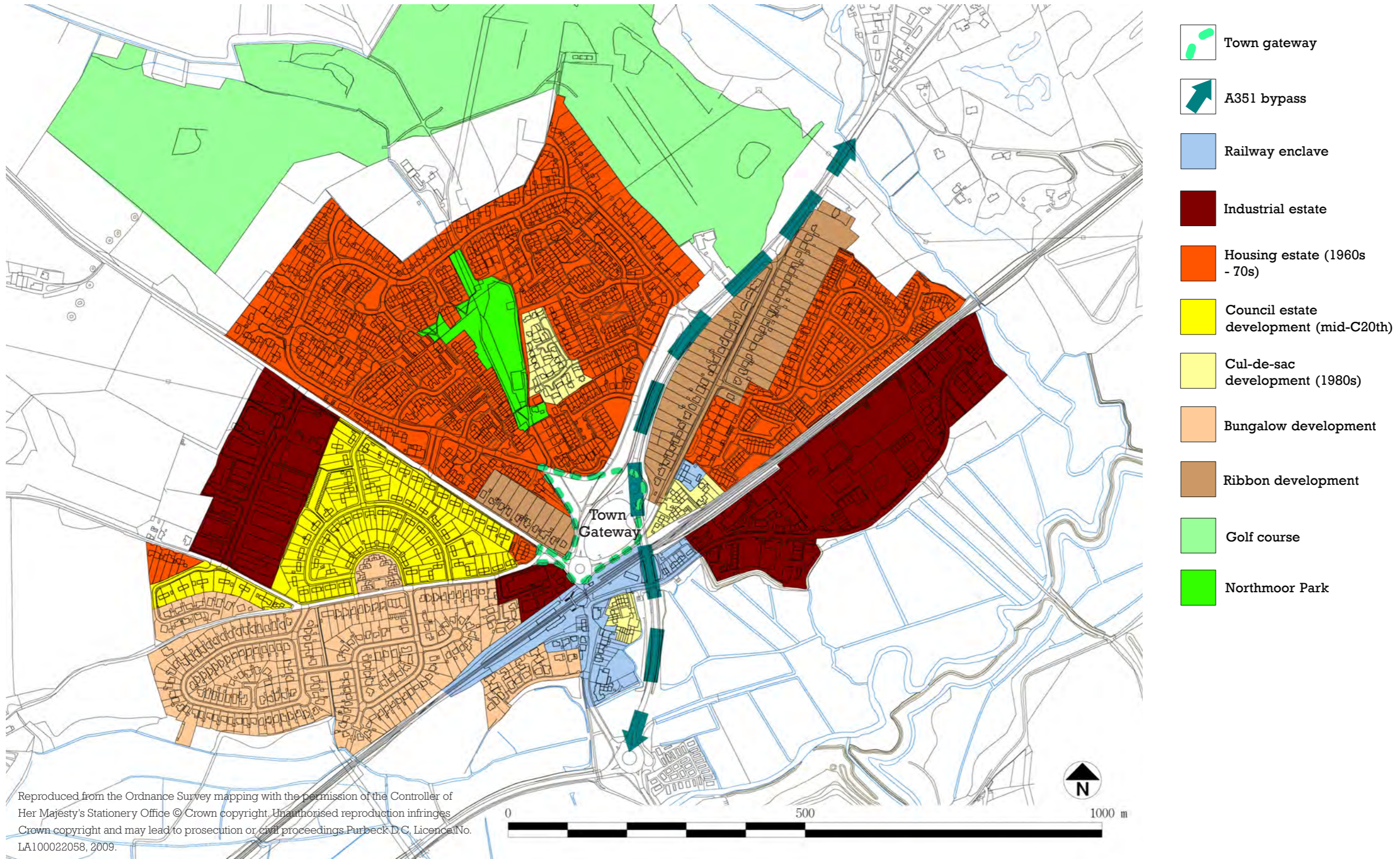
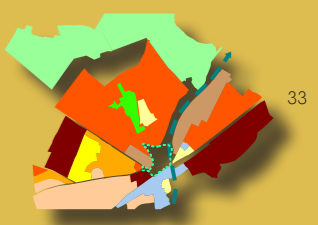


North Wareham Character types 04.1 Character types





4.1.1 This section of the report identifies the different 'types' of development that together combine to make up the settlement as a whole. These are described as 'character types' and have been identified as a result of the preceding settlement analysis. The map opposite indicates the locations of each character type within the settlement.

4.1.2 The Government's urban design guidance *By Design* (2000) identifies those aspects of our built environment, i.e. the buildings, structures and spaces, which are the physical expression of our townscape. These are what influence the pattern of uses, activity and movement in a place and the experiences of those who visit, live or work there.

4.1.3 The key 'aspects of development form' identified in *By Design* (set out in the boxes opposite) have been applied consistently to each character type to help identify the different characteristics and qualities of each distinct part of the settlement.

4.1.4 Each character type is accompanied by a series of photographs illustrating 'typical' scenes within those areas to provide a flavour of what each place is like.

4.1.5 Finally, a SWOT analysis identifying Strengths, Weaknesses, Opportunities and Threats, has been applied to each character type. This is to explore what potential may exist for future development opportunities and how the character of these areas could be threatened through inappropriate or insensitive changes.

Aspects of development form

Definition

Layout: urban structure

The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one another.

Explanation

The layout provides the basic plan on which all other aspects of the form and uses of a development depend.

Layout: urban grain

The pattern of the arrangement of street blocks, plots and their buildings in a settlement.

The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain).

Landscape

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.

This includes all open space, including its planting, boundaries and treatment.

Density and mix

The amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability

The density of a development can be expressed in a number of ways. This could be in terms of plot ratio (particularly for commercial developments), or number of dwellings (for residential developments).

Scale: height

Scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines.

Height can be expressed in terms of the number of floors; height of parapet or ridge; overall height; any of these in combination; a ratio of building height to street or space width.

Scale: massing

The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.

Massing is the three-dimensional expression of the amount of development on a given piece of land.

Appearance: details

The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.

This includes all building elements such as openings and bays; entrances and colonnades; balconies and roofscape; and the rhythm of the facade.

Appearance: materials

The richness of a building lies in its use of materials which contribute to the attractiveness of its appearance and the character of an area.

The texture, colour, pattern and durability of materials, and how they are used.



North Wareham Character types 04.02 Town Gateway

Town Gateway

Urban Structure

- Major roundabout at the convergence of main settlement roads and footpaths with access ramp to the A351 bypass;
- Wide roads designed to cater for large vehicles and volumes of traffic.

Urban Grain

- A broad space which lacks enclosure and identity.

Landscape

- Artificially landscaped roundabout and access ramp embankment;
- Largely open landscape although mixed trees and woodland situated either side of the access ramp;
- Edges bounded by utilitarian fencing alongside railway and railings adjacent to the back of Johns Road industrial estate.

Density and Mix

- N/A

Height

- The area contains no buildings, although the adjacent station and Johns Road industrial estate are located at the edges of the space. These comprise single storey buildings.

Massing

- Although there are no buildings within this area the adjacent buildings generally have a scale and massing akin to two-storeys in height.

Details

- Numerous highway signs are located within the space;
- Tall lighting columns are situated on the roundabout and on the surrounding roads. They are a significant element within the space and some can be seen from beyond the settlement.

Materials

- Surfaces are standard Tarmac finished roads with concrete kerbs.



Strengths

- Centrally located within the settlement;
- A sustainable location, connected to main routes and linked to public transport;

Weaknesses

- Weak entrance to the settlement that lacks a sense of arrival;
- A characterless space;
- Weakly defined edges;
- A hostile pedestrian environment (traffic dominated);
- Industrial estate buildings provide a poor built edge to the space;
- Under used green space between the road bridge and roundabout;

Opportunities

- Significant potential for a new town centre development;
- Remove the dominance of roads to create a new pedestrian orientated urban square/space;
- High quality development around an urban space could create a sense of arrival and provide a place at the heart of the settlement;
- The proximity of the site to the railway station and bus routes provides potential for a medium/high density scheme in a sustainable location;
- A mix of retail, office/employment and residential uses would add to the vitality of the area and help give North Wareham a 'heart' and sense of identity;
- The provision of flats would enable development at higher densities and add to the range of accommodation available in the settlement (currently almost exclusively houses and bungalows);

Threats

- The settlement gateway remains unchanged and continues to be a car dominated roundabout;
- Piecemeal development of individual sites would lack the coherence and vision required to create the 'heart' that the settlement is currently lacking;
- The co-operation of landowners would be required to achieve a successful development;
- Traffic/road infrastructure constraints could limit potential for change;
- The possible presence of underground services (unconfirmed) could restrict development options;



North Wareham Character types 04.03 A351 Bypass

A351 Bypass

Urban Structure

- Major road corridor with roundabouts;
- A wide road with verges and landscaped edges dissecting the north-east side of the settlement;

Urban Grain

- A coarse grained space enclosed by trees, hedges and property boundaries backing to the road.

Landscape

- Grassed verges and planted edges to screen the road from adjoining areas;

Density and Mix

- N/A

Height

- N/A

Massing

- N/A

Details

- Highway signs, crash barriers, lighting columns, line painting;

Materials

- Standard Tarmac finished roads, concrete kerbs.



Strengths

- Carries significant volumes of traffic avoiding residential streets;
- Strategic road link to the wider area;
- Trees and vegetation provide landscaped edges;

Weaknesses

- A very busy road which is car dominated;
- A hostile pedestrian environment;
- Bypass traffic creates significant noise intrusion;
- Development turns its back on the road creating stretches of dead frontage;
- Under used landscape strip between Northmoor Way and bypass;

Opportunities

- Few opportunities for enhancement exist;
- Additional highway tree planting could better define the edges of the road in certain places;
- Landscaped strip between Northmoor Way and the A351 has potential to be better utilised for recreational purposes;

Threats

- An increase in traffic would exacerbate noise and the car dominated nature of the environment



North Wareham Character types

04.4 Railway Enclave

Railway Enclave

Urban Structure

- Station, sidings and track; remain in railway use and bound the northern edge of this area;
- 'Funnel' shaped space outside the station is a central 'place' in this area;
- Sandford Lane passes through the space and has a sharp bend in the road;
- Pedestrian route to 'town gateway' via the level crossing;

Urban Grain

- Relatively tight urban grain arranged around the space;
- Some variation to building set-backs and some incongruous coarse grain buildings/spaces also present;

Landscape

- Limited domestic planting to front and rear gardens provides a small amount of greenery to the streetscene;
- Trees around Causeway Close and the landscaped A351 road embankment form a green backdrop to this area;
- Hard surfacing to the road and space;

Density and Mix

- Medium density development of terraces, semi detached houses and flats;
- Mixed use: Station, residential, retail commercial;

Height

- Predominantly two-storey buildings, with some single storey commercial premises. One three storey flat development.

Massing

- Variation in scale within the range of two-storey buildings;
- Commercial building is single storey but with a large scale and footprint;
- Three-storey flats with an appropriate scale and massing to their context;

Details

- Chimneys are significant features of the roofscape;
- Low front boundary walls backed by hedges;
- Some open forecourts or very shallow front gardens close to the back of the footpath.

Materials

- Walls: Red/orange brick in warm tones. Limited use of painted render; Later 20th Century buildings constructed from bricks with more red/brown tones;
- Roofs: Roofs covered in natural slate; Later 20th Century buildings are roofed with concrete interlocking tiles. Felt flat roofs;



Strengths

- Generally an area of characterful townscape with historical connections to the railway;
- North Causeway is the settlement's only 'notable 'urban space'';
- The station is an important local landmark and historic building;
- The station and nearby bus stops make this a sustainable location in terms of transport;
- Mixed uses are low-key but provide a range of activities and add further interest to the space;
- The Railway Hotel (Monsoon Restaurant) provides one of the few social locations in the settlement;

Weaknesses

- Traffic to and from the Station and the Sandford Lane Industrial estate moves must pass through North Causeway;
- Parked cars tend to dominate the space;
- Some poor quality buildings and visually intrusive uses present;

Opportunities

- The proximity of the site to the railway station and bus routes provides potential for a medium/high density development in a sustainable location;
- Pockets of poor quality development in this area provide opportunities for re-development and enhancement;
- The provision of flats would enable development at higher densities and add to the range of accommodation available in the settlement (currently almost exclusively houses and bungalows);

Threats

- New, higher density development in this area could compromise the existing modest space and detract from the character and quality of the area;
- Additional higher density has the potential to intrude into the landscape when viewed from the south;
- Additional development could generate further vehicle movements into this area;
- Insensitive railway related developments;
- A further railway overbridge could create major urban design difficulties



North Wareham Character types 04.5 Industrial Estates

Industrial Estates

Urban Structure

- Single spine road along which various employment premises are face onto it;
- Roads are generally wide with pavements creating broad streets to cater for large vehicles;

Urban Grain

- Coarse urban grain with most, although not all, buildings set back from the road behind a forecourt or yard, creating irregular frontages;
- Predominantly large scale shed buildings often with wide spans or comprising one or more bays;

Landscape

- Very limited landscaping within the estates;
- Established landscape belts around the margins of these areas and vegetation outside the estates contributes significantly to minimising their impact in the wider landscape;
- Large areas of hard surfacing;

Density and Mix

- Mixed industrial uses and some office development;
- Some community related uses including the Recycling Centre at Westminster Road or Purbeck Day Centre at Sandford Lane
- Medium density of development with large scale buildings occupying a significant proportion of many sites, although some have large yards;

Height

- Generally one and two storey buildings;

Massing

- Height, scale and rectangular forms combine to create buildings with significant massing resulting in many buildings with bulky forms;
- Some buildings, notably office type uses, have their massing broken down to less bulky forms;

Details

- Open plan and enclosed sites, brick walls, functional industrial fencing, wide entrances and steel gates, signs/advertising at entrances and on buildings, plastic and metal windows;

Materials

- Walls: Brick (various colours), profile metal sheeting, often in combination with brick, plastic or tile cladding panels;
- Roofs: Concrete interlocking roof tiles or profile sheeting.



Strengths

- They provide a source of local employment;
- Although close to residential areas they are generally self contained and not intrusive;
- Generally they are well screened in the wider landscape, despite the size of some of the industrial buildings;

Weaknesses

- Generally utilitarian architecture and unattractive townscape;
- Wide roads, building set backs, yards and areas of car parking create weak enclosure to the townscape;
- Edge of settlement sites are poorly served by public transport;

Opportunities

- Consolidate light industrial employment development on industrial estates;
- Relocate office based businesses to a new town centre development at the 'town gateway' site;
- Redevelop the Johns Road Industrial Estate as part of any new development at the 'town gateway' site;

Threats

- Office based development/uses continue on industrial estates and weaken the potential for a new mixed use town centre at the 'town gateway' site.
- Potential pressure to develop industrial 'brownfield' sites for residential purposes could result in the loss of valuable employment land;



North Wareham Character types

04.6

Housing Estate (1960s-70s)

Housing Estate (1960s -70s)

Urban Structure

- Loop roads off which cul-de-sacs radiate;
- One or two points of access to main routes;
- Standard estate road alignment and width with pavements;
- Garage parking courts with often secluded footpath connections to cul-de-sacs and adjoining areas;
- Scattered incidental green spaces present;
- Houses fronting paths or 'designed' open spaces have unsightly rear parking backing onto the street;
- Mostly semi-detached or terraced houses with occasional groups of detached bungalows;

Urban Grain

- Built form has a relatively fine grain where terraces occur with some enclosed spaces;
- Semi-detached and detached buildings are less so, with deeper frontages and wider plots and roads which create a relatively coarse grain and open townscape;

Landscape

- Some houses are arranged around 'greens' often containing some trees;
- 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;
- Boundaries onto rear parking areas comprise high brick walls and fences;

Density and Mix

- Low/medium density development but low intensity atmosphere due to generally open layout;
- Exclusively residential areas;

Height

- Two-storey houses;
- Single storey bungalows and garage buildings;

Massing

- Modest domestic scale massing;

Details

- Ubiquitous 20th Century estate architecture;
- Standard estate road layout;
- Small plain chimneys with yellow stub clay pots or houses with no chimneys at all;
- Vent stacks/flues project through many roofs;
- Colour painted garage doors, and painted timberwork;
- Original windows replaced with white uPVC windows;
- Some houses decorated with coloured panels of render, hanging tile or weatherboarding;

Materials

- Walls: Brick, in various colours, but predominantly pale buff and yellow tones, but also areas of red brick; Brick is often used in combination with painted render panels, green or brown hanging tile or timber weather boarding, sometimes replaced with white uPVC cladding;
- Roofs: Pitched roofs of concrete interlocking tiles, almost exclusively brown in colour; Flat garage and porch roofs covered with mineral felt.



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;
- Garage parking courts and rear garage parking facing the street results in poor quality townscape and dead frontages;
- The network of footpaths between garage courts and spaces are often unwelcoming and feel unsafe;
- 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;
- Electricity pylons dominate the skyline and detract from the environment;

Opportunities

- New development in certain locations could aid legibility and provide enhanced points of entry;
- Limited potential to redevelop some under used garage courts, e.g. Mews or coach house type flats;
- Limited potential to provide some new development on certain under used 'incidental' green spaces;
- Areas of lower density bungalows could provide opportunities for higher density development in certain locations;

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.
- Inappropriately high density development could harm the appearance of these areas/skyline;



North Wareham Character types

04.7

Council Estate (inter-war)

Council Estate (inter-war)

Urban Structure

- Pairs of semi-detached houses facing onto Bere Road, two crescents and a cul-de-sac;
- Houses fronting Bere Road are staggered;
- All houses are set back a regular distance from the pavement behind a small front garden;
- Corner plots fronting Carey Road arranged around small greens;

Urban Grain

- Small grain buildings at regular intervals predominantly fronting wide suburban roads;
- Wide streets and spaces between buildings create a broad streetscape;

Landscape

- Some corner plots fronting onto small greens;
- Some front garden shrubs and hedges but mostly lawns;
- Pavements with grass verges;
- Front boundaries are generally open but where present contain a mixture of low fences, walls and hedges;

Density and Mix

- Low density development;
- Almost exclusively residential. Carey Hall community room is located within this area together with a play area;

Height

- Houses are a mixture 2-storey buildings, some with distinctive low eaves and dormer windows to accommodate rooms in the roof;

Massing

- Modest domestic scale massing;

Details

- Strong brick chimneys are prominent features of the roofscape;
- The skyline along Bere Road created by the staggered line of houses and dominant chimneys is a distinctive vista in the settlement;
- Hipped and gable roof forms;
- No front doors, houses accessed by side doors;

- Hipped roof with bonnet tiles;
- Cottage style houses with low eaves and distinctive dormer windows;
- Tile window cills;
- Small flat concrete porch canopies;

Materials

- Walls: Red brick, and painted brick elevations;
- Roofs: Pitched roofs of weathered red/brown plain tiles with bonnet tiled hips; Flat garage and porch roofs covered with



Strengths

- Pleasant residential environment;
- Buildings have some character and create limited visual interest;
- Garden vegetation is limited but makes an important contribution to the townscape;
- Generally well defined front boundaries;
- The Bere Road frontage has a memorable roofscape/skyline;
- Local shops situated close by;

Weaknesses

- Houses onto Bere Road face onto a relatively busy road;
- Mellstock Crescent is very narrow;
- Few green spaces and no play areas of note means that access to open space is some distance away;

Opportunities

- Maintenance or enhancement of existing properties would ensure their continued presence and preserve their character;
- Few opportunities for new development in this area;

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.



North Wareham Character types

04.8

Council Estate (post war)

Council Estate (post-war)

Urban Structure

- Semi-detached houses from the 1960s arranged around a crescent and associated access roads;
- Houses set back from the road with front boundaries marked by hedges or low fences or with no boundary present at all;
- Standard highway widths with pavements either side and a narrow grass verge;
- Large garage parking court located behind Mistover Crescent;

Urban Grain

- Small grain buildings at regular intervals predominantly fronting wide suburban roads;
- Wide streets and spaces between buildings create a broad streetscape;

Landscape

- Some front garden shrubs and hedges but mostly lawns;
- Pavements with narrow grass verges;
- Front boundaries are generally open but where present contain a mixture of low fences, walls and hedges;

Density and Mix

- Low density development;
- Exclusively residential area;

Height

- Two storey houses;

Massing

- Modest domestic scale massing;

Details

- Ubiquitous early 1960s estate design;
- Strong brick chimneys are prominent features of the roofscape;
- Concrete lintels or replacement soldier courses;
- Hipped and gable roof forms;
- Hipped roof with bonnet tiles;
- Tile window cills;
- Replacement uPVC windows, mostly white;
- Small flat concrete porch canopies;
- No front doors, houses accessed by side doors;

Materials

- Walls: Predominantly red brick, some painted brick elevations;
- Roofs: Pitched roofs of weathered red/brown plain tiles with bonnet tiled hips;



Strengths

- Pleasant albeit ubiquitous residential environment;
- Buildings have some character and create limited visual interest;
- Garden vegetation is limited but makes an important contribution to the townscape;
- Generally well defined front boundaries;
- Local shops situated close by;

Weaknesses

- Few green spaces and no play areas of note means that access to open space is some distance away;
- Electricity transformer station to the west is a negative neighbouring use;
- A very large rear garage parking court is located behind Mistover Road, and although unobtrusive it is a negative area of townscape;

Opportunities

- Maintenance or enhancement of existing properties would ensure their continued presence and preserve their character;
- Limited potential to redevelop all/or part of the under used garage court, e.g. Mews or coach house type flats (Proximity of electricity station may restrict this);

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.



North Wareham Character types

04.9

Housing Estate (1980s)

Housing Estate (1980s)

Urban Structure

- Detached houses or short terraces arranged around cul-de-sacs or parking courtyards;
- Accessed via existing adjoining roads;

Urban Grain

- Relatively tight built form of terraces or closely spaced houses with small front gardens;
- Standard estate roads or open courtyards create a relatively broad road dominated streetscape;

Landscape

- Some front garden shrubs and plants but mostly lawns;
- Front boundaries are generally open or defined by garden planting;
- Trees predating the development at Sherford Close have been retained and form an important backdrop to houses in this area;

Density and Mix

- Low/medium density housing on small plots;

Height

- Two-storey houses;

Massing

- Modest domestic scale massing;

Details

- Shallow pitched roofs;
- Large enclosed porches or heavy porch canopies;
- Chimneys almost entirely absent from roofscape;
- Soldier course lintels and some brick quoins;
- Replacement uPVC windows mostly dark brown frames;

Materials

- Walls: Predominantly red brick and brick and painted render used in combination. Limited use of mock Tudor timber cladding;
- Roofs: Pitched roofs covered with concrete interlocking tiles in dark brown and orange tones;



Strengths

- Pleasant albeit ubiquitous residential environments;
- Garden vegetation is limited but makes an important contribution to the townscape;
- Older trees and hedge lines make a significant contribution to the townscape and the skyline;

Weaknesses

- Houses are ubiquitous 1980s designs and lack architectural details, legibility and a 'sense of place';
- Standard road layout and cul-de-sacs result in a road dominated environment even in quiet back roads;

Opportunities

- Few opportunities for development or enhancements within these areas;

Threats

- Removal of older trees and vegetation would be diminish the quality of the environment;
- Conversion of front gardens to parking could result in the loss of vegetation to the detriment of the area;
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



North Wareham Character types 04.10

Bungalow Development

Bungalow Development

Urban Structure

- Loop road layout and cul-de-sacs with hammerheads or turning circles;
- The largest area dates from the 1960s but smaller pockets of later bungalows can also be found on Humber Chase, Causeway Close and Carey Road;
- Standard road widths and pavements;

Urban Grain

- Small grain buildings at regular intervals, usually set back from the road;
- Standard road widths, spaces between buildings and the low scale of the bungalows create a relatively open streetscape;

Landscape

- Front garden shrubs, hedges and lawns, with some gardens fully paved or hard surfaced;
- Front boundaries generally comprise low brick walls and gate piers with concrete coping stones often backed by low hedges, small trees or shrubs;
- Large trees in rear gardens and in the surrounding areas provide a backdrop of mature trees in many street scenes;

Density and Mix

- Low density development;
- Exclusively residential development with the exception of local shops at Carey Road;

Height

- Single storey bungalows;

Massing

- Modest domestic scale massing;

Details

- Many bungalows designed with forward projections with gables or hipped roofs;
- Low stub chimneys are a minor feature of the roofscape;
- Small porch extensions added to many properties;
- Single garages located to the side or rear;
- Replacement uPVC windows;
- Glimpses out to surrounding trees and countryside;

Materials

- Walls: Predominantly brick, with red/brown tones and yellows also present at Hull Chase;

Some painted render, often used in combination with brick where found;

- Roofs: Pitched roofs of weathered red/brown plain tiles with bonnet tiled hips;



Strengths

- Pleasant albeit ubiquitous residential environments;
- A range of building designs and treatments creates some visual interest throughout the area;
- Garden vegetation contributes to appearance of the area;
- Generally well defined front boundaries;
- Glimpses out of the area to the wider countryside;
- Most of the area is reasonably close to local shops;
- Close to footpath link to the countryside;

Weaknesses

- Housing estates are ubiquitous 20th Century designs and lack both legibility and a distinctive 'sense of place';
- Standard road layout and cul-de-sacs result in a road dominated environment;

Opportunities

- Potential to redevelop existing shops and relocate facilities to a new local centre at the 'town gateway' area;
- Few other opportunities for development or enhancements within these areas;

Threats

- Any new/redevelopment at a greater scale could increase the visual impact on the wider landscape;
- 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 area;
- Poorly designed extension or loft conversions could detract from the appearance of these areas.
- Loss of trees and vegetation could diminish the quality of the environment;



North Wareham Character types

04.11

Ribbon Development

Ribbon Development

Urban Structure

- Ribbon development comprises a line of detached houses, mostly one plot deep spread out along principal roads and fronting the highway;
- Plots are generally deep with narrow frontages;
- Houses are set back from their front boundaries with generous front gardens;

Urban Grain

- Relatively coarse urban grain comprising large building footprints and gaps between buildings;
- Roads are wide with grass verges and pavements;

Landscape

- The large front gardens provide space for generous vegetation with trees, hedges and shrubs encroaching into views of the street scene, giving it a green appearance;
- Front boundaries comprise a mixture of walls and garden hedges/shrubs, creating a soft green edge to the street scene;

Density and Mix

- Low density housing;
- Exclusively residential use;

Height

- Variable heights as many houses are individual designs;
- A mix of single storey, 1 1/2 storey dormer bungalows and two storey houses;

Massing

- Modest domestic scale massing;

Details

- Houses comprise a mixture of early-mid 20th Century architectural styles with houses, bungalows and dormer bungalows present;
- Chimneys notable but do not dominate roofscape;
- Bays, porches and timberwork present on many houses;
- Variable roofscape;
- Enclosed front boundaries;
- Where repetitive house types built most have been individualised;

Materials

- Walls: A mixture of with brick, pebble dash, painted render, mock timber frame details;
- Roofs: Pitched roofs covered with slates and plain clay tiles, although many have been re-roofed with concrete interlocking tiles.



Strengths

- Pleasant residential environments;
- Many individual buildings creates visual interest;
- Garden vegetation contributes to appearance of the area and the skyline;
- Generally well defined front boundaries;

Weaknesses

- Houses onto Bere Road face a relatively busy road;
- Houses backing onto the A351 suffer from the intrusion of traffic noise;

Opportunities

- Potential to merge/redevelopment plots at higher densities;
- Few other opportunities for development or enhancements within these areas;

Threats

- Re-development of houses could harm the pleasant low density character of the area and the loss of these older buildings of some character would diminish the character of the area;
- 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 area;
- Poorly designed extension or loft conversions could detract from the appearance of these areas.



North Wareham Character types

04.12

Wareham Golf Course

Wareham Golf Course

Urban Structure

- Clubhouse building and car park adjacent to the A351 and accessed off Northmoor Way;
- A network of minor gravelled tracks;
- Clubhouse located on the edge of the countryside, just beyond the built up part of the settlement;
- Facilities buildings situated on the course, but generally discretely located without impacting upon the wider landscape;

Urban Grain

- N/A;

Landscape

- The golf course extends around the northern edge of the settlement;
- The landscape comprises a mixture of open fairways and vegetated landscape belts;
- Golf course landscape provides a filtered edge between the settlement and countryside;
- Club boundaries around the entrance comprise a prominent close board fence;

Density and Mix

- Private recreational facility;

Height

- Clubhouse is a single storey building;

Massing

- Clubhouse building has a large footprint but moderate mass which is broken down by the form of the building;

Details

- N/A

Materials

- N/A



Strengths

- Provides access to countryside views on northern edge of the settlement;
- Limited public access and new route to Wareham Forest proposed;
- Provides a landscape buffer around the northern edge of the settlement which filters long distance views of buildings;
- A recreational resource for residents and visitors;

Weaknesses

- The golf course landscape can appear somewhat artificial in wider views;
- Public access is restricted limited areas;

Opportunities

- A well maintained landscape could continue to provide a soft edge to the settlement;
- Potential for natural landscape planting to blend the course more comfortably with into the landscape;
- Proposed Northport Greenway route to link north Wareham to Wareham Forest through the golf course area;

Threats

- Possible future pressure for development within or close to the course would be likely to harm the edge of the settlement and views from the wider countryside;
- Expansion of the gold club itself could impact on the character and appearance of the landscape;



North Wareham Character types

04.13

Northmoor Park

Northmoor Park

Urban Structure

- Northmoor Park is centrally located and provides the only significant green space North Wareham;
- Most surrounding houses back onto the park;
- Multiple points of access from surrounding area;

Urban Grain

- A broad space but feels contained and distinctive;

Landscape

- It is an identifiable 'place' within the settlement which is largely lacking in places of character;

Density and Mix

- The park provides a playground as well as scope for informal activities and games;

Height

- Surrounding houses are two-storeys in height;
- A tall pylon is located on the north-east corner of the park;

Massing

- Surrounding houses are of modest domestic scale massing;

Details

- The park slopes from north to south;
- The park includes an equipped play area, a sensory garden and scope for informal activities games;
- A storm drain runs through the park from north to south and is a notable feature, but is essentially a large ditch;
- The former Northmoor Farm, farmhouse is situated at the approach to the park on Tantinoby Lane and is a memorable entrance building;

Materials

- N/A



Strengths

- An important space and 'place' within the settlement;
- Within easy walking distance of much of the settlement;
- A range of recreational uses can take place there;
- A good quality park an attractive environment;
- Its sloping topography contributes to the interest of the space;

Weaknesses

- Surrounding houses do not address the park, but largely back onto to it;
- It feels like a relatively small park given the size of the settlement it must serve;
- Its sloping topography limits the scope for formal ball games/matches;
- The presence of an electricity pylon in the north east corner is a negative feature;

Opportunities

- The drainage ditch is a functional feature but could have the potential to become more of an asset to the park;

Threats

- Loss of mature trees as these become older and reach maturity;
- As this is the only sizable open space in the settlement, intensive use could erode the quality of the space;