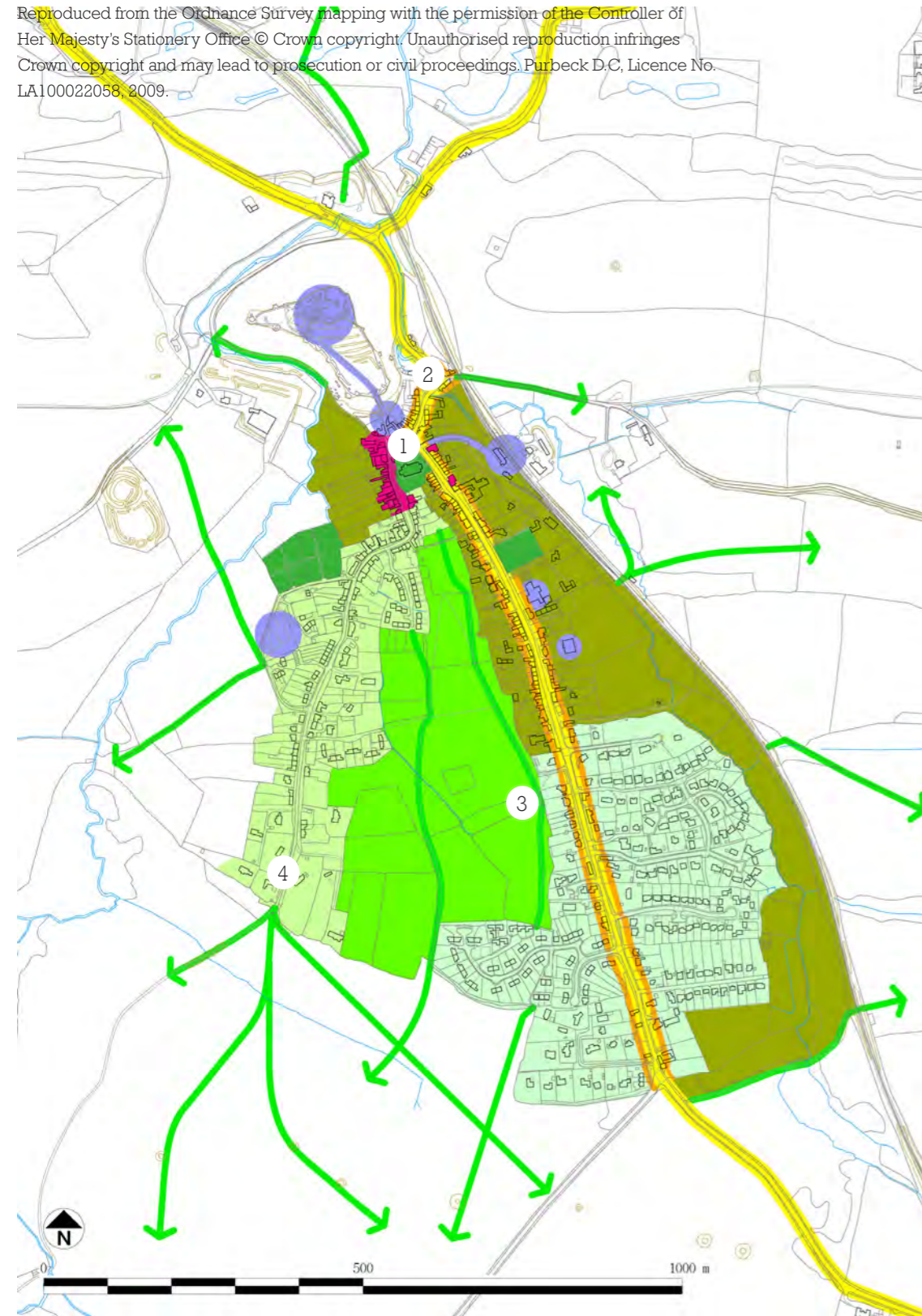


Corfe Castle Town analysis

03.6

Tranquillity and vitality

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Purbeck D.C, Licence No. LA100022058, 2009.



-  Well-trafficked road
-  Frontage affected by road noise
-  Periodically busy area
-  Busy local services
-  Quiet residential area
-  Tranquil rural lane area
-  Tranquil recreational green space
-  Tranquil ecclesiastical green space
-  Quiet and hidden backland area
-  Recreational link to open countryside



1. The Square is a focus of activity often busy with local residents and visitors



2. The A351 that passes through the village can become very busy and significantly detract from the character of the village



3. A network of footpaths in an around the village provides ample opportunity for quiet recreation



4. The southern extent of West Street has a quiet and tranquil atmosphere

3.6.1 Corfe Castle has a strongly contrasting sense of tranquillity and vitality. It is located within a relatively isolated and peaceful rural setting but is situated on the main road connection to Swanage and has major attractions that bring many visitors to the village throughout the year.

3.6.2 The northern part of the village around The Square, Station Road and the castle are frequently busy places, as visitors arrive via the Swanage Railway and walk up Station Road towards the main visitor attractions. Shops and services on the upper parts of West and East Streets provide an added draw and consequently these areas are often bustling with visitors during much of the year. The pleasant background of village streets provides an attractive townscape for visitors to explore and there is often a convivial atmosphere as people wander leisurely between shops or sit at the market cross or a pavement café.

3.6.3 However the presence of traffic in the village can substantially detract from this experience, whether as a result of queuing traffic along the A351 road, which frequently becomes congested, particularly around the pedestrian crossing to Station Road, or to a lesser extent by cars travelling through The Square and West Street to the visitor car park. The frontages along East Street are most directly affected by through-traffic although immediately behind these dwellings are several quiet hidden background areas of small fields and paddocks that remain relatively undisturbed.

3.6.4 Further south more recent residential areas have developed in depth away from the road and these are generally very quiet.

3.6.5 In contrast to East Street and the area around The Square and upper West Street, the lower parts of West Street take on the character of a quiet rural lane. The road becomes increasingly rural away from the village centre and has fewer visitors and a more peaceful atmosphere.

3.6.6 The wedge shaped green space situated between East and West Streets comprises a network of small hedged fields and is a particularly interesting feature of the village. Several paths provide routes through this area and these fields provide an important informal recreational function. The area is well used, but it is not busy and provides a peaceful place to take a walk. Fine views towards the castle, church and hills beyond add to the qualities of this

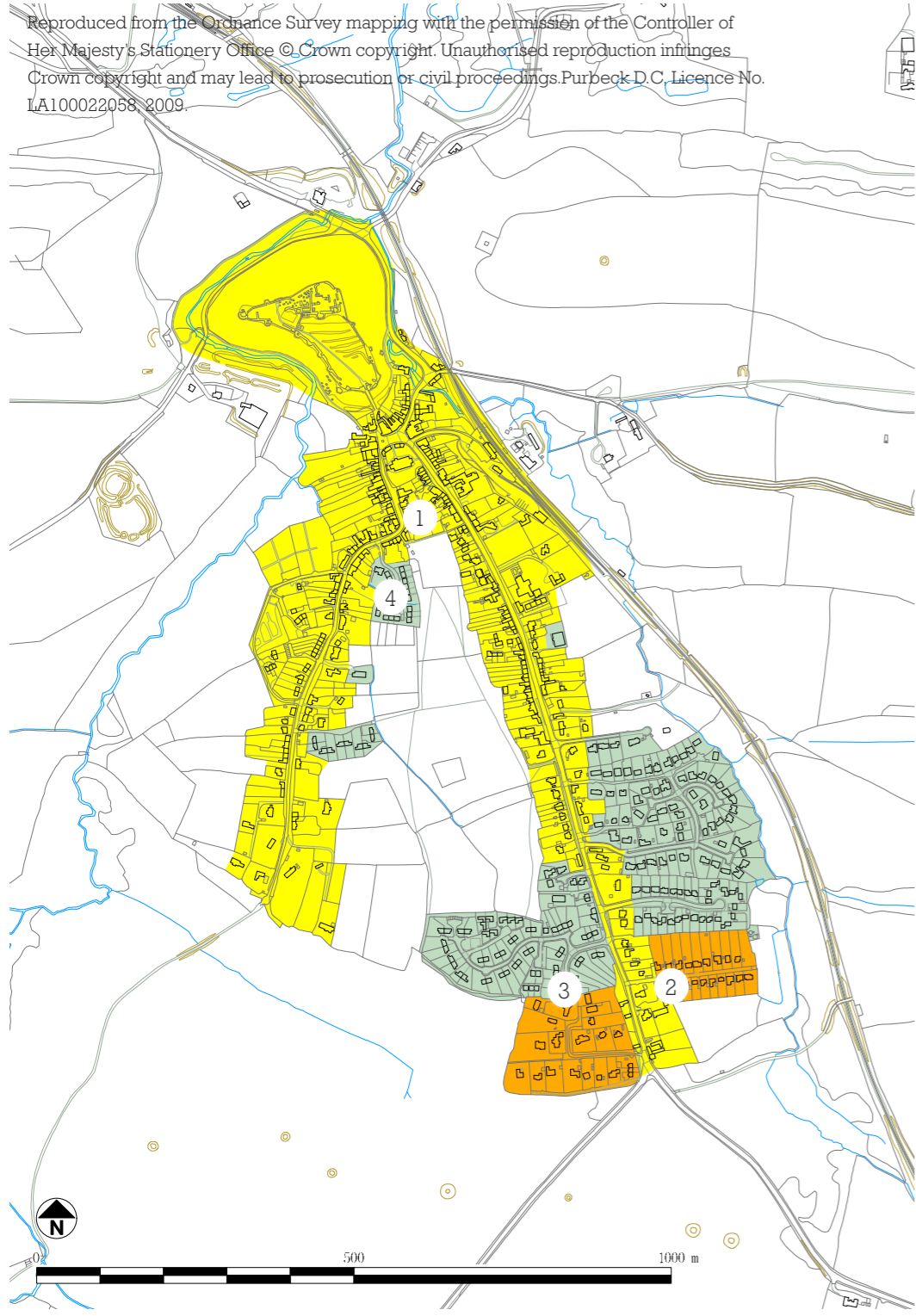
3.6.7 Around the village a network of footpaths provide excellent recreation links to the surrounding countryside including Corfe Common immediately to the south. These paths are generally quiet and tranquil places and are a considerable asset, providing attractive quiet routes that connect the village with its rural surroundings.




KEY POINTS

- The Castle, Square and Station provide focal points of activity and often have a bustling and convivial atmosphere.
- These places create points of focus and activity and generate vitality and interest.
- The A351 is a busy road and congestion can detract from the enjoyment of the environment around the Square and affect frontages onto East Street.
- The tranquillity of the village contrasts strongly between the relatively busy nature of East Street and the tranquil atmosphere of West Street and the recreational open spaces between.
- A network of lanes and footpaths have a tranquil atmosphere and provide access to areas of countryside beyond the village.



Corfe Castle Town analysis 03.7 Townscape quality



-  **Critical townscape**
-  **Constant townscape**
-  **Tradable townscape**



1. Critical townscape quality - West Street



3. Tradable townscape quality



2. Constant townscape quality, Townsend Road

3.7.1 The townscape quality of Corfe Castle has been graded against the following criteria:

Critical: Those elements of the urban environment which are irreplaceable but vulnerable to damage or loss – they should remain unchanged or virtually unchanged. (Typically those elements which hold historic significance and vernacular distinctiveness, which play an essential role in terms of local identity).

Constant: Those elements which are important for their individual value or for their contribution to a wider whole – some changes may be acceptable and sustainable if the overall character is maintained. (Typically elements of lesser historic significance holding varying degrees of vernacular distinctiveness but nonetheless playing a role in providing local identity).

Tradable: Those elements which could potentially be sacrificed in return for other benefits. (Typically developments of more commonplace type or those which fit poorly into their context).

3.7.2 Critical

Corfe Castle is a village of very special character and appearance and the quality of its townscape is very high. As a result the majority of the village is identified as being of Critical townscape quality. This covers the whole of the castle, the area around The Square, West Street the almost the whole of East Street. This area reflects the most historic and architecturally rich elements of Corfe Castle and comprises many historic and period buildings with an attractive appearance and distinctive village character. The castle itself is the defining feature of the village, integral to its character. Elsewhere the narrow, enclosed streets, local stone and vernacular architecture create a strong sense of enclosure and a sense of place. The rural lane quality of lower West Street has a different less urban character than other parts of the village, but it nevertheless forms an essential and distinctive element of its character.

These locations are very important to the identity of the village and should be protected from inappropriate types and levels of development or highway 'improvements', such as road signs or widening of pavements that could undermine their positive qualities.



4. Tradeable townscape quality

3.7.3 Constant

Two areas of Constant townscape quality are identified towards the southern edges of the village. Townsend Road, Townsend Mead and Higher Filbank comprise mostly relatively recent 20th century development. However, these roads are characterised by attractive individually designed buildings set out along informal narrow roads. Although of very different character to the old village they do contain some buildings of interest (although generally less distinctive than Critical Areas) and have an attractive identity of their own. The pattern of development, trees and hedges and the informality of the roads in these places all contribute to their townscape interest.

These Constant areas are generally of lesser historic significance but have a collective value as a result of their positive attributes.

These areas could potentially accommodate a degree of change/intervention, but this would be likely to be very limited. The replacement of buildings that do not make a positive contribution to the townscape could be possible, provided the qualities of the area are not compromised. Inappropriate levels of intensification in these areas would be likely to adversely affect their positive qualities.

3.7.4 Tradable

The remainder of the village is classified as being of Tradable townscape quality. These areas comprise two principal areas located towards the lower part of East Street and a number of smaller pockets of development or individual buildings. Areas classified as Tradable comprise predominantly post-war and later 20th century housing development of indifferent architectural quality, much of which consists of estate housing, of standard house types, engineered roads, uniform appearance and a ubiquitous character that does not reflect the distinctive and traditional qualities of the village, although local stone is often to be seen.

KEY POINTS

- Critical townscape encompasses the majority of the village including most of the frontages along both East and West Streets and the areas behind these streets.
- Two areas of Constant townscape are situated at the southern of Corfe Castle and comprise later development with some distinctive character of its own.
- A number of areas are identified as being of Tradable quality, comprising mixed modern housing of a more ubiquitous character.