

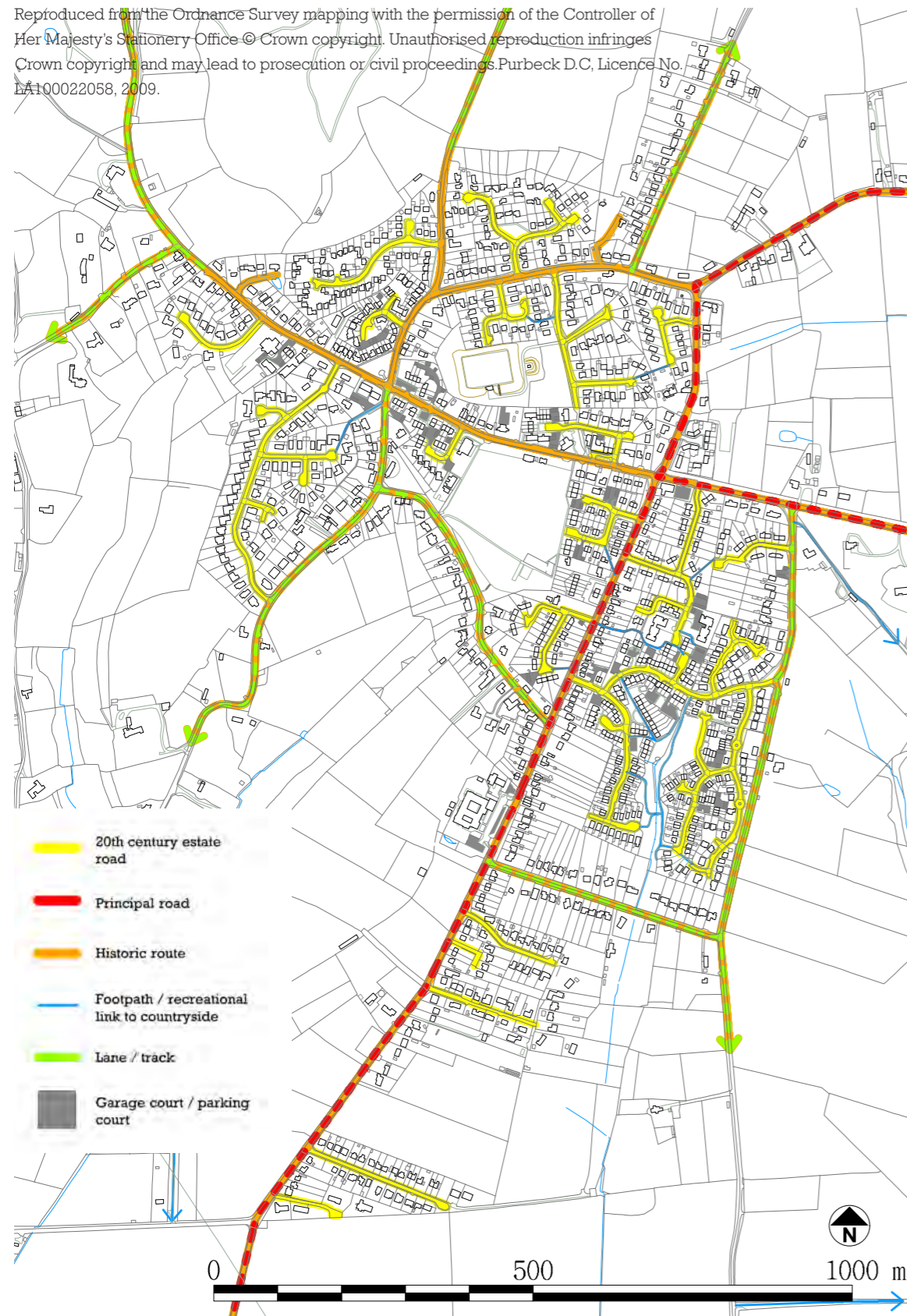
Lytchett Matravers

Town analysis

03.1

Street pattern

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1. Wareham Road is one of the historic routes to the village.



2. Middle Road is a historic lane that retains much of its rural character.



3. Much of the village is defined by modern cul-de-sac development.

3.1.1 Lytchett Matravers was originally structured around a series of country lanes that connected to one another to form a network of routes. These roads still follow their historic routes but have been upgraded to modern highway standards. Those lanes which extend beyond the village to surrounding areas now serve as the main principal road connections.

3.1.2 Wareham Road connects to the A35 in the south and Wimborne Road joins the A35 to the east of the village. Huntick Road provides an alternative route to Poole via Upton.

3.1.3 The main roads follow a north-south and east-west alignment to form a broadly cruciform pattern, meeting at the main cross roads at the junction with the High Street. This is marked by the Rose and Crown public house, which forms an central location of some significance in the village, although functionally, key local facilities are located elsewhere. Lime Kiln Road and Middle Road join the High Street to form a second crossroads, albeit of lesser significance, which is marked by a new village green on one corner.

3.1.4 The interconnecting lanes also remain, but tend to be less heavily developed and trafficked. Extending into the surrounding countryside they retain a more informal rural character and appearance, generally having banks, verges and hedges, narrow carriageways and no pavements. Although the lanes link to the wider countryside, there are relatively few public footpaths close to the village.

3.1.5 Modern development over the course of the 20th century has infilled many of the areas in between the original network of lanes. Most development has been built around cul-de-sacs with a direct connection from a historic route or in some instances via a connecting loop road. These roads, built to regular highway standards, mostly comprise wide carriageways, with pavements to both sides and are designed primarily around the movement of vehicles. A number of estates also incorporate garage courts or parking forecourts which can be numerous.

KEY POINTS

- The original village lanes form a local network of interconnected routes.
- The main access roads to the village form a cruciform structure which meets at the crossroads with the High Street and Wareham Road.
- Many of the interconnecting lanes retain an informal rural character and appearance.
- The majority of the village is formed of modern 20th century development that is structured around cul-de-sacs.
- Access to the countryside is provided by a series of lanes as footpath links are somewhat limited.

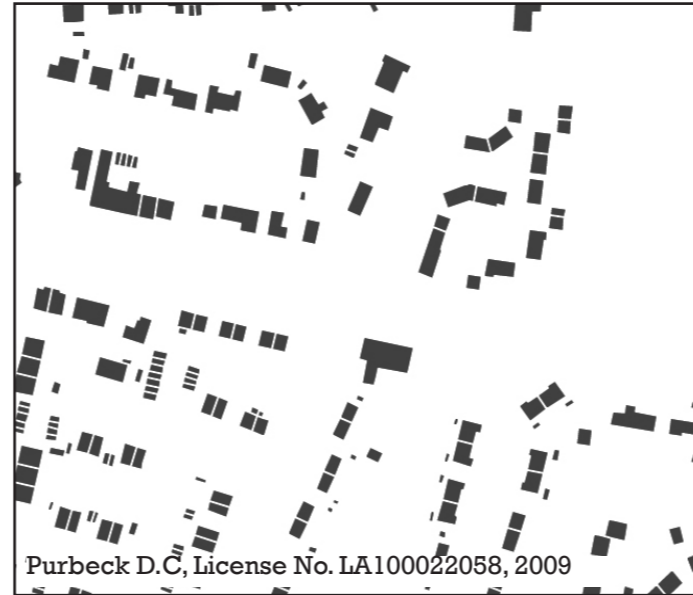
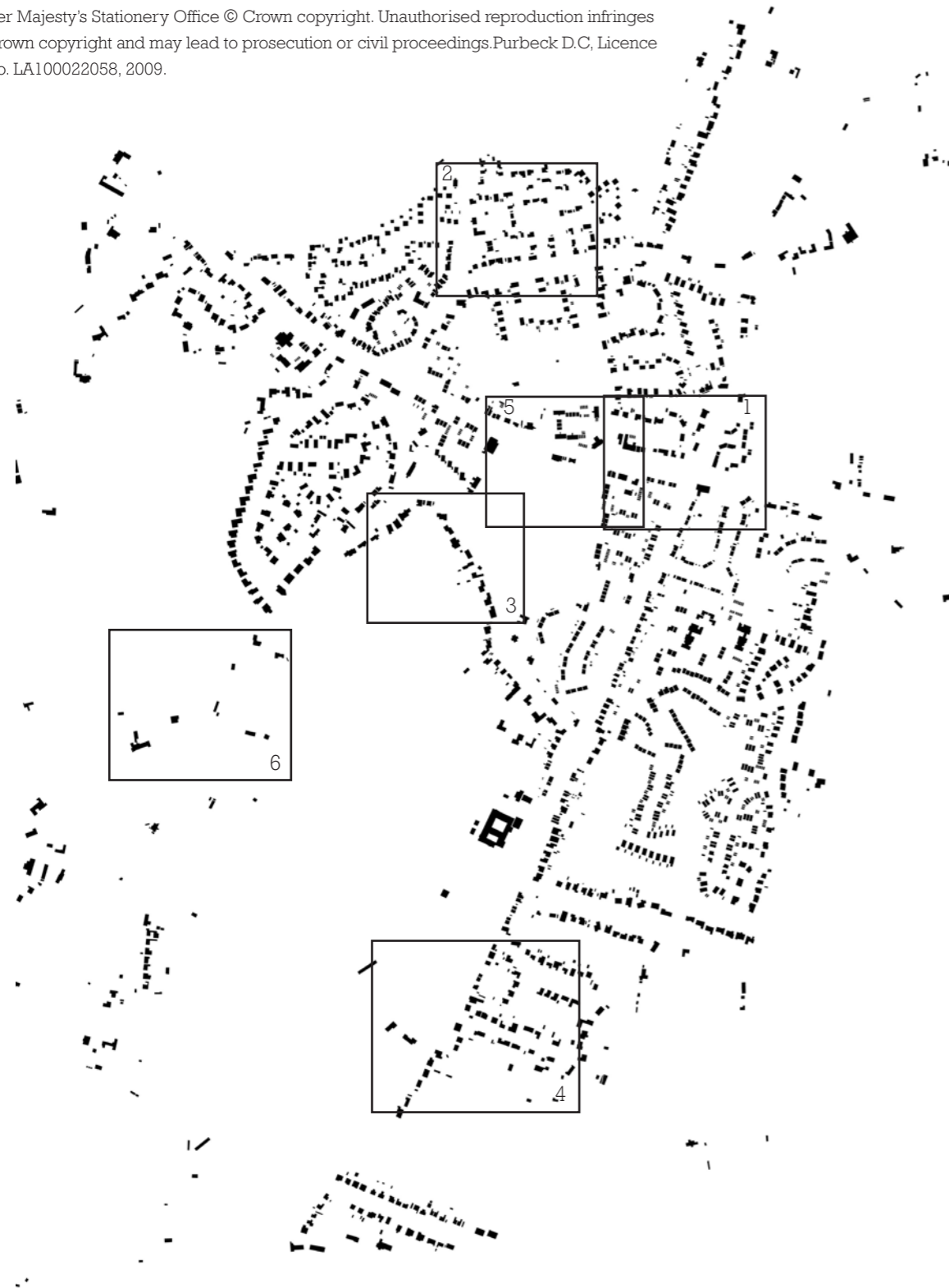


Lytchett Matravers Town analysis

03.2

Figure ground

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1. High Street crossroads with Wareham Road and Huntick Road.



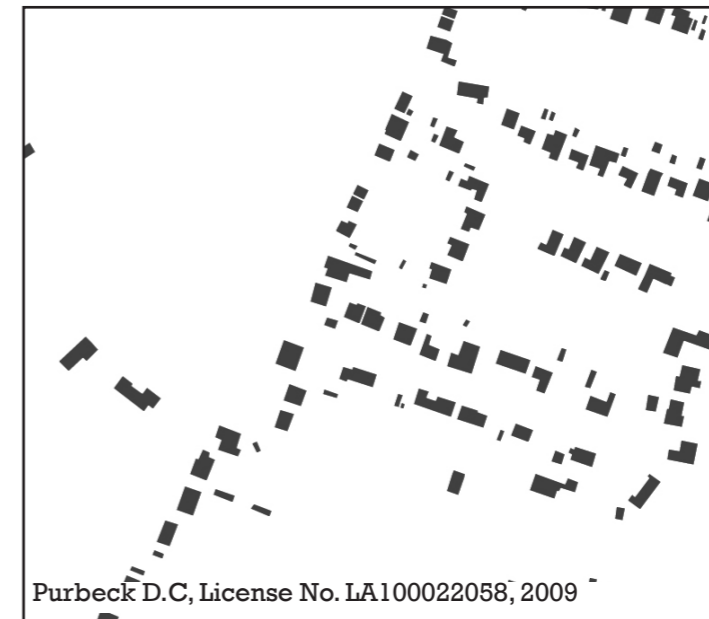
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2. Housing estate cul-de-sac development.



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3. Development along Eldons Drove, one of Lytchett Matraver's lanes with a rural character.



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4. Wareham Road (south) with development arranged on the east side of the road.



5. High Street village centre.

3.2.1 This drawing shows the town 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 Lytchett Matravers, demonstrating how these elements affect the character of different parts of the village.

1. Village crossroads

The village crossroads at the junction of the High Street, Wareham Road and Huntick Road is an important meeting point of several main routes that bring traffic into and through the village. The position of this junction makes it a relatively central location, geographically, albeit, slightly offset. The broad nature of the roads is apparent in the figure ground, reflecting their role as main village roads. The presence of the Rose & Crown pub on one corner also signifies its importance as a crossing point, although it lacks any further landmarks to reinforce this status.

2. Estate development

The majority of the village comprises mid-late 20th Century housing estates of detached, semi-detached houses or bungalows, designed around a standard highway layout with pavements. Gardens are relatively small, with houses appearing to be quite closely spaced, although the village overall has a low density appearance. Incidental green spaces are present in various locations. The wide estate roads and standard architecture create an area of uniform character and relatively spacious streetscape.

3. Village lanes

A number of village roads retain a very rural character, retaining verges, embankments, ditches, and hedges. A number of these lanes have been developed incrementally with many individual houses or bungalows, rather than wholesale as with the main estates. These roads display irregular siting, variable building lines and spacious roads, as a result of verges and front gardens. These qualities vary according to the different lanes within the village.

4. Wareham Road (south)

The southern part of Wareham Road (south of the school) has only been developed on the east side of the road, resulting in a frontage of development onto Wareham Road and series of early cul-de-sacs and backland development. These plots are often generous in size with large gardens appearing as white areas in image. The west side of the is almost

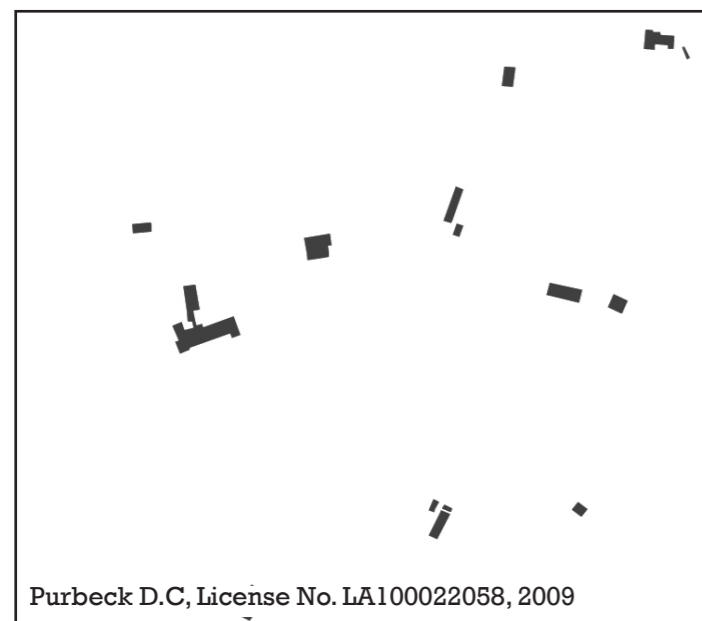
entirely undeveloped and contribute to the rural appearance of this approach into Lytchett Matravers.

5. High Street (village centre)

The area of the High Street just west of the crossroads appears as a broad street but also contains a number of individual buildings with large footprints. These shapes represent the shops, library, sports pavilions and village hall. The large open space indicates the sports field and play ground. These features indicate facilities one might associate with a village centre, although in Lytchett Matravers they somewhat scattered with only a loose association.

6. Scattered Housing

Several locations on the outskirts of the village (mostly west of the main village) contain loose collections of houses. Most are individual rather than groups of buildings and tend to be situated on large plots of land. These houses appear as scattered buildings with no formal arrangement or design in their siting and layout. These areas are reminiscent of the loose structure of the village prior to the extensive development that occurred during the 20th century (see OS Map 1901 - 02.4 Historic Background).



6. Scattered housing on the outskirts of the village.



High Street crossroads marked by the Rose & Crown public house.

KEY POINTS

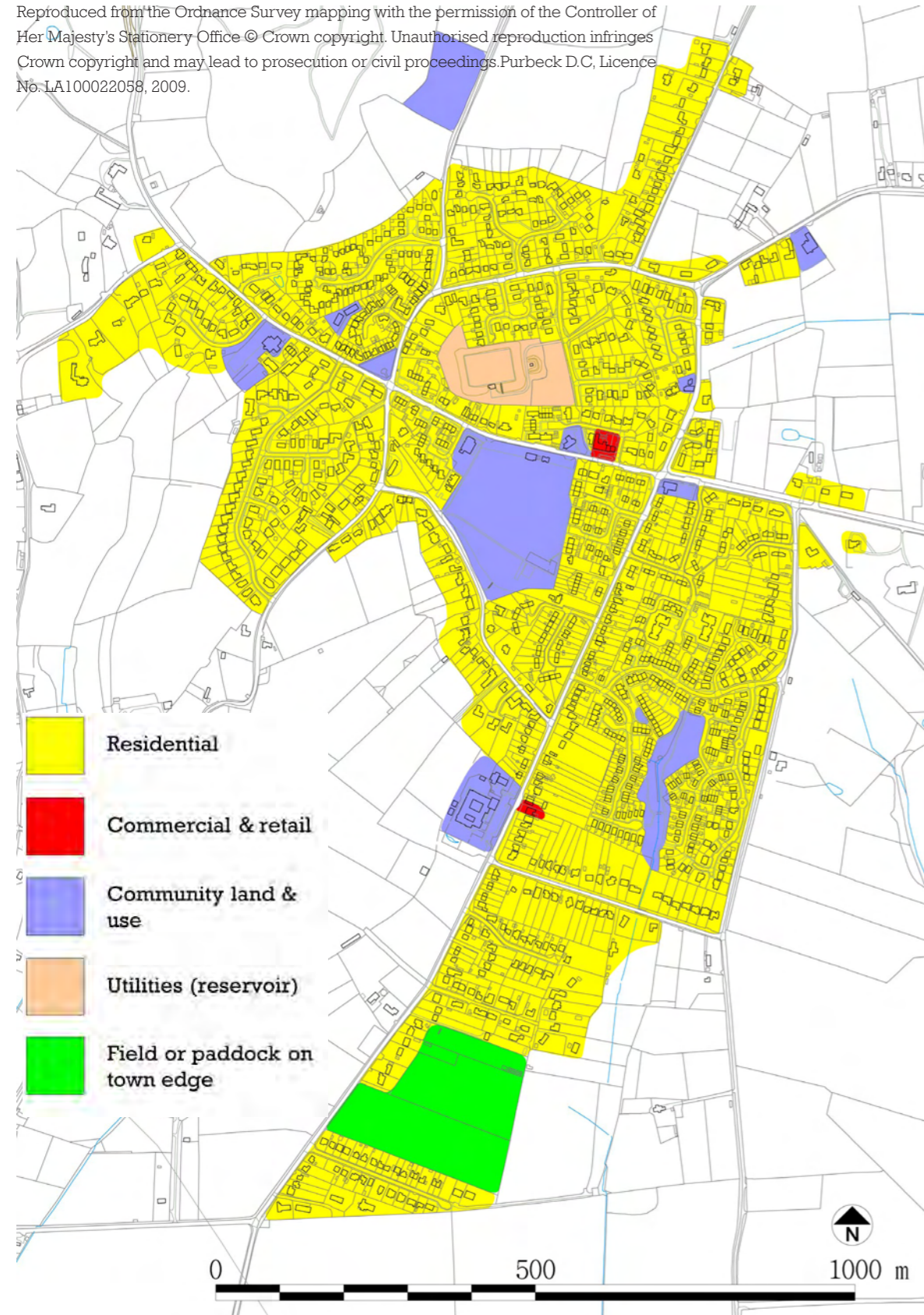
- The main village roads appear as broad corridors that pass through the village and meet at the crossroads;
- Housing estates generally appear as areas of low density development which is characteristic of the village as a whole;
- A number of village lanes display variation of building form and siting;
- The southern part of the village has developed only on the east side of Wareham Road contributing to the informality of this entrance into the village;
- The High Street contains local facilities which appear as large individual buildings, although these are scattered;
- Areas of scattered housing outside the main village are remnants of the loose knit pattern of the development that characterised the village historically.



Lytchett Matravers Town analysis

03.3 Land use

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1. Local shops on the High Street.



2. Playing fields in the heart of the village.



3. Most of the village is in residential use

3.3.1 The majority of Lytchett Matravers is formed of residential areas comprising mostly housing estate development. However, the village also contains a number of local amenities including shops, such as convenience shops, an estate agents and two pubs. In addition it also has a range of community facilities, including schools, playing fields, a library, chemist and village hall.

3.3.2 A number of shops and facilities located on the High Street, west of the main crossroads. Although only loosely grouped together along this road they form an association that could be considered the village centre of Lytchett Matravers. However, these uses are somewhat scattered and comprise somewhat unremarkable buildings. For example the library and local shops do not have a significant presence.

3.3.3 Despite their geographically central position the design and arrangement of these facilities fails to create a sense of arrival in the heart of Lytchett Matravers. The Rose & Crown pub on the corner of the main crossroads is a more distinctive building in a prominent position on the junction. However, it is detached from the nearby shops and library and on its own has only a limited impact in terms of emphasising the importance of this location.

3.3.4 The primary school and a local shop are situated further south within the village and form something of a secondary focal area.

3.3.5 The majority of the village is residential in nature, although the type of housing varies according to the location and type of development, ranging from low density areas of individual housing to comprehensive estates with no local character or distinctiveness to the village.

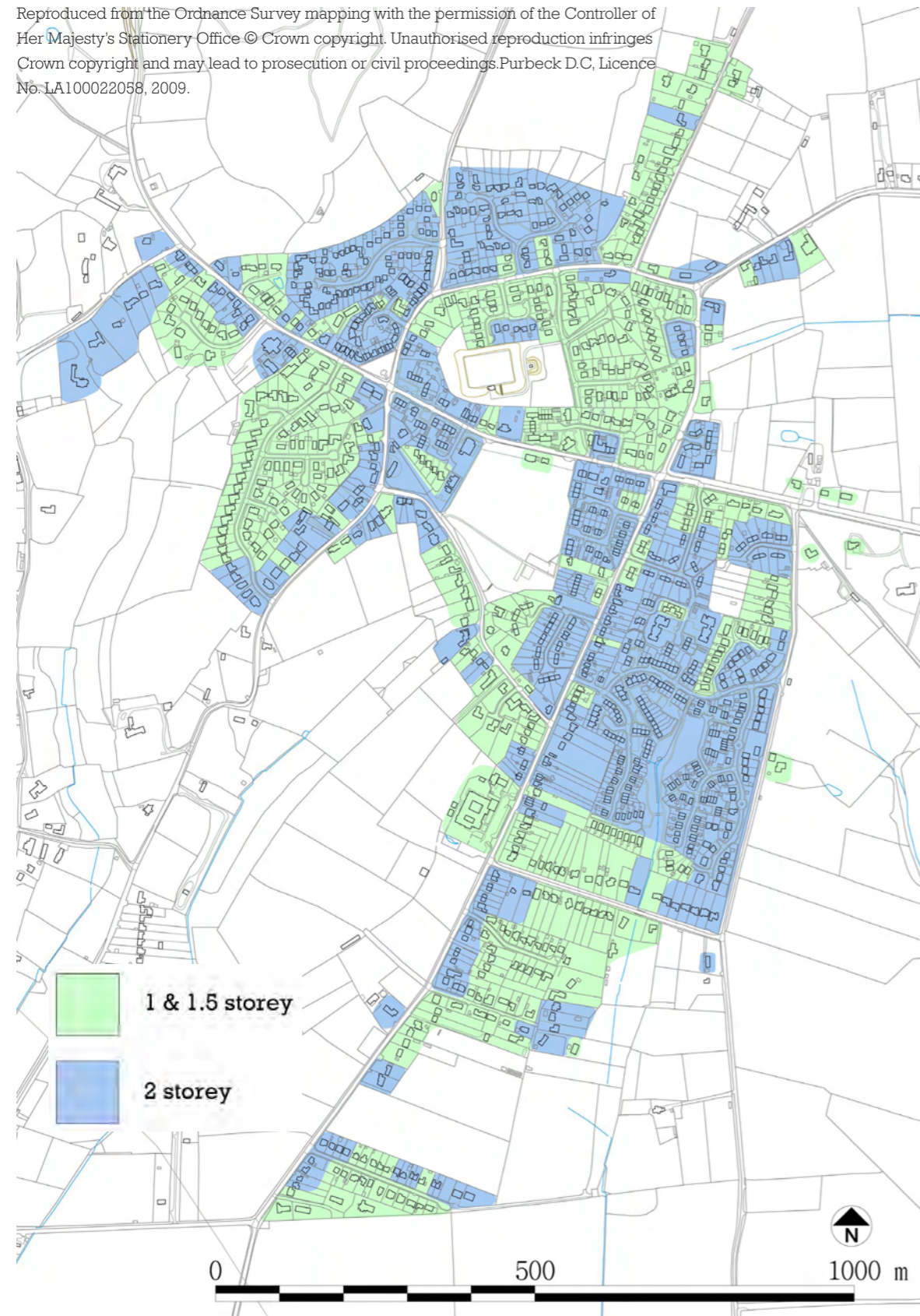
KEY POINTS

- Lytchett Matravers has a good range of local shops and facilities;
- Shops and community uses are scattered resulting in a weakly defined village centre;
- The majority of the village comprises residential areas, although many comprise modern estates with limited character.

Lytchett Matravers Town analysis

03.4 Building heights

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1. Bungalow development



2. Chalet bungalows



3. Two storey estate housing

3.4.1 Lytchett Matravers is formed of low-rise residential areas comprising mostly bungalows, houses, or chalet bungalows.

3.4.2 The disposition of building heights varies across the settlement resulting in something of a patchwork of varying heights. The height of most buildings is associated with the style and era of a particular development, commonly estates of bungalows or housing built to a common height and scale, although variation exists within these areas.

3.4.3 Chalet style bungalows tend to be of a more individual design and appearance, often having been adapted to provide accommodation in the roof space.

3.4.4 Although vernacular buildings are limited in number, where these do occur they are usually two storeys in height but often appear smaller in scale, due to low floor to ceiling heights and accommodation often partially contained within roof spaces.

3.4.5 The largest building within the village in terms of its height is the garage on the High Street which is approximately three storeys in scale although accommodation is situated within the large roof area.

KEY POINTS

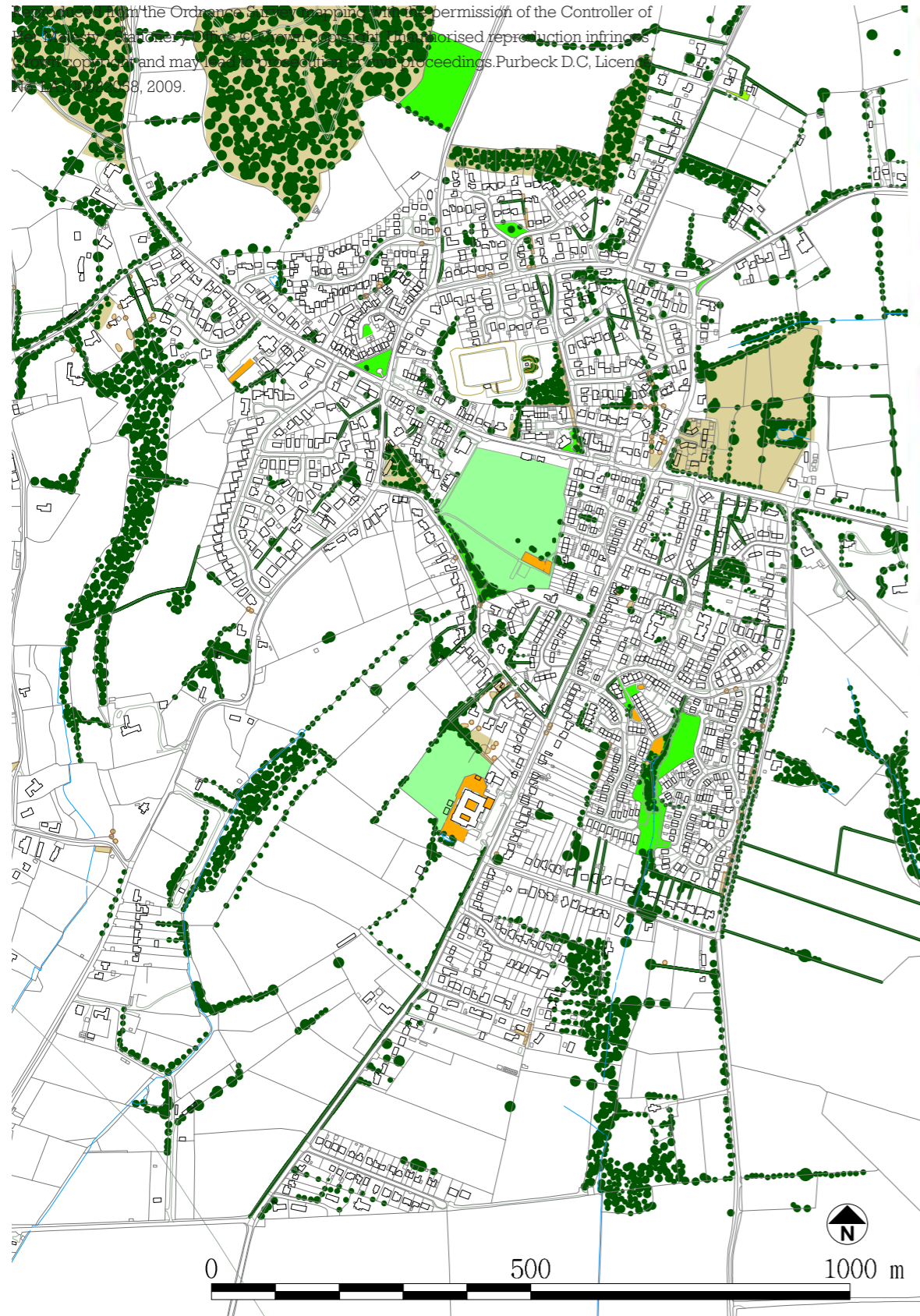
- Lytchett Matravers is a low rise settlement of 1 and 2 storey buildings;
- Modern housing estates and standard house types are of generally uniform building heights and scale;
- Vernacular buildings are two storeys in height but appear small in terms of their scale due to low floor to ceiling heights;



Lytchett Matravers Town analysis

03.5

Landscape and open spaces



1. Mature hedgerows line the approaches to the Lytchett Matravers.



4. The playing field between the High Street and Eldon Lane is a valuable multi-functional green space.



2. The village green is one of the few notable spaces in the village.



5. The green in the small valley between The Spinney and Fosters Spring is an interesting informal space.



3. Hedges are prominent features of many original lanes within the village.



6. Intimate undulating valleys are found in the south-western part of the village.



7. The village shops form an important focal point but are not an aesthetically significant village space.



8. Housing on Eldons Drove backing on to this picturesque valley.



9. Ten Acre Row, provides an attractive natural edge to the village.

3.5.1 Lytchett Matravers has the sense of being close to, and even part of the wider agricultural landscape. The approach roads and entrances are flanked by verges, ditches and mature hedgerows and in a number of cases these hedges penetrate into the built up parts of the village. This extension of the countryside into the village continues along a number of garden boundaries, where agricultural hedges give way to domestic hedge planting. This however, provides a visual continuation of greenery along a number of the main road frontages.

3.5.2 This rural quality is further continued along many parts of the network of interconnecting lanes. The hedges, verges and ditches along these lanes are often accompanied by mature trees. The informality and rural appearance form part of the character of these parts of Lytchett Matravers.

3.5.3 The most significant open space is that of the recreation ground situated south of the High Street and bounded by Eldon Lane at the bottom. This is the largest accessible space and has a broad, open aspect with fine views towards Poole Harbour and the Purbecks from the highest point. The field is gently sloping and has multiple uses, including a sports pitch, a well equipped play area and a club house. The southern fringes of the field are wooded, providing a small but important natural area for informal play. The mature trees also provide an attractive visual backdrop to the space.

3.5.4 The east and west edges of the field are defined by housing development. Although not of particular architectural interest, many of the houses are oriented towards the field, addressing the space positively and providing a degree of overlooking. Located at the very top corner is the Parish Council Office and Village Hall, which provide another important facility for the village. Together the various functions associated with this location combine to form an important geographical and social space in the heart of the village.

3.5.5 A second large space, is situated in the eastern part of the village within a modern housing estate. Located between the houses along The Spinney and Fosters Spring this space has a very different character to that of the playing field. It has an elongated shape and undulating, almost hummocky, valley landscape. A shallow valley contains the spring which has been incorporated into the landscape design of the space.

3.5.6 Pockets of shrub planting, together with the undulating landform create an much more informal and somewhat intimate landscape. The area is more open towards the top, and more enclosed and inaccessible in its southern part. It is an attractively designed space and useful for informal recreation. However, the surrounding development largely turns its back on the space and as a result overlooking is limited.

3.5.7 Lytchett Matravers contains few spaces of truly urban character, although there are other places that contribute to the character and legibility of the village.

3.5.8 The crossroads formed by Wareham Road, Huntick Road and the High Street is not a usable space as such, but does provide a location of note at the joining of important roads. The status of this location is also emphasised by the presence of the Rose & Crown Public House which is a prominent building of local note, situated at one corner of the junction.

3.5.9 A further space of interest is that of the new village green which marks a second crossroads on the High Street where Middle Road and Lime Kiln Road meet. Although of lesser significance, it remains an important junction. A new village green has been formed at the north-west corner in association with a modern housing development.

3.5.10 This triangular shaped space is backed by the new houses which face towards the green, addressing the space positively. Importantly the green provides an attractive setting for the War Memorial which is designed as a focal point for the space. Its design and position help define this as a 'place' within Lytchett Matravers and it also enhance the legibility of the village. Unfortunately the green is enclosed by railings, restricting its use and affecting its appearance. Nevertheless, it is a thoughtfully designed area that provides an place of interest in a village that is otherwise lacking clear focal points or spaces.

3.5.11 The shops and library located on the High Street form a functional centre to the village, with a close association with the nearby playing field, albeit slightly removed. The open parking area in front of the shops and the space in front of the library create something of a focal point, although this is largely defined by parking rather than a place of interest or design quality. Despite the limited interest of the architecture, it is the vitality of the shops together with

their central location that help to create a sense of place, albeit for functional and geographical, rather than for aesthetic reasons.

3.5.12 On the south-western edges of the village are three undulating, picturesque valleys. The two westernmost valleys are overlooked by adjoining housing on their upper slopes, but form interesting and very attractive parts of the landscape on this side of the village. Unfortunately neither are generally accessible due to an absence of footpaths. The third valley is substantially developed, but contains the open space between The Spinney and Fosters Spring, previously referred to.

3.5.13 Elsewhere, mature hedges and trees extend right up to the built up edges of the village in a number of locations. These generally form an effective screen, obscuring the village from most long distance views and hiding its presence in the wider landscape. Notably, the northern edge of Lytchett Matravers is largely hidden by Ten Acre Row, which is a deep screen of trees that forms a natural edge to the village.

KEY POINTS

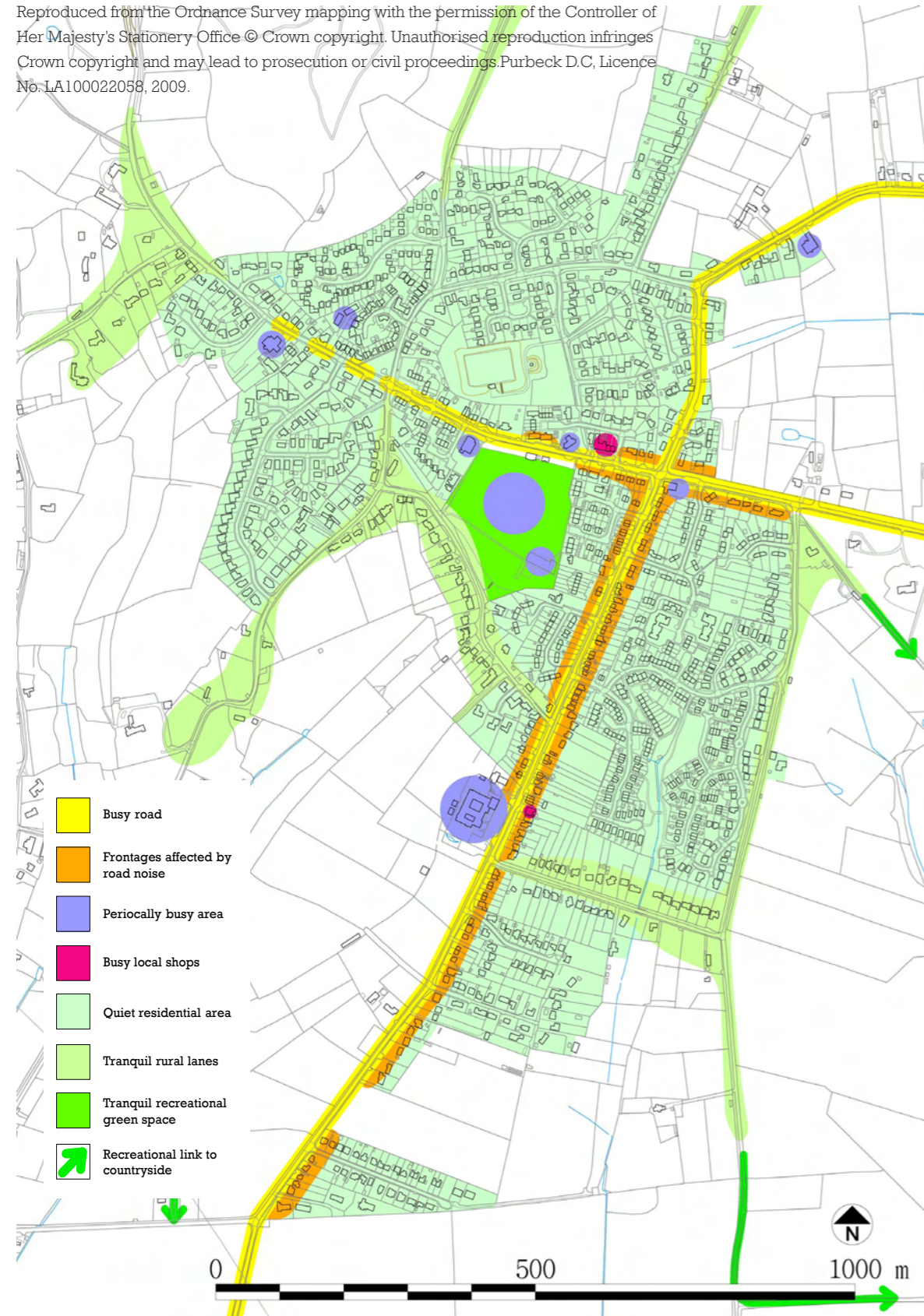
- Countryside penetrates right into the village in the form of mature hedges;
- Interconnecting lanes throughout the village retain verges, hedges and ditches and form an essential and attractive element of the character of the village;
- The recreation ground at the centre of the village provides an essential space and facilities, but lacks a sense of focus as the principal village space;
- The green at Fosters Spring provides an interesting, intimate space;
- The crossroads on the High Street at the Rose & Crown pub and War Memorial provide important focal spaces within the village;
- The shops and library on the High Street are functionally important but are aesthetically weak;
- Valleys and mature trees and hedgerows form an important landscape setting around the village.



Lytchett Matravers Town analysis

03.6 Tranquillity and vitality

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1. The primary school generates large amounts of activity



2. The majority of the village comprises quiet residential streets.



3. A number of village lanes retain a tranquil atmosphere.

3.6.1 The majority of Lytchett Matravers is formed of residential areas comprising mostly housing estate development. These essentially form quiet residential streets that define much of the character of the village. Many estate areas are formed of cul-de-sacs, that prevent through movements of cars and people, that make them particularly quiet.

3.6.2 A number of village lanes exhibit quiet and tranquil characteristics, including Deans Drove, Eldons Drove, Middle Road, Foxhills Road and Jennys Lane. Although contained within or close to the edges of the village they have retained many of the attributes associated with a country lane, with hedges, ditches, grass verges or banks and mature trees. They also lack the standard highway engineering common to most roads and the absence of pavements and kerbs is notable. These lanes represent the more tranquil places within the village and are popular with walkers.

3.6.3 In contrast the main roads are well trafficked routes and frontages along these routes are more directly affected by road noise than most other parts of the village, although they still remain relatively quiet places.

3.6.4 The principal areas of activity and vitality in the village are associated with the local shops, which are well used, the school, playing field and other community facilities. These locations act as important meeting places and generate activity as people gather to shop, use the library, or collect children from the school. However, by their nature and modest scale the level of activity tends to be periodic rather than constant and their somewhat scattered locations serve to disperse areas of activity. This also weakens the sense of the village having a clear central place its heart. Nevertheless these places remain important locations for the village in terms of vibrancy.

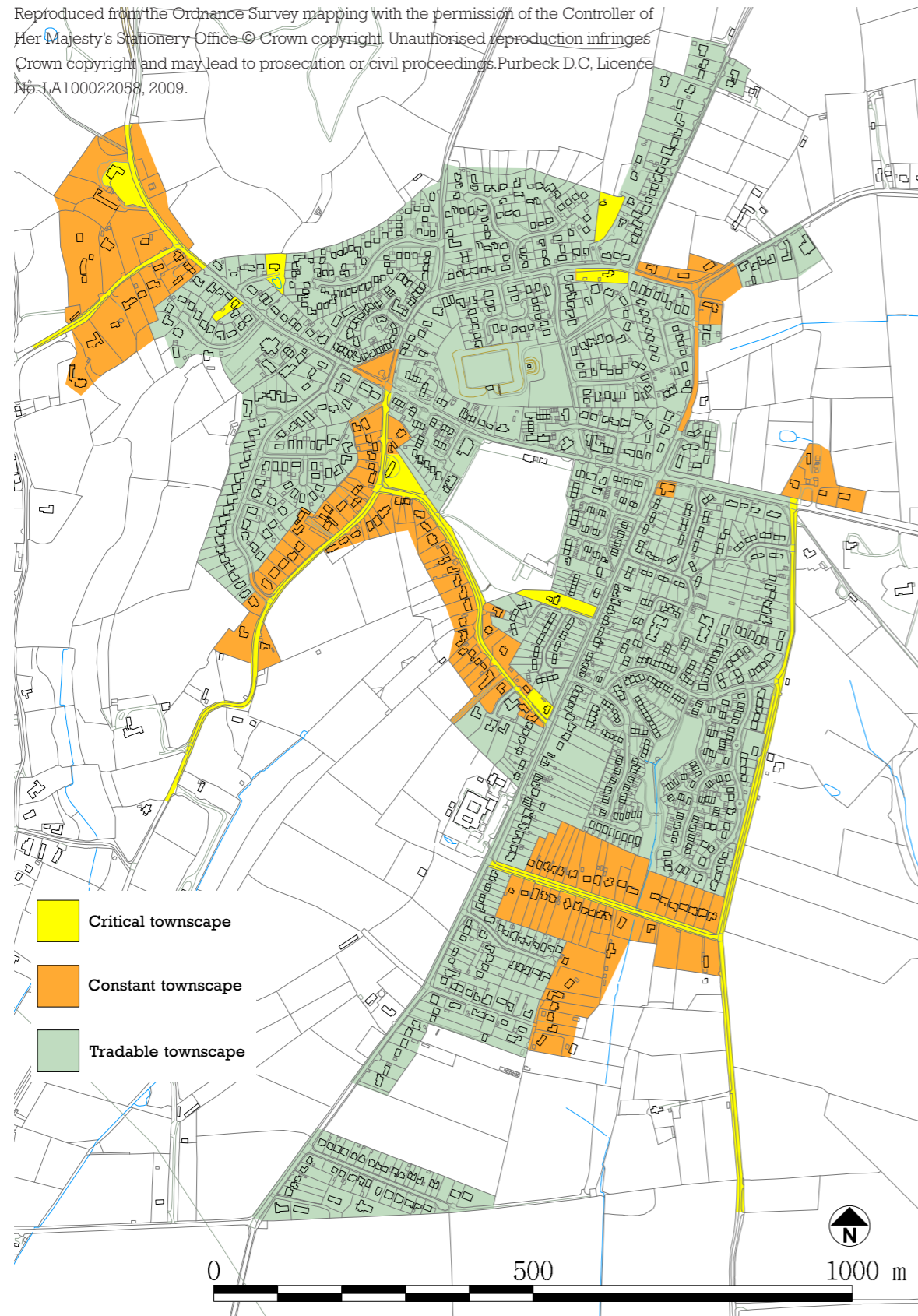
KEY POINTS

- Lytchett Matravers has good local shops and community facilities that generate activity;
- Shops and community uses are scattered resulting in a weakly defined village centre;
- The majority of the village comprises residential estates;
- Village lanes retain their rural qualities and have a tranquil atmosphere;
- The main roads are busier routes and generate some traffic noise, although they are still relatively quiet places.

Lytchett Matravers Town analysis

03.7 Townscape quality

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1. The quiet village lanes are Critical in terms of their contribution to local character.



2. Areas adjoining most lanes are Constant townscape where limited change may be possible.



3. The majority of the village is of tradable townscape quality being of ubiquitous character.

3.7.1 The townscape quality of Lytchett Matravers 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 play 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

The village does not contain any key places of Critical townscape quality, often associated with high quality places such as conservation areas. However, the presence of a number of distinctive informal rural lanes within and on the outskirts of the village is considered to be an important asset for Lytchett Matravers. It is the lanes themselves rather than the surrounding buildings that are Critical in terms of townscape quality. These lanes would be vulnerable to any highway improvements, and the removal of verges, to provide pavements or installing kerb edgings would erode their character. The retention of hedges is also important for maintaining their informality.

3.7.3 Constant

A number of areas of Constant townscape are located throughout the village. These have a close association with the lanes identified as being of Critical quality.

3.7.4 These locations generally flank the Critical lanes and comprise areas of mixed housing, including some more characterful traditional buildings of individual value, interspersed amongst a more modern bungalows and houses. It is considered that parts of these areas are often of lesser historic significance, primarily those modern buildings that lack distinctiveness. These areas could potentially accommodate a limited degree of change, such as the replacement of indifferent buildings, although the positive elements of these areas should remain unchanged. The relationship and boundary treatment between buildings and the lanes is an important consideration.

3.7.5 Tradable

The majority of the village is classified as being of Tradable townscape quality, with much of the post-war 20th century housing being of indifferent architectural quality and lacking local distinctiveness. While some individual buildings and more recent development developments are of an attractive design or setting, much of these areas consists of estate housing, with standard house types, engineered estate roads and a uniform and ubiquitous character and appearance.

KEY POINTS

- Areas of Critical townscape are limited to the distinctive rural lanes within and on the outskirts of the village;
- Constant townscape is located primarily adjacent to the Critical lanes. These areas are of mixed architectural value and less sensitive to change, although their relationship to the lanes is an important consideration;
- The majority of the village is of tradable quality, comprising commonplace estate development that is not generally related to the character of the village.