



Upton

Town context

02.4

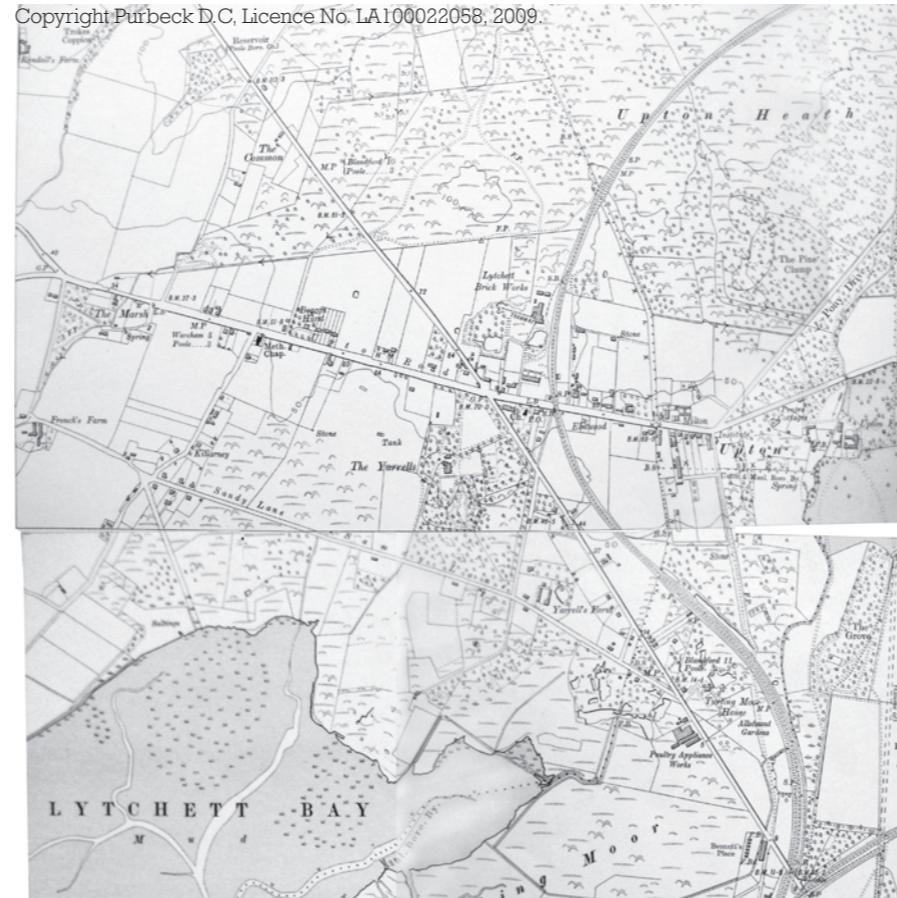
Historic background

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OS 1902

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OS 1925

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OS 1933

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2.4.1 Until the Second World War Upton was essentially still a rural settlement comprising a collection of pre- and early-20th century buildings and was not much more than a scattered hamlet. By 1939 the suburban fringes of Poole were snaking their way up both sides of the Blandford Road to the south of the present settlement, but prior to this, cattle would have been herded from Hamworthy Junction into the south of Upton via Blandford Road. At the crossroads forming the centre of the village they were taken right, down Poole Road, and to the abattoir at the end of Palmerston Road.

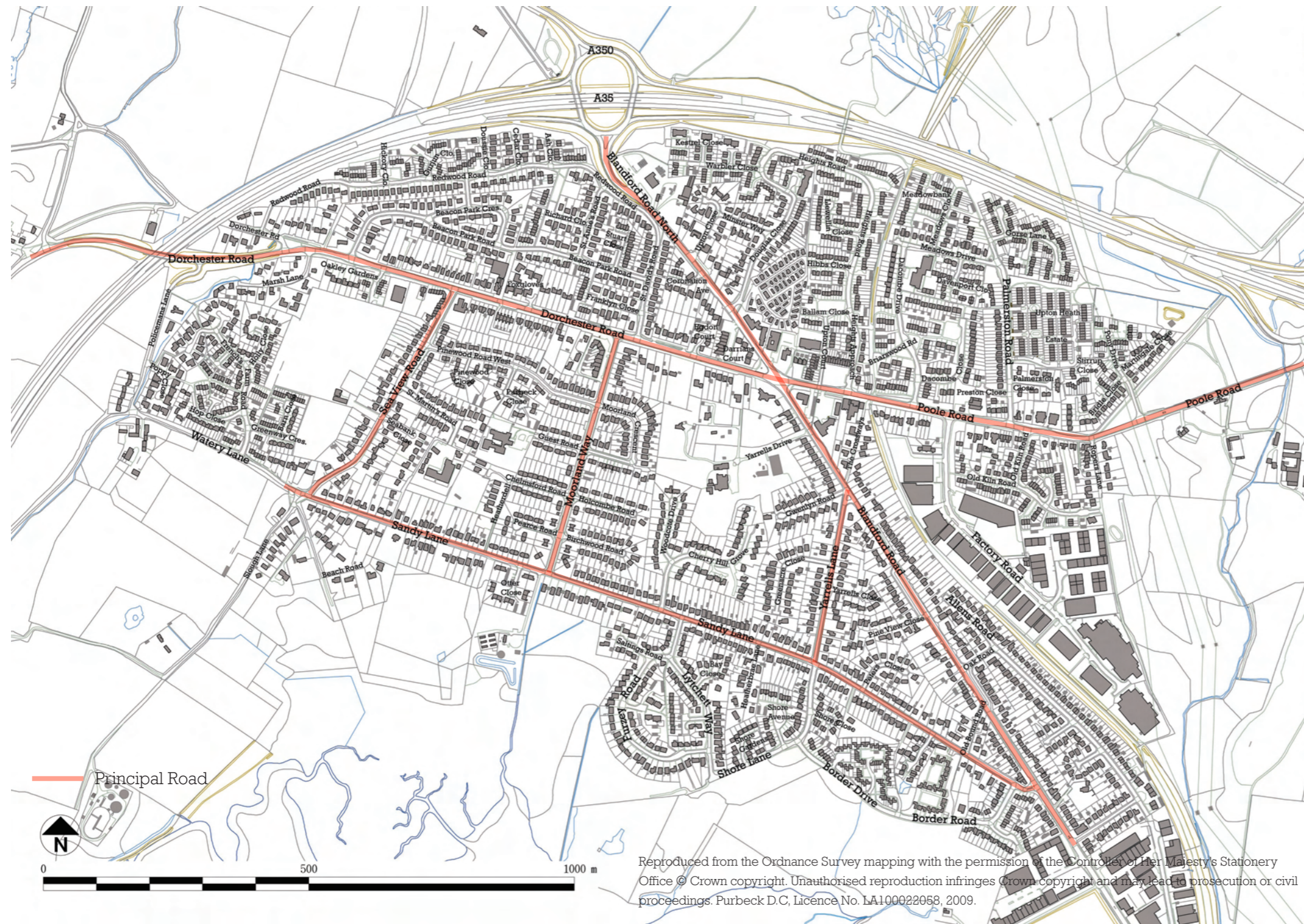
2.4.2 Polo ponies were exercised on land near the Yarrells where the Upton Hotel was later built in the 1930s. Cattle grazed in the fields that bordered Dorchester Road, and on the site where the Triangle Stores now stand there was a farm. North from Upton Cross the land was still undeveloped heathland. Gorse and heather also covered the area south of Dorchester Road in the direction of the modern Moorland Way, extending down to Lytchett Bay. Aside from the aforementioned main roads, the majority of other routes were simply ancient lanes and footpaths etched into the heathland. Subsequently these routes formed the basis of the street pattern around which the town grew.

2.4.3 By 1939, the built environment of Upton was closely woven along the main transport routes, with the odd house or farm dotted around smaller lanes, but the overall appearance was of unspoilt countryside. The remaining older buildings in Upton are mainly confined to Dorchester Road and Poole Road, east as far as Pony Drive, though some older housing and thatched cottages were demolished to build modern houses. Frampton Terrace exists as a reminder of Upton's brick industry as these houses were built for the workers of the brick works which were located to north of this terrace. The brickworks was one of a number in the broader areas, which made use of the clays of the Bracklesham group (on this site Oakdale clay). Colours seem to have varied between pale/medium orange to pale yellow. Lytchett Minster Church is an example of the latter, this apparently built with Upton bricks. Some road names still hint at the past life of Upton, such as Old Kiln Road.

2.4.4 The railway came to the village in 1841, when a single-track line was constructed running through Upton from Broadstone and beyond. By 1939 the people of Upton also had links to surrounding settlements such as Bere Regis, Lytchett Matravers, Fleetsbridge and Poole via the local bus service. Buses were very popular and often carried parcels, livestock and fruit and vegetables as well as people. There were also services to Dorchester and Weymouth and to Poole through Hamworthy, via the Harbour Bridge. In addition to the local buses there were long distance coaches, and so despite Upton's small rural situation, it was far from being remote.

2.4.5 The Upton crossroads were on the main coastal road network, and, during the Second World War, became a landmark partly out of necessity since all the road names and signs had been removed to confuse the German army in the event of an invasion. The Upton Hotel became one of the recognisable buildings at this crossroads, as did the white building opposite, which was at the time a petrol station and garage. There were two other garages in Upton which seems odd for such a small village when one considers the rarity of car owners in the late 30s and early 40s, but much of the trade must have come from passing vehicles, and convoys of army tanks driving through the village. Soldiers would quite often stop in Upton so cafés and tearooms sprang up along the main arterial routes and these became a favourite haunt of resting convoys as well as hobby cyclists. The village also boasted a good selection of shops. Some of the shops and tearooms were extended by adding wooden shed-like structures as this was a fast solution to a sudden need. Other local landmark buildings included the Institute Hut on the corner where Ropers Lane meets Poole Road and the Liberal Hall, which survives as a laboratory, on Poole Road. These were both venues for community events in the past, such as dances, Women's Institute meetings, music society meetings and a base for the Upton Guides.

2.4.6 During the war, an anti-aircraft gun emplacement was situated where the bypass is today. Heathland around Upton was burnt as a consequence of incendiary bomb attacks. American troops were stationed at camps in the town, for example on Moorland Way. It was only after the Second World War that Upton really grew as a town, and new roads were built, although the railway closed in 1964.



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2.4.7 The contemporary map shows the size of the town as it is today. Upton has clearly grown significantly from its beginnings as a small scattered village to a major suburban extension on the edge of Poole.

2.4.8 The A35 road was built in the 1970s and significantly improved east-west road access around Upton. This now forms a strong edge between the town and Upton Heath to the north.

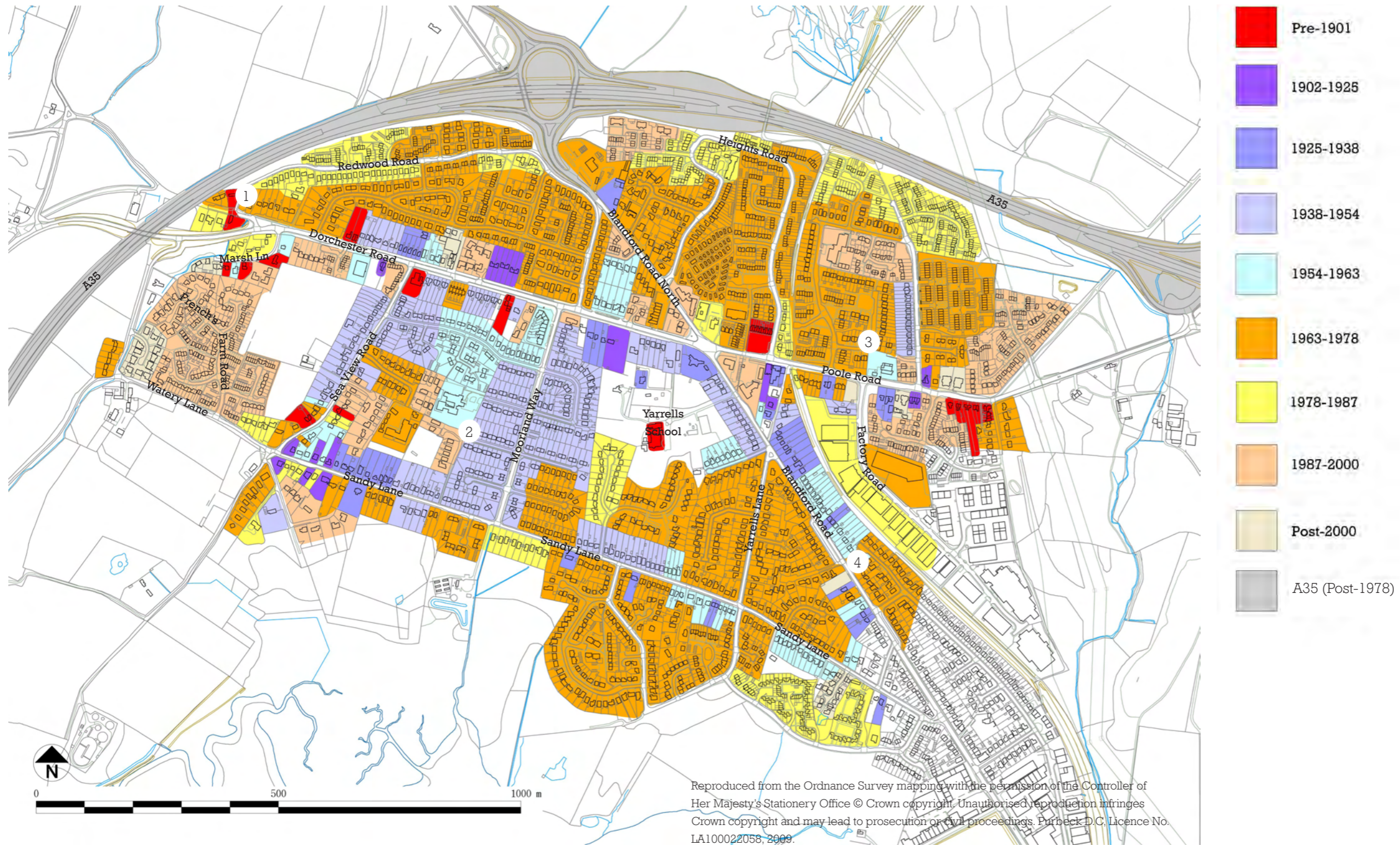
2.4.9 The majority of Upton dates from the post-war period and it is essentially a modern 20th century settlement, although hints of its small rural origins can still be found.

KEY POINTS

- Until the Second World War Upton was essentially still a rural settlement;
- Historically, roads met at Upton and today the crossroads form the centre of the town;
- By 1939 most development was located along the main roads;
- Previous activities in Upton include a former brickworks and abattoir;
- The railway came to Upton in 1841, via a single-track line from Broadstone, but closed in 1964;
- During the war American Army camps were located in the town;
- Upton only really began to expand in size following the war, so the majority of the town dates from the mid-late 20th century;
- The old network of roads and tracks form the underlying street pattern around which the town has been structured.



Upton Town context 02.5 Town evolution



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1. Some of Upton's earliest buildings have survived to the present day. Although they are relatively few in number they do provide some much needed character in the town.



2. Post-war housing included the early Council estates which were the first developments on a large scale in Upton.



3. Later housing schemes comprised large scale estates of ubiquitous character.



4. More recent developments have replaced existing houses on large plots with higher density flats and houses.

2.5.1 Few buildings existed at Upton prior to 1901 when the town comprised of little more than a loose collection of cottages and houses arranged principally along Poole Road, the crossroads and Sea View Road.

2.5.2 A number of these pre-1901 buildings survive today representing the earliest surviving buildings in Upton.

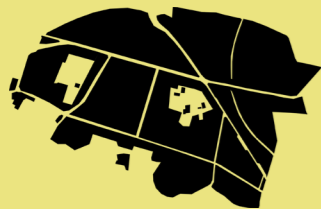
2.5.3 Between 1902 and 1939 only a small amount of additional development took place, principally along the main roads. It was not until after the Second World War that development occurred in any great quantity. Gradually new housing estates appeared from the 1950s onwards with large scale developments taking place in the 1960s-70s.

2.5.4 Smaller scale residential developments continued this trend although these consisted of housing on smaller sites, with the exception of French's Farm Estate.

2.5.5 Today opportunities for development are now more limited, with all of the large sites having already been exploited. Consequently, recent developments (post 2000) have mostly comprised small scale infill and redevelopment of existing properties at higher densities, with houses and flats. This is also partly a response to changes in planning policy requiring development at higher densities in order to make the best use of land. In addition, restrictions around Upton, including Green Belt, Flood plain and Heathland buffer zones largely curtail additional outward expansion.

KEY POINTS

- Prior to 1901 Upton was essentially a rural settlement containing few houses, comprising mostly cottages;
- A small number of early cottages remain and represent buildings of notable character in the town;
- Limited housing development appeared between 1902 and 1939 principally along the main roads;
- Following the war housing estates began to developed and this continued throughout the second half of the 20th century;
- Later developments were of a smaller scale as the main sites had been largely developed;
- Infilling and redevelopment of existing sites continues to the present day.

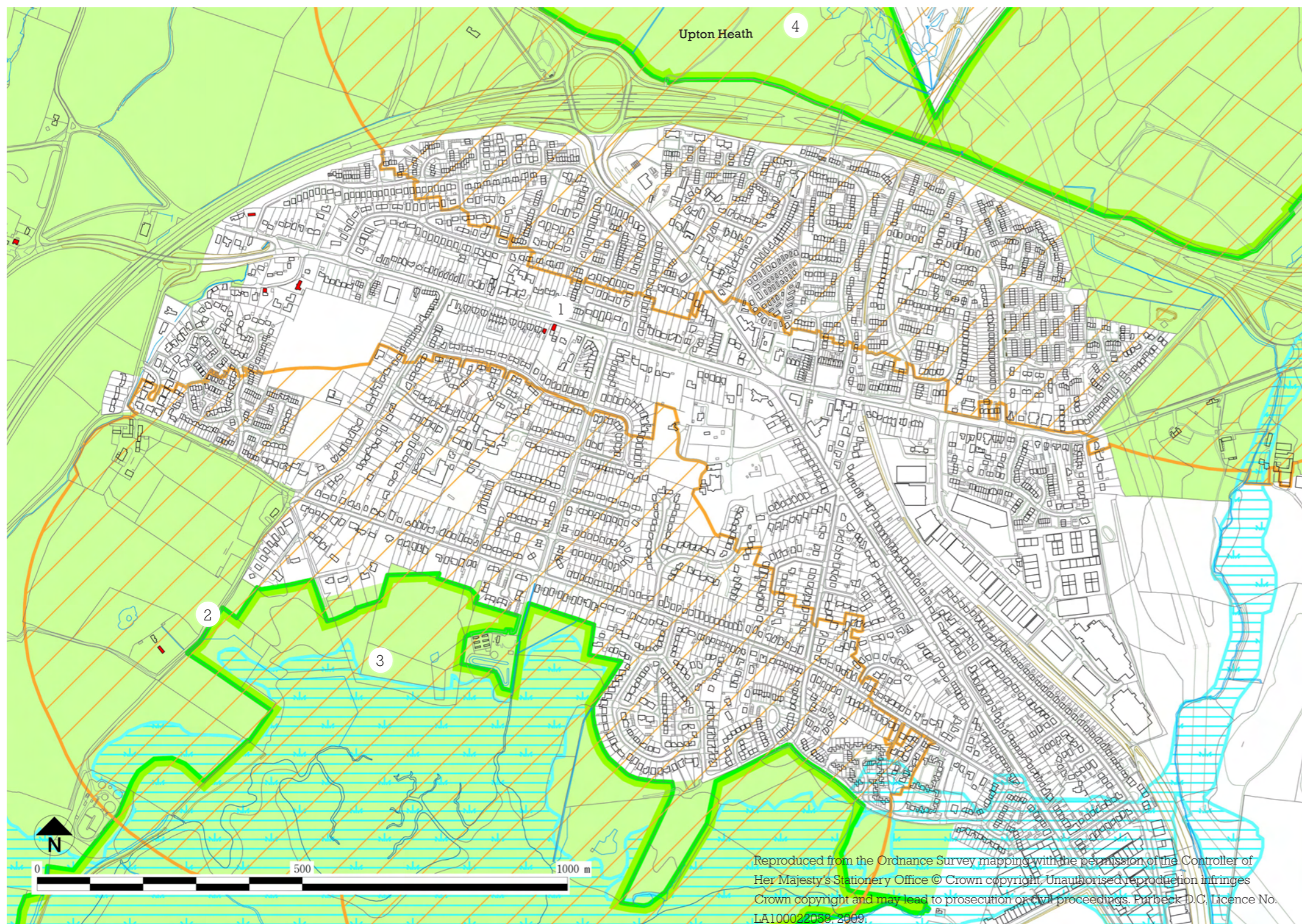


Upton

Town context

02.6

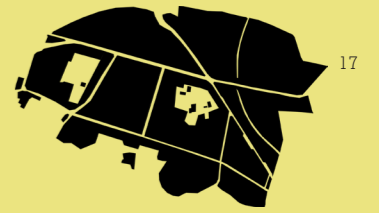
Planning Designations



-  Listed building
-  Green belt
-  Heathland 400m buffer zone
-  SSSI
-  Floodplain

NB Listed Buildings plotted may not reflect the true extent of historic buildings and structures. Enquiries regarding listed buildings should be directed to Purbeck District Council who retain full records.

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1. A listed cottage on Dorchester Road is one of a handful of buildings designated for their historic or architectural interest.



2. The landscape around Upton is almost all designated Green Belt land.



3. Upton's harbour fringe has multiple designations as a Heathland and SSSI, as well as being classified as Green Belt and partly within the floodplain.



4. Upton Heath is Green Belt and designated as an Heathland and SSSI for its ecological importance.

2.6.1 A number of planning designations apply to the land surrounding the town. Green Belt, that requires the openness of the Green Belt to be protected from inappropriate development, envelops Upton to the north, west and south along the fringes of the harbour.

2.6.2 Parts of the harbour edge are also identified as areas that are liable to flood, although most of the town itself is just beyond this area.

2.6.3 There are two Special Protection Areas (SPAs), one to the north and one to the south of the town. These environmental designations are designed to protect sensitive ecological habitats. Buffer zones of 400m extend beyond each SPA. Within these buffer zones new residential development is restricted, limiting where new housing can be located within the town itself. These zones cover a large proportion of the northern and southern parts of Upton.

2.6.4 As Upton is a relatively modern town it does not contain a historic Conservation Area. It does however, have a small number of listed buildings. These comprise early cottages, a number of which have thatched roofs. Their listed building status protects their architectural or historic interest.

KEY POINTS

- Upton is almost entirely surrounded by Green Belt land;
- The southern edges of the town along Poole Harbour are close to areas which are liable to flood;
- Heathland buffer zones cover much of Upton preventing additional residential development within these zones;
- Upton has few historic buildings and no Conservation Area due to its largely modern origins.