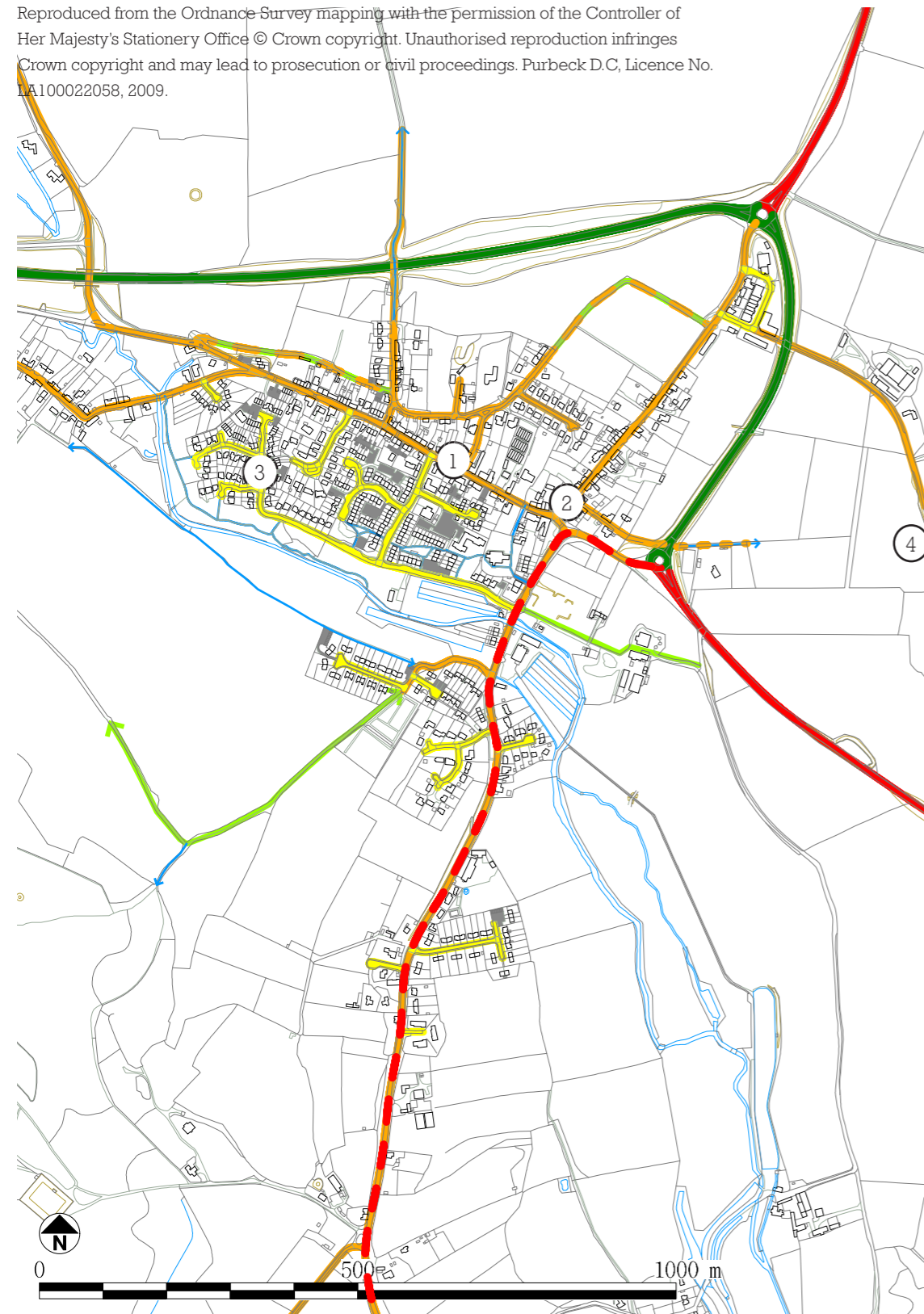











# Bere Regis Village analysis 03.1 Street pattern

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-  **Bypass**
-  **20th century estate road**
-  **Principal road**
-  **Pre-20th century road / historic route**
-  **Footpath**
-  **Lane / track**
-  **Garage court / parking area**

3.1.1 The village is structured around the three principal roads of North and West Streets and Southbrook (which becomes Rye Hill south of the Brook). Historically these roads have provided the backbone of the village, which developed primarily along West Street and North Streets. In the 1760's the Wareham Turnpike was constructed from Townsend to Woodbury Hill and in the 1840's the A35 was formerly constructed by the Puddletown and Wimborne Trust which connected to either end of West Street, bypassing Shitterton and Woodbury Hill. However, today these are mostly quiet, local roads since the village was bypassed by the A35 to the north, although Rye Hill is still a busy route to Wool and Weymouth. North Road in particular is no longer a road of significance because it is now in effect a cul-de-sac having been closed off at its northern end just south of the roundabout at the junction of the A35 and the A31.

3.1.2 Around the village a network of narrow lanes developed and by 1902 these were a well established part of Bere Regis (see Historic Background). These often have an intimate character and are located primarily to the north of West Street around Barrow Hill and formed a series of routes and paths, some of which connect the village to the surrounding countryside and beyond.

3.1.3 The expansion of the village throughout the mid-late 20th century saw the introduction of modern estate roads and cul-de-sacs together with standard pavements, kerbs, road widths and numerous garage and parking courts. These estate type roads are situated predominantly south of West Street, although a few spurs of a similar kind also branch off Rye Hill along the Wool road.

3.1.4 The major change to the village in terms of its road structure was the construction of the A35 Bypass which essentially removed through traffic from the village by redirecting it to the north and east. To the north of Bere Regis the A35 is largely obscured from view where it runs in a deep cutting, and by some now well-established roadside planting. However, to the east of the village the presence of the A35 is much more evident and it is visible from eastern part of the village including the cricket field which adjoins the road. The roundabout at the junction of the A35 with West Street, Southbrook (the road south to Wool), and the other to the north where the A35 joins the A31 (adjacent to the petrol filling station) effectively form the modern gateways to the village. These roadabouts, dominated by traffic and highway signage and lighting, as well as the petrol station and small industrial estate to the north, make rather inappropriate entrances to what is still an essentially rural village.



1. West Street along which the village developed. Once busy, it is now relatively quiet since the village was bypassed.



2. North Street was formerly part of the A35 and a busy route into the village, but is now in effect a cul-de-sac since it was closed at its northern end.



3. Estate development with its standard road design and layout has no relationship to the traditional village lanes elsewhere.



4. The northern edge of the village seen from Woodbury Hill. The large roundabout, petrol station and industrial estate make a rather inappropriate entrance to the village.

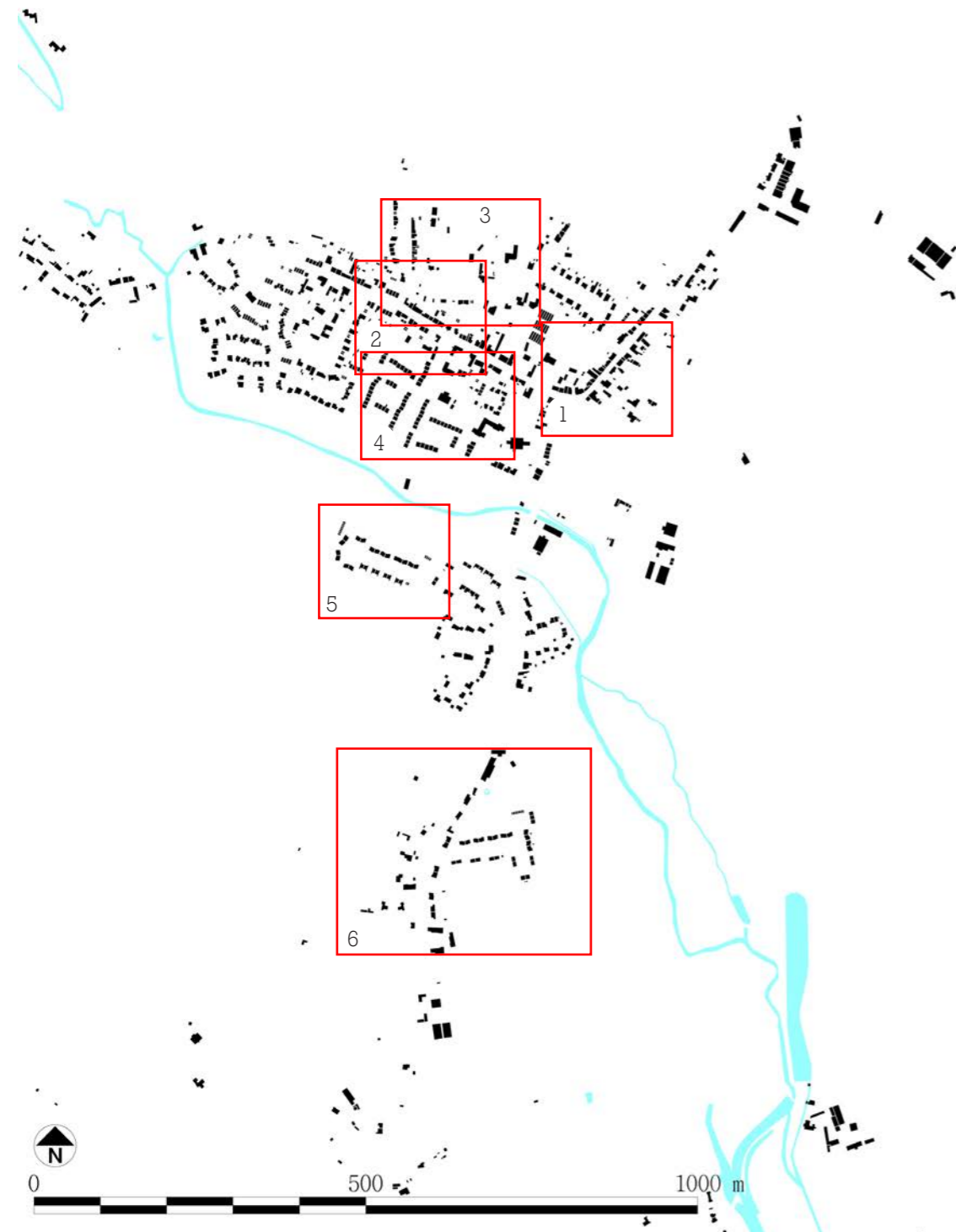
#### KEY POINTS

- The village is structured along West and North Streets and Southbrook;
- A network of intimate lanes is present beyond the main road structure;
- Late 20th century development is designed around modern estate roads and cul-de-sacs that do not reflect the character the village's traditional lanes;
- The A35 Wareham to Dorchester road passes east and north of the village and is now the main route for through traffic;
- The main road entrances to Bere Regis are dominated by highway-related features and do not provide positive or appropriate gateways to the village.



# Bere Regis Village analysis 03.2 Figure ground

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3.2.1 The drawing to the left shows the village as a 'figure ground' map which highlights the form and juxtaposition of buildings relative to the surrounding spaces. The extracts to the right show a representative range of different parts of Bere Regis, demonstrating how these elements affect the character of different parts of the settlement.

### 1. North Street and West Street junction

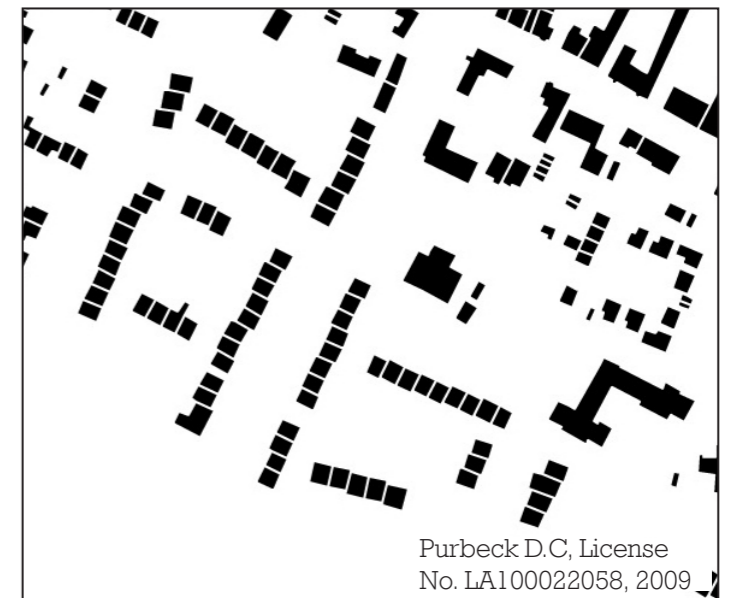
North Street and its junction with West Street form one of the principal entrances into the main part of Bere Regis. The approach into the village quickly changes from a relatively open aspect to an enclosed streetscene resulting from groups of terraces or closely arranged buildings forming a near continuous frontage in places. Buildings follow the alignment of the roads and most are located close to or on the back edge of the pavement. This makes the roads appear narrow and enclosed, although the degree of enclosure varies within these streets. Behind the main frontages backland areas are relatively open, containing a scattering of modest outbuildings and some dwellings accessed via narrow lanes.

### 2. West Street

Buildings along West Street are closely arranged in groups of terraces or semi-detached properties and occasional detached buildings. The road is relatively wide, although the siting of buildings on the back edge of the pavement creates a strong sense of enclosure. However, towards the western end of West Street the width of the road increases and some groups of buildings are set further back into their plots. This reduces the continuity of enclosure which is further weakened by the wide junction of South Mead with West Street. Notwithstanding this, the overall variation of enclosure that results from this arrangement is not unpleasant visually, but simply marks a variation in character from the eastern part of West Street.



1. Tight frontages around the junction of North and West Streets.



4. The Manor Farm Estate is characterised by tightly grouped buildings in relatively large spaces.



2. West Street gradually widens but frontages remain well defined.



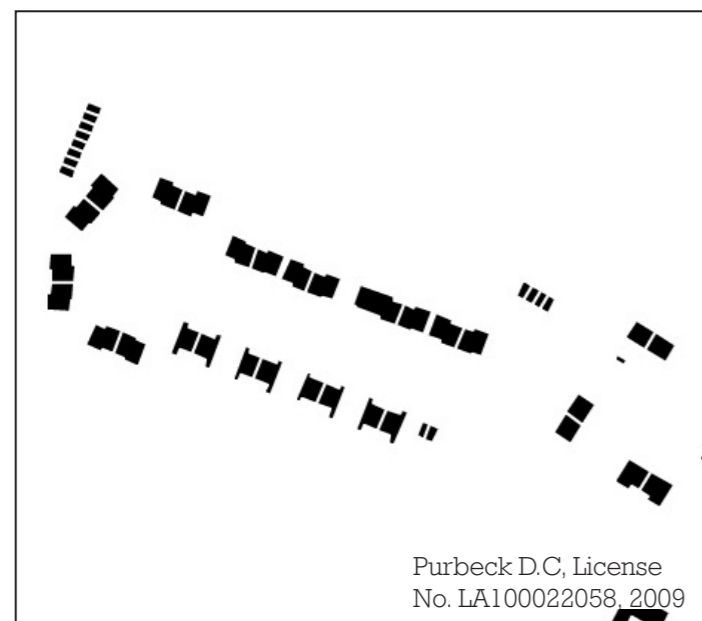
3. A generally informal arrangement of plots and buildings on Barrow Hill.

### 3. Barrow Hill

Development on Barrow Hill follows an irregular pattern in terms of its layout and built form. This is influenced by the steep topography of the area with development arranged along the various lanes which run up the hillside and traverse its slopes. With the exception of Burt Lane, which contains relatively dense development and buildings for much of its length, the majority of development on these upper slopes comprises a scattering of individual buildings loosely arranged along its lanes or set back in mostly modest plots. This area has a pleasing informality to its character.

### 4. Manor Farm Road Estate

This area comprises a modern development situated south of West Street formed of groups of terraced houses arranged along streets and around internal parking courts or green spaces. They appear to be relatively high density, but are surrounded by large areas of space. Although building lines are staggered, road widths are generally wide and built forms are largely similar resulting in uniformity.



5. Cul-de-sac development at Egdon Close.



6. Varied development forms on Rye Hill including an irregular arrangement of houses on the west side of the main road and a well defined line on the east side as well as cul-de-sac development at Green Close to the east.

### 5. Egdon Close

This development is located on the eastern edge of the village, south of the Bere Brook and is part of the smaller central pocket of development that forms part of Bere Regis. Egdon Close is a cul-de-sac development of early Council housing and is surrounded by open countryside. The nature of the development in this exposed location is somewhat incongruous for its setting.

### 6. Rye Hill (south)

Development along the southern part of Rye Hill defines the southern extent of village. This area contains three contrasting areas of development in terms of their built form and layout. Development along the main road follows the alignment of Rye Hill and appears as a group of buildings on the eastern side of the road arranged along a gradual curve. Buildings are mostly orientated to face towards to the road and are close to the pavement or set back slightly into their plots. On the western side of Rye Hill the development has a more irregular pattern, with buildings mostly set further back from the road. Buildings on Chalk Pit Close do not relate to Rye Hill. To the east of Rye Hill, Green Close forms a spur off the main road in the form of a cul-de-sac of development similar to that of Egdon Close.

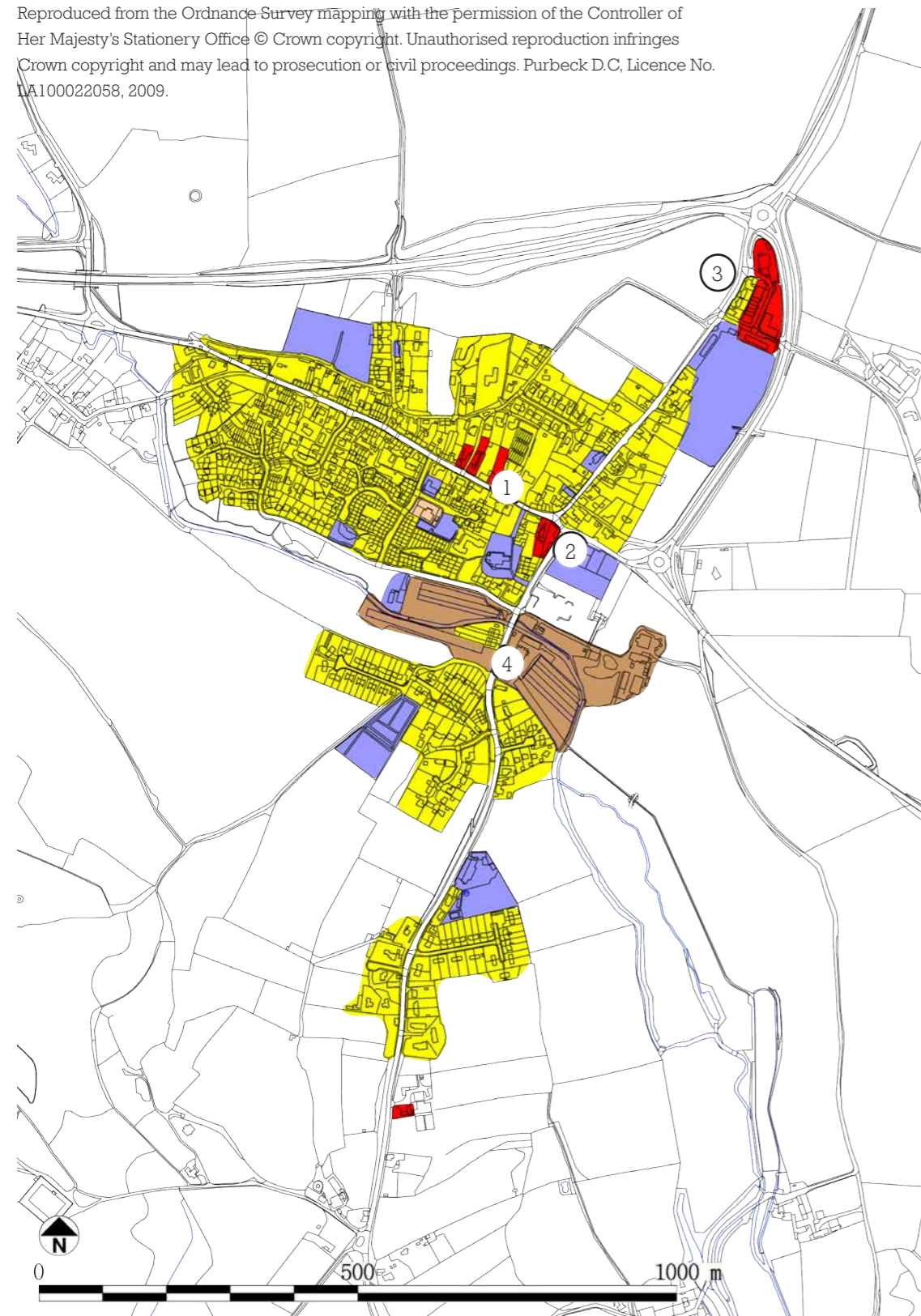
### KEY POINTS

- North and West Streets are tightly enclosed with near continuous frontages;
- The enclosure of West Street diminishes westwards, gradually increasing in width and with buildings set back from the road;
- Development around Barrow Hill is irregular and informal in character;
- Manor Farm Estate is characterised by wide streets and uniform frontages;
- Egdon Close is a modern cul-de-sac that does not respond to its rural setting;
- Rye Hill (south) is an area of mixed character with varying types of built form on either side of the main road.



# Bere Regis Village analysis 03.3 Land use

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-  Residential
-  Employment and business
-  Commercial and retail
-  Community land and use
-  Utilities (telephone exchange)
-  Watercress Beds and other Agricultural use



1. Village stores, West Street



2. The Royal Oak at the junction of West Street and North Street



3. Townsend Business Park and Sports Club



4. Watercress beds.

3.3.1 Bere Regis is a predominantly residential settlement although its mix of uses includes a useful range of facilities and services for a village of its size. These include two pubs and two shops, one of which incorporates a post office. These are located on West Street which has the character of a modest high street.

3.3.2 In addition, a small employment area is located on the north eastern edge of the village adjacent to a petrol station that serves traffic using the A35. Although situated on the outskirts of the village, these uses nevertheless provide some opportunities for local employment.

3.3.3 The Bere Brook river valley is utilised for growing watercress. The pure chalk stream river water provides the correct conditions for growing this crop and watercress beds are located on the valley floor on either side of the Southbrook Road (which becomes Rye Hill). Several modern buildings and a yard area immediately east of Southbrook Road serve this business. Watercress growing is integral to the structure of Bere Regis, providing a tangible link between the northern and central elements of the village. Although, not particularly prominent visually, this use retains an appropriate rural association between the village and the countryside.

3.3.4 In addition to the various commercial activities, a range of community orientated uses are also present. These are diverse, but include amongst others, the church, doctors surgery, school, meeting rooms, playing fields and allotments. These provide an important social dimension to village life.

3.3.5 Overall, the village is relatively well served in terms of local shops, recreation and social requirements.

#### KEY POINTS

- Most of the village is in residential use;
- Bere Regis is well served by local amenities and facilities;
- A number of business units provide opportunities for local employment;
- The watercress growing use is an integral aspect of the village providing a link with the surrounding countryside.



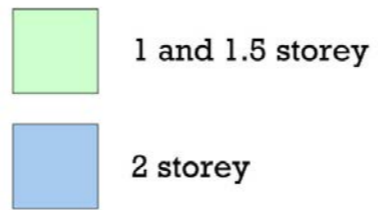
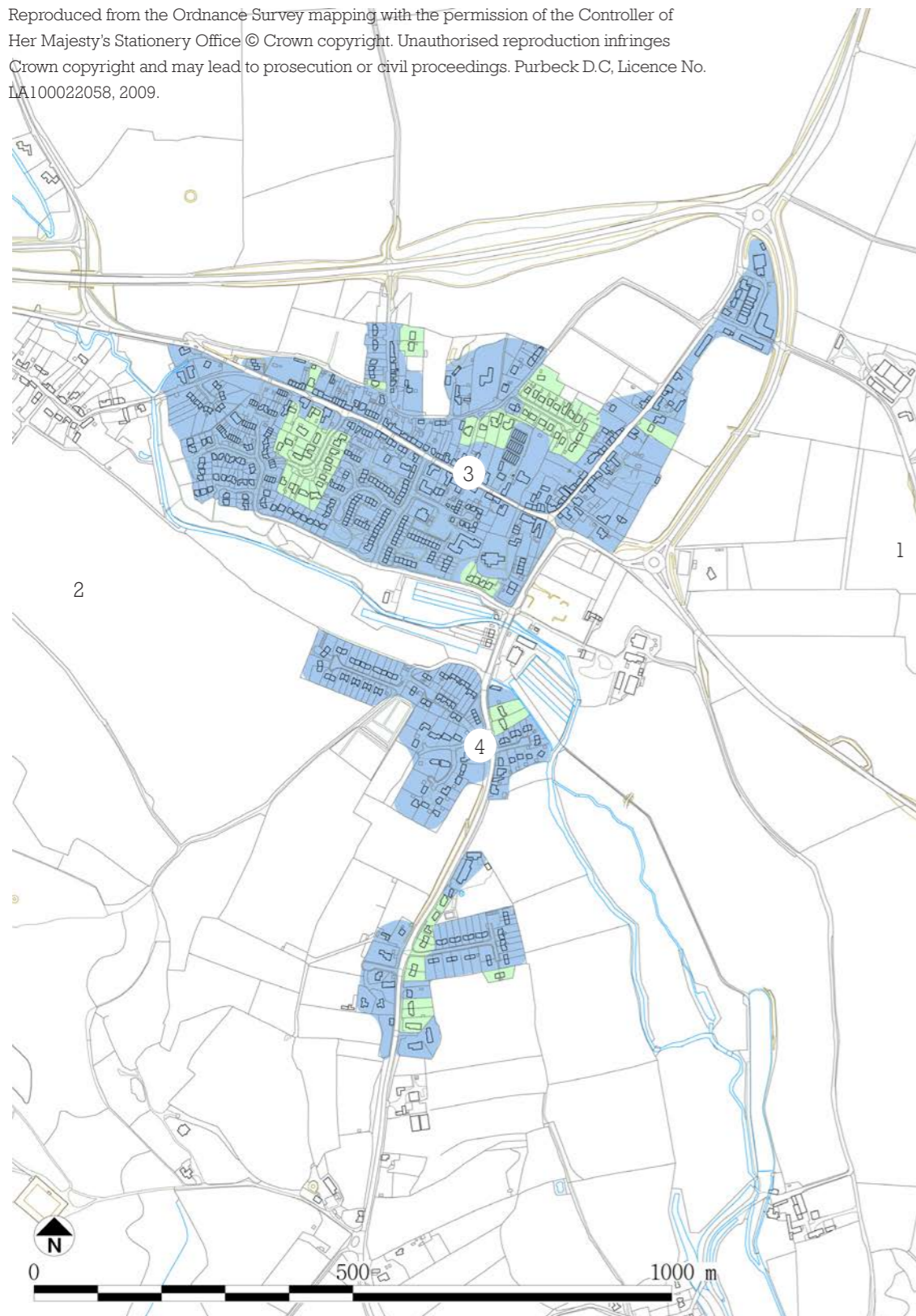
# Bere Regis

## Village analysis

### 03.4

#### Building heights

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1. The church is the tallest and most prominent built feature of Bere Regis despite being situated on low ground.



2. A pleasing composition of roofs on the side of Barrow Hill.

3.4.1 Bere Regis is a traditional village environment and the majority of its buildings are typically of a modest scale and height.

3.4.2 The tallest and most prominent structure in the village is that of the church tower which is built of dressed stone and flint. It is an impressive landmark that dominates many views and glimpses into and around the village, despite its relatively low-lying position at the foot of Barrow Hill.

3.4.3 With the exception of a number of mid-20th century bungalow developments, the vast majority of the village comprises two storey buildings. Despite the relative uniformity of building heights, certain places appear more enclosed than others because of the way in which buildings are sited and relate to the street. West Street and North Street have a particularly strong sense of enclosure and well-defined character. Conversely, modern development, also of two storeys, that is found south of West Street and is arranged with buildings set back from plot frontages, has a much less enclosed character.

3.4.4 The topography of Barrow Hill adds a further dimension to the sense of height and scale of buildings within the village. Despite their modest size and height, the elevated nature of the hillside gives these buildings an exaggerated prominence in views up the hill. In external views many buildings appear to tumble down the hillside in a pleasing assortment of roof forms, chimneys and materials.



3. Traditional two storey development with little or no set back behind the pavement creates a strong sense of enclosure. West Street.



4. Recent two storey development with front gardens creates a lesser sense of enclosure. Rye Hill Close.

#### KEY POINTS

- The church tower is the tallest structure in the village and is an important landmark;
- The majority of buildings are two stories in height with occasional single storey development;
- Good levels of enclosure are achieved with two-storey development on West Street and North Street unlike much modern development;
- The sloping topography of much of the village increases the prominence of some buildings, and in external views creates an often pleasing assortment of roofs, chimneys and materials.





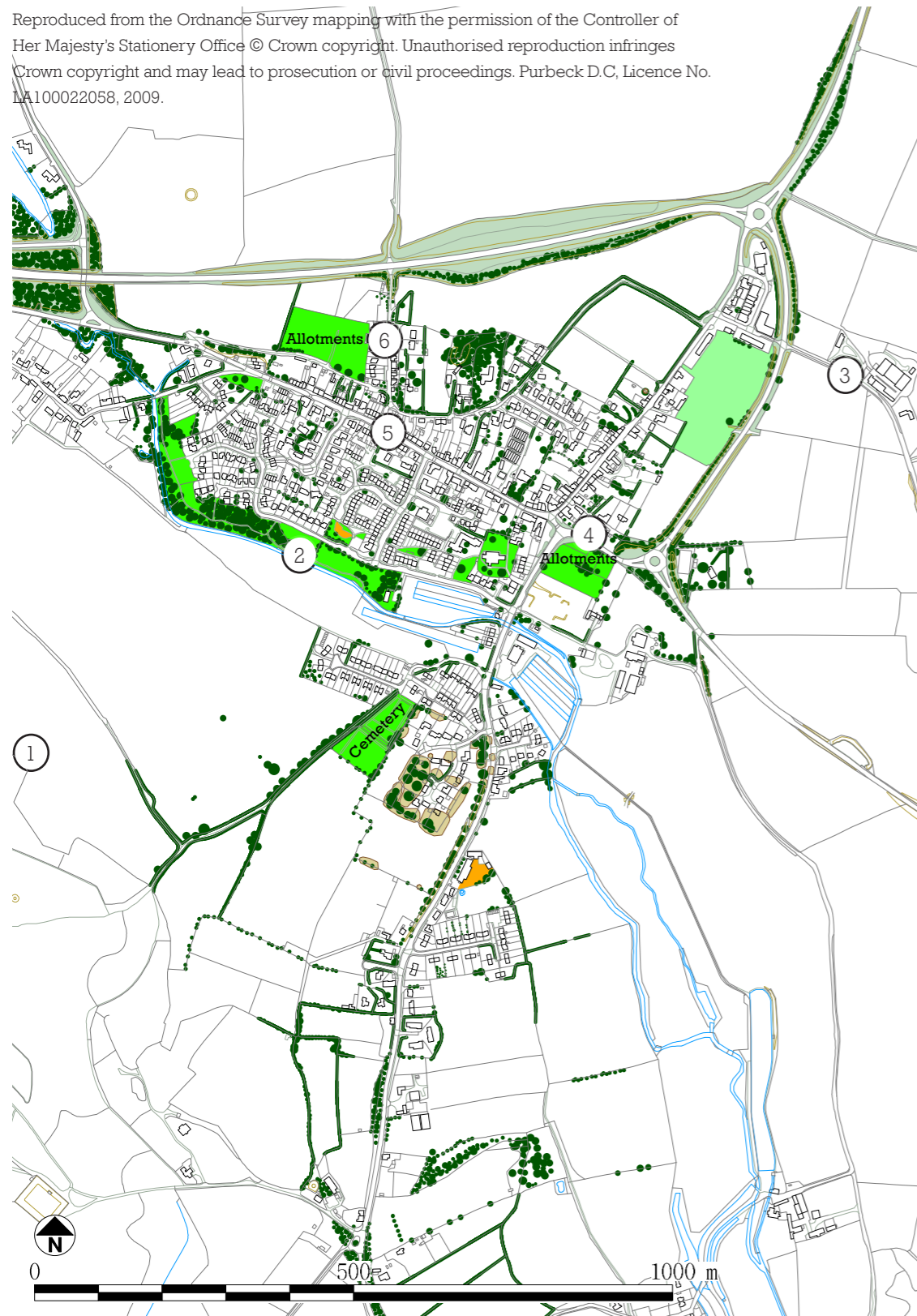
# Bere Regis

## Village analysis

### 03.5

#### Landscape and open spaces

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-  Highway landscaping
-  Playing field
-  Public green space
-  Visually significant trees [not all trees shown]
-  Visually significant hedges [not all hedges shown]
-  Playground or play area
-  TPO - area
-  TPO - individual tree



1. The copse on the summit of Barrow Hill is an important local landmark.



2. Vegetation adjacent to Bere Stream.



3. The playing fields on the north-east edge of the village.



4. Allotments off Southbrook Road.



5. West Street is a relatively hard environment, but is relieved by the glimpses of countryside beyond.



6. Glimpses towards open countryside. Butt Lane

3.5.1 The landscape around Bere Regis is relatively open and affords many views towards the village, primarily from the east, south and south west. It is a landscape of medium to large fields, often bounded by hedges. Hedgerows also define the approaches to the village, both by road and on foot, but do not penetrate into the built up area which quickly changes to a more urban village townscape. Hedges do however retain notable presence on the lanes of Barrow Hill where they strongly influence the less formal character of these roads.

3.5.2 Although hedges are limited, mature trees are a feature of the village environment. The copse at the top of Barrow Hill is visually significant and an important natural landmark in its own right, being widely visible in external views from all directions. A second tree group of significance follows the watercourse alongside Elder Road on the south-western edge of Bere Regis. This group provides screening between the modern housing located in this part of the village and open countryside beyond, and it also provides an attractive and valuable area for informal play and recreation. Tree and shrub planting adjacent to the A35 also provides some useful screening, although this is somewhat intermittent in places.

3.5.3 Bere Regis does not contain a village green or focal space as such, so its principal defining space is West Street. However, the junction between West Street, North Street and Southbrook defines an important entrance into the village and together with the adjacent buildings, including the prominently situated Royal Oak pub, creates a clear sense of arrival at this point.

3.5.4 The playing fields on the north-eastern fringe of the village provide the largest formal green space, but their proximity to the A35 bypass also detracts from their setting. Nevertheless they provide an important facility for the village.

3.5.5 Allotments are present in two locations although only those off Southbrook Road appear to be well used. Those adjacent to Back Lane are currently largely vacant.

3.5.6 Other notable green spaces within the village include the small field west of the copse on Barrow Hill. This provides a green wedge close to the highest part of the village, and it contributes positively to the

integration of village and countryside and ensures that built development does not dominate this area. The small field south of the playing fields also provides an important visual separation between Bere Regis and the A35. Finally, the churchyard is a valuable and delightful green space in its own right, but it also forms part of an important pedestrian link between West Street and Elder Road.

3.5.7 Within the village itself, much of the central area has a hard built-up quality, rather than one substantially defined by open space and vegetation. However trees and other vegetation are invariably to be seen or glimpsed in many views that often include some sight of the countryside beyond. These features, and the traditional, modest and often vernacular nature of the buildings do much to retain an essentially rural character. The elevated parts of the village often afford wider glimpses and views to the countryside beyond, further reinforcing the visual connection between the village and rural surroundings.

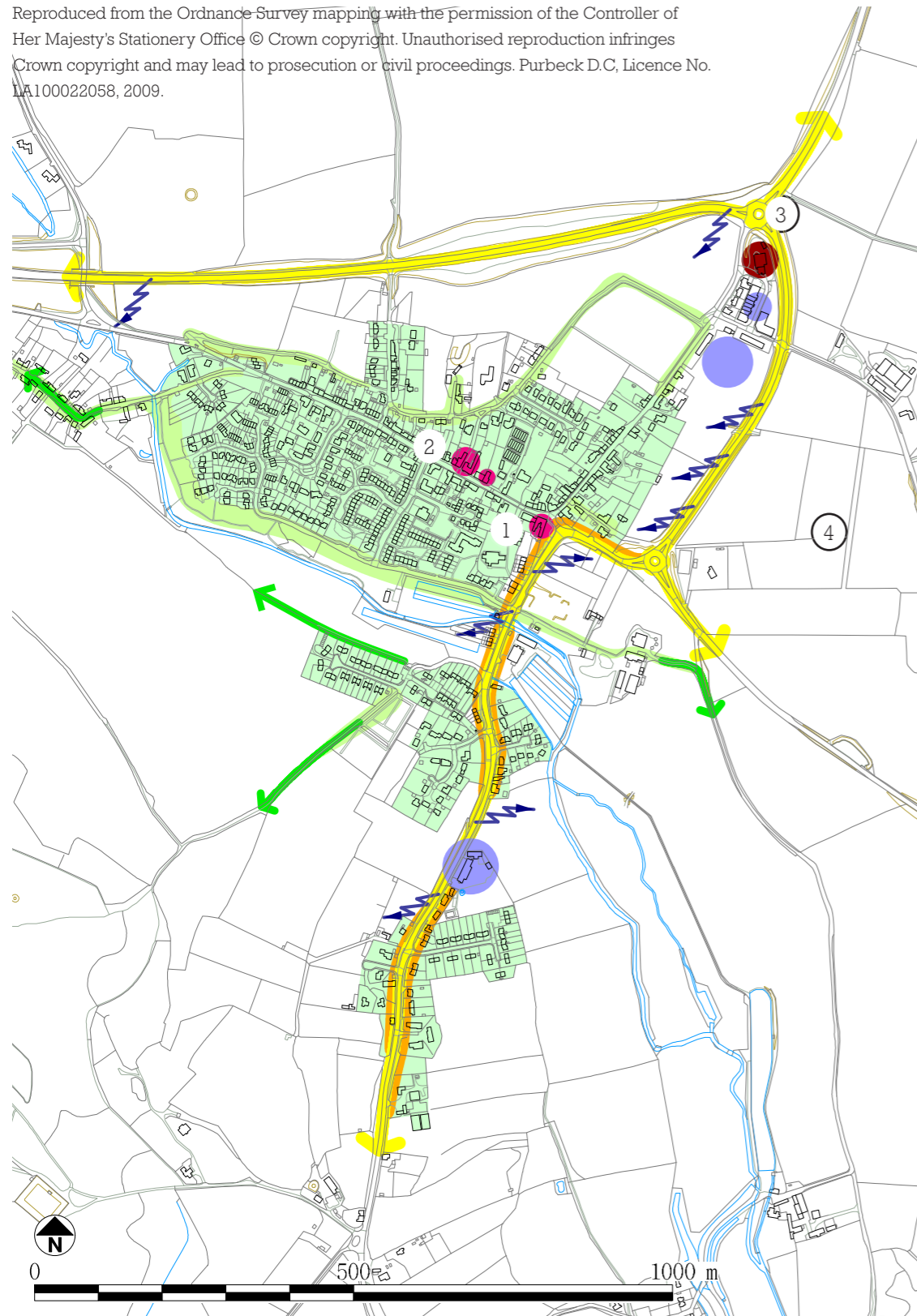
#### KEY POINTS

- Trees on Barrow Hill and alongside Bere Brook are important components of the village landscape;
- Hedges define many approaches to the village and are an important aspect of the character of the lanes on Barrow Hill;
- The village does not contain a formal focal space such as a village green although it does have peripheral playing fields;
- A small field west of Barrow Hill helps to integrate the village into the surrounding countryside;
- Vegetation within the heart of the village is often limited, but importantly trees invariably feature to some extent in views;
- Views and glimpses of the surrounding countryside, particularly from elevated positions on Barrow Hill, reinforce a visual connection between the village and its rural setting.



# Bere Regis Village analysis 03.6 Tranquillity and vitality

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-  Busy road
-  Frontages affected by road noise
-  Periodically busy area
-  Busy local shops
-  Area of high activity
-  Quiet residential area
-  Tranquil rural lanes
-  Recreational link to countryside
-  Intrusive feature - noise



1. Bere Regis is essentially a quiet residential village as apparent here in this view in Church Lane.



2. Shops and pubs in the village create small nodes of activity. West Street.



3. The busy A35 and petrol station on the north-east edge of the village.



4. Bere Regis is well connected to pleasant rural paths and lanes.

3.6.1 The majority of the village has a quiet residential atmosphere, although within Bere Regis there are a number of relatively active areas. The shops and pubs on West Street attract various movements and contribute to the high street atmosphere of this part of the village, albeit on a small scale. These uses are important to the vibrancy of Bere Regis and this activity adds interest to the village as a living place. Other locations of periodic activity include the school, on the southern side of the valley and the playing fields and employment area on the northern outskirts. These uses generate activity at different time of the day and week.

3.6.2 Significant influences on the tranquillity of the village are the busy nature of its main roads. The road south to Wool (Rye Hill) is a busy route for north south traffic. This brings activity to the village, although the level of traffic at peak times can be a detracting feature with development adjacent to the road subject to noise from through traffic.

3.6.3 The A35 bypass between Dorchester and Poole is also a major traffic route and although this has the benefit of removing this traffic from the village, its presence is seen and heard in places. Traffic noise is most noticeable to the east and north-west where the road is relatively closest to the village and partly exposed. To the north the road is partly within a deep cutting and located slightly further from the village which reduces its impact from this direction.

3.6.4 At the roundabout where the road A35 joins the A31 (heading north) the petrol station forms a busy node of activity. Although it serves the village, its primary function is to serve passing motorists, and its location and main access from the A35 is such that it feels somewhat detached from the village itself.

3.6.5 Within the village, a network of lanes provides good circulation around the village itself, but also out into the wider countryside, via a series of footpaths. These lanes and paths are generally quiet and tranquil places and a considerable asset to the village. Although some areas are affected by road noise, many remain attractive quiet routes that connect the village well with its rural setting.

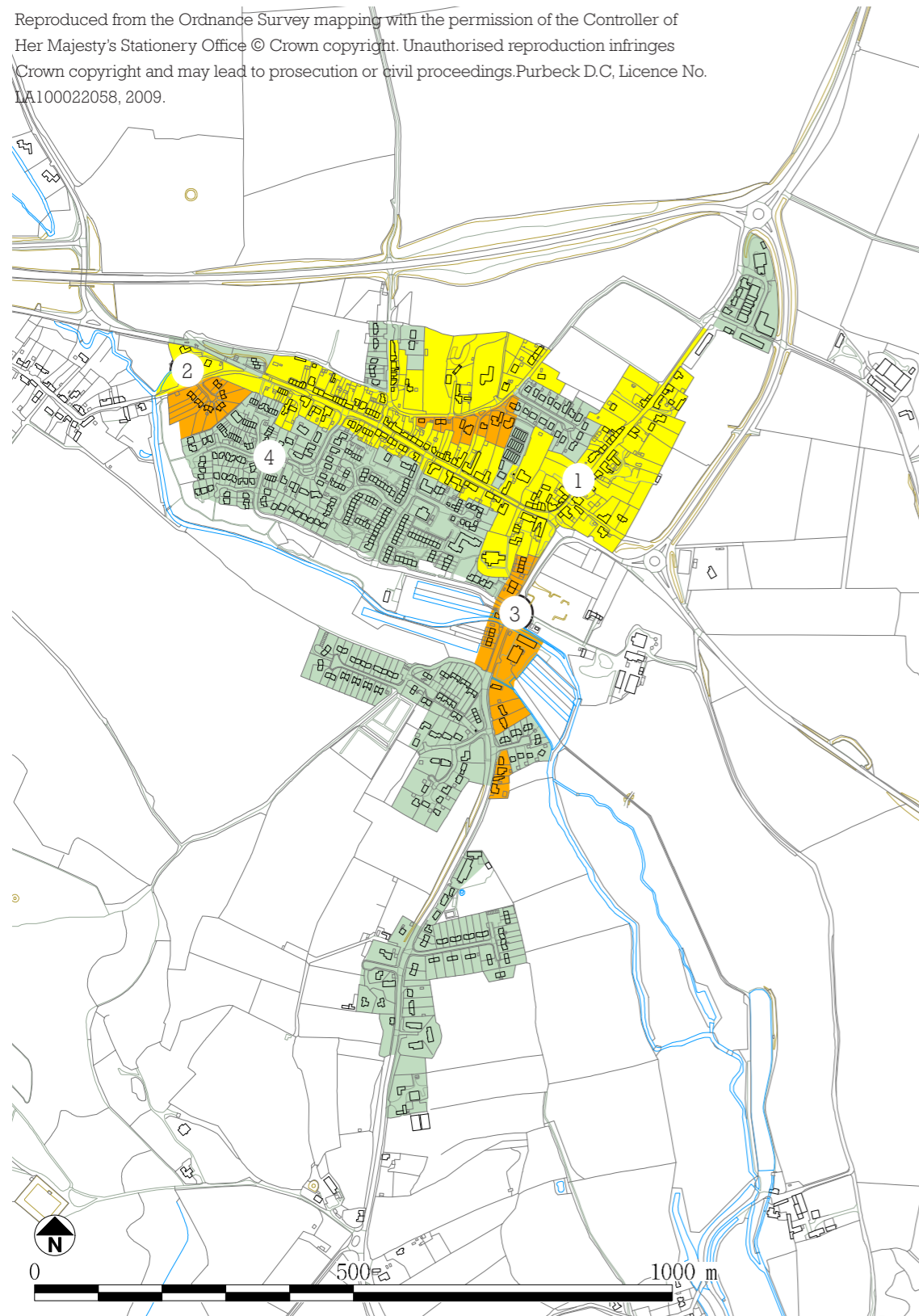
#### KEY POINTS

- Bere Regis is a largely quiet residential village within which important uses such as shops and pubs generate a degree of activity and vibrancy;
- These uses create points of focus and interest particularly on West Street;
- The Wool Road and the A35 bypass are busy traffic routes that can detract from the tranquillity of the village;
- A network of lanes and footpaths has a tranquil atmosphere and provide access to areas of countryside beyond the village.



# Bere Regis Village analysis 03.7 Townscape quality

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- Critical townscape**
- Constant townscape**
- Tradable townscape**

3.7.1 The townscape quality of Bere Regis has been graded against the following criteria:

**Critical:** Those elements of the urban environment which are irreplaceable but vulnerable to damage or loss – they should remain unchanged or virtually unchanged. (Typically those elements which hold historic significance and vernacular distinctiveness, which play an essential role in terms of local identity).

**Constant:** Those elements which are important for their individual value or for their contribution to a wider whole – some changes may be acceptable and sustainable if the overall character is maintained. (Typically elements of lesser historic significance holding varying degrees of vernacular distinctiveness but nonetheless playing a role in providing local identity).

**Tradable:** Those elements which could potentially be sacrificed in return for other benefits. (Typically developments of more commonplace type or those which fit poorly into their context).



1. Critical townscape in North Street.



2. Constant townscape quality at Shitterton Close.



3. Constant townscape quality on Southbrook looking north towards The Cross.



4. Tradable townscape quality at Stonebarrow Close.

### 3.7.2 Critical

The Critical townscape areas of Bere Regis encompass the historic parts of the village. These are located along West Street and North Street and include parts of Barrow Hill. Areas of Critical townscape also coincide with many parts of the designated Conservation Area. These streets comprise many older vernacular buildings with an attractive appearance and distinctive village character. The arrangement of many buildings close to or on the back edge of the street creates sense of enclosure and a strong sense of place, absent in other parts of the village. The steep and narrow lanes of Barrow Hill have a less urban character but are equally important in terms of their contribution to the quality of the village townscape.

3.7.3 These locations are very important in defining the identity of the village and should be protected from inappropriate types and levels of development. This includes highway 'improvements', such as road widening and the installation of pavements that could undermine positive qualities of the townscape.

### 3.7.4 Constant

Three pockets of Constant townscape are also identified. An attractive tree lined cul-de-sac is located off Shitterton Lane. It is enclosed by a six pairs of pleasant inter-war houses and it forms an unusual part of the village not found elsewhere. An informal collection of houses is sited on Barrow Hill. These contain a mixture of buildings of some of interest (although less distinctive than Critical Areas) as well as more modern buildings of no particular architectural merit but whose informal arrangement preserves the character and informality of the lane. The central part of the village is formed of a loose ribbon of development along Southbrook and Rye Hill. It comprises mostly vernacular buildings and 20th century houses of some character. Their architectural qualities together with their loose arrangement across the valley bottom creates a distinctive location that is just sufficient to visually link the two sides of the village without adversely affecting the character of the river corridor.

3.7.5 These Constant areas are generally of lesser historic significance but have a collective value as a result of their positive attributes.

3.7.6 These areas could potentially accommodate a degree of change/intervention, but this would be very limited. The replacement of buildings that do

not make a positive contribution to the townscape, such as those on parts of Barrow Hill, might be possible, provided the qualities of the area are not compromised. However, elsewhere many buildings within areas of Constant townscape do make a positive contribution and should therefore be maintained wherever possible. Inappropriate levels of intensification in these areas would adversely affect their positive qualities.

### 3.7.7 Tradable

The majority of the remainder of the village is classified as being of Tradable townscape quality. These areas comprise predominantly post-war and late 20th century housing development of indifferent architectural quality, much of which consists of estate housing, of standard house types, engineered roads, uniform appearance and a ubiquitous character that does not reflect the distinctive qualities of the village. Often the presence of trees and other vegetation contributes to the appearance of these areas, although overall they have little distinctive character.

### KEY POINTS

- Critical townscape forms the core of the old village along West Street, North Street and Barrow Hill;
- Pockets of Constant townscape have group value, and also make a positive contribution the character of Bere Regis;
- Large parts of the village are of Tradable quality, comprising modern housing of ubiquitous character.



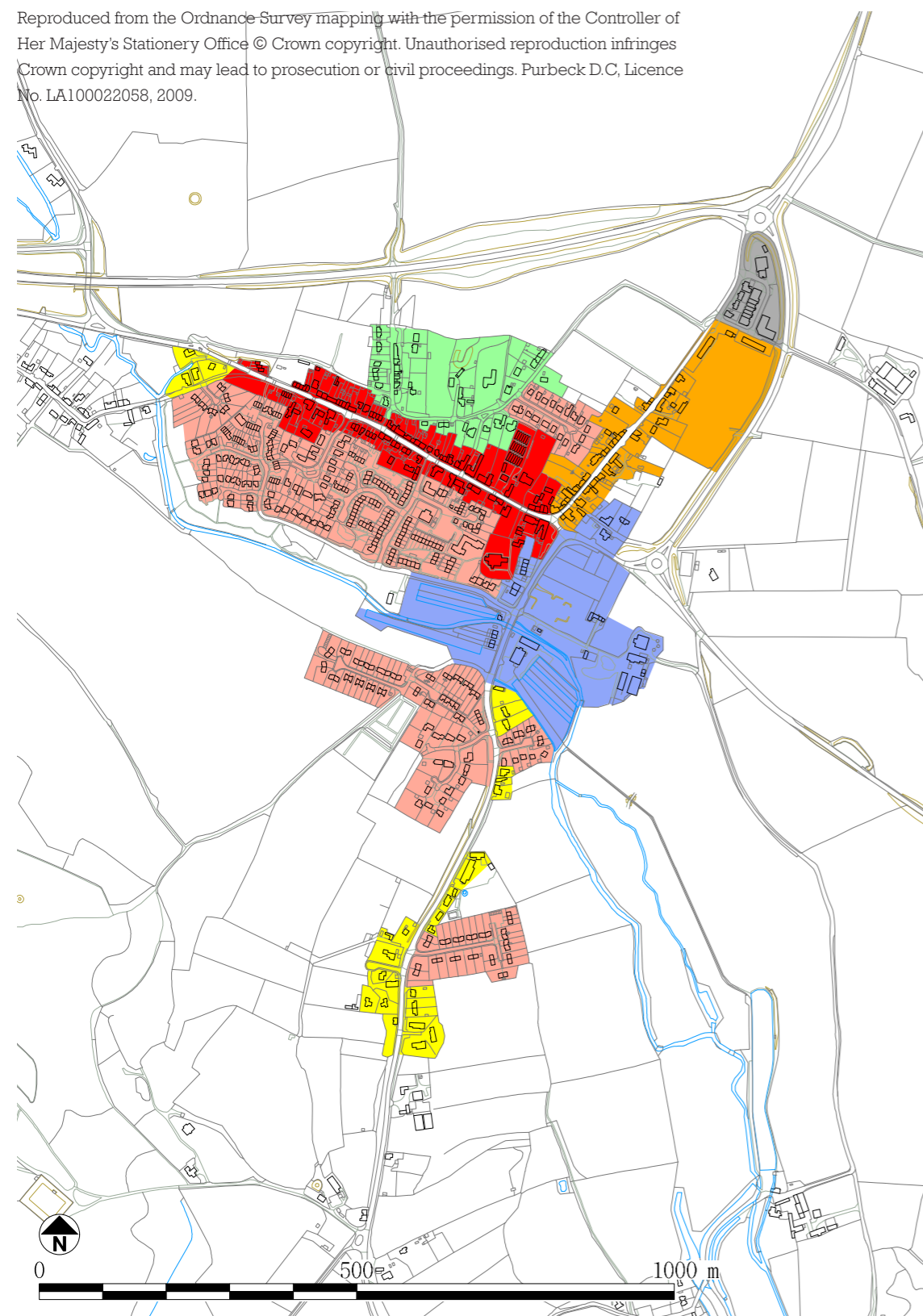
# Bere Regis

## Character types

### 04.1

### Character types

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-  **West Street**
-  **Modern estate development**
-  **North Street**
-  **Mixed residential**
-  **Barrow Hill**
-  **Southbrook**
-  **Townsend**



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

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

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

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

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

### Aspects of development form

#### Definition

##### Layout: urban structure

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

#### Explanation

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

##### Layout: urban grain

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

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

#### Landscape

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

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

#### Density and mix

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

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

#### Scale: height

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

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

#### Scale: massing

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

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

#### Appearance: details

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

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

#### Appearance: materials

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

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





## Bere Regis Character types

### 04.2

#### West Street

##### West Street

##### Urban Structure

- The West Street character type comprises a single road that extends southeast to northwest across the length of the main part of the village. This is a historic part of the village and once formed the main route through Bere Regis. This area is long with the main streets defined by buildings of either side, but predominantly only one plot deep. Road width gradually increases in a westerly direction.

##### Urban Grain

- The area has a tight urban grain formed of many individual plots, often with narrow frontages and buildings positioned on, or close to the back edge of the pavement. Generally the street has a strong sense of enclosure, although this varies in places where there are wide junctions or where buildings are set further back from the road frontage.

##### Landscape

- Intermittent shrubs and hedges occur in gaps between buildings or in narrow front gardens where present. Glimpses to distant trees in back gardens. Very occasional grass verges or banks. Climbing plants are also notable on some elevations, although landscape elements are subservient to the built environment.

##### Density and Mix

- Moderate to high density; buildings are generally formed of terraces or are tightly grouped. Some large plots are present although many are small.
- Predominantly residential uses, although this area also serves as the village centre containing a mix of uses, including convenience shops, post office and two pubs.

##### Height

- Predominantly two-storey buildings, although variation in floor to ceiling heights results in variations in window and roof heights and a pleasing rise and fall to the roofscape.

##### Massing

- Vernacular buildings exhibit a low scale and massing. Closely grouped buildings create a collective impression of more significant massing, although the scale is generally modest.

##### Details

- Vernacular forms and details occasional later infill development;
- Many buildings exhibit typical Georgian details;
- Brick arches and detailing;
- Timber windows with some replacement windows in plastic;
- Brick chimneys of variable design and size with clay pots;
- Simple projecting porch canopies, often flat with lead finish;
- Variable undulating roofscape;
- Distinctive bay windows;
- Irregular street widths and building patterns form interesting streetscapes with varying degrees of enclosure and openness;
- Boundary walls of stone or brick.

##### Materials

- Walls - Local brick in warm red tones with burnt blue/black bricks also evident. Some stone also present with some houses now rendered with painted walls. Painted elevations are predominantly light tones of off-white and cream shades. Flemish bond with burned headers was used, which was a Drax Estate style;
- Roofs - Some slate roofs, plain clay tiles and intermittent thatch. A few replacement roofs with modern concrete tiles but not characteristic;



##### Strengths

- Strong vernacular character;
- Mixed uses and function as the local centre/high street.
- Good enclosure and quality townscape contributes to the interest of this area.

##### Weaknesses

- On-street car parking and traffic can detract from its visual qualities.
- Shopfront treatments

##### Threats

- Insensitive alteration of traditional buildings with inappropriate replacement features such as uPVC windows, doors or concrete roof tiles.
- Loss of village facilities such as shops or pubs.
- Block ridges on thatched roofs

##### Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Infill development or replacement development should preserve or enhance its traditional character.



## Bere Regis Character types

### 04.3

## Modern Estate Development

### Modern Estate Development

#### Urban Structure

- Modern housing development is predominantly arranged around estate roads, such as Elder Road, or around cul-de-sacs. Development on Manor Farm Road and Old Barn Road contains parking courtyards with some buildings orientated around a modest green in one part of this area.
- These roads generally have a single point of vehicular access and are designed to typical estate road and pavement standards creating uniformity in appearance and enclosure.

#### Urban Grain

- The grain of these areas is variable but generally less dense than the older streets of the village. The area comprises a mixture of detached, semi-detached or terraced houses depending on the age and location of the development.
- The degree of enclosure is viable and determined in part by the height of the buildings and the openness of the road. Areas such as South Mead and Boswells Close contain bungalows and have an open aspect. Areas such as Elder Close contain houses and mature vegetation that creates a stronger sense of enclosure.

#### Landscape

- The landscaping within this area is variable. Domestic hedges and shrubs are common to front gardens as are lawns and grass verges. Trees and shrubs are present in front and rear gardens to varying degrees. Where mature trees and vegetation are present such as Elder Road and White Lovington, these can have a dominant presence in the streetscene.
- Pollarded street trees are present on Shitterton Close.

#### Density and Mix

- Densities are generally medium to low with some areas of relatively dense terraced housing within small plots as well as houses within larger plots, particularly those from the early 20th century. These areas can appear relatively spacious due to the standard highway design and often open layouts.
- Predominantly residential uses although a GP
- Surgery, Telephone Exchange and village car park are situated off Moor Farm Road.

#### Height

- Two-storey houses and bungalows, depending on the age and location of the development.

#### Massing

- Modest domestic scale massing.

#### Details

- Ubiquitous estate architecture from the 20th century.
- Ubiquitous, repetitious house types create uniformity of scale, mass and appearance.
- Standard estate road layout.
- Small basic chimneys or none at all.
- Exposed meter boxes sometimes evident.
- Original windows replaced with white uPVC windows.
- Side entrances to some house designs.
- Porches are a common feature, although designs vary according to age and design of the estate.

#### Materials

- Walls - Brick in a wide range of colours and tones, predominantly red and orange tones. Occasionally used in combination with painted render.
- Roofs - Concrete interlocking tiles, predominantly brown/grey in colour. Some plain tiles on older houses.



#### Strengths

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

#### Weaknesses

- Housing estates are ubiquitous 20th Century designs and lack local distinctiveness. Standard road layout and cul-de-sacs result in a road dominated environment.

#### Threats

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

#### Opportunities

- Limited potential to provide some new infill development on larger rear gardens.



## Bere Regis Character types 04.4 North Street

### North Street

#### Urban Structure

- This area is structured along North Street from its junction with West Street in the south to the Townsend Industrial Estate at the northeast extremity of the village. The road is transitional in nature as it changes from a traditional village environment in the south to a rural lane in the north.

#### Urban Grain

- A fine urban grain although variable along its length. The southern part of North Street is closely packed houses on small plots. This changes towards the northern part of this area to a slightly looser knit pattern as houses become more widely spaced and set back from the road to varying degrees.
- Buildings are arranged facing the road with many located directly on the back edge of the pavement creating a tight sense of enclosure, despite the modest scale of the buildings. Where buildings are set back the sense of enclosure reduces.

#### Landscape

- The southern part of North Street contains little soft landscaping and is dominated by the built form and hard surfaces. This begins to change along the length of the road as gaps between buildings and set backs from the road create spaces where hedges and shrubs encroach onto the streetscene. Trees are seen distantly or provide a soft backdrop to views. Where buildings are on or close to the road, climbing plants and low garden shrubs also provide some green relief. Gradually the balance between buildings and landscaping changes in favour of hedges, vegetated embankments and some trees. Beyond the last house on North Street the lane gives way to a steep vegetated bank with dense mature hedges.

#### Density and Mix

- Moderate to high density in the south where buildings are generally formed of terraces or are tightly grouped, changing to low density towards the north where buildings are less tightly grouped and benefit from larger plots.
- Predominantly residential uses, although this area also contains a community hall, fire station and access to nearby playing fields.

#### Height

- Two-storey buildings with slight variation in floor to ceiling heights.

#### Massing

- Vernacular buildings exhibit a low scale and massing. Where buildings are closely grouped on both sides of the street they create a strong sense of enclosure and create a collective impression of more significant massing, although the scale is generally modest.

#### Details

- Simple vernacular forms and rustic details;
- Timber windows;
- Brick chimneys of variable design and size with clay pots;
- Simple projecting porch canopies, mostly pitched roofs finished with plain tiles;
- Varied roofscape;
- Irregular street width, building patterns form interesting streetscape with varying degrees of enclosure and openness;
- Boundary defined by buildings located on the back of the road or pavement or by hedges. Few walls are evident.

#### Materials

- Walls - Brick, painted brick and painted render, finished in light tones of off-white and cream shades. Painted finishes are more prevalent with brick buildings providing an occasional contrast.
- Roofs - A high proportion of slate roofs and thatch roofs with low eaves (that provide visual interest to the streetscene). Plain clay tiles are also present, although these are often used on ancillary buildings and structures such as porches.



#### Strengths

- Very strong vernacular character;
- Good enclosure and quality townscape is of defining interest to this area.

#### Weaknesses

- On-street car parking can detract from its visual qualities.
- The Fire Station is an incongruous building in this context and its set back and open frontage weaken the enclosure of the streetscene.
- Shopfront treatment.

#### Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Infill development or replacement development, such as the fire station site, should preserve or enhance its traditional character.
- Block ridges on thatched roofs.

#### Threats

- Insensitive alteration of traditional buildings with inappropriate replacement features such as uPVC windows, doors or concrete roof tiles.
- Highway improvements such as the introduction of kerbs or wider pavements would undermine the informal rural qualities of this road.



## Bere Regis Character types

### 04.5 Mixed Residential

#### Mixed Residential

##### Urban Structure

- The Mixed Residential character type is less regular in its layout and structure than other character types. This type is found in a number of scattered locations across the village. Small groups of houses and buildings are situated along main roads, principally Rye Hill and the extreme west of West Street. Buildings are located either directly on the road or situated on short access roads. Informal arrangement of buildings often as a result of modest infill development.

##### Urban Grain

- The grain of these areas is generally loose with buildings set within large plots and with gaps between plots.
- Building types are variable and contain a mix of both older vernacular style buildings and later 20th century house types, although on a smaller scale than Modern Estate Development, usually limited to modest infill developments and individual plots.

##### Landscape

- The landscaping within this area is variable, older properties located close to the edge of the road have little greenery on public frontages. Elsewhere, grass verges are present in places together with domestic hedges to boundaries. Larger trees are visible in longer views and as a backdrop to some buildings. Chalk Pitt Close off Rye Hill contains little greenery within the streetscene itself.

##### Density and Mix

- Generally development is of low density, although some properties are tightly grouped on small plots.
- Almost exclusively in residential use, although the village school on Rye Hill provides an important community function.

##### Height

- Two storey houses and some bungalows.

##### Massing

- Modest domestic scale massing.

#### Details

- Few regular details across this character type. Details vary according to the age and style of the building/development. However, traditional domestic forms and features are evident within these areas, although their scale is slightly larger on some later infill development, such as Chalk Pit Close.

#### Materials

- Materials vary according to the age and style of the building/development. Although the following are noted:
- Walls - Brick warm red and red/orange tones. Some painted render finishes.
  - Roofs - Concrete profile interlocking roof tiles. Slates and reconstituted/artificial slate. Very occasional thatch.



#### Strengths

- Mixed accommodation types provided.
- Variable frontages/streetscene resulting from a mix of new and older buildings (although with only a degree of success).
- School facility on Rye Hill is an important community facility.

#### Weaknesses

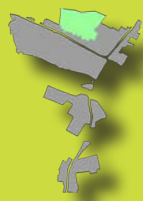
- Incremental growth, infill development and mix of materials results in a lack of cohesiveness.
- Some poor frontages and boundary treatments.
- Road traffic on Rye Hill.

#### Opportunities

- More sensitive consideration of boundary treatments.
- Possible traffic calming measures at key locations.

#### Threats

- Insensitive infilling or redevelopment of buildings that make a positive contribution to these areas.



## Bere Regis Character types

### 04.6

#### Barrow Hill

##### Barrow Hill

##### Urban Structure

- This character type is located on the high ground of Barrow Hill and is structured around a series of lanes that traverse it. Tower Hill passes along the southern side of the hill. It connects with Butt Lane to the west and Snow Hill Lane to the east. There are two points of connection to West Street via Butt Lane and Snow Hill. These sloping narrow lanes are aligned perpendicular to the both West Street and Tower Hill.
- These generally tightly enclosed lanes open out in several places to create a series of spaces within the urban structure. These include the parking area at the northern end of Butt Lane, the green triangle at the junction of Tower Hill and Snow Lane and the area around the junction with with Snow Hill Lane and Boswells Close (of the Modern Development character type).

##### Urban Grain

- The grain of this area is less dense than most other parts of the village comprising a loose arrangement of buildings situated within their own plots. Many are arranged in small groups or pairs but with spaces between groups. The northern part of Butt Lane has a tighter grain and more development with period buildings located close to the to the east side of the lane and 20th century housing set back from the western side of the lane.
- Generally most of the area has a strong sense of enclosure resulting from the presence of dominant vegetation or buildings at the back edge of the road or steep embankments or a combination of these factors.

##### Landscape

- The landscaping within this area is characterised by dense hedges located along the frontages of the lanes. Mature trees within front and rear gardens provide height to the landscape structure of the area. A small wood is situated at the top of the hill and provides a dominant wooded backdrop to views of the area both near and far. Within the lanes themselves, grass verges and steep banks on Snow Hill add to the informality of the area. At the junction of Snow Hill with Tower Hill is a small green triangle. This grassed area provides a distinctive feature and is a useful local landmark.

##### Density and Mix

- Generally an area of low density; buildings are generally formed of detached or semi-detached houses with a few tightly grouped terraces.
- Predominantly residential uses, although chapel is also present on Butt Lane.

##### Height

- Buildings are mostly two-storey houses or with some bungalows.

##### Massing

- Vernacular buildings exhibit a low scale and massing. Closely grouped buildings located on the back edge of the lane create a collective impression of more significant massing, although the scale is generally modest. Modern houses, primarily those found on Butt Lane exhibit a larger scale and mass. The recent large house on Tower Lane has a mass and scale disproportionate to the other buildings in this area.

##### Details

- Vernacular forms and details represented by surviving period buildings;
- Timber windows present, although numerous replacement windows in uPVC;
- Brick chimneys of variable design and size with clay pots;
- Simple projecting porch canopies, often flat with lead finish;
- Variable undulating roofscape, primarily viewed from outside this area, from the lower slopes of the village;
- Where present, boundary walls are mostly of local brick.
- Modern infill development present in scattered locations within this area.
- Modern infill developments contain less distinctive details and generic materials not related to the local vernacular.

##### Materials

- Walls - Local brick in warm red tones with burnt blue/black bricks also evident, some with painted finishes. Modern houses of modern non-locally sourced brick. Various painted smooth rendered walls (occasionally used in combination with brick). Painted elevations are predominantly light tones with pale colours.
- Roofs - A high proportion of slate roofs, primarily to older period buildings. Plain and profile concrete tiles also present. Some examples of thatched roofs.



##### Strengths

- Distinctive strongly enclosed rural lane character.
- Streetscenes are mostly dominated by trees and landscaping.
- Some groups of period buildings of interest.
- Pleasing varied tumbling roofscape (most evident when viewed from outside this area).
- Glimpses out towards the countryside and over the rooftops of the buildings on the lower slopes of the village.

##### Weaknesses

- Pockets of insensitive infill development that jar with the informal character of the lanes.
- Some dominant building forms.
- Some areas of weak townscape, such as dominant garaging and parking areas.

##### Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Infill development or replacement development of existing insensitive buildings should enhance its traditional character.

##### Threats

- Changes to the lanes in terms of highway 'improvements'. The introduction of kerbs, pavements or road widening would be detrimental to the character of this area.
- Insensitive alteration of traditional buildings with inappropriate replacement features such as plastic windows, doors or concrete roof tiles.
- The loss of outward views and glimpses.
- Any widely visible lighting.



# Bere Regis

## Character types

### 04.7

#### Southbrook

#### Southbrook

##### Urban Structure

- This part of the village is structured primarily along the Southbrook road comprises a mixture of buildings and spaces arranged along this route. The area spans the space between the main northern part of the village and the central of Bere Regis on Rye Hill and is effectively an area of transition between these two parts of the village.
- The northern part of Southbrook turns sharply east towards the A35 bypass and is essentially the principal gateway into the village. Midway along Southbrook the area is dissected by a crossroads at the junction with Elder Road (west) and the farm track to Court Farm (east). Immediately south of the crossroads Bere Brook passes west to east through the area.

##### Urban Grain

- The area has a loose urban grain characterised by small groups of buildings separated by spaces although all are arranged along Southbrook or within the spaces that form part of this area.

##### Landscape

- Hedges and grass verges to residential frontages, with some walls of brick or stone present, often accompanied by climbing plants. Trees within gardens or in distant views interrupt views of the streetscene and moderate the presence of buildings. Allotment gardens are well screened by mature hedges and shrubs and these obstruct views of the area beyond where Southbrook road turns eastwards towards the A35.
- East of Southbrook road is an area of rough open grazing land enclosed by post and wire fencing to the road with patches of scrub at its margins. The central part of this area is defined by the flat, open watercress growing beds.

##### Density and Mix

- The built parts of this character type comprise detached, semi-detached and terraced buildings on plots of varied sizes. However, the density of the area is generally low. The open spaces between buildings contribute to the sense of this being a low density environment.
- This area contains mix of uses. Residential buildings are located along Southbrook in various

locations. The northern part of this area is also occupied by allotment gardens. Court Farm is situated on the eastern edge of this area and comprises small fields and historic farm buildings that remain in use for agriculture. To the east and west of Southbrook in the central part of this area are watercress growing beds located alongside Bere Brook with associated buildings and yard area.

##### Height

- Predominantly two-storey houses with some single storey agricultural buildings also present.

##### Massing

- Predominantly vernacular or period buildings with moderate scale and massing. Modern agricultural buildings located on Court Farm to the east have a large scale and mass, although their position is relatively unobtrusive in the context of this area.

##### Details

- Varied architectural styles although most are pleasing elements of the streetscene;
- Local stone and brick;
- Vegetation and spaces are dominant features;
- Banks and grass verges;
- Chimneys;
- Agriculturally related uses and buildings; ;
- Porch canopies to some buildings

##### Materials

- Walls - Brick, local stone, painted render, sometimes used in combination with the brick. Some hanging tile gables;
- Roofs - Slates and plain clay tiles are predominant roof materials. Corrugated profile sheeting present on modern agricultural buildings.



#### Strengths

- Agricultural uses maintain green spaces between built areas and these contribute to the distinctiveness of this area.
- Agricultural activities provide employment and a link with the agricultural context of the settlement.
- Most buildings make a positive contribution to the townscape.
- Attractive landscape which is varied according to its location the associated uses in question.
- Good connections to the wider countryside.

#### Weaknesses

- Southbrook is a busy vehicular route through the village.

#### Opportunities

- Maintain the quality of the environment and traditional building details and materials.
- Maintenance of the existing agricultural related uses

#### Threats

- Inappropriate extension or modification of the existing buildings.
- The loss of trees, hedges or verges would undermine its positives qualities.
- Loss of the existing agricultural related uses



# Bere Regis

## Character types

### 04.8

#### Townsend

#### Townsend

#### Urban Structure

• The isolated area is located at the extreme northern edge of the village and is physically detached from the main part of Bere Regis. The western boundary of Townsend is defined by a road that is essentially an extension of North Street, although it is now segregated by a fence and gate across the road. The eastern boundary is marked by the A35 bypass which is slightly elevated and affords some views down into the site. The northern extent of the area is marked by a major roundabout at the junction between the A35 and A31 roads. Within the area itself is an internal service road that provides access to an area of employment.

#### Urban Grain

• The area contains both houses and industrial units and despite the relatively close spacing, the arrangement of large buildings and open spaces results in a coarse urban grain.

#### Landscape

• Hedgerows along both North Road and the bypass boundaries of this area, although these are intermittent along the boundary with the A35. Landscaping within this area is limited to trees and shrubs within domestic gardens, some of which are mature and help soften the appearance of the area.

• Grass verges are present along the A35, around the petrol station and its access road, although in places they are heavily worn as a result of vehicle parking. The southern boundary of this character type, where it meets North Road, is defined by a chain link fence.

#### Density and Mix

• Relatively high plot coverage, primarily as a result of industrial units occupying the majority of their plot, although this is not readily apparent by virtue of the presence of service yards/open spaces.

• This area is an unusual mix of houses, old and new, in close proximity to both a petrol station and mostly large, contemporary employment buildings.

#### Height

• Two storey houses. Industrial units are mostly single storey but with a height equivalent to two storeys.

#### Massing

• Houses on North Road are of a modest domestic scale massing and are broken up by narrow gaps and single storey ancillary buildings. The petrol station and employment buildings have a larger scale and massing resulting from their extensive forms and wide spans, despite being slightly lower than the adjacent houses.

#### Details

• Hedgerows.  
• Chimneys to roofs of houses.  
• Modern industrial estate style buildings.  
• Steel fences to boundaries of the industrial area.

#### Materials

• Walls - Red brick to houses. Red brick base with profile metal sheet cladding to industrial buildings. Some limited painted render finishes.  
• Roofs - Profile concrete tile roofs to modern houses. Plain clay tile roof to older houses. Profile metal sheet cladding to industrial buildings. Slate roof facade to petrol station building and forecourt canopy.



#### Strengths

- Provision of local employment opportunities.
- Prominent position on the edge of the village.
- Petrol station also performs a role of a local shop.

#### Weaknesses

- A prominent area, out of character with the rest of the village.
- Some unsightly/tatty service areas are visible from both the A35 and North Road.
- Industrial buildings have a functional appearance although their low position and appearance means they are not unduly obtrusive.
- The canopy of the petrol station is a dominant feature visually.
- Some areas of worn verges and neglected boundaries.
- Traffic noise from the A35 bypass.
- Disjointed character between housing on North Road and the remainder of this area.
- A poor interface between the southern part of this area and North Road

#### Opportunities

- Better maintenance of the untidy areas and worn verges.
- An improved interface between the southern part of this area where it joins North Road
- Strengthened landscape treatment within and around this area.

#### Threats

- Neglect of areas where responsibility for maintenance is ambiguous.
- Loss of trees and other existing landscaping would detract from the areas appearance.



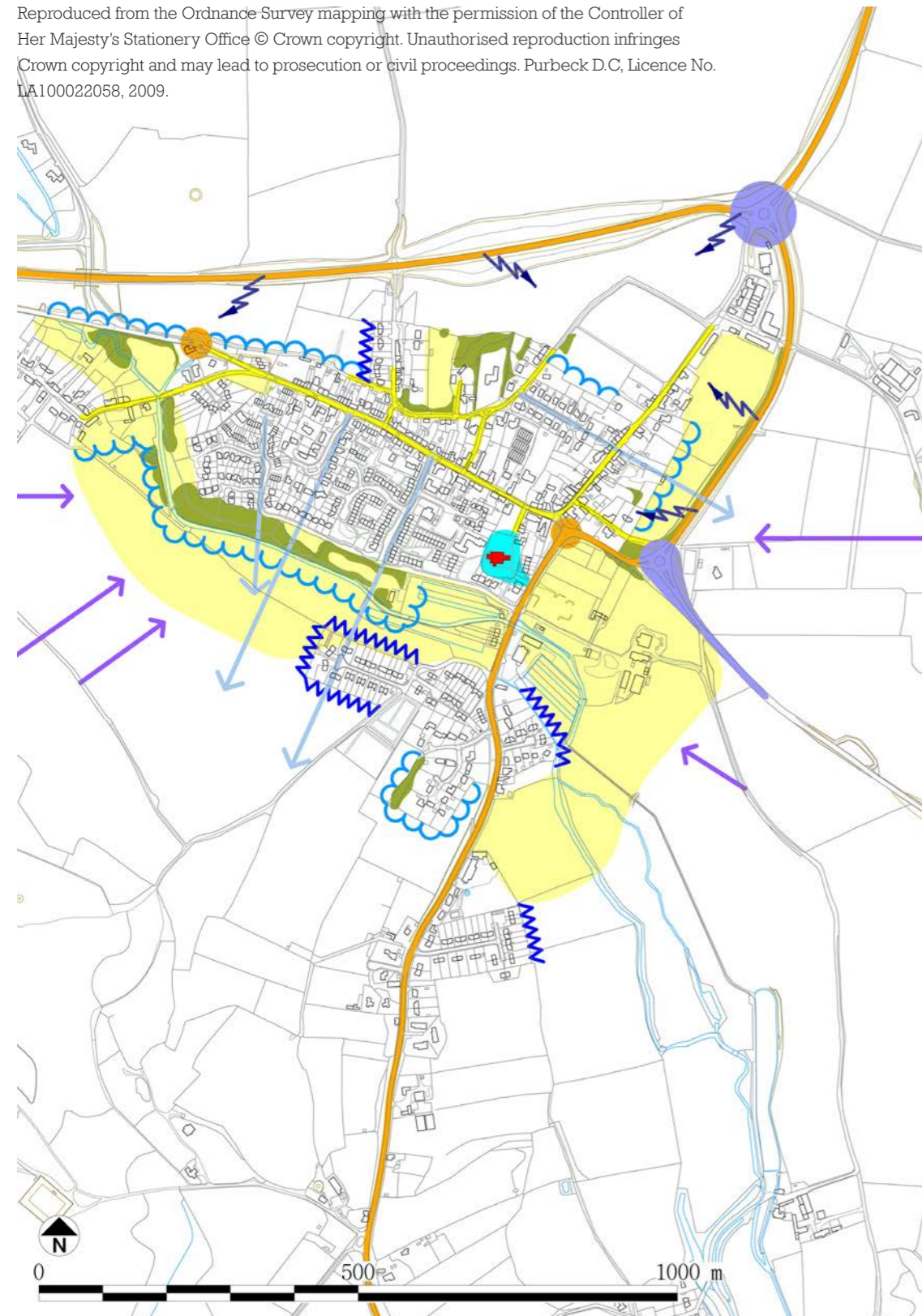
Church Lane, Bere Regis





# Bere Regis Townscape Analysis 05.1 Townscape Analysis

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-  Focal village space of important character
-  Local landmark
-  Road with positive character
-  Busy road
-  Visually important trees and hedges
-  High quality urban/rural edge
-  Abrupt edge
-  Strategic landscape gaps
-  Weak village entrance
-  Positive village entrance
-  Intrusive feature - noise
-  Principal glimpses - out of village
-  Principal views - into village



### 5.1.1 Overview

Bere Regis contains both historic streets and more recent areas as a result of significant growth over the latter half of the 20th century. However, it retains a close relationship with its rural setting both visually and to a lesser extent functionally. Despite its growth the main part of the village remains relatively compact and for its size contains a good range of facilities.

### 5.1.2 Relationship to surroundings

At the heart of Bere Regis is Barrow Hill. The relatively steeply sloping hillside is crowned by small wood and is the dominant feature of the village both in distant views towards Bere Regis and from a number of locations within the village itself.

5.1.3 Despite the presence of two busy roads the village retains a close relationship to the surrounding countryside. The elevated slopes of the larger northern part of Bere Regis afford glimpses out towards the surrounding fields and hills and are a constant reminder of its rural context.

5.1.4 Bere Regis is unusual in that it is formed of more than one area of development, each of which is separated by open space. The intervening spaces form green gaps which allow views both between and towards the various parts of the village. As a result the village has numerous exposed edges where it meets the surrounding countryside. Many are defined by trees and hedgerows. These provide good quality soft edges that help blur the transition from countryside to village. Others are more exposed and abrupt.

5.1.5 The river corridor of Bere Brook is an important green gap that brings the countryside through the village. Its wooded western fringes are particularly effective at moderating the visual impact of the large housing development along Elder Road. The presence of watercress growing activities also retains a link with the working nature of countryside and the growing beds are a notable feature in their own right.

5.1.6 The A35 bypass provides several key approaches to Bere Regis. The principle 'outer' entrances are defined by large roundabouts to the east and north. These are weak gateways in terms of character and interest. However, once beyond these features the eastern entrance into West Street provides an attractive and less formal gateway into the village. The western entrance is via a lane that becomes West

Street and which provides a more gradual transition into the village.

### 5.1.7 Urban structure

The historic streets of West Street and North Street form the spine of the village with their relatively straight alignments and having once been the main routes through Bere Regis. Along these roads closely packed buildings provide strong enclosure of the space and good quality townscape. A series of lanes around Barrow Hill have a less urban character with trees and hedges and fewer buildings present.

5.1.8 The topography of the hill is significant in the defining the character of the village, which is largely clustered around its southern and eastern slopes. Narrow lanes descend and traverse its contours. The arrangement of both vegetation and buildings around these routes results in two notable qualities. From a distance the upper slopes appear reasonably well vegetated and appear to nestle on the hillside amongst trees and hedges. Consequently, they do not appear too visually dominant; rather their presence is moderated by the mature vegetation. Secondly, the irregular arrangement of buildings around its slopes and their varied forms results in a cascading effect. The resulting jumbled roofscape is a pleasing characteristic of the village.

5.1.9 South of West Street the majority of the built up area is arranged around modern estate roads and development. To the east of this area the church remains the defining landmark building of the village and is visible from numerous locations in the surrounding area. However, development has gradually encroached upon its setting.

5.1.10 The main route into Bere Regis from the south is via Rye Hill and Southbrook. This busy road divides the two southerly outlying parts of the village, although it turns eastwards to join the A35 rather than entering the main area of Bere Regis. The A35 bypass follows an easterly and northerly loop around Bere Regis. It serves to divert traffic out of the village although its presence can still be felt.

### 5.1.11 Open spaces

There are no open spaces of note within the village itself. Bere Regis has no village green or square, although West Street is the main street and has a high street quality to its character. The principle

open space is that of the recreation field on the north eastern outskirts of the village and is an important facility for the village. However, its position adjacent to the bypass means that traffic noise detracts from the quality of the space.

5.1.12 The Bere Brook river corridor is not a formal space, although it provides an important green area for walking and informal recreation with connections to the wider countryside.

### 5.1.13 Views

The large open nature of the surrounding fields combined with the high ground at Woodbury Hill (east) and Black Hill (west) results in clear distant views of Bere Regis from various locations. The elevated slopes of Barrow Hill also mean that various glimpses exist out of the village towards the surrounding landscape.

### 5.1.14 Negative features

Modern 20th century expansion of the village has failed to reflect its distinctive characteristics and has a suburban character that is commonplace in many settlements.

5.1.15 The busy roads passing through and around Bere Regis are its main detracting features. The bypass diverts most through traffic although traffic noise is apparent in a number of locations, although Barrow Hill and the northern cutting reduce much of its impact.

5.1.16 The volume of traffic on the north - south road along Rye Hill can be significant and at times makes this road unpleasant and sometimes difficult to cross. This serves to dissect the outlying southern parts of Bere Regis.

5.1.17 A recently built house located on the upper part of Barrow Hill is of a large scale and this combined with its elevated position and design result in the building appearing particularly prominent in a number of views. Its scale is disproportionate to the majority of village buildings and this results in it appearing as an unduly visible element on hillside.

### 5.1.18 Conclusion

The historic heart of Bere Regis and its network of lanes around Barrow Hill provide a strong sense of place. Later development is less distinctive although

its landscape impact is reduced by the presence of mature trees and vegetation both within and around the village itself. However, in places some exposed edges do appear more prominent in the landscape.

5.1.19 The existing village facilities provide a degree of self containment and add to its vitality. The presence of watercress growing and nearby farms also reinforces the association of Bere Regis with its rural setting. The open character of the landscape and the visibility of the village in its surroundings are such that opportunities for new development are quite limited.



## Bere Regis Appendix

### 06.1


## Stakeholder Consultation Summary


6.1.1 Stakeholder consultation events were held on 4th December 2007 (for the towns) and 27th February 2008 (for the villages) to present the work being undertaken and set out the approach to the research and analysis for each settlement.


6.1.2 Each presentation was followed by questions and a workshop. The workshops were designed to draw out the opinions of stakeholders about the character of their town or village. Views on potential opportunities for future development were also sought, having regard to planning constraints, such as flooding.

6.1.3 The following questions were asked:

1. How do you perceive different parts of your town? Using the definitions and colours provided, identify areas, assigning them as either:

 strong character, sense of place and distinctive street scene, importance in terms of local identity.

 less distinctive character but makes a definite contribution in terms of local identity and sense of place.

 'anywhere' or commonplace development which contributes relatively little to sense of place or local identity.

2. What features of the townscape do you value most and feel are most distinctive? Identify on the map and/or list as many as you can.

3. What features of the townscape do you least value? Identify on the map and/or list as many as you can.

4. Bearing in mind designations, can you identify sites where there may be opportunities for development or improvement? Identify both greenfield and brownfield sites on the map and/or list as many as you can. If improvements are suggested explain what these consist of.

5. Bearing in mind designations, can you identify parts of the town which would be particularly suited to intensification? Identify brownfield sites on the map/ list. How do these correspond to the values assigned in part 1 of the exercise?

6.1.4 The workshop feedback is summarised below:

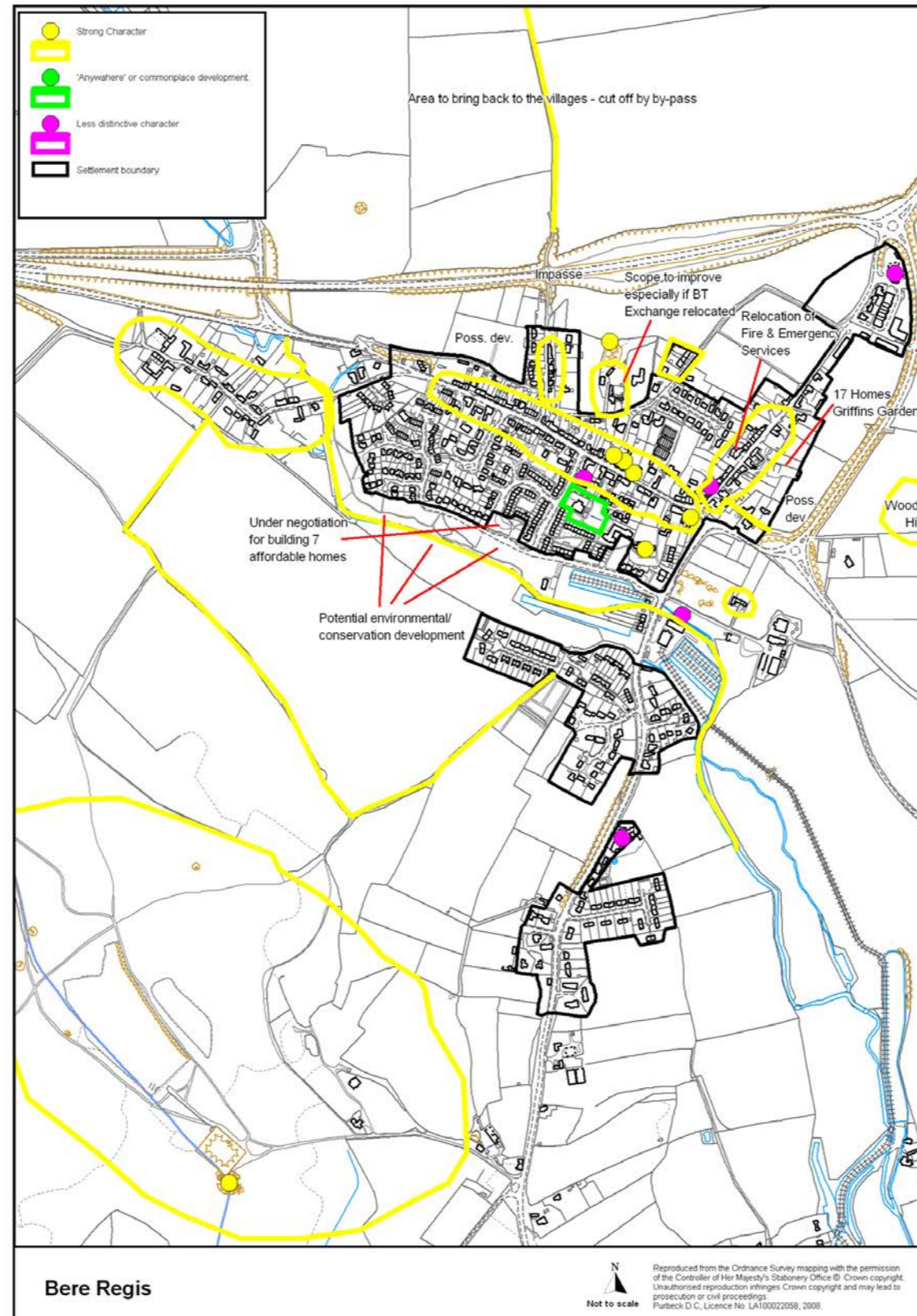
#### Townscape Workshop Feedback

##### General views included:

- Second homes buyers increase house prices and reduce number of homes available for locals
- Homes built should be for local people and should not be built for in migration
- If building in rural villages how do people afford to live there with no employment – fuel/car costs for commuting for employment and shopping
- Rural social housing traps tenants where there is no employment or good transport links
- Wish to have a chance to be consulted on the TCA document
- Building in 'less sensitive' areas would only make the area worse.

##### Views specific to Bere Regis:

- Two key documents – landscaper character assessment and parish plan.
- Shitterton should be included in the Bere Regis settlement boundary.
- Bere stream very important local feature.
- Water cress beds very historically and economically important.
- Stream and common land improvements – environmental/conservation area.
- Back lanes very important to structure of village.
- Impossible area over by-pass.
- 2 hills especially Woodbury Hill and access.
- White Langton? Well linked to existing village especially with new bridge over stream.
- Benches along river path – views out of village toward Blackhill.
- Allotments on bend well used and value to village.
- Two sites with ? – possible future development.
- Post Office, pubs and Spar shops very important.
- Trees to north Bere Regis important view.
- Walking and cycling in and out of village.
- Improvements to edge of industrial estate.
- Recreation ground very important.
- Developer proposals would affect village/views etc.



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