



Wareham

Character types

04.9

Post-War Estates

Post-War Estates

Urban Structure

- Plots are generally large (although significant variation exists) comprising relatively short frontages with deep back gardens;
- Dwellings follow a general building line set back behind front gardens in a relatively loose-knit pattern, reflecting the individuality of many houses;
- Most houses orientated parallel to the road although occasionally houses are at an angle to the street;
- Wide estate roads with pavements, some with verges, on both sides and sufficient room for off-road parking and garaging to the side of many dwellings (Bestwall is narrower and on-street parking is therefore a notable feature).

Urban Grain

- Loose, spacious urban grain of detached buildings in large plots;

Landscape

- Front boundaries primarily low walls of brick or Purbeck stone, often in combination with hedges or shrubs behind;
- Garden vegetation contributes significantly to the appearance of the street scene;
- Later 1960s cul-de-sac development in this area, such as Hardy Close, is of an open plan estate design resulting in a more open appearance and reduced sense of enclosure.

Density and mix

- Low density residential environment;
- Exclusively residential area.

Height

- House types are detached bungalows or 2 storey houses.

Massing

- Generally large scale houses with modest massing through use of traditional forms and steep pitched roofs.

Details

- Chimneys are present on earlier dwellings and contribute positively to the skyline. However, their low-density nature is such that they appear dispersed and are less prominent than in the old town;
- Bungalows and houses of individual designs;
- Well defined front boundaries/edges.

Materials

Walls: Red/brown brick. Later 1960s dwellings include stone cladding, render.

Roofs: Plain or concrete tiles.



Strengths

- Pleasant residential environments;
- Many individual buildings create visual interest;
- Green leafy streets contribute to appearance of the area and the skyline;
- Generally well-defined front boundaries;
- Generally consistent building line.

Weaknesses

- Car-orientated road layout, with limited connections to adjoining areas;
- Standard highway width and alignment contributes to the estate atmosphere;
- Development is of pleasant but ubiquitous nature.

Opportunities

- Large plots may offer scope for limited infilling or redevelopment.

Threats

- New development or infilling could harm the pleasant low density character of the area, especially if it encroaches in front of the existing building line;
- New development could impact on trees and harm the character of the area and important views of the skyline;
- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the streetscene;
- Conversion of gardens to parking could result in a loss of vegetation to the detriment of the overall appearance of the area.



Wareham Character types

04.10

Ribbon Development

Ribbon Development

Urban Structure

- Ribbon development comprises mostly detached houses, one plot deep spread along the roads leading out of the town;
- Relatively wide roads with pavements, some with grass verges resulting in a spacious streetscene;
- Plots are generally large with relatively deep gardens.

Urban Grain

- Spacious, open urban grain of detached buildings in large plots.

Landscape

- The large front gardens provide space for generous vegetation with trees, hedges and shrubs encroaching into views of the street scene, resulting in a very green and low density 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 residential environment;
- Exclusively residential area.

Height

- 2 storey houses and some bungalows.

Massing

- Generally large-scale houses with modest massing through use of traditional forms and steep pitched roofs.

Details

- Dwellings comprise a mixture of early-mid 20th century architecture;
- A mix of houses and bungalows of mostly individual designs;
- Chimneys are notable but do not dominate the skyline;
- Dwellings are set back from their front boundaries;
- Well defined front boundaries;
- Driveways/parking to side or front of properties.

Materials

Walls: Brick, pebble dash, painted render.

Roofs: Plain tiles and slates.



Strengths

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

Weaknesses

- Houses onto Worgret Road face a relatively busy road.

Opportunities

- Large plots may offer scope for limited infilling or redevelopment.

Threats

- New development or infilling could harm the pleasant low density character of the area especially if it encroaches in front of the existing building line and impacts on the skyline;
- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the streetscene;
- 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.



Wareham Character types

04.11

Suburban Estate (1960s)

Housing Estate (1960s)

Urban Structure

- Development in Monmouth Road and Encombe Road are examples of modern estate from the 1960s;
- Small planned estate developments built on estate road or cul-de-sac layouts;
- Estate roads with pavements. Houses parallel to the road, some with forward projecting gables;
- Similar to post-war suburban development but with generally tighter layout, higher density and smaller plots.

Urban Grain

- Semi, link detached or detached units with relatively tight spacing between units creates moderately tight grain.

Landscape

- Modest front gardens with low boundary walls contribute to the openness of the streetscene.
- Garden shrubs and hedges make a modest but important contribution to greening of the appearance of the street.

Density and mix

- Exclusively in residential use;
- A mixture of detached, semi-detached and link detached houses and bungalows;
- Low density environment despite close spacing between plots.

Height

- 2 storey houses and bungalows.

Massing

- Generally modest massing through use of simple forms and pitched roofs avoiding bulky shapes.

Details

- Ubiquitous 1960s design with no architectural references or materials to reflect the character of the old town.
- Relatively low pitched roofs (Monmouth Road);
- Chimneys are small and basic, with flues rather than clay pots, or are notably absent;
- Low front boundaries.

Materials

Walls: Mid-light brown coloured bricks (or painted finish), timber tongue and groove cladding.

Roofs: Interlocking profiled concrete roof tiles.



Strengths

- Some pleasant residential environments;
- Front garden vegetation and some trees contribute to appearance of the area and the skyline.

Weaknesses

- Car-dominated road layout, with limited connections to adjoining areas;
- Standard highway width and alignment contributes to the estate atmosphere;
- Development is of a ubiquitous nature.

Opportunities

- Extension and modification of houses may offer opportunities to enhance the existing architecture.

Threats

- Poorly designed extension or loft conversions could detract from the appearance of these areas;
- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the streetscene.
- Conversion of front gardens to parking could result in a loss of vegetation.



Wareham

Character types

04.12

Residential Mobile Home Park

Residential Mobile Home Park

Urban Structure

- Purbeck View mobile home park is situated off the A351 in a relatively prominent position;
- It is located in the low-lying meadows immediately north of the River Piddle just outside the main town;
- The park comprises mobile homes arranged at 90 degrees to the access drive, in a regular pattern, around a modest rectangular site;
- The site is quite well-contained and physically separated from the rest of Wareham.

Urban Grain

- Moderately tight grain due to close spacing between caravans.

Landscape

- The site is enclosed by a Purbeck stone wall and hedges;
- Vegetation within the site creates a pleasant residential environment and also contributes to limiting the visible impact of the park on the wider area despite its prominent location;
- Trees and vegetation restrict views of the site from the wider area.

Density and mix

- Exclusively residential mobile homes;
- Relatively high density environment due to the number of homes, tight spacing between units and very small gardens associated with each mobile home.

Height

- Single storey mobile homes.

Massing

- Small scale rectangular buildings with shallow pitched roofs result in buildings of modest massing.

Details

- The mobile homes are fixed structures located on brick plinths;
- Plain facades with little detailing;
- Hedges and Purbeck stone walls;
- Low profile buildings;
- Parking between or alongside buildings.

Materials

Walls: The homes are generally painted in light colours of grey or cream.

Roofs: Shallow pitched interlocking tile roofs.



Strengths

- Low level buildings limit wider visual impact;
- Garden vegetation contributes to appearance of the site and helps integrate the mobile homes into their setting;
- Modest well-contained site.

Weaknesses

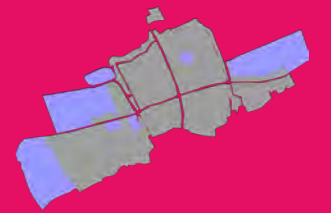
- Mobile homes are incongruous with the character of the town;
- Physically isolated from the town;
- Located in a sensitive and prominent position at the entrance to Wareham;
- Proximity to bypass means traffic noise is intrusive;
- Development is of a ubiquitous nature.

Opportunities

- Existing site may offer some scope for re-development although its proximity to the floodplain could restrict this opportunity.

Threats

- New development or intensification could appear intrusive in this visually sensitive location;
- Traffic noise will continue to impact upon residential amenity;
- Loss of the boundary wall or existing vegetation would further expose the site to view and impact on the appearance of the area and setting of the town;
- Close relationship to water meadows/floodplain.



Wareham

Character types

04.13

Community Uses

Community Uses

Urban Structure

- A number of sites within Wareham provide services of an institutional/community nature;
- They generally comprise substantial sites occupied by buildings with large footprints.

Urban Grain

- Coarse grain usually comprising relatively large or sprawling connected buildings.

Landscape

- Trees and vegetation are often used to landscape site boundaries and grounds;
- Areas of open hard-standing for car parking.

Density and mix

- Density is variable depending on the use and amount of open space associated with the use;
- Schools in particular are low density requiring large grounds/playing fields therefore occupying significant areas of land;
- Uses include schools, playing fields, Council offices, Fire and Police stations, Court building, elderly people's facilities and the hospital.
- The major community uses are situated outside the 'walls'.

Height

- Buildings vary between 1 and 3 storeys in height.

Massing

- Massing is variable, although buildings are generally of a large scale and display a more monolithic massing, appearing as a single large block or linked blocks.

Details

- Large amounts of staff and visitor car parking are usually provided;
- Many institutional buildings date from the mid-20th century and reflect the modern period of architecture.

Materials

Materials for walls and roofs vary according to the age and style of architecture.



Strengths

- Provision of important facilities close to town residents;
- Many sites contain trees and vegetation that contribute to the appearance of the area and the skyline;
- A source of local employment.

Weaknesses

- Most buildings are ubiquitous modern architecture of limited character or interest;
- Some buildings have a negative impact on their locality;
- Car parking can be a dominant feature.

Opportunities

- Potential for improvement or replacement of existing buildings with more up-to-date facilities;
- Potential for limited development on some sites given their generally large scale (subject to retention of any necessary facilities).

Threats

- Insufficient funding to modernise existing facilities;
- New development could reduce the size of existing facilities and may restrict the future expansion of institutions within their sites;
- New development or replacement of facilities on sites to the west of Wareham would be located on a ridge and could impact on the skyline;
- New development or replacement of facilities could result in the loss of trees and landscaping which could further expose development in wider views.



Wareham

Character types

04.14

Wareham Quay

Wareham Quay

Urban Structure

- Historic buildings and a fine river frontage define the edges of this semi-enclosed space;
- Buildings situated at the back edge of the pavement;
- Situated at the southern gateway to Wareham, its waterfront position and associated uses create a focal space of distinctive character;
- Visual and pedestrian link to the church tower and the buildings beyond the quay.

Urban Grain

- Tight urban grain.

Landscape

- Hard urban streetscape. No soft landscaping;
- Traditional paving around the edges of the quayside adds to the historic atmosphere and hints at the former industrial use of the quay;
- River frontage and grassed open space opposite the Quay forms a visual extension of the space;
- High quality edge-of-town location with fine views to trees and countryside beyond.

Density and mix

- High density buildings enclose the space in front of the quay;
- Pubs, public conveniences and residential uses present;
- Boat moorings;
- Car park is a multi-functional space also being used for markets and other events.

Height

- Predominantly 2 and 2½ storey buildings;
- The Granary public house is 3 storeys in height.

Massing

- Modest massing through use of traditional building forms with steep pitched roofs which provide an attractive varied roofline.

Details

- The pedestrian link between the Quay and Church Green invites exploration;
- Attractive varied roofline;
- Chimneys and dormers are prominent roofscape features;
- Painted timber doors and windows;
- Historic paved surfaces.

Materials

Walls: Brick, stone and painted render.

Roofs: Plain clay tiles, some stone easing courses and one roof with a slate finish.



Strengths

- Unique location of distinctive identity in the town;
- Very high quality architecture/environment;
- Fine river frontage and views to the wider landscape;
- Adaptable space able to be used for many functions;
- A focal point for activity;
- Collectively a visually rich and pleasing ensemble.

Weaknesses

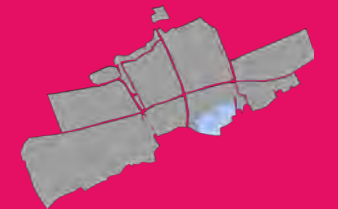
- Space is often dominated by cars;
- Levels of activity can be seasonal;
- Some clutter, such as litter bins in prominent positions (although a generally a well managed space).

Opportunities

- Maintain and enhance existing buildings and space to a high standard;
- Encourage river-based activities which add vibrancy and interest;
- Consider a broader range of uses/activities to extend the visitor season and maintain levels of activity.

Threats

- Potential incremental loss of historic/architectural details, such as traditional timber windows and chimneys, which would diminish the overall quality;
- Vulnerable to seasonal/tourist activity;
- Loss of existing facilities would reduce the Quay's interest and draw for visitors;
- Further street furniture would increase clutter and reduce the quality of this location;
- Reduction of maintenance that could threaten the quality of the space.



Wareham

Character types

04.15

Ecclesiastical Enclave

Ecclesiastical Enclave

Urban Structure

- A unique location comprising The Lady St. Mary Church and graveyard, The Priory and grounds and the immediate surrounding streets and spaces;
- The church and former priory (now a hotel) are located adjacent to each other and surrounded to the side and rear by an extensive churchyard and grounds;
- The adjacent lanes include residential properties in Church Green, Church Street and Church Lane;
- Church Green is a small enclosed square which provides an important setting and approach to the Church. It also serves as a link between the Quay and St. John's Hill;
- The churchyard and Priory grounds join open countryside to the west.

Urban Grain

- The Church and Priory have an open grain, being large buildings set in large grounds, although the enclosed private grounds of the Priory and mature trees in the churchyard reduce the openness in some areas and create a sense of intimacy;
- Church Green and the connecting lanes are small intimate spaces/roads with a tight urban grain.

Landscape

- The trees in the churchyard help define the edge of the space and give a sense of enclosure to Church Street and Church Lane;
- Church Green is a mostly hard landscape with a small central green;
- The churchyard and The Priory grounds make an important contribution to the green character of this area, which has a quiet and tranquil atmosphere.

Density and mix

- The church, churchyard, and the Priory Hotel form the principle uses with surrounding residential defining the edges of this area;
- A small amount of parking is present in Church Green;
- Overall a low density area by virtue of the large churchyard and grounds around the Priory;
- Adjacent residential lanes represent a high density environment with tight houses on small plots positioned close to the road.

Height

- The church itself is an important local landmark;
- Residential building heights range from a bungalow to 2 ½ storey cottages;
- The Priory comprises a complex of buildings up to 2 ½ storeys in height.

Massing

- Modest massing through use of traditional building forms with steep pitched roofs which provide an attractive varied roofline.

Details

- Ecclesiastical architecture;
- Churchyard defined by low wall and mature trees;
- Chimneys and small dormers are prominent roofscape features;
- Timber windows and doors;
- Boundary walls of Purbeck stone;
- Small porch canopies;
- Traditional street lights, some affixed to buildings.

Materials

Walls: Church and Priory built of stone; Houses faced with painted render in pastel shades, some elevations in brick and/or stone.

Roofs: Slates or plain clay tiles, some with stone easing courses.



Strengths

- A unique area of distinctive character within the town;
- Very high quality environment;
- Trees make a positive contribution to the character and appearance of this area;
- Church is an important local landmark;
- A quiet backwater but close to the bustle of the Quay and town centre.

Weaknesses

- Church Green is often dominated by parked cars;
- Double yellow lines detract from the area's appearance.

Opportunities

- Maintain and enhance existing buildings and space to a high standard;
- Reduce the dominance of cars and double yellow lines in Church Green.

Threats

- Potential incremental loss of historic/architectural details such as traditional windows and chimneys would diminish the quality of the area;
- Increased car ownership may lead to pressure for further parking in this area;
- Loss of trees would detract from the quality and character of the environment;
- Loss of existing facilities would reduce the area's interest and draw for visitors;
- Further street furniture would increase clutter and reduce the quality of this location.



Wareham

04.16

Character types

Large Detached Houses

Large Detached Houses

Urban Structure

- Large individually designed houses or bungalows;
- Accessed via discrete drives or private roads;
- Houses nestle discretely within mature gardens and are generally either glimpsed or screened from view;
- Mostly located on the southern edges of the town;

Urban Grain

- Open grain, being relatively large houses set in spacious gardens,

Landscape

- Large domestic gardens, mostly laid to lawn with mature trees and shrubs;

Density and mix

- Low density residential use;
- Exclusively residential areas.

Height

- 2 storey houses and some bungalows.

Massing

- Variable massing although predominantly modest domestic massing through use of simple building forms and pitched roofs.

Details

- Architectural details are variable due to the individual designs and reflect the age and style of of each building.

Materials

- Materials vary due to the individual designs and reflect the age and style of each building.



Strengths

- Low density edges that generally create a good transition between town and country;
- Garden trees and vegetation make an important contribution to the appearance of the town and minimise the intrusion of buildings;
- The house on the site of the former castle is a local landmark.

Weaknesses

- Visually sensitive positions at the edge of Wareham.

Opportunities

- Possible limited infilling/redevelopment within the grounds of existing properties.

Threats

- New development or replacement buildings would be in visually sensitive locations and could impact on views of the skyline and vegetated slopes. This could reduce the quality of transition between town and countryside;
- New development or replacement buildings could result in the loss of trees and landscaping which would further expose development in this sensitive location.





Wareham

04.17

Character types

Town 'Walls'

Town 'Walls'

Urban Structure

- The town 'walls' of Wareham are a unique and distinctive feature enclosing the north, east and west sides of the old town;
- In plan, the 'walls' broadly form a three sides of a square within which the lanes of the old town are laid out in a loose grid pattern;
- The 'walls' are formed of high earthbanks forming an almost continuous path around the town.

Urban Grain

N/A

Landscape

- Trees and vegetation cover varies along the length of the 'walls' creating both enclosed and open spaces.

Density and mix

- Green corridor around the town providing footpath access to most of the walls;
- The Bowling Green open space is an informal public space.

Height

- Height is variable and undulating along the length of the 'walls'.

Massing

- The scale and massing of the 'walls' varies according to their location and the perspective of the observer, ranging from modest banks to tall, steep earthworks.

Details

N/A

Materials

N/A



Strengths

- A unique and distinctive feature/area within the town;
- Very high quality environment;
- A recreational/cultural resource;
- Generally tranquil locations.

Weaknesses

- The setting of the 'walls' has been compromised by development in several locations;
- The tranquil nature of the north 'wall' is diminished by the sight and sound of traffic from the bypass.

Opportunities

- Maintain and enhance the 'walls' for future generations;
- Enhance setting and appearance of the 'walls' where opportunities allow.

Threats

- Potential increased erosion/damage to the 'walls' through more intensive recreational use;
- Potential damage and visual obstruction of the 'walls' by trees and vegetation if left unmanaged.

