



Swanage

Character types

04.12

Mixed Pre- and Post-war Housing

Mixed Pre- and Post-war Housing

Urban Structure

- Large areas of Swanage comprise pre- and post war developments of houses and bungalows.
- Dwellings are arranged mostly on plots with regular divisions, along early estate roads and cul-de-sacs.
- Most roads, although not all, have a predominantly straight, regular alignment.
- The areas west of the beach front (from Rabling Road – Bonfields Avenue) display a distinctive pattern of connecting roads or cul-de-sacs running back at right angles from De Moulham Road, with a number of unusual unmade back lanes / tracks providing rear garden access.
- Areas in the south and west of Swanage are generally laid out on shorter straight roads and on tighter plots than those to the east and north of the town.

Urban Grain

- Plot widths are variable across these areas but generally regular within a street.
- Buildings are mostly setback along a common building line with minor variations.
- Dwelling setbacks provide modest front and larger rear gardens, although considerable variation exists throughout these areas.
- Predominantly detached properties, with some semi-detached dwellings and very occasional flatted development.
- Gaps separate most plots. Although spaces between dwellings vary, regular plot divisions and modest dwellings provide a relatively open, although not loose knit urban grain.

Landscape

- Trees and garden shrubs make a variable contribution to the green character of these areas, often depending on the size of the front garden and spacing between buildings.
- Front boundaries are predominantly of stone or brick walls often backed with mature hedges, shrubs and trees, where space allows.
- Some streets have a mature green appearance, others are relatively hard, although Waldron Road, Rabling Road and Ballard Road all exhibit attractive mature green streetscenes.

Density and Mix

- Modest dwellings, usually set within reasonably generous plots.
- Development densities are relatively low, although some small plots are occupied by relatively large building footprints resulting in somewhat higher densities.
- Exclusively residential land uses.

Height

- Predominantly 1 – 2 storey.

Massing

- Generally a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs.
- Variations in ridge heights, chimneys and the effect of the hilly topography create a generally rich and varied roofscape.

Details

- This large area contains a broad mix of pre- and post war architecture generally reminiscent of Arts and Crafts influences and that of the garden city.
- Some very attractive examples of houses from his period with the early houses displaying a purer architectural style that is more diluted in later examples.
- Modern infill development from the latter part of the 20th century present in various locations disrupts the unity of these areas.
- Orthogonal streets, with a common range of building heights, display a suburban style and character.
- Well defined and maintained front boundaries provide clear definition to the streetscene.
- Architectural details include:
 - Hipped roof forms are common.
 - Chimneys with pots, mostly located to the side of the dwelling.
 - Bay and oriel windows and forward projecting gables.
 - Hanging tiles to bay many windows.
 - Brick and stone detailing such as corbels and quoins.
 - Painted timberwork, such as bargeboards and mock timbered gables.
 - Simple recessed porches or canopies, occasionally with attractive timber detailing.

Materials

- Walls: Brick and pebble dash or painted render often used in combination. Some stone cladding. Brick, stone and occasionally plain tile detailing such as cills.
- Roofs: Plain clay or slate roofs common. Profile concrete tile roofs present where roof have been replaced or on much later dwellings in these areas.



Strengths

- Generally consistent character.
- Contrast between pre- and post war housing styles.
- Some very good examples of inter-war housing.
- Well defined edges to the street.

Weaknesses

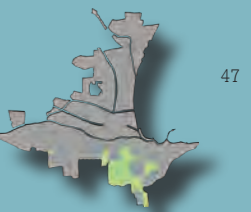
- Some buildings of indifferent quality.
- Higher density areas within this character type exhibit a somewhat hard quality to the environment.

Opportunities

- Potential for limited replacement of existing dwellings where these are of indifferent quality.

Threats

- Intensification of development through infilling or redevelopment of existing plots at greater densities could harm the suburban character.
- Replacement of good quality dwellings in these areas would diminish their quality and character.
- The improvement / surfacing of unmade tracks / lanes would erode the informal qualities of these backland areas.



Swanage Character types 04.13

Low Density Residential

Low Density Residential

Urban Structure

- A large area predominantly at the southern edges of the town in three discrete areas, the largest of which is structured around a network of roads comprising Bon Accord Road, Queen's Road, Peveril Road and east of Lighthouse Road.
- Cul-de-sacs, lanes and tracks form spurs from the principle road network resulting in a mixture of formal highways and informal lanes along which the low-density housing is arranged.
- Buildings are generally set back within relatively large plots creating a weak sense of built enclosure. Walls, fences or mature vegetation define frontages and create a soft sense of enclosure to the streetscene.
- Detached houses and bungalows of varied architecture styles but with a high proportion of pre and post-war styles.
- The undulating geography of landscape, mature vegetation and informal roads create a sense of seclusion in many parts of this area.

Urban Grain

- Plots are generally relatively large with modest front and deep rear gardens, although considerable variation can be found throughout the area.
- Generally detached properties with gaps between plots.
- Some consistent building lines but significant variation in set-backs results in an irregular and loose knit urban grain.

Landscape

- Trees and garden shrubs make a significant contribution to the green character of these areas.
- Front boundaries of walls or fences often backed with mature hedges, shrubs and trees within front gardens contributing significantly to the green appearance of the streetscene.
- Mature trees along Queens Road and Bon Accord Road are a significant feature of this area.
- Mature garden vegetation (both front and rear gardens) collectively creates a matrix of trees and shrubs within dwellings are seen to nestle, often appearing subservient to the landscape.

Density and Mix

- Development densities are relatively low.
- Modest dwellings, usually set within relatively large plots.
- Exclusively residential land uses.

Height

- Predominantly 1 – 2 storey.

Massing

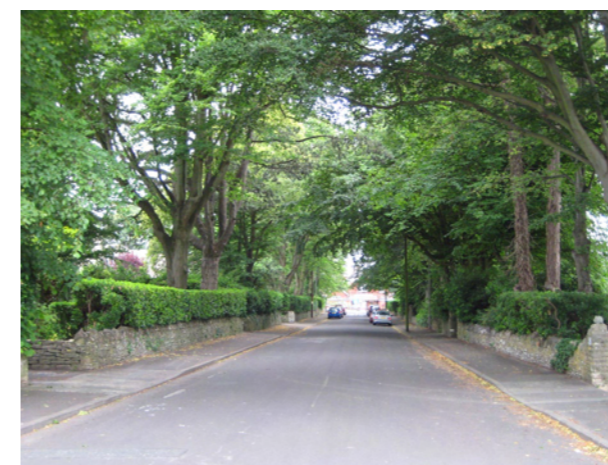
- Generally a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs.
- Variations in ridge heights, chimneys and the effect of the hilly topography create a generally rich and varied roofscape.

Details

- This large area contains a broad mix of architecture from pre-war housing to the late 20th Century resulting in a varied mix of building details reflecting the period and style of the building.
- Chimneys are frequently present, including on later houses, but do not dominate the roofscape.
- Well defined front boundaries.
- Dwellings are set back into their sites.
- On-site parking with driveways to the front or side of dwellings.
- Mature garden vegetation is a notable feature.

Materials

- A broad range of materials are found within this area, due to the varied architecture:
 - Walls: Brick, pebble dash render, painted render, often used in combination with brick, stone and stone cladding.
 - Roofs: Plain tile, slates often with red clay ridging tiles, profiled concrete tiles.



Strengths

- Low density plots and mature vegetation provide a consistent and well integrated established character.
- Mature landscape is often more dominant than the built form.
- Varied architectural styles provide visual interest.
- Generally well defined front boundaries.
- Areas with tracks or lanes and mature landscape retain an informal and secluded quality.

Weaknesses

- Some buildings of indifferent architectural quality.

Opportunities

- Potential for limited infill development on gap sites or large plots subject to retaining its overall green character, and well defined front boundaries.
- Replacement of lower quality buildings.

Threats

- Intensification of development through infilling or redevelopment of existing plots at greater densities could threaten the low density character and result in the loss of important vegetation and well defined boundary treatments.
- The improvement / surfacing of unmade tracks / lanes would erode the informal qualities of some areas.
- Insensitive redevelopment where built forms become more dominant than the vegetation.
- Upgrading of streetscape including standard tarmac surfaces, pavements, kerbs and loss of verges where present.
- Any loss of street edge enclosure.



Swanage

Character types

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Swanage Lanes

Swanage Lanes

Urban Structure

- This area covers two locations. A large area between Bon Accord Road and Queens Road.
- Streets are arranged on a grid pattern with roads parallel to one another.
- These roads are aligned north-south on sloping ground overlooking Swanage Bay.
- The smaller area is a discrete group of buildings situated on Southcliffe Road and Osmay Road on the southern fringe of the town.
- Roads include some tarmac streets and pavements but are predominantly characterised by informal single track lanes with surfaces of compacted aggregate and grass verges rather than pavements.

Urban Grain

- Plots are generally narrow and relatively short with buildings set back slightly in their plots (although terraces sit close to the front of their plots).
- Generally detached properties with regular narrow gaps between most plots, resulting in a close, but not tight urban grain.
- Plots either side of Taunton Road are double aspect. Those on the west side face Drummond Road and those on the east side front Purbeck Terrace Road. Taunton Road effectively provides rear access for these properties.
- Some plots are relatively large, resulting a looser knit urban grain in these locations.
- Where plots are occupied by low scale buildings, the streetscene can appear relatively open (notably on Newton Road), even where plots and buildings are closely spaced, giving the impression of a less tight urban grain.

Landscape

- Streetscape is generally defined by Purbeck stone or brick walls with hedges or shrubs behind and mature trees provide visual punctuation.
- Vegetation is apparent in many streetscene views.
- Unimproved roads retain grass verges and occasional grass strips along the centre of some lanes add to their rustic and informal appearance.

Density and Mix

- The area exhibits a moderate density, although this is not always apparent in some streetscenes.

- In contrast, a number of individual plots are low density relative to their surroundings.
- The area is in residential use.

Height

- Predominantly between 1 and 2.5 storeys.
- Some 3 storey terraced houses.
- Water tower approximately 5 storeys in height.

Massing

- Buildings display significant variation in scale and massing, as a result of its incremental development.
- Edwardian terraced housing has a standard linear plan form, often with roof spaces adapted. Massing is predominantly vertical in emphasis and can be significant. Sloping topography and the elevation of buildings above the road can also exacerbate their apparent massing. Rich architectural details, tight grain and pitched roofs moderate large building forms.
- Bungalows are of low-scale, massing and form and are generally unimposing on their surroundings.
- Larger houses can have a broad massing and form, by virtue of their deep plans, although rich architectural details, where present, and pitched roofs help mitigate against their bulk.

Details

- Despite the variation in building styles and ages, the impression is of mostly Edwardian, buildings and houses with Arts & Crafts influences such as steep gables, bay windows etc.
- Detailing on buildings (i.e quoins, painted timberwork etc.) is widespread but restrained.
- Strongly defined boundaries of stone or brick are characteristic of this area.
- Some houses with first floor balconies and decorative balustrades.
- Interspersed amongst the older houses are more modern interventions, predominantly mid-20th century, resulting in a wider range of materials, but less richly detailed buildings.
- Minor variations in ridge heights, chimneys and roof dormers provide an interesting roofscape.
- Unsurfaced lanes with verges and enclosed by walls and vegetation create streets with an informal and intimate atmosphere.

Materials

- Walls: Edwardian terraces generally of brick with stone, or sometimes brick dressings,

on quoins, sills, copings etc. (In some instances yellow brick is used as an alternative). Houses of brick, render or pebble dash used in combination, sometimes painted. Infrequent use of hanging tiles. Later houses predominantly of painted render or stone cladding, sometimes used in combination.

- Roofs: Terraces often have slate roofs, with red clay ridging tiles (some decorative). Some replaced by modern concrete tiles. Edwardian houses, mostly with plain clay tiles, although some with slate. Later houses with concrete interlocking roof tiles.



Strengths

- Attractive informal lane quality and character particularly where streets are unsurfaced.
- A good quality, Edwardian character with attractive Arts and Crafts influences.
- Relatively little unnecessary signage and other street clutter.
- Consistent boundary treatment and use of materials including use of Purbeck stone that identifies local context.
- Existing trees and vegetation contribute positively to the character and appearance of the area.

Weaknesses

- Some buildings of indifferent quality.
- 'Improved' roads with pavements have eroded the character of some streets.
- Some unsympathetic alterations to houses, such as large scale dormer windows.

Opportunities

- Potential redevelopment of lower quality buildings.
- Maintain informal streetscape including verges, stone walls, edgings etc.
- Very limited potential for minor intensification of some plots.

Threats

- Highway 'improvements' resulting in tarmac surfaces, kerbs and pavements, resulting in the loss of grass verges etc.
- Intensification of on-street parking could damage grass verges and erode the character of some streets.
- Incremental loss of building detail.
- Insensitive alterations or extensions to existing properties.
- Insensitive redevelopment and/or resulting in the loss of mature trees or vegetation.
- Redevelopment of plots at higher densities resulting in the removal of boundary walls to provide vehicle access and/or increased areas of hard surfacing for parking (loss of enclosure and vegetation).



Swanage Character types

04.15

Edwardian Housing

Edwardian Housing

Urban Structure

- A clearly defined area of residential development of consistent character.
- Substantially Edwardian, but with some later infill.
- Regular, ordered urban structure arranged on a grid of streets with well-defined frontages.
- Houses mostly set back to a consistent building line behind small front gardens.
- A mix of detached houses, semi-detached houses and terraces.

Urban Grain

- Generally a regular grid of roads. (except Court Hill diagonal)
- Relatively narrow plot widths and small gardens behind, often with narrow rear access.
- Regular grain and set-backs create a generally consistent building frontage.

Landscape

- Tight grain and narrow front gardens result in very little tree cover.
- Where trees do exist, they can be important features of the street scene. (i.e. Copper beech on High Street)
- Given the lack of tree cover, shrubs and other plants in front gardens are an important part of the street scene.
- Small and medium sized trees exist in back gardens, but they are not generally visible from public roads.

Density and Mix

- Grid layout and tight urban grain make this a relatively high-density area.
- Substantially residential, but with some commercial uses.

Height

- Building heights predominantly 2 and 2.5 storeys.
- Some recent development 3 and 3.5 storeys.

Massing

- Generally consistent massing owing to regular plots, common building style and heights, resulting in generally consistent and cohesive street compositions, but with many minor variations.

Details

- An excellent range of typical Edwardian buildings with Arts & Crafts influences, still largely extant.
- Some restrained decoration and carefully executed details on buildings, but not flamboyant.
- Although house forms are essentially simple, typical features include hipped roofs with gables (often with mock-Tudor timber framing), bay windows, stone facings, white painted windows and doors, sash windows to classical proportions, carved barge boards and decorated ridge tiles. Some timber porches, occasionally quite elaborate, and often on brick or stone plinths.
- Low front boundary walls in brick or stone, often with stone capping. (A feature of the area is that these remain substantially intact and have not been removed to facilitate parking within building curtilages)
- Stone kerbs.
- Colours: The colour range is an important feature of this area, defined by consistent red brick, pale ochre-grey stone and blue-grey slates.

Materials

- Walls: Generally red brick of a consistent colour and type but with widespread use of local stone, particularly for facings. Timber-work generally painted white. Boundary walls generally match buildings with Purbeck stone much used.
- Roofs: Traditionally slate with red clay ridging tiles, but often replaced with tiles, often brown-grey.



Strengths

- Strong identity and sense of place.
- Although by no means unique, the area has a high urban quality of largely consistent character, but with many minor variations.
- Front gardens remain intact.
- Sustainable edge-of-town-centre location.
- Little unnecessary street clutter.

Weaknesses

- Some recent development seeks to emulate Edwardian character, but fails consistently in poor and inadequate attention to details.
- Intense car parking along roads.

Opportunities

- Greater attention to detail in future developments.

Threats

- Loss of existing consistent and original detailing through lesser quality pastiche development and ill-informed use of inappropriate motifs and styles.
- Loss of existing consistent scale through redevelopment.
- Loss of front gardens, boundary walls and vegetation for off-street parking.
- Incremental loss of original details including chimneystacks, chimney pots, decorated ridge tiles, slate roofs, decorative barge boards, mock-Tudor timberwork, original sash windows (mostly now lost to uPVC), and cast iron guttering and down-pipes.



Swanage

Character types

04.16

Council Estate Development

Council Estate Development

Urban Structure

- Predominantly semi-detached houses arranged around a network of connecting roads and a few cul-de-sacs.
- Houses generally set back from the road with front boundaries.
- Standard highway widths with pavements either side with grass verges in places.
- These areas are located on sloping land on the south side of the valley.

Urban Grain

- Urban grain varies according to the age and location of the estate.
- Most dwellings are semi-detached, well spaced and are set within wide streets, giving an open appearance and grain.
- Some roads within these areas include closer relationships between buildings giving the impression of a somewhat tighter grain.

Landscape

- Front boundaries are generally enclosed by a mixture of wire fences and hedges or stone walls (occasionally brick) with hedges.
- Privet hedges feature prominently in many front boundaries.
- Some front garden shrubs and hedges but many are also hard surfaced for parking.
- Grass highway verges are notable in places.
- Attractive glimpses and views to the south across the valley.
- Areas of steeply sloping land resulting in frequent levels changes, banks/verges and retaining walls in some locations.

Density and Mix

- Low density areas with dwellings often situated towards the front of generous plots allowing for large rear gardens.
- These areas often appear relatively open due to the standard highway design and often open layouts (such as Priests Road), although some streets appear relatively narrow (such as Steer Road) due to buildings situated close to their plot frontages with only narrow front gardens.
- Exclusively residential areas.

Height

- 2 storey houses.

Massing

- Modest domestic scale massing.

Details

- Ubiquitous estate architecture, although the frequent use of local Purbeck stone details contributes interest to otherwise standard house types.
- Plain brick, rendered or stone clad chimneys with simple orange clay pots are often modest but add visual interest to the roofscape.
- Purbeck stone is used frequently to detail houses and is used for cills, lintels, plinths quoins, chimneys, banding and feature panels, depending on the house type and estate.
- Hipped and gable roof forms, with some prefabricated houses with dual pitched roofs.
- Replacement uPVC windows, mostly white.
- Modest front porches, often just a simple, small, flat concrete canopy.

Materials

- Walls: Painted render, sometimes used in combination brick at ground floor level. Some red brick, although houses in the Holmes Road area are constructed in an unusual multi-stock pale orange brick. Prefabricated houses constructed using concrete panels and dual pitch roofs (Mansard style roofs with rooms in the roof). One street of houses (Priests Road) is faced with Purbeck stone.
- Roofs: Pitched roofs with a range of roof coverings including, brown plain tiles, profiled concrete interlocking tiles (mostly brown), some slates or synthetic slate roofs with orange clay ridging tiles and some clay double Roman tiles roofs, predominantly in the Holmes Road area.



Strengths

- Pleasant albeit ubiquitous residential environment.
- Buildings have some character with limited visual interest, and grounded in the local vernacular through use of detailing in local stone.
- Garden vegetation is limited but makes an important contribution to the streetscene.
- Generally well defined front boundaries.

Weaknesses

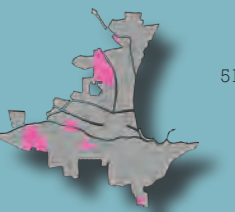
- Ubiquitous housing styles, albeit with some use of local materials lack both legibility and a sense of place.
- Standard road layout result in a road dominated environment.
- Incidental green spaces or Space Left Over After Planning (SLOAP) occur within these areas and make little contribution to the estates in terms of play space or amenity value (although partly as a result of levels changes).

Opportunities

- Limited potential to redevelop all/or part of the garage court at the rear of Bay View e.g. Mews or coach house type flats.
- Possible, limited opportunities for some infill/backland development where rear gardens are sufficiently large.

Threats

- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the street scene.
- Conversion of front gardens to parking could result in the loss of vegetation to the detriment of the appearance of the area.
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



Swanage

Character types

04.17

Late 20th Century Estate Development

Late 20th Century Estate Development

Urban Structure

- Planned modern suburban estate development located mostly towards the margins of the town, although several smaller estates represent infill developments within the main built up area of Swanage.
- Estates are arranged around loop roads such as Benlease Way and D'urberville Drive, off which cul-de-sacs radiate.
- One or two points of access into these estates.
- Standard estate road alignment and width with pavements.
- Occasional incidental green spaces present.
- A range of detached, semi-detached or terraced houses depending on the age and location of the estate.

Urban Grain

- Urban grain varies according to the age and location of the estate. Early planned estates generally contain detached houses with open plan layouts and poor boundary definition. These have an open appearance and grain.
- Later estates include closer relationships between buildings and semi-detached and or terraced houses. These demonstrate a somewhat tighter grain.

Landscape

- Incidental green spaces are mostly grassed.
- Front garden shrubs and hedges.
- Mixed treatment of front boundaries with low walls or fences, sometimes backed by hedges, some have been removed to accommodate parking.
- 'Open plan' areas have very low or no front boundaries present.
- Recent neo-vernacular style housing is located on the back edge of the pavement, often with narrow planting strips.

Density and Mix

- Low/moderate density with dwellings often situated on small or modest plots and occupying a large proportion of the site area.
- These areas often appear relatively spacious due to the standard highway design and often open layouts.

- Exclusively residential areas.

Height

- 2 storey houses.
- Single storey bungalows and garage buildings.

Massing

- Modest domestic scale massing.

Details

- Ubiquitous 20th Century estate architecture, with designs identifiable from between the 1960s to recent housing.
- Ubiquitous, repetitious house types provide uniformity of scale, mass and appearance.
- Standard estate road layout.
- Small basic chimneys or houses with no chimneys at all.
- Vent stacks/flues project through many roofs.
- Original windows replaced with white uPVC windows.
- Side entrances to some house designs.
- Porches are a common feature, although designs vary according to age and design of the estate.
- Brick or stone detailing to some house types.

Materials

- Walls: Brick, in various colours, but predominantly pale red/orange tones, occasionally used in combination with machine cut stone, with brick or stone detailing. Machine cut stone also used, often in combination with painted render on earlier estates. Occasional timber boarding to gables sometimes replaced with white uPVC cladding.
- Roofs: Pitched roofs of flat or profiled concrete interlocking tiles, predominantly brown/grey in colour. Flat garage and porch roofs covered with mineral felt.

- (Exact materials and details tend to vary according to the age and design of each estate).



Strengths

- Pleasant, albeit ubiquitous, residential areas.
- Garden vegetation is limited but makes an important contribution to the appearance of the townscape.
- Consistent building lines define the streetscape.

Weaknesses

- Housing estates are ubiquitous 20th Century designs and lack both legibility and a sense of place.
- Standard road layout and cul-de-sacs result in a road dominated environment.
- Incidental green spaces or Space Left Over After Planning (SLOAP) occur within these areas and make little contribution to the estates in terms of play space or amenity value.

Opportunities

- New development in certain locations could aid legibility and provide enhanced points of entry;
- Limited potential to provide some new development on certain under used 'incidental' green spaces.
- Areas of lower density housing could provide opportunities for higher density development in certain locations.

Threats

- Redevelopment of some locations at higher densities could harm the suburban character of these locations.
- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the street scene.
- Conversion of front gardens to parking could result in the loss of vegetation to the detriment of the appearance of the area.
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



Swanage Character types 04.18

Herston High Street

Herston High Street

Urban Structure

- Herston High Street is laid out along a relatively straight length of the High Street on the main approach to Swanage on the southern side of the valley.
- Bell Street and Jubilee Road both run south, back from the High Street.
- The former crossroads with Victoria Avenue, the High Street and Bell Street forms a focal place of sorts, although this is dominated by the road layout.
- The northern side of the High Street is, in contrast, open with an outlook over agricultural land.
- The road width increases in places to enable on-street parking alongside the main road.

Urban Grain

- An area of relatively tight urban grain.
- Development along the High Street forms an almost continuous line of buildings, many of which are situated on the back edge of the pavement.
- Some detached and semi-detached infill housing is present, although the majority of buildings comprise groups of terraces.
- Views along the High Street have the appearance of large continuous line of buildings, an impression which is exacerbated by the elevated nature of some properties.

Landscape

- Soft landscaping is somewhat limited, due to many houses being located on the back edge of the pavement.
- Where short front gardens occur small shrubs and occasionally climbing plants provide a modest degree of greenery.
- A thin grass verge runs along a length of the High Street and highway planting at the crossroads contribute a formal element of landscaping.
- North of the High Street is a wide verge, beyond which is farmland enclosed by hedgerows and fine views across the valley.

Density and Mix

- Moderate to high density, with buildings closely arranged to one another and many situated on the back edge of the pavement.
- The area is predominantly in residential use,

although a number of small shops and business are located here, including the Royal Oak public house.

Height

- Predominantly 2 storeys with some 3 storey houses and some with converted roof spaces.
- Differences in ceiling heights result in a range of building heights creating a variable and interesting roofscape.
- The elevation of some houses above the road level can add to their sense of height and skyline interest.

Massing

- Variable massing within this area.
- Vernacular cottages generally have low scale and massing.
- Later larger terraces and houses have greater bulk and massing. The area as a whole gives the impression of moderate massing as a result of closely grouped buildings, combined with apparent continuous frontages and some buildings of height, including some elevated above the road.

Details

- Mixed vernacular cottages and later Victorian and infill inter-war housing.
- Simple brick chimneys with clay pots of yellow or orange an important feature of the roofscape.
- Many traditional windows replaced with uPVC plastic windows.
- Generally modest dormer windows.
- Many stone built houses with cills and lintels of stone.
- Bays on many Victorian and inter-war houses.
- Restrained use of red brick detailing.
- Attractive mosaic name and date plaque on Herston Cross Cottages.
- Highway clutter around the High Street junction.

Materials

- Walls: Locally quarried Purbeck stone is the principle material. Stone detailing e.g. cills, quoins etc. Later houses also utilise stone although some are of brick, or use detailing Occasional use of pebble dash.
- Roofs: Purbeck slates often with clay ridge tiles. Slate is used in a number of houses Some plain or concrete interlocking tiles on replacements roofs and modern houses.



Strengths

- Attractive variable building form and roofscape creates a positive streetscene.
- Strong vernacular character.
- Consistent use of Purbeck stone that identifies local context.
- Views to the north across the valley.
- Local businesses and facilities provide something of a local centre (albeit dispersed), the only one outside the town centre.

Weaknesses

- Some buildings of indifferent quality.
- Some unsympathetic alterations to houses.
- Highway dominated junction of the High Street and Victoria Avenue, appear cluttered with signs lighting and lacks identity as an important location for both Herston and as a gateway into Swanage.

Opportunities

- Maintain informal streetscape including verges, stone walls, edgings etc.
- Revisit the Herston Crossroads to explore ways of making this a more positive location and gateway into Swanage.
- Possible redevelopment of indifferent houses.

Threats

- Highway 'improvements' resulting in the loss of grass verges or stone paving etc.
- Insensitive alterations or extensions to existing properties and incremental loss of building detail.
- Insensitive redevelopment of plots or infill development at higher densities could adversely impact on the character of the area.



Swanage

Character types

04.19

Herston Village

Herston Village

Urban Structure

- Herston village is located south of the High Street and is principally structured around Bell Street and Jubilee Road which have interesting variable road widths.
- The roads run back from the High Street in parallel to one another and are informally connected by a link at the top of Jubilee Road.
- The area is located on moderately sloping land on the south side of the valley.
- A number of cul-de-sacs, informal tracks and paths provide access to backland areas and connection with adjoining parts of the town.

Urban Grain

- An area of tight urban grain in the northern part of Bell Street, comprising densely packed houses on small plots, situated at the back edge of the pavement.
- The grain gradually loosens along Bell Street and Jubilee Road where buildings are more widely spaced or set within larger plots.
- Older vernacular cottages exhibit an irregular pattern, becoming more dispersed with distance from the High Street.
- Later Victorian and 20th Century infill housing developments are built to a more regular pattern.

Landscape

- Soft landscaping is somewhat limited, particularly in the more dense northern part of this area, which contains distinctive Purbeck stone paving.
- Where road widths increase and buildings become more widely spaced garden trees and vegetation become more prominent.
- Occasional grass verges provide an important informal contrast to the hard streetscape and contribute to the rustic character of the area.
- A mature Beech tree in the garden of No 58 Bell Street provides a notable feature in the streetscene.
- Purbeck stone walls of varying heights (due to changes in ground level) provide strongly defined property boundaries and street edges.
- Some moderate open spaces, including domestic gardens contribute to the areas informal character, and provide some separation from adjoining areas.

Density and Mix

- Moderate to high density in the northern part of this area.
- Densities are lower on Jubilee Road and the southern part of Bell Street, where houses are more dispersed or set within larger plots.
- The area is in residential use and a Primary School and Methodist Chapel are also present.

Height

- Predominantly 2 storeys.
- Occasional moderate 3 storey terraced houses at intervals, creating a variable and interesting roofscape.
- The elevation of some houses above the road level can add to their sense of height and presence.

Massing

- Vernacular cottages generally have low scale and massing, although greater massing occurs where houses are closely grouped together.
- Some large scale Victorian houses display less characteristic bulky massing than is generally associated with this area.
- The school has been significantly extended and has a sprawling form, although this is offset by the low scale of the buildings.

Details

- Bell Street contains mixed cottages, later Victorian housing as well as modern suburban infill.
- Jubilee Road contains inter-war with some suburban house types.
- Simple brick chimneys, occasionally rendered, with basic clay pots of yellow or orange.
- Timber sash or casement windows, although uPVC replacements apparent to some properties.
- Modest dormer windows.
- Stone boundary walls and occasional verges.
- Traditional buildings have steep pitched roofs. Modern suburban houses generally have incongruous shallow pitched roofs.

Materials

- Walls: Locally quarried Purbeck stone found in vernacular buildings. Stone and brick detailing e.g. cills, quoins. Later houses utilise brick, and modern suburban houses use a variety of machine cut stone, painted render, hanging tiles, sometimes used in combination.

- Roofs: Purbeck slates often with clay ridges. Poor quality reconstituted stone slates used for some replacement roofs. Slate is used in many 19th century buildings. Some poor concrete interlocking tiles. One example of thatched roof.



Strengths

- Attractive informal character with variable road widths, irregular building pattern and use of rustic local materials.
- Strong vernacular character.
- Existing trees and vegetation contribute positively to the character and appearance of the area.
- Views to the north across the valley.
- Consistent boundary treatment and use of materials including use of Purbeck stone that identifies local context.

Weaknesses

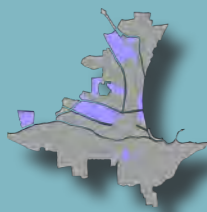
- Some buildings of indifferent quality.
- 'Improved' roads with pavements erode the informality of some locations.
- Some unsympathetic alterations to houses.
- Standard street lighting.
- Cul-de-sac/backland/infill development has an uncharacteristic suburban character.

Opportunities

- Potential redevelopment of lower quality buildings.
- Maintain informal streetscape including verges, stone walls, edgings etc.
- Replace street lighting scheme with more appropriately designed lighting.

Threats

- Highway 'improvements' resulting in the loss of grass verges or stone paving etc.
- Intensification of on-street parking could damage grass verges.
- Insensitive alterations or extensions to existing properties and incremental loss of building detail.
- Insensitive redevelopment and/or infill resulting in the loss of trees or vegetation.
- Redevelopment of plots or infill development at higher densities could adversely impact on the character of the area.
- Development of remaining open spaces would alter the informal character of this area.



Swanage

Character types

04.20

Community and Institutional Character

Community and Institutional Character

Urban Structure

- Generally buildings are set back from the road.
- Built facilities often have campus style layouts occupying large sites with access from the road leading to internal driveways and parking.

Urban Grain

- Built facilities are often relatively coarse grain with large footprints set within their plots surrounded by open space / car parking.

Landscape

- Significant hard surfaced areas for car parking.
- Soft landscaping often both within and around the site margins.
- Playing fields, parks and playgrounds with extensive areas of grass often surrounded by trees and hedges.

Density and Mix

- Low to medium density.
- Buildings generally occupy a relatively large proportion of their site (although not exclusively).
- Uses in this category are varied reflecting the range of land uses and services available within the town. Uses within this character type are schools, churches, playing fields and playgrounds, community rooms, hospital and allotments.

Height

- Between 1 and 3 storeys, depending on the site in question and the age and period of the building.
- Some later additions comprise smaller scale development.

Massing

- Variable massing, comprising a mix of generally older buildings, sometimes converted to their current uses, such as the Hospital.
- These tend to have greater massing than later additions, which often appear to have been added as a series of accretions. These are more typically modest scale building forms, such as single storey.

Details

- Details vary according to the age and period of the development.

- Many later buildings (often extensions to older buildings) reflect the modern style of architecture.

Materials

- The mixed and individual nature of this character type has resulted in a range of styles and materials which reflect the age and style of the development.



Strengths

- Provision of important facilities to town residents.
- Many sites contain trees and vegetation that contributes to the appearance of the area.
- A source of local employment or recreation.

Weaknesses

- Some later buildings are ubiquitous modern architecture of limited character or interest.
- Car parking can be a dominant feature.

Opportunities

- Potential for improvement or replacement of existing buildings with more up-to-date facilities.
- Potential for development on former Grammar School sites (although no longer in community use at the present time).

Threats

- Insufficient funding to modernise existing facilities.
- Potential pressure to redevelop some sites resulting in the loss or relocation of existing facilities.
- New development or replacement of facilities could result in a loss of trees and landscaping which could diminish the character and quality of the site and its surroundings.



Stafford Road, Swanage