



# Wareham Conservation Area Appraisal Document



**Adopted Document**

**January 2012**

---

# Contents

<b>1. Introduction</b>	<b>4</b>
1.1 Background	4
1.2 Planning Policy Framework	4
1.3 Development within a Conservation Area	4
1.4 Preparation and Survey Limitations	5
1.5 Community Involvement	5
<b>2. Summary of Special Interest</b>	<b>6</b>
2.1 Special Historic Interest	6
2.2 Special Architectural Interest	6
<b>3. Conservation Area Site, Situation and Zoning</b>	<b>7</b>
3.1 Location and Setting	7
3.2 Socio-Economic Profile	7
3.3 Character Zones	7
<b>4. Historic Morphology</b>	<b>9</b>
<b>5. Townscape Analysis</b>	<b>16</b>
5.1 Urban Structure	16
5.2 Building Density	16
5.3 Building Height	17
5.4 Plan Form and Massing	18
5.5 Edges and Enclosure	18
5.6 Visual Qualities	19
5.7 Landscape: Trees and Green Spaces	20
5.8 Public Realm	20
<b>6. Building Style and Details</b>	<b>23</b>
6.1 Architectural Style	23
6.2 Walls	24
6.3 Roofs	26
6.4 Windows and Doors	27
6.5 Important Unlisted Buildings and other Features of Interest	29
<b>7. Ecology and Biodiversity</b>	<b>31</b>
<b>8. Issues and Opportunities</b>	<b>32</b>
8.1 Problem Areas	32
8.2 Evaluation of Condition	32
8.3 Buildings at Risk	33
8.4 Threats, Pressures, Challenges	33

<b>9. Recommendations .....</b>	<b>34</b>
9.1 The Boundary .....	34
9.2 Management and Enhancement.....	34
<b>Appendix .....</b>	<b>36</b>
Appendix A – Further Information and Advice .....	36
Appendix B – Conservation Areas: General Guidance .....	38
Appendix C – Scheduled Ancient Monuments.....	41
Appendix D – Listed Buildings .....	42

## List of Figures

- FIG. 1: *St. Martin’s Church.*
- FIG. 2: *The castle ditch recalled.*
- FIG. 3: *Medieval fabric.*
- FIG. 4: *Buildings of the seventeenth century.*
- FIG. 5: *The gentry in Wareham.*
- FIG. 6: *Late nineteenth century development.*
- FIG. 7: *East Street viewed toward the centre.*
- FIG. 8: *Class differences.*
- FIG. 9: *The Red Lion.*
- FIG. 10: *The Quay viewed from South Bridge.*
- FIG. 11: *Historic cast iron sign.*
- FIG. 12: *Historic paving schemes.*
- FIG. 13: *Historic lamp columns.*
- FIG. 14: *Three bay format.*
- FIG. 15: *Stuccoed frontage.*
- FIG. 16: *Material palette.*
- FIG. 17: *Door cases.*
- FIG. 18: *Shopfronts.*
- FIG. 19: *Pumps.*
- FIG. 20: *Churchyard lichens.*

## List of Maps

- Map 1: Character Zones.
- Map 2: Townscape Quality.

---

# 1. Introduction

## 1.1 Background

This Appraisal has been prepared for Wareham Conservation Area which was first designated on 16th January 1970.

Conservation Areas are defined as:

*“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.*

They are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality.

The purpose of this appraisal is: 1. to provide an in depth analysis of character which will inform both planning and development management at the Local Authority, 2. to assist property owners and their agents in the formulation of sensitive development proposals, 3. to assist property owners and their agents in execution of sensitive alterations allowed under permitted development rights, and 4. to identify potential for enhancement works within the Conservation Area.

## 1.2 Planning Policy Framework

Conservation Areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Statement 5 *Planning for the Historic Environment* provides statutory guidance for their administration and this is expanded upon by the related Practice Guide, while specific Local Authority policies will also apply. Further guidance regarding the legal implications of designation can be found in Appendix B.

## 1.3 Development within a Conservation Area

If you are considering undertaking works to a property, or developing land that lies within a conservation area, Purbeck District Council will be happy to provide planning advice. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying a planning application. CABA has produced useful guidance (see Appendix A).

---

## 1.4 Preparation and Survey Limitations

This Appraisal was during summer 2010, and revised following consultation during June 2011. This document was formally adopted by Purbeck District Council on 11th January 2012.

When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.

Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

## 1.5 Community Involvement

In line with the Council's Statement of Community Involvement two six week periods of consultation was arranged. The first involved information gathering using a questionnaire made available locally and at Westport House which provided an opportunity for public input to the formulation of proposals and production stage of the document. This ran between 3rd November and 12th December 2008. The second involved formal consultation on the draft boundary proposals and appraisal which ran between 21st February and 1st April 2011. The consultation period was extended at the request of the Town Council in order to enable the Town Trust to make comments. Consultation materials were available locally, online and at Westport House. A leaflet was posted to every property affected. The consultation was advertised through local media and Council channels. Consultation responses have been taken into account in preparation of the final version of this document.

---

## 2. Summary of Special Interest

The object of the following paragraphs is to provide a brief (non exhaustive) summary of the reasons for designation of the Conservation Area. A more detailed introduction to and analysis of historic and architectural character and appearance will follow in subsequent sections.

### 2.1 Special Historic Interest

Wareham was one of the most important settlements in Saxon Wessex and despite of a history of steady decline since that time retains significance as one of the earliest post-Roman planned settlements (street plan and defensive circuit). The earth walls, which are Scheduled Ancient Monument, are a particularly notable aspect of this.

### 2.2 Special Architectural Interest

Covering the whole town within the walls, there is some obvious qualitative variation in the architectural makeup of the conservation area. The principal streets however contain an excellent collection of Georgian era and earlier buildings of various class and type forming a townscape set within a substantially planned Saxon and medieval street layout. Amongst these are several Grade I and II\* listed building whilst a substantial proportion of the remaining townscape is listed at Grade II.

---

## 3. Conservation Area Site, Situation and Zoning

### 3.1 Location and Setting

In 1897 a description noted that Wareham “lies within a wilderness of heath”. Development, land improvement and forestry since that time mean that heathland is less evident today. The more immediate setting to the north, west and south of the town was and largely continues to be marshy ground best appreciated entering from the south where the riverside enhances the location. To the north the bypass cuts across this wetland setting while housing development on all sides but south has reduced the isolation of the historic town within the broader landscape.

### 3.2 Socio-Economic Profile

A core of the conservation area is currently occupied by properties which mix retail and services on ground floors with flats of often substantial size above; a pattern which to some extent became fixed following the expansion of retail uses during the inter war period. Residential uses remain dominant along the quieter back lanes and at increasing distance from the centre on the main thoroughfares. As historically many properties remain tenanted, some on fixed rents providing returns below market value. Whilst parts of the Wareham draw some tourist interest during summer months, most visitors to Purbeck by pass the town which remains the backwater first described in 1897. The town contains few chain stores, the range of traditional shops present giving a distinctive ‘local’ character lost from more vibrant places.

### 3.3 Character Zones

Developmental character and quality within the conservation area is varied enough to generally distinguish between different elements. Whilst for means of overall interpretation it is important to consider the conservation area as a whole, for means of analysis and easier use within the planning process the conservation area has been split into character ‘zones’. Zones are shown on Map 1 and comprise:

**Zone 1:** The core of the settlement comprising the principal streets and lanes. Dominated by Georgian and Victorian architecture following an ancient street layout this Zone holds significant architectural and historic interest.

**Zone 2:** The north western residential quadrant of the town. The Zone contains a network back lanes following the ancient plan. Whilst development is mostly mixed twentieth century workers housing of often limited architectural or historic interest, the spatial qualities of the Zone and broader context it provides for Zone 1 are of note.

---

**Zone 3:** The north eastern residential quadrant of the town. The Zone contains a network of back lanes which largely follow the ancient plan. Whilst development is mostly modern and of limited architectural or historic interest, this provides broader context for Zone 1.

**Zone 4:** Comprises the town's earth 'walls' which enclose the ancient street grid.



---

## 4. Historic Morphology

### Saxon

Excavations have shown some activity within the area now occupied by Wareham during the Iron Age and Romano-British periods though none that would suggest that a precursor to the Saxon settlement of Wareham existed (see Hinton and Hodges, 1974). The area was absorbed into Wessex during the eighth century with a church (St Mary's) and nunnery established here, both attributed to St. Aldhelm. The point at which Wareham itself became fully established is unclear though a first literary reference occurs in 876. Around this time Wareham is known to have been one of a number of 'burghs', or fortified places attributed to King Alfred and established in Wessex in response to Danish incursions. It is thought that the defensible nature of the location as opposed to any other attribute was the reason for site selection, though subsequent importance was also based upon its maritime connections. The place name itself translates as 'settlement by the weir', and remains of a medieval fish weir, probable successor to earlier structures, have indeed been identified in the river bed (see Clark, 1950).

It has been suggested that the street 'grid' which characterises the layout of Wareham was based upon the Roman model of town/military planning, a number of settlements elsewhere in Wessex having been adapted to pre-existing Roman layouts (see Bond and Aston, 1976). The balance of the layout appears to show a bias toward the southern side and quay. Whilst not all the streets within Wareham can necessarily be given a Saxon provenance, and excavation has suggested at least some movement in street dimension over time Wareham is notable as an early example of post-Roman central planning. The area delineated by the walls was not completely or substantially home to a permanent population – large parts of the interior remaining substantially undeveloped until the late nineteenth century – though provided capacity to absorb people from surrounding areas.



**FIG. 1:** *St. Martin's Church. The oldest building in Wareham standing high above the town's former northern gate (or 'port').*

St Martin's, the oldest surviving structure in the town, substantially dates to this period (FIG. 1). A good example of a small parish church, construction may have been a response to population expansion though the position detached from the core of the settlement above the north gate may also reflect a symbolic motive.

---

The nave of St.Mary's was significantly older than St Martins in terms of both foundation and most probably also fabric. In terms of size it constituted one of the largest known ecclesiastical buildings of pre-Viking Wessex. It was however demolished and rebuilt during the nineteenth century.

A stone wall is thought to have been added to the earthworks surrounding the town during the late tenth century – at which time Viking activity saw the town captured briefly – though no standing remains of this wall now survive.

## Medieval

The key event of the years following the Norman Conquest was the establishment of a castle in the south western quadrant of the town. The recorded destruction of almost half the dwellings of the town described in the 1086 Domesday Book may relate to this event. The impact is still clearly evident in topography and street layout, the motte substantially intact and echoes of the inner and outer bailey ditches reflected in the routes of Pound Lane, Trinity Lane and in the gentle curve of the top end of West Street (see FIG. 2).



**FIG. 2:** *The castle ditch recalled. The curve of West Street, merging into Trinity Lane recalls the line of the castle's outer bailey ditch. Note the visual interest this provides as buildings climb up the slope.*

Excavations show that the completed castle comprised a substantial keep of limestone banded with heathstone, the fabric of which later represented a likely source of masonry employed in building around the town. The second great Norman addition was the town's South Bridge, a feature demolished during the eighteenth century. The period saw Wareham continue in importance though its strategic importance may have waned following the building of Corfe castle. Whilst playing a role in the civil wars of the twelfth century the castle passed from royal hands during the thirteenth. The filling of its ditches at this time allowed for recolonisation of the south side of West Street beyond Trinity Lane.

Until at least the fifteenth century the quay provided a focus for economic activity, Wareham recognised at this time as a 'port'. This may help to explain why the south eastern quadrant of the town became and remained the most developed part of the town historically. Markets appear to have been held at the bottom end of



**FIG. 3:** Medieval fabric. Left: an arched doorway built into the wall of the Old Rectory, Pound Lane; thought to be derived from the castle. Right: former Holy Trinity Church with fourteenth century nave; sole survivor of several small churches built in Wareham during the medieval period.

North Street adjacent to the crossroads, this eventually undergoing some infill by semi-permanent buildings which were damaged and cleared following the fire of 1762. A second market place existed at St John's Hill which apparently served the pig trade, though the proximity and relationship of this to the quay – otherwise a focus of economic activity – is of note. The period saw construction of a number of chapels and churches: St Andrew's (subsequently Holy Trinity – FIG. 3), St. Michael's (previously in St Michael's Road), St. Johns (on the site of the old police station at St John's Hill and apparently infilling part of the market place), St. Peter's (on site of the town hall) and All Hallows (on the site of 19 North Street). This may have reflected population growth though may also have reflected prosperity in terms of the benefaction of separate landowners. All the ecclesiastical buildings (including St Martin's) had fallen redundant and or been demolished by the nineteenth century. Whilst the growth of dissenting sects is likely to have been a contributory factor this may also reflect a decline of the town both absolute and relative at the end of the period following silting of Poole Harbour and accompanying loss of sea trade.

### Early Modern

Coker's Survey of 1732 (apparently derived from a document by Gerrard of 1620) records a town in decline with castle and churches ruined and harbour silted observing that '*only the shadow remains of the pristine glory*'. Leland also notes a decline which was perhaps compounded by dissolution of the priory in 1536. Those surviving elements of the building were relatively new at that time and were subsequently embellished. There is some possibility that settlement in Wareham shrank during the period though it may also be the case that for several centuries it simply failed to grow. Nos. 15-17 and 14/14a North Street have been dated to the period (see FIG. 4), albeit both were altered during the eighteenth and nineteenth centuries. These stone walled buildings are likely to have held much higher status

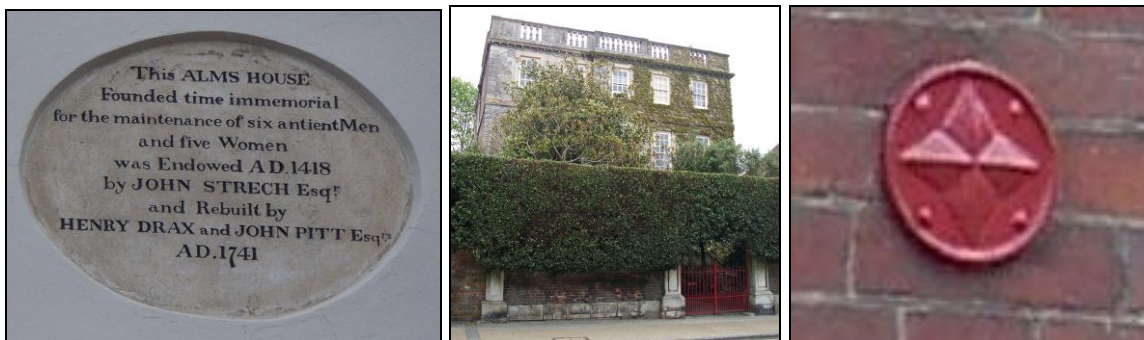


**FIG. 4:** Buildings of the seventeenth century. Left: 15-17 North Street. Right: 14/14a North Street. It seems likely that the whole of the roof of 15-17 was covered with stone originally, while the slate on 14/14a represents one nineteenth century alteration amongst others (render has clearly been removed from the frontage).

than the bulk of contemporary structures. 1694 saw establishment of a dissenters chapel (later Unitarian Church) in Church Lane, this later rebuilt and enlarged.

### Eighteenth Century

Whilst Wareham's economic and strategic importance had been lost, the late seventeenth and the eighteenth centuries were notable for the competition between wealthy men for control of Wareham's two parliamentary seats, ownership of land and freeholds within the town then translating into votes. Gould, one such individual built the 'Manor House' in South Street in 1712. Other legacies of this period are the 1741 Almshouses on East Street (paid for by the main rivals Pitt of Encombe and Drax of Charborough – see FIG. 5), and the Rempstone Estate; the latter an entity brought into being during the late 1760s through purchase of Drax, Pitt and other interests by Thomas Calcraft. The latter thereafter more or less held political control over the town – reasonably described at this time as both a 'rotten' and 'pocket' borough. Properties under the ownership of the modern day Rempstone Estate sport a crimson livery whilst both past and present possessions are marked by circular metal plaques. As many of the properties on



**FIG. 5:** The gentry in Wareham. Left: plaque recording an endowment by Drax and Pitt. Centre: Gould's 'Manor' House. Right: Plaque of Calcraft's Rempstone Estate. Both the house and plaque are shown in the current estate livery.

---

the main streets were likely to have been built prior to the Rempstone Estate's creation the actual extent of its contribution to the built fabric of the conservation area may be less than otherwise anticipated.

In 1762, shortly before the creation of the Rempstone Estate, much of the town was damaged or destroyed by fire. Fires had earlier affected the town on a smaller scale in 1704 and 1742. A map inventorising damage shows that the area bound by West Street, South Street, Trinity Lane and Pound Lane was burned, as too most of the north side of West Street, all buildings in Trinity Lane, much of St John's Hill, all of Church Street and Church Lane, most of the Quay, most of East Street and the lower part of North Street. Large gaps between some of the affected buildings suggest fire may have been spread by the wind carrying debris between thatched roofed properties, notable solid roofed structures such as the East Street almshouses apparently unharmed. The key legacy of the fire is the prevailing pattern of predominantly late eighteenth century development seen along the main street frontages around the centre which lends this part of Wareham a strongly Georgian architectural character. This said it is not clear to what extent earlier fabric was incorporated within reconstructed properties.

### Nineteenth Century

The period saw loss of Wareham's political importance one parliamentary seat cut in 1832 (Great Reform Act) and the other, along with the constituency, in 1885. A commentary of 1897 continues to note Wareham's 'decline' at this time partly also blaming the railway which effectively bypassed it in 1847. Throughout the period sporadic infilling and redevelopment of properties took place across the core of the town, this normally recognisable stylistically set against the preponderance of Georgian architecture. A cluster of notable contributions from the first half of the period occur in the south western quadrant of the town and include the brewery house on Pound Lane (the brewery itself was substantially rebuilt during the



**FIG. 6:** *Late nineteenth century development. A feature most frequent in North Street. The terrace pictured in part replaced the medieval All Hallow's Chapel which stood at the junction with Cow Lane.*

1980s), Castle Garden, Pound House (itself also currently undergoing substantial reconstruction) and the Unitarian Church (now conservative club) on South Street. 1842 saw destruction of the Saxon nave of St. Mary's, one the worst episodes of the zealous church 'restoration' movement gripping the country at this time and which by the turn of the century left the District with very few medieval naves. The closing years of the period saw a spurt of development which is and would have been most noticeable upon entering the town from the north. Amongst additions of

---

the period are Nos. 4, 19-23 (developed on the site of the medieval All Hallow's Chapel), 35-39, 95 and Glebe House while the adjacent church and St Martin's House flats occupy the sites of other buildings of the period. A further grouping of late nineteenth century 'infill' occurs at the end of East Street, while in West Street the Oddfellows Hall, later Rex Cinema built in 1890 is notable. The town's most prominent Victorian edifice – the Town Hall – was built somewhat earlier in 1870. Towards the end of the period sporadic development of utilitarian terraced housing commenced within the north western quadrant of the town, much of this on Rempstone Estate land.

## Twentieth Century

The townscape saw a number of significant changes during this period. 1911 saw building of Castle Close on the castle motte, a building recently enlarged and reroofed. The expansion of retail provision during the 1920s led to the insertion of shop fronts into many facades along North Street which until that point had survived relatively intact as a predominantly residential street. Subsequent commercial alteration of properties such as Nos. 9, 7 and 5 have left them greatly disfigured. At a similar time the granary on the quay was renovated for use as a café and has subsequently undergone further remodelling as a pub restaurant. Replacement of South Bridge in 1927 was accompanied by road widening at the bottom of South Street resulting in clearance of a row of buildings and reduction in the extent of Bridge House. That part of the site wide enough to accommodate replacement development was later occupied by the library. Further clearances to accommodate road widening occurred at the top of West Street during the 1950s, the site now occupied by Pound Lane car park. Both pre-war and post-war significant housing development took place in Wareham though with few exceptions mostly visible along East Street and North Street, this was largely concentrated within historically undeveloped areas in the town's north western and north eastern quadrants. The 1970s saw significant change including redevelopments along North Street noted above, development of most of the Manor House garden to accommodate the Rempstone Centre (now Sainsbury's), and demolition of West Street School (the former chapel) whose 1789 façade was retained. A number of post war redevelopments of indifferent quality are noticeable around the core including 2 North Street and the Town Hall extension. Within the north western quadrant of the town infilling of vacant land with utilitarian housing continued in a gradual fashion. This has resulted in the highly mixed and disorganised pattern of development currently present. Parts of the northeastern quadrant closely resemble that to the north west having also been subject to sporadic infilling, however the majority of development here forms part of a housing estate developed at the end of the twentieth century. This itself replaced an estate developed on open land earlier in the century.

## Archaeological Potential

Hinton notes: "*because it ceased to be an important place during the middle ages, the traces left in the ground by its first inhabitants may be more recognisable than in most towns*". As much of the conservation area is likely to have been subject to occupation for at least a thousand years, and some parts considerably more, there is a high potential for the presence or survival of sub surface archaeological

---

deposits. This said the presence of large cellars beneath many of the eighteenth century buildings on street frontages may have led to historic loss or displacement of material. Most recent development has been preceded by excavation. It is generally advisable that reference be made to the County Historic Environment Record (see Appendix) prior to the drawing up of development proposals or that advice is sought from the County Archaeological Service.

---

## 5. Townscape Analysis

### 5.1 Urban Structure

Principal streets are arranged on a cruciform plan supported on a loose grid of secondary streets, the latter having the historic and often continuing status of single track back lanes. Similar character is held by Trinity and Pound Lanes though both represent deviations from what is assumed to have been the original Saxon street grid in this area (see Section 4). Aside from a widening of North Street and West Street at the centre the road structure opens up at three principal points to form irregular public spaces – the Quay, Church Green and St. John’s Hill – spaces whose existence reflects past historic activity at these sites (e.g. market, dockside etc). Continued survival of the Saxon street pattern is of significance across the whole conservation area but particularly so within Zones 2 and 3 which otherwise lack any great architectural interest.



**FIG. 7:** *East Street viewed toward the centre. Of primarily residential character (though with evidence of former shops) with generally similar ridge heights though with some variation in pitches between slated and tiled roofs. The frontage breaks up further east reflecting the historically sparse pattern of development here.*

### 5.2 Building Density

With the possible exception of East Street current densities within Zone 1 reflect the pattern fixed following rebuilding during the late eighteenth century reasonably well. Continuous frontage development occurs along key routes and around and adjacent to historic centres of activity. Where a more loose knit pattern of development occurs this usually reflects the process of post eighteenth century infill of what were at that time undeveloped or otherwise peripheral areas. Continuous pavement edge development characterises West Street and South Street along most of their lengths albeit the pattern has been disrupted by clearance on the site of Pound Lane car park and road widening between St. John’s Hill and South Bridge. The St. John’s Hill area and Quay have likewise dense frontages and similar is seen on the west side of North Street though development is far more fragmentary on the east side. The latter is partly a product of nineteenth century redevelopment which appears to have favoured frontage setbacks which have been echoed in successor 1970s schemes. East Street was the least developed route historically with only the upper part



reflecting the continuous development pattern seen elsewhere, the remainder more broken with a number of significant gaps in the frontage many of which have since been crammed with relatively dense infill. The pattern is again fragmentary along Trinity Lane and Pound Lane which are largely populated by nineteenth century and later infill. The pattern in Wyatt's Lane is closer in character to that seen in Zones 2 and 3 with which its built development is broadly contemporary. Within Zones 2 and 3 the pattern of development is fairly open and generally lacks consistency with no standard building line or position of buildings within plots. Development here is commonly arranged in short terraces or semi detached though some detached properties do also occur.

### 5.3 Building Height

Aside from a few often isolated examples of one, one and a half and three storey development – mostly within Zones 2 and 3 – building height generally settles at two storeys across the conservation area. Within this category appreciable variation in height is as ever principally a product of differing floor to ceiling heights pegged to architectural style, period of construction and class which are further influenced by localised changes in ground level. This is best viewed in Zone 1 where difference in stature together with ornament and emphasis may be observed between both broadly contemporaneous ‘cottages’ and ‘townhouses’ of the eighteenth century; though even within the latter category there is some variation. Differences are most clearly seen passing along West Street (see FIG. 8). Heights appear generally most settled in East Street whilst are seen to rise up the slope from the centre on West Street. Heights are generally more varied between buildings on North Street. Within Zone 1 attics are commonly utilised through use of dormers providing added sense of stature albeit often held in check behind parapets. Mansards are an unusual feature which occurs at only a couple of locations on the principal streets.



**FIG. 8:** *Class differences. The contrast between Nos. 8 (left) and No 39 (left) West Street is clearly expressed in terms of stature, massing and ornament. Façade emphasis differs with strong vertical emphasis displayed left, and horizontal right, which reflects fenestration type.*

---

## 5.4 Plan Form and Massing

Towards the centre of the settlement town houses are characterised by broad frontage, three bay double pile plans. Moving out towards the ends of West and North Street stature noticeably drops as an increase in narrow fronted row houses, often of shallow plan, is seen. Similar types are frequent in East Street and in the St. John's Hill/Church Street area. All types have often been enlarged through addition of rear extensions usually at right angles to the host property, though sometimes set parallel and integrated through use of an 'M' shaped roof. Grain is generally fine though a number of buildings hold a relatively high individual bulk. Amongst historic examples of the latter the Red Lion exerts a major presence befitting of its prime location and historic function (see FIG. 9), whilst the blunt and uninteresting frontages of Nos. 16 and 45-51 sit less comfortably within the street scene. Amongst more modern building the Rempstone Centre (Sainsbury's) has a surprisingly low impact within the townscape, unlike Anglebury Court whose form, layout and bulk is wholly negative.



**FIG. 9:** *The Red Lion. A building with strong presence whose bulk in form is balanced by vertical emphasis in detailing and softened by hipping of roofs. The building brings important definition to the corner. The broad gap between this and the town hall was occupied by buildings providing market functions prior to the fire. The location is now dominated by traffic. Note use of buff brick.*

## 5.5 Edges and Enclosure

Within Zone 1 street edges are well enclosed, this most commonly by buildings. The visual and spatial quality this produces is best seen where the vista closes and carriageway narrows at the end of West Street. Clearance of the row of houses which formerly occupied the West Street frontage of the Pound Lane car park undermines the effect though the opportunity remains to reinstate a developed street edge. At corners articulation through use of a double frontage set beneath a partially hipped roof is seen in a few cases (see Red Lion above, also the Post Office and Town Hall amongst others) though buildings more often turn a gable – albeit rarely blank – to the corner.

---

Boundary walls otherwise provide enclosure within Zone 1, these sometimes reaching considerable height (e.g. Old Rectory in Pound Lane). There is some photographic evidence for the presence of railings to the front of some buildings on North Street – enclosing areas now ‘pavement’ – apparently removed when converted from residential to retail. Railings formerly enclosing St Mary’s churchyard have also been removed though gates remain. The sense of enclosure has been harmed at a number of locations, this including for example through provision of off road garage courts on Church Street, through provision of splayed accesses along Pound Lane and through the removal of the front walls from properties on North Street. The position of the latter set back from the general building line exacerbates the impact.

Within Zones 2 and 3 frontages are commonly enclosed by walls or hedges, though frequent installation of garaging and off road parking has left the pattern very fragmentary, and such development has caused considerable erosion of townscape quality.

## 5.6 Visual Qualities

The Quay with St.Mary’s behind as viewed from South Bridge (FIG. 10) provides a composition of particular quality spoiled a little by the elevated dining area to the rear of the Old Granary. Passage down West Street from the centre provides particular interest by virtue of the combination of a continuously enclosed street edge with changing topography and street line. The gently rising ground level and the deflection of West Street (FIG. 2) combined with narrowing street width and the abrupt transition from town houses to cottages provides visual stimulation through a varied and unfolding view. Similar visual interest is provided by the curve of Pound Lane around the Brewery House, in contrast to North, East and South Streets whose more linear nature allows views along most of their length from the centre. The prominence of St Martin’s approached from either side of the walls on North Street is an arrangement of particular and quite probably symbolic historic note.



**FIG. 10:** *The Quay viewed from South Bridge. A classic view. The Old Granary formerly served as a warehouse as too the annexe to the Quay Inn (centre). As with many other spaces within Zone 1, cars dominate.*

---

## 5.7 Landscape: Trees and Green Spaces

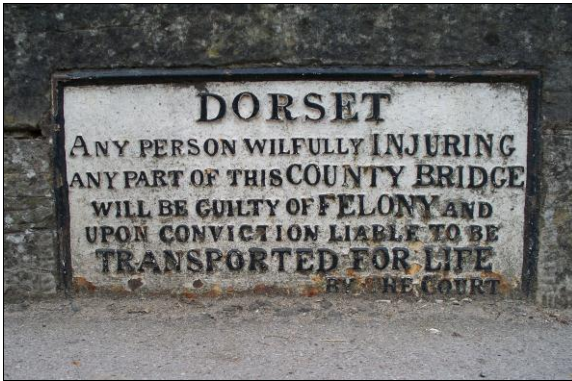
Zone 4 – the Saxon ‘walls’ – represent the most significant green spaces within the conservation area, and more so since the recent removal of trees. Whilst on the east, west and north sides of the town development has broken the historic connection between the settlement and its landscape setting, this survives largely intact on the south side. Until the late nineteenth/twentieth century Wareham within the walls contained a large percentage of open space composed mainly of market gardens/allotments particularly within the mostly undeveloped burgages in the north eastern and north western quadrants of the town. These helped to supply a local trade of produce with Poole though were largely developed for housing during the last century. Of the main streets East Street remained least developed for the longest period and a single green gap survives in the frontage adjacent to No.32. Most private gardens within the conservation area are small, or as in the case of the long burgages on the West side of North Street, now largely filled with outbuildings, hard standings or modern housing development. The most unpleasant example is found to the rear of the Co-Op on Mill Lane used as a rough unenclosed car park. The gardens of Castle Close, Castle Garden and The Priory continue to make an important contribution to both the setting of buildings within them and to views into the conservation area from the river and southern causeway. By far the most interesting and attractively planted public green space is the churchyard of Lady St Mary’s, though the narrow pathway (known as ‘Lady’s Walk’) between St Martin’s Church and St. Martin’s Lane is also of some note, the prominence this lends to No. 19 St Martin’s Lane demanding the exercise of particular care in any future redevelopment of the site. Church Green remains the last green space of significance though crowded by cars. A second green – ‘Sawpits Green’ – is detailed for St John’s Hill on a map of 1826 though no green survives here today and the space is again dominated by cars.

## 5.8 Public Realm

### Street Furniture and Signage

Unusual stone bollards, some of which have been replaced with replicas or otherwise replicated, line the pavement edge between St John’s Hill and Church Green (see FIG. 12). Cast iron bollards and imitations in plastic have been installed in various locations around the town and are of entirely modern origin. These show little consistency in terms of type though mostly comprise the black and gold ‘heritage’ model (also adapted to serve cycle parking) ubiquitous of many enhancement schemes of similar vintage. Similar bins, benches and posts have also been employed, the first at least distinguished with the town emblem. The conservation area contains one particularly interesting early cast iron sign which is attached to South Bridge (FIG. 11). Similar survive on other historic bridges around the County. A painted sign prohibiting traction engines from using Cow Lane is attached to the Anglebury, though is of lesser vintage and questionable authenticity. Modern street signage is generally of standard highways type with little thought apparently given to positioning; that recently

erected adjacent to the walls at the end of West Street directing traffic to Lady St Mary School a particularly poor example.



**FIG. 11:** *Historic cast iron sign. Attached to South Bridge. In comparison modern signage erected by the highways authority lacks interest or attractiveness.*

### Groundscape

Photographs suggest the extensive use of Purbeck stone paving in Wareham. Little now survives; this including short stretches in Pound Lane and between St John's Hill and Church Green. By at least the nineteenth century, and possibly as early as the late eighteenth century (see Hinton and Hodges) street surfaces appear to have been formed by a rammed aggregate which was watered to control dust. Latterly the water was drawn from the river using the Bamford's pump which remains on west side of the Quay (FIG. 19). On the main streets gutters appear to have been stone lined whilst stone kerbs were more widespread. Minor metalled road surfaces did also occur historically and still survive in Pound Lane (a pebble surface between buildings associated with the old brewery the corner of which has been damaged by water contractors) St John's Hill outside Seymour Place (a surface formed from slivers of stone set on edge which inspired the modern landscaping scheme on St John's Hill) and in various rear accesses viewed along Trinity Lane. Purbeck stone setts serve the arched entrance to the old brewery and similar are found mixed with rougher stone in the parking area outside the Red Lion in West Street. Recent surfaces generally utilise tarmac or concrete slabs, the latter plain or coloured.



**FIG. 12:** *Historic paving schemes. Left: surfaces adjacent to the old brewery, Pound Lane. Right: paving with stone lined gutter and stone bollards between St John's Hill and Church Green. Both have been damaged by road works.*

---

## Lighting

Parts of the town were apparently lit as early as 1840. Lighting along main streets is today mainly supplied by heavy units mounted on buildings. This is viewed to avoid 'street clutter' though is nonetheless disfiguring to the buildings in question due to both the appearance of the units themselves and the wiring and junction boxes which serve them. Two historic lantern columns of differing design and provided with modern light fixtures currently survive in Tinker's Lane (FIG. 13). These are soon to be lost as part of the County-wide renewal of lighting. Off the main streets a number of modern replica lanterns of much taller size than historic models and standard 'heritage' design have been installed, whilst more modern versions of the same are installed around modern housing in the north eastern quadrant of the town. At time of writing street lighting within the town and across the broader District is undergoing renewal. Lack of availability of funding has meant that replacement units are of a standard specification.



**FIG. 13:** *Historic lamp columns. Currently in Tinker's Lane though soon to be removed.*

---

## 6. Building Style and Details

### 6.1 Architectural Style

The substantial rebuilding of the core of Wareham during the late eighteenth century and relatively limited redevelopment since this time has given Zone 1 a predominantly 'Georgian' architectural character; a background against which both earlier and later buildings are usually easy to discern. In this regard North Street, as the least afflicted by fire and the most redeveloped of the main streets is the least homogenous architecturally. It is important to note that the presence of shop fronts even at the centre of the town does not represent an aspect of original architectural character, and though the earliest of these do date to the first half of the nineteenth century the majority of buildings were designed and intended to serve as dwellings. Most of the best/largest houses were located close to the centre though relatively unaltered if less pretentious outliers do still occur in the St John's Hill area (FIG. 14), parts of East Street and the upper reaches of West Street. A three bay configuration, often stuccoed, provides a common template for houses of various sizes. Details such as cornice, parapet and quoins are variously applied (see FIG. 8).



**FIG. 14:** *Three bay format. A three bay configuration expressed at varying scale is common amongst eighteenth century properties. This example in St. John's Hill displays various 'typical' features (e.g. dentil course, stone easing course, hipped dormers, bracketed canopy – multi pane sashes - though the windows appear unusually squat). A stuccoed example is shown in FIG. 8.*

Outside the range of the fire damage and occasionally also within it, buildings of Georgian appearance sometimes conceal, visibly incorporate or indeed are constituted by earlier fabric (see FIGs. 4 and 16). This reflects a process of restyling and salvage. Intact remnants of an earlier cob and thatch vernacular are now infrequent, though buildings of this construction appear to have lingered in slightly larger quantities around the fringes of the town until the twentieth century. No. 34 Cow Lane is sole survivor of a string of such properties formerly present at the top of Cow Lane, and No. 1 Church Lane a second example. A scattering of pattern book designs of the second half of the nineteenth century (e.g. those of 'villa' type) occur particularly on North Street these sometimes appearing crude in contrast to more individually executed and arranged Georgian detailing, though

---

Crickmay's Town Hall remains outstanding in its location. More modern and twentieth century construction appears in small clusters within Zone 1 where it is almost always intrusive by virtue of blandness (e.g. 18 East Street), ill conceived pastiche (36-38 North Street) or simple disregard for context (e.g. Knightstone Close). Zones 2 and 3 largely comprise similar estate and council housing from various points in the late nineteenth to late twentieth centuries. This generally adopts a utilitarian pattern book format. No. 3/5 Cow Lane nonetheless represents a particularly attractive late nineteenth century example (relatively intact until recent installation of plastic windows) albeit one upon which the bland neo-vernacular which characterises the modern housing estate in Zone 3 appears to be based.

## 6.2 Walls

### Stone

Though Wareham lies some way from the Purbeck quarries or other ready sources of building stone this nonetheless plays an notable role in the construction of both buildings – either substantially or in part – and boundary walls. Much of the mainly limestone and heathstone rubble in buildings and boundary walls postdating the medieval period may have been sourced from the debris of the castle, and both the town walls and the several chapels or churches demolished during the centuries leading up to the late Victorian period may also have contributed material. An arch believed derived from the castle is incorporated in the wall of the rectory on Pound Lane alongside other finely cut pieces of block stone. A second arch was recorded in the boundary of Castle Close but has now apparently been removed. The wall constructed adjacent to Church Green incorporates various medieval relics, though the wall itself is of relatively modern construction. Features of medieval origin are also visible in the wall adjacent to Pond's standing between St John's Hill and Church Street. This wall once formed the front elevation of a building demolished during the 1960s (note remains of flank wall and traces of the roofline on the adjacent building).

### Brick

Wareham is principally characterised by the use of brick in building, this having been the principle construction material used in rebuilding work following the fire of 1762. The soiling of facades obscures or darkens the apparent colour of bricks though some variability is nonetheless evident between buff, pale orange/red and deep red, here probably reflective of a range of sources. Whilst Wareham stands on Broadstone sand there are outcrops of Oakdale, Broadstone and Parkstone clay in the wider vicinity, all of which have a history of use with varying success for brick manufacture within the District but which are likely to have also been employed on an ad hoc basis prior to industrialisation. Oakdale clay was exploited for brick making during the nineteenth century at Victoria Works on the site of the later Sandford Pottery, the buff coloured bricks which appear typical of the source present both as dressings and as a principal construction material (e.g. the Unitarian Church and the Red Lion, the latter with red brick dressings).



---

Red/orange bricks with many inclusions typical of Parkstone clay (deposits to the south) appear identifiable mainly in boundary walls. Broadstone clay (deposits to the east and west) may form the source of the majority of pale orange/reds. From 1847 onwards brick could be imported to Wareham by rail from works in the broader area, many of which were established in and around Poole and Upton by the late nineteenth century, generally utilising similar clay types. It seems likely however that at least since connection of Swanage to the railway during the 1880s, and perhaps earlier, Wealdon clay brick was also imported from Swanage. The deep red bricks of Wareham Town Hall would indeed find a good match. Brick finishes include examples of Flemish chequerwork and striped effects (e.g. 11-13 North Street) created through use of flared or glazed headers. Bond types show some variety, high quality header bond combined with gauged brick arches present on a number of Georgian townhouses.

### Cob

It is likely that cob represented a principal building material within Wareham prior to the late eighteenth century rebuilding of the town. Earth walls have been found present in the construction of a number of buildings in Wareham, sometimes concealed by masonry cladding. Examples include the flank wall of 59 North Street (replaced in brick following collapse), the King's Arms (where exposed internally), and is a component of the construction of 37/39 East Street. Photographs suggest the presence of a number of more substantial cob built houses at the far end of South Street up until the 1960s.

### Stucco and Render

Stucco was fashionable during the late eighteenth and early nineteenth centuries, and appears as a relatively frequent, and in most cases original frontage treatment. Where present stucco is normally crisply applied and lined out in imitation of ashlar, though years of repainting and patching have often obscured the lines. The recently renewed stucco of Pound House provides a useful guide to the original appearance. Historic painted finishes were generally stone coloured, though more garish treatments have become popular (e.g. Nos. 56-64 North Street), and this together with textured paint (e.g. 49 North Street) and pebble dash has spoiled the appearance of some properties and groups. In cases such as Nos. 10/10a North Street, 8 West Street and 29 East Street (FIG. 15) stucco forms part of a frontage treatment which includes heavy quoins, parapet and cornice. Renders such as pebble dash occur infrequently and are here a twentieth century introduction of little merit.



**FIG. 15:** *Stuccoed frontage. A good example of a frontage with parapet, quoins and keystone detailing, though the struck ashlar jointing is no longer very clear. The historic treatment is unlikely to have been pale blue while the bay, dormers, four pane sashes and roof covering all represent later alterations.*

## 6.3 Roofs

### Roofing

The historic vernacular in Wareham was thatch, though stone also appears to have been used for buildings of substantial construction and higher status. This may have helped them to survive the 1762 fire. Few thatched roofs now remain, this due to constraint in the use of thatch following the fire, subsequent demolition or the substitution of thatch with solid roofing materials – such as in the case of Nos. 1 Pound Lane, 37-39 East Street, and the store by the quay. It is interesting to note that contrary to popular belief the use of thatch appears to have continued in Wareham after the fire, and even within the zone marked as destroyed in the survey of damage produced after the event – examples here being No.1 Church Lane (constructed after the fire) and the store by the quay. As elsewhere in the District the local thatching style sees use of a simple flush ridge (e.g. No.1 Church Lane), though the post war fashion for installing block ridges – decorative features which stand proud with either straight cut or patterned edge – persists within the conservation area. Relative proximity to the reed beds of Poole Harbour may have supported localised use of water reed for thatching historically.



**FIG. 16:** *Material palette. The rear of 8 West Street displays a range of materials and change over time. A fragment of the original tile covering with stone eaves course survives the rest replaced by slate. A bracketed gutter has been added. Whilst the frontage (FIG 8) is stuccoed, flank and rear walls reveal brick and stone construction which might suggest incorporation of older material within the post-fire rebuild.*

Plain clay tiles represent the predominant roofing material within Zone 1, as is likely to have been the case since at least the eighteenth century rebuilding. Tiled roofs here sometimes carry the particularly distinctive treatment of a stone tile eaves course – a device employed to assist in throwing rain water clear of the eaves where the roof structure sat directly on the wall head and gutters were originally absent. This is often combined with a decorative corbelling out of the eaves perhaps concealed beneath a plaster cornice, whilst elsewhere the use of dentil, saw tooth or similar eaves detailing is frequent. In Wareham the eaves course appears to be an eighteenth century detail. Photos record this as having been present on a number of now demolished buildings, including the previous town hall. The treatment now forms a popular motif of unfortunate modern pastiches in which its architectural context and function are rarely understood. Properties within Zones 2 and 3 also commonly employ tile, though here interlocking concrete forms are in the majority. Examples of the use of double Roman tiles occur on outbuildings at St John's Hill and adjacent to 3 Westport Cottages, a context of usage often seen within the broader District.

---

Slate appears primarily a feature of nineteenth century development postdating the arrival of the railway, though in some cases has clearly replaced other roof finishes (see for example FIG. 16).

Pitches vary (see FIG. 7), with some tiled roofs reaching pitches much steeper than the norm (e.g. 20 West Street). Roofs built to be slated may naturally be found at low pitches though again variation is seen given its sometime use as a substitute roofing material.

### **Chimneys**

Chimney stacks play an important role in the roofscape of the conservation area, always readily visible and particularly noticeable passing out of Wareham along West Street. The stack attached to the side of the Anglebury (No. 15/17 North Street), possibly as a later addition, is a major feature. The most unusual chimney stack however is that installed on St. Martin's Church. Buff chimney pots, typically of simple cylindrical roll top type, are most common on older properties within the conservation area having been one product of Sandford Pottery. Several very long bespoke creations may be viewed in the mid part of North Street. Red pots are often modern replacements.

## **6.4 Windows and Doors**

The conservation area contains a good collection of doors, door cases and windows sometimes combined within shop fronts.

### **Windows**

Due to the high percentage of listed buildings within Zone 1 the generally negative impact of window replacement with standardised UPVC units is muted. This is not to say however that incidences of unauthorised insertion are not readily apparent, or that slow incursion into unlisted buildings has not yet commenced. Zones 2 and 3 by contrast show a very high frequency of UPVC glazing, and few properties of older construction retain their original windows. Double hung sashes are most frequent window type amongst historic properties; formats utilising a six over six glazing pattern are common. Within this category some mixing of early flush fit designs with exposed cases and those set within a reveal with concealed case are evident (e.g. 20 West Street). Casements often serve the attic dormers where present but are otherwise a feature of cottages of generally lower stature built at the peripheries of Zone 1. Amongst these horizontally sliding sashes (or Yorkshire sashes) also occur in West Street.

Bay or bow windows are an interesting feature of a number of properties. Those forming a feature integral to the design of late nineteenth century houses aside, these often represent relatively early additions to eighteenth century or older properties. Here their construction reflects both shifting fashion – flat roofed bay windows with curved side panels a surprisingly frequent addition to residential facades – and changing use – bow windows a favoured format for early shop display windows. A few intact examples of the latter survive including those

shown in FIGs 17 and 18, though the most impressive bows form the twin stack added to the frontage of the Black Bear during the early nineteenth century.

## Doors

A good collection of classical door cases survives within those parts of Zone 1 retaining a residential character. The more simple of these consist of pilasters with flat bracketed canopy perhaps oversailing a blank transom, the more ornate incorporating pediments with either blank or clear fanlights. Many such surrounds are complemented by six panelled doors though others have undergone modification or replacement by semi glazed models.



**FIG. 17:** *Door cases. Left: Pilasters with broken pediment and blind fanlight. Centre: bracketed canopy displaying a full entablature with transom light below. Right: simple flat roofed bracketed canopy with transom.*

## Shop fronts

Wareham benefitted from the production of a shop front design guide in 1986, though the extent to which this was employed is unclear. Writing in 1970 the RCHM noted the 'recent' loss of many eighteenth century shop fronts, nonetheless a number of examples have survived more or less intact at Nos. 12 South Street (FIG. 17 centre), 12 West Street, and 41 West Street, and have attracted Grade II\* listing. All three examples noted are characterised by multi-pane bow windows and elaborate door surrounds. Free standing bowed display windows are visible at a few other properties including at No 6 East Street (FIG. 18). The conservation area otherwise contains a good collection of late nineteenth and early twentieth century shop fronts (FIG. 18) which retain traditional details such as threshold mosaics and pull out canopies – though only that at No 6 North Street currently sees regular use. A number of more recent shop fronts including that of the Co-Op spoil the ensemble and would benefit from improvement. Signage is for the most part sympathetic, and includes a large number of hanging signs. Plastic and aluminium fascias have supplanted boards

of more traditional composition and appearance in a number of cases however, often without benefit of consent. Other obtrusive features such as plastic Dutch blinds are attached to a number of frontages, whilst the façade of No 59 North Street is subject to an escalating level of clutter.



**FIG. 18:** Shop fronts. Left: early nineteenth century bow window serving a former shop at No 6 East Street. Right: Late nineteenth/early twentieth century shop front at No 8 South Street – note tiling and threshold mosaic.

## 6.5 Important Unlisted Buildings and other Features of Interest

Unlisted buildings which make a ‘positive’ contribution to the character and appearance of the Conservation Area are detailed on Map 2 together with those deemed to have both a ‘neutral’ and ‘negative’ impact. A selection is detailed below together with some features of note:

- *Eighteenth and early nineteenth century table tombs and gravestones:* The oldest part of St Mary’s graveyard contains an interesting collection of monuments. Whilst the inscriptions on many have been obscured or erased by weathering and lichen, details often do survive, and the shapes, colours and placement of stones lends an attractiveness lacking in the more recent cemetery. Tombstones pre-dating 1925 are protected from removal by virtue of presence within the conservation area, and those within the curtilage of the church gain some protection through the latter’s listing. Lack of individual listing of the oldest tombstones here is however unusual.
- *Wareham Town Hall:* (see cover) 1870 – built with corn exchange below, council rooms above. On a site of historic prominence replacing a previous town hall of 1770 which had itself replaced the medieval St Peter’s Church (apparently converted to the same use during its later years at which time a tower was added thence to be echoed on each successive replacement). The

town hall is a key landmark building at the centre of the conservation area though now minus its heavy chimney stack (note the 'scar' in the slate roof visible from North Street).

- *K6 telephone kiosks:* There is a pair of red kiosks in North Street – the only kiosks now within the walls; one a 1930s jubilee model the other a 1950s coronation model (indicated in the style of crown). These are not original installations having replaced a pair of the now rare 1960s K8s during the 1990s. Historic photos show that the K8s were themselves preceded by a single K6, and that that itself replaced what appears to have been a K1 (the type otherwise seen at Tyneham). Following BT's indication that one of these kiosks was likely to be removed the Town Council purchased it. It currently stands as an empty shell.
- *Water pump, South Street:* An attractive metal pump with stone basin. No longer in its original setting or position.
- *Bamford's model 2A water pump, Abbott's Quay:* Apparently installed to draw water for sprinkling on the streets as a control for dust, and possibly also for flushing gutters prior to main streets being tarmacked. The Bamford engineering group have dated manufacture of the pump at the company's works in Staffordshire to between 1906 and 1915, and photos indeed show that it was present by at least 1914. The original livery is likely to have been different. See FIG. 19 below.



**FIG. 19:** *Pumps. Left: Bamford's pump on Abbot's Quay. Right: Water pump on South Street.*

---

## 7. Ecology and Biodiversity

Certain parts of the conservation area are notable for their ecology. The walls represent a vestige of unimproved grassland rich in wild flowers and grasses attractive to insects. They have recently been cleared of trees and are subject to an on going management programme. The churchyard is home to an array of attractive lichens which have colonised tombstones albeit obscuring the inscriptions (see FIG. 20 below). There would perhaps be scope to manage the grass cutting regime in the currently well manicured churchyard to encourage wildflowers. Jackdaws are a common feature around the town where they frequently nest within chimney pots.



**FIG. 20:** *Churchyard lichens. A colony of lichens viewed on one of St Mary's eighteenth century monuments. The monument above depicts two carved angels beneath a sunburst.*

---

## 8. Issues and Opportunities

### 8.1 Problem Areas

**8.11 Shop front Signage and Clutter:** As noted in section 6.4, Wareham's shop fronts are subject to a steady decline in quality and character as unsympathetic signage and other clutter is introduced. As much of this is subject to control there is ample scope for enforcement.

**8.12 Parking:** Many parts of the conservation area are dominated by car parking which crowds and spoils what could be attractive public spaces (see for example, St John's Hill and Church Green). Parking along North Street and South Street is hazardous for both road users and pedestrians alike, particularly given erratic pulling out and reversing into spaces by some drivers. Given the current limited availability of alternative parking for residents and visitors this issue is likely to remain a problem.

**8.13 Plastic Windows:** As noted in section 6.4, the incursion of plastic windows into Zone 1 has commenced. UPVC is already ubiquitous within Zones 2 and 3. Whilst there is scope for enforcement where installed into listed buildings, unlisted buildings remain threatened.

**8.14 Satellite Dishes:** The attachment of satellite dishes to the front elevations of buildings within a conservation area has been controlled nationally since 1995, though locally an Article 4 Direction controlling the practice within the whole of the conservation area has been in place since 1990. In spite of this it is possible to find many examples of dishes attached to front elevations.

### 8.2 Evaluation of Condition

As many properties within the conservation area are not owner occupied and are otherwise in split uses or ownership quality of maintenance is variable. This is sometimes reflected in the external condition of frontages. A number of listed buildings show signs of neglect – chiefly in terms of a lack of proper maintenance. Amongst these the frontages of Nos. 15 and 48 West Street appear in particularly poor repair, whilst the parapets and gutters of many properties along West Street show signs of blockage and growth of vegetation.



---

Whilst main street frontages within Zone 1 are generally well ordered, backland areas and structures visible along Trinity Lane and along the east side of Mill Lane often appear shabby. There is scope within these areas for a combination of renovation and redevelopment. The same may be observed generally within Zone 2.

### 8.3 Buildings at Risk

Unlisted tombs within the curtilage of St Mary's Church are, like many such structures, particularly vulnerable to decay. This is evident in a number of cases.

An outbuilding to the rear of the Antelope is currently propped and in very poor structural condition.

### 8.4 Threats, Pressures, Challenges

The recently discussed potential for major retail development on the outskirts of Wareham (opposed by the Council) offers up both a potential threat and challenge. This would undoubtedly have some impact upon existing businesses within the town. Whilst it is interesting to note that in historic terms many of Wareham's shops are a product of the early twentieth century, and that architecturally speaking some of them spoil the facades of formerly residential buildings, the presence of small businesses within the town assists in the general sense of vitality and distinctiveness – both positive aspects of character.

---

## 9. Recommendations

### 9.1 The Boundary

In its first iteration the review proposed that boundaries be redrawn to take in only that area more or less encompassed by Zone 1 in order to achieve more targeted preservation and enhancement of historic development. The rationale was that within this core zone development had undoubted architectural and historic interest whereas other parts of the conservation area were largely modern or otherwise lacking in interest. A revision of this proposal and recommendation to retain the current boundary arises from the consideration that a more holistic management of development contained within the walls will be allowed by maintaining the original designation. In particular it is noted that the walls and related street pattern provide significant unifying elements which have considerable historic importance. Maintenance of the original designation means that the conservation area remains mixed in terms of developmental quality. This is dealt with by clearly differentiating character zones within the appraisal. These encourage development management appropriate to the relative significance and character of each zone, whilst recognising that they collectively form part of a wider whole.

### 9.2 Management and Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the list below presents a summary of potential action areas. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

**Sympathetic redevelopment:** This appraisal has identified a number of buildings which contribute little to or actively detract from the special architectural or historic character or appearance of the conservation area. Seeking the sympathetic redevelopment of these sites would be in the best interests of the conservation area.

**Management of development at the fringes:** The interface between the conservation area and its developed setting frequently involves a distinct transition in character which is of both qualitative and quantitative nature. The immediacy of this relationship does indicate the need for especial care to be taken in the development of sites adjacent to the conservation area and suggests

---

an opportunity to improve the transition from conservation area to setting this would offer.

**Street furniture audit and strategy:** The town may benefit from a qualitative audit of the street furniture currently installed with a view to informing a strategy for future use and potential improvements. This may help to ensure that street furniture enhances rather than erodes the distinctiveness of the town and that unnecessary clutter is avoided.

**Public awareness of the heritage resource:** It is important to raise awareness amongst the public of both the existence of the Conservation Area, and the important role they play as property owners in preserving and enhancing its character and appearance.

**Encourage the phasing out of block ridges on thatched properties:** An objective as relevant for the District as it is for Wareham. As the local style makes use of the flush ridge the block ridge can be viewed to undermine local distinctiveness and character. The form was originally imported from areas such as East Anglia and is an extraneous detail which costs considerably more than a flush ridge – a point sometimes not realised by owners. Replacement of ridges is required more regularly than recoating and owners should be encouraged to revert to flush ridges at this time.

**Article 4 Directions:** Given the noted threat of replacement plastic windows being employed in the conservation area's unlisted residential properties – reflecting the trend clearly seen within the broader townscape – the introduction of an Article 4 Direction stripping permitted development rights to replace windows would be advisable.

**Encourage/enforce shop front improvements:** The replacement of plastic signage, reduction of frontage clutter and removal of features such as Dutch blinds would enhance many frontages together the character and appearance of the conservation area in general. As in many cases these features are unauthorised additions to listed buildings or otherwise lack the appropriate consents there is scope for enforcement.

---

# Appendix

## Appendix A – Further Information and Advice

### Legislation, Guidance and Policy

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. (see [www.opsi.gov.uk](http://www.opsi.gov.uk)).
- Planning Policy Statement 5: Planning for the Historic Environment. 2010. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. 2010. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- DETR Circular 01/01. 2001. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- Guidance on the Management of Conservation Areas. English Heritage 2005. ([www.english-heritage.org.uk](http://www.english-heritage.org.uk))
- Guidance on Conservation Area Appraisals. English Heritage 2005.

### Design

- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000. (see [www.cabe.org.uk](http://www.cabe.org.uk)).
- Design and Access Statements: How to write, read and use them. CABE 2006. ([www.cabe.org.uk](http://www.cabe.org.uk)).
- Planning Policy Statement 1: Delivering Sustainable Development. ODPM 2005. ([www.communities.gov.uk](http://www.communities.gov.uk)).
- Planning Policy Statement 3: Housing. DCLG 2006. ([www.communities.gov.uk](http://www.communities.gov.uk)).

### Historical Development and Archaeology

- Anon, 1897: *A Historical and Descriptive Guide to the Ancient Town of Wareham*
- Aston and Bond, 1976: *The Landscape of Towns*.
- Coker, 1732: *Survey of Dorsetshire*.
- Davis, 1984: *Wareham Gateway to Purbeck*.
- Hintin and Hodges, 1974: *Archaeology and early History of Wareham*.
- Hutchins, 1861: *The History and Antiquities of the County of Dorset*, 3rd ed., edited by W. Shipp and J.W. Hodson.
- Ladle, 1994: *Wareham: A Pictorial History*.

### Architecture

- Newman and Pevsner, 1972: *Dorset (Pevsner Buildings of England)*.
- RCHM, 1970: *An Inventory of Historical Monuments in the County of Dorset. Vol. II, South East Part I*.
- Statutory List of Buildings of Special Architectural or Historic Interest.

### Maintenance

- SPAB and IHBC: *A Stitch in Time: Maintaining your Property Makes Good Sense*. (Available from PDC/internet).

---

## Further Enquires

Enquiries regarding this Appraisal and for advice should be addressed to:

Design and Conservation Officer  
Purbeck District Council  
Worgret Road  
Wareham  
Tel: 01923 557388  
[www.purbeck-dc.gov.uk](http://www.purbeck-dc.gov.uk)

Enquiries regarding archaeology and the County Historic Environment Record should be addressed to:

Environmental Services Directorate  
Dorset County Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ  
Tel: 01305 224921  
[www.dorsetforyou.com](http://www.dorsetforyou.com)

---

## Appendix B – Conservation Areas: General Guidance\*

### What is a Conservation Area?

A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are designated to cover the most historically and architecturally important and interesting parts of towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of a Conservation Area Appraisal to assess and evaluate 'character' as a basis for the formulation of management proposals and planning policies, and to assist in the evaluation of planning applications.

### Owning and Developing Land and Property within a Conservation Area

PPS 5 *Planning for the Historic Environment* provides a principal point of general policy in relation to conservation areas. In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent (as defined by case law this currently means the whole of a building or structure, or whole of a building minus the façade). Where buildings or structures are deemed to make a positive contribution to the character and appearance of the area proposals to demolish are not normally be looked upon favourably. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building - with the exception of a pre-1925 tombstone;
- any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;
- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;
- Certain buildings used for industry

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

---

Within a Conservation Area householder permitted development rights are subject to some restriction. Planning Permission will be required for:

- Cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Construction of an extension on the side elevation of an original dwelling house.
- Construction of an extension exceeding one storey on the rear of an original dwelling house.
- Any enlargement consisting of addition to or alteration of the roof.
- Provision of a building, enclosure, pool or container within the curtilage incidental to enjoyment of the property between a wall forming a side elevation and the boundary of the dwelling house.
- Installation of a chimney, flue or soil and vent pipe on a wall or roof slope fronting a highway and forming the principal or side elevation.
- Installation of microwave antenna (e.g. satellite dish) on a chimney, wall or roof slope facing onto or visible from a highway, or on a building >15m high.
- Installation of solar panels on the ground within the curtilage of a dwelling house where these are visible from a highway; on the wall of a building within the curtilage where visible from a highway; on a wall which forms a principal or side elevation visible from a highway. There is a general requirement both inside and outside conservation areas for panels erected under permitted development rights to be positioned with regard to minimising both their effect upon the external appearance of the building and impact upon visual amenity of the area within which the building stands. Planning permission may often therefore be required.

In the case of office buildings, shops, catering, financial or professional services establishments planning permission would be required for 'any alteration'.

Further restrictions may be applied by the Local Authority or Secretary of State through use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be expected. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

---

## Implications for the Local Authority

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

\* *Information correct at January 2012. Note: regulations are subject to change.*



---

## Appendix C – Scheduled Ancient Monuments

A Scheduled Ancient Monument is defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983 as a protected archaeological site or historic building of national importance. The scheduling of a monument means that permission is required for works affecting that monument. The Secretary of State, in consultation with English Heritage, assesses each case individually to ensure that damage to protected sites is kept to a minimum.

SAM No. 60 North Bridge.

SAM No. 62: St. Martin's Church.

SAM No. 94: Wareham Town Walls.

## Appendix D – Listed Buildings

Below is a table of the principal listed Buildings within the Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest.

Please note: The table does not include ancillary structures or those within the curtilage of named buildings which are also likely to be covered by the listing where pre-dating 1948. Names of properties given below are those recorded at the time of listing and thus under which they are officially listed. It is possible that some names may have changed. This does not affect the listing itself.

Address	Grade	English Heritage Reference No.
1 and 2, Abbots Quay	II	107932
Warehouse beside River Frome, Abbots Quay	II	107933
Castle Garden, Abbots Quay	II	107935
1 and 2, Church Green	II	107938
Parish Church of Lady St Mary, Church Green	A	107939
The Priory of Lady St Mary including walls immediately to west, Church Green	II*	107940
Outhouse in garden of Priory of Lady St Mary, south-east of house, Church Green	II	107941
Barn in garden of Priory of Lady St Mary, south of house and by edge of River Frome, Church Green	II	107942
Thorne's Cottage, Church Green	II	107943
Upright stone block on south side at west end of the courtyard between Thorne's Cottage and No 2 The Quay, Church Green	II	107944
4, Church Green	II	107945
Wall north of No 4 bounding west side of Church Green, Church Green	II	107946
1, Church Lane	II	107947
Alms land stone in garden of No 3, Church Street	II	107948
3 and 5, Church Street	II	107949
Congregational Church, Church Street	II	107950
23-29, Church Street	II	107951
31, Church Street	II	107952
Wall to churchyard of Church of Lady St Mary on west and north sides, Church Street	II	107953
8 and 10, Church Street	II	107954
Knapp Cottage 14, Church Street	II	107955

18 and 20, Church Street	II	107956
Streche's Almhouses 2,4 and 4a, East Street	II*	107958
6, East Street	II	107959
8, East Street	II	107960
10 and 12, East Street	II	107961
14, East Street	II	107962
16, East Street	II	107963
20, East Street	II	107965
East End House 34, East Street	II	107966
White Cottage , East Street	II	107967
The Duke of Wellington public house, East Street	II	107968
7, East Street	II	107969
9, East Street	II	107970
13, East Street	II	107971
15 and 17, East Street	II	107972
19, East Street	II	107973
21, East Street	II	107974
27a, 27b and 27c, East Street	II	107975
29, East Street	II	107976
31, East Street	II	107977
33, East Street	II	107978
37 and 39, East Street	II	107979
Building to rear of No 10a North Street (Part of Victoria House), Howard's Lane	II	107982
Buildings to east of And adjoining Victoria House, Howard's Lane	II	107983
Senior Citizens Room (Former Workmen's Club), Mill Lane	II	107985
Coachhouse immediately south Of No 1 , Mill Lane	II	107987
1 and 3, Mill Lane	II	107988
1, North Street	II	107992
5, North Street	II	107993
7, North Street	II	107994
9, North Street	II	107995
11 and 13, North Street	II	107996
15 and 17, North Street	II	107997
29 and 31, North Street	II	107998
33, North Street	II	107999
No 41 (The Kings Arms public house) 41, North Street	II	108000
43, North Street	II	108001
45-51, North Street	II	108002
53, North Street	II	108003
55, North Street	II	108004

57, North Street	II	108005
59, North Street	II	108006
65, North Street	II	108007
Nos 67 and 67a, North Street	II	108008
73, North Street	II	108009
75, North Street	II	108010
77, North Street	II	108011
6, North Street	II	108012
8, North Street	II	108014
Nos 10 and 10a (Part of Victoria House), North Street	II	108015
14 and 14a, North Street	II	108016
16, North Street	II	108017
20, North Street	II	108018
22 and 22a, North Street	II	108019
28, North Street	II	108020
40, North Street	II	108021
Church Of St Martin, North Street	I	108022
Retaining wall of St Martin's Churchyard from No 42 as far as Lord Nelson Public House, North Street	II	108023
Lord Nelson Public House, North Street	II	108024
54, North Street	II	108025
North Bridge, North Street	II	108026
The Cottage, Pound Lane	II	108030
Ivanhoe 6, Pound Lane	II	108031
10 and 12, Pound Lane	II	108033
No 14 (Brewery House) 14, Pound Lane	II	108034
Archway to north-west of No 14 (Brewery House), Pound Lane	II	108035
Wall along south side of garden behind No 14 (Brewery House), Pound Lane	II	108036
16 and 18, Pound Lane	II	108037
Wall of Rectory garden from Trinity Lane as far as north west corner of garden, Pound Lane	II	108038
The Old Granary, The Quay	II	108039
1 and 2, The Quay	II	108040
3, The Quay	II	108041
Annexe to The New Inn, The Quay	II	108042
The New Inn, The Quay	II	108043
Quayside to River Frome, The Quay	II	108044
Warehouse in occupation of Messrs W Pond, and wall to east along north side of road , St Johns Hill	II	108047
No 1, including the main premises of Mesers W Pond, St Johns Hill	II	108048

2-5, St Johns Hill	II	108049
6, St Johns Hill	II	108050
8, St Johns Hill	II	108051
9 and 10, St Johns Hill	II	108052
11, St Johns Hill	II	108053
Gold Court 2, St Johns Hill	II	108054
Gold Court 1, St Johns Hill	II	108055
Mint House, St Johns Hill	II	108056
13, St Johns Hill	II	108057
Horse And Groom Public House, St Johns Hill	II	108058
1, South Street	II	108064
3, South Street	II	108065
5, South Street	II	108066
No 9 (The Manor House) including garden wall 9, South Street	II	108067
11 and 13, South Street	II	108068
15 and 17, South Street	II	108069
19, South Street	II	108070
23, South Street	II	108071
Bridge House, South Street	II	108072
2, South Street	II	108073
4, South Street	II	108074
6, South Street	II	108075
8, South Street	II	108076
10, South Street	II	108077
Unitarian Church (Conservative Club), South Street	II	108078
12, South Street	II	108079
Black Bear Hotel, South Street	II*	108080
16, South Street	II	108081
18, South Street	II	108082
20, South Street	II	108083
22-26, South Street	II	108084
28, South Street	II	108085
30 and 32, South Street	II	108086
Holy Trinity Gallery, South Street	II	108087
Premises of Messrs JW Wells, Trinity Lane	II	108088
The Rectory, Trinity Lane	II	108089
1-5, West Street	II	108094
35, West Street	II	108105
37, West Street	II	108106
39, West Street	II	108107
41, West Street	II*	108108
43, West Street	II	108109
The Red Lion Hotel, West Street	II	108110

2 and 4, West Street	II	108111
6, West Street	II	108112
8, West Street	II	108113
10, West Street	II	108114
12, West Street	II*	108115
18, West Street	II	108116
20, West Street	II	108117
22, West Street (St Michaels House)	II*	108118
The former Dorset County Council Junior School, West Street (façade)	II	108119
28-38, West Street	II	108120
46, West Street	II	108121
48, West Street	II	108122
50 and 52, West Street	II	108123
54, West Street	II	108124
56, West Street	II	108125
The Town Pound, Pound Lane	II	108127
Retaining wall in front of No 77 running as far north as corner of Shatter's Hill, North Street	II	431460
The Rex Cinema, West Street	II	480798
34, Cow Lane	II	107957
19-23, Roper's Lane	II	108045
37-43, Roper's Lane	II	108046
North Mill House	II	108028
Bridge over sluice to north-west of, and adjacent to North Mill House	II	108029
Nos 1 and 2 (Elm Cottage and Elm House), Shatter's Hill	II	108063
Nos 1 and 2, East Walls	II	107980
Victoria House, Howard's Lane	II	107982