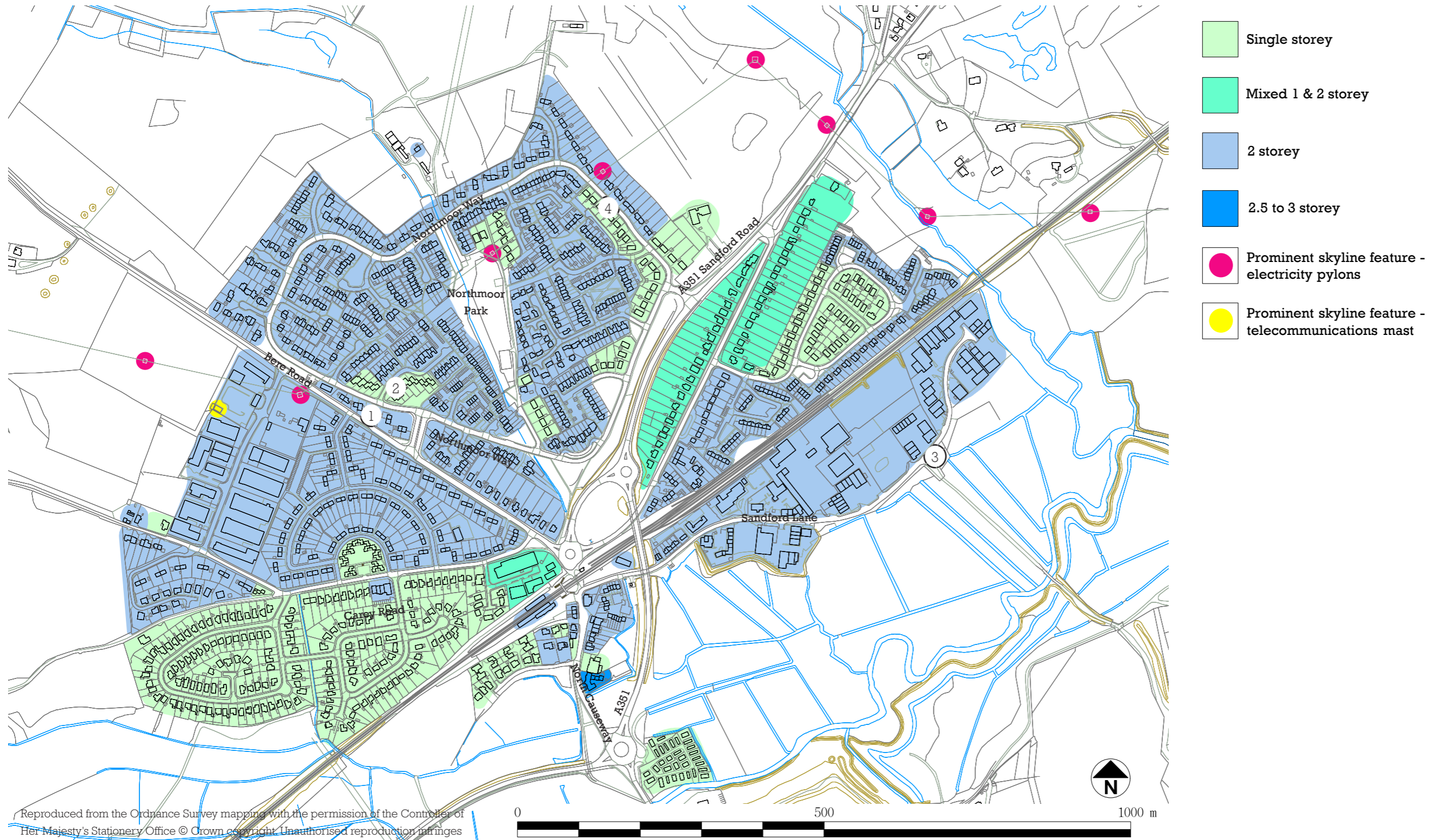




North Wareham Settlement analysis 03.4 Building heights





1. Bungalows are a common form of building in North Wareham and represent the smallest scale buildings.



2. 2 storey houses at a domestic scale are the most common type of building within the settlement.

3.4.1 Most buildings in North Wareham are bungalows or 2 storey houses commensurate with the domestic character of the estates on which they are located. This is a reflection of the development of the settlement within a relatively short space of time often with little variation in the architecture. Estates were built using standard house types resulting in ubiquitous areas of bungalows or houses. This lack of variation in scale, form and height results in a settlement of largely homogenous and uniform appearance.

3.4.2 Earlier houses found within the ribbon developments of Sandford Road and Bere Road include some examples of larger scale 2 storey homes, but the variation between the heights of buildings is generally very limited.

3.4.3 Some dwellings could be classified as 1 ½ or 2 ½ storeys in height where homes have had their lofts converted. However, these occur as isolated examples within the estates generally. Many houses from this period have shallow roof pitches making loft conversions difficult to achieve satisfactorily.

3.4.4 The largest scale buildings are found on the settlement's industrial estates. Most are one or 2 storeys in height. Many industrial buildings are single storey, but their scale is more akin to that of larger buildings.

3.4.5 One 2 ½ storey development of flats is located on the southern edge of the settlement and this represents the largest domestic building in North Wareham. This was built in the late 1990s.

3.4.6 However, the most significant structures in the settlement in terms of their height and scale are the telecommunications mast situated on the northern edge of the Westminster Road Industrial Estate, and the electricity pylons which march across the north part of the Northmoor Estate. These are unsightly and intrusive structures in both long distance views and within the estate itself.



3. The largest scale buildings are located on the industrial estates at the edges of the settlement.



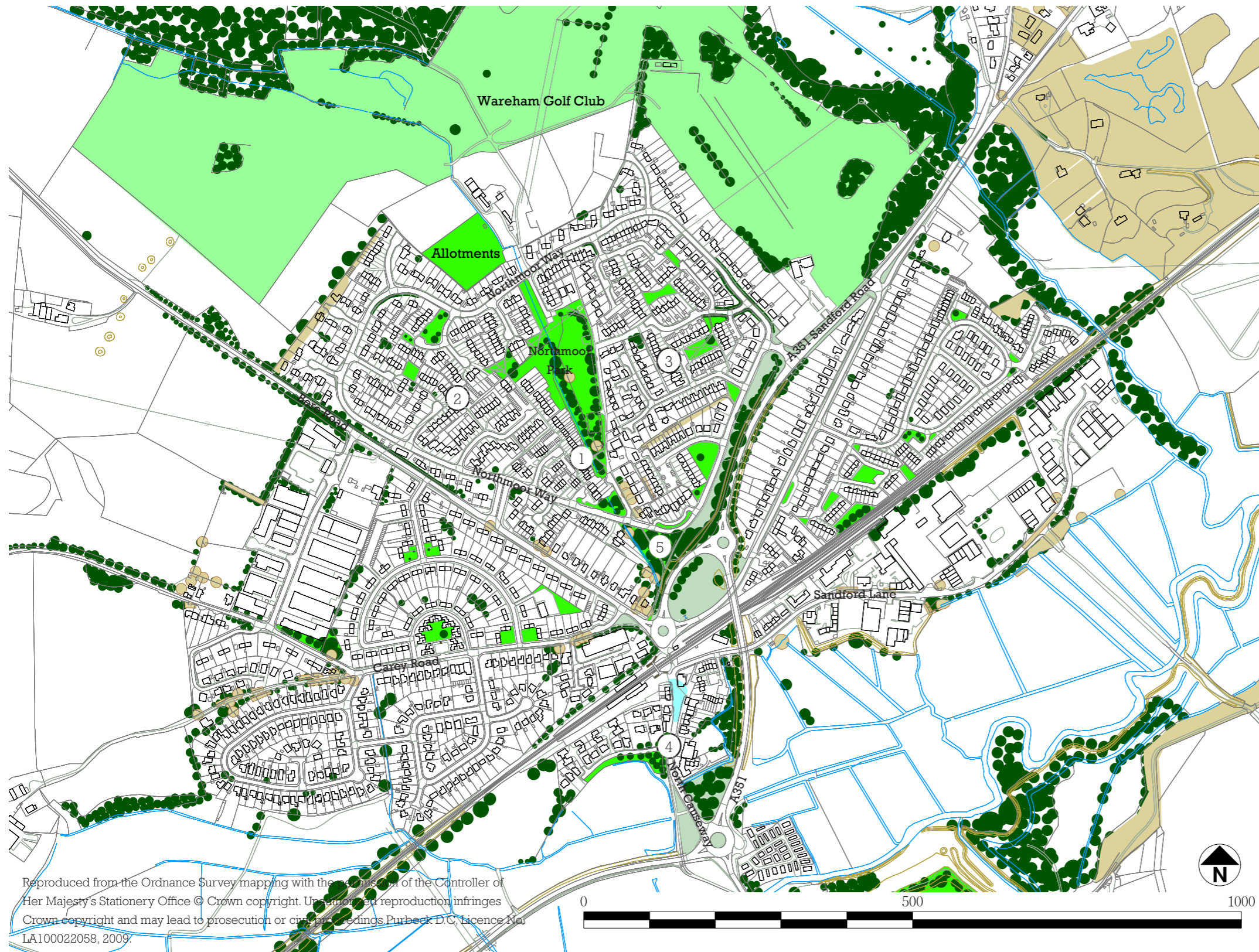
4. The tallest and most significant structures are the electricity pylons present in the northern half of the settlement.







KEY POINTS

- A 'low-rise' settlement;
- The majority of the settlement's residential buildings are one or 2 storeys in height;
- Earlier houses are 2 storeys in height within a range of domestic scales;
- More modern housing estates contain standard house types and are more uniform in height and scale;
- Industrial buildings situated on employment land are generally 2 storeys in height and often of a large scale and bulky form;
- The only 2 ½ storey building present (flats) is located on North Causeway;
- The tallest structures are the electricity pylons and the telecoms mast at Westminster Road.



North Wareham Settlement analysis 03.5 Landscape and open spaces



-  Highway landscaping
-  Golf course
-  Public green space
-  Visually significant trees [not all trees shown]
-  Visually significant hedges [not all hedges shown]
-  Urban open space
-  TPO - area
-  TPO - individual tree



1. Northmoor Park is the most significant and attractive space in the settlement.



2. Many incidental green spaces have no useful purpose. Games in these areas are usually prohibited.



3. Some of the spaces in residential areas lack vibrancy. Garden plants also contribute to the green quality of many estate roads.



4. North Causeway by the Railway Hotel is the only urban space of any townscape significance.



5. The wood between Bere Road roundabout and Northmoor Way provides an area of informal space.

3.5.1 Arriving at North Wareham from a north-easterly direction, the A351 the road has landscaped verges on one side and rear garden fences on the other. This marks a poor entry point. Other than the sign announcing that you have arrived in Wareham, there is no indication of having reached a settlement. There is no sense of arrival or build up to a memorable place, as with Wareham old town.

3.5.2 Leaving the bypass to descend to the Bere Road roundabout by the level crossing marks the main gateway into the settlement itself. However, this entrance is equally poor, culminating in a large ubiquitous roundabout and overlooking the rear of the Johns Road industrial estate. This provides no sense of arrival or drama and is a disappointing entrance to the town.

3.5.3 From the south, the bypass follows the line of the river valley and is a pleasing approach. However, the southern entrance is also a weak, car dominated gateway.

3.5.4 Beyond the bypass the North Causeway to the station is a more positive experience. The road opens out into a 'funnel' shaped area enclosed by some buildings of character. A few shops, the Railway Hotel and the station itself combine to create the sense at having arrived at a place, rather than just a roundabout.

3.5.5 The Bere Road entrance is also relatively poor, passing the Westminster Road industrial estate on the right and rear boundary walls on the left. Older development facing towards the road provides a more positive experience along the lower part of Bere Road. However, it once again culminates at a roundabout.

3.5.6 Adjacent to the access road between the A351 and the Bere Road roundabout is a very large bowl-shaped area, landscaped with grassy slopes and a belt of trees. This area sits below the access road and the A351 bridge over the railway. It is a large poorly enclosed space, which, although pleasantly landscaped, serves no other purpose than infill the gap between the access road and the railway line.

3.5.7 Within the settlement itself there are relatively few noteworthy open spaces. Northmoor Park, also known as Hause Field, is the most significant space and is an attractive public park located in the centre of the settlement. It contains a large area of open space, children's play ground and a sensory garden has been added by the community.

3.5.8 Unfortunately most houses which surround the park back onto it, so it is enclosed by garden fences and not as well overlooked as it might otherwise have been. A further negative element is the presence of an electricity pylon in the north-east corner of the park. However, notwithstanding these points it is a pleasant place and is well used by the residents, making this is a positive asset for the settlement. It is one of the few places of interest in an otherwise rather homogenous area.

3.5.9 Within the residential estates most green spaces consist of incidental areas of land which serve little function or purpose. Such areas are often referred to as 'space left over after planning' (SLOAP). Most are too small or hidden away to provide appropriate play areas and such many have signs announcing that games and play are prohibited. They have some visual amenity value, but as games are banned they are of only limited practical use.

3.5.10 They are also too dispersed and infrequent to provide any kind of focal point for activity.

3.5.11 Some green spaces have been designed with houses overlooking small greens. These are pleasant, but seem rather sterile. The scale of the surrounding buildings is relatively small and consequently they seem to lack the ability to comfortably enclose them.

3.5.12 Being located within cul-de-sacs and often with pedestrian only access, they are off the beaten track and lack the activity necessary to make them vibrant and interesting places in their own right.

3.5.13 The A351 bypass is a wide road corridor with significant landscaped edges. The highway verges provide poor quality space which is in effect unusable, but which occupies relatively large area.

3.5.14 Within residential areas, garden vegetation provides a significant amount of greenery, which softens the street-scene. Many roads also have pleasing glimpses out to the surrounding countryside.

3.5.15 The footpath links between Bere Road roundabout and Northmoor Way pass through a 'triangle' of wood land which provides a rare area of informal landscape.

3.5.16 The industrial estates are surprisingly discrete in the wider area and landscape planting generally assists their integration into their surroundings.

KEY POINTS

- Entrances to North Wareham via the A351 and Bere Road are poor points of arrival;
- North Causeway (south of Railway Hotel) is an important urban space of some character;
- Northmoor Park is an important recreational open space;
- Many green spaces are 'incidental', of limited practical use and poorly overlooked;
- Garden vegetation contributes significantly to the green appearance of many roads;
- Vegetation within and around the industrial estates means that they are relatively discrete in the wider landscape.