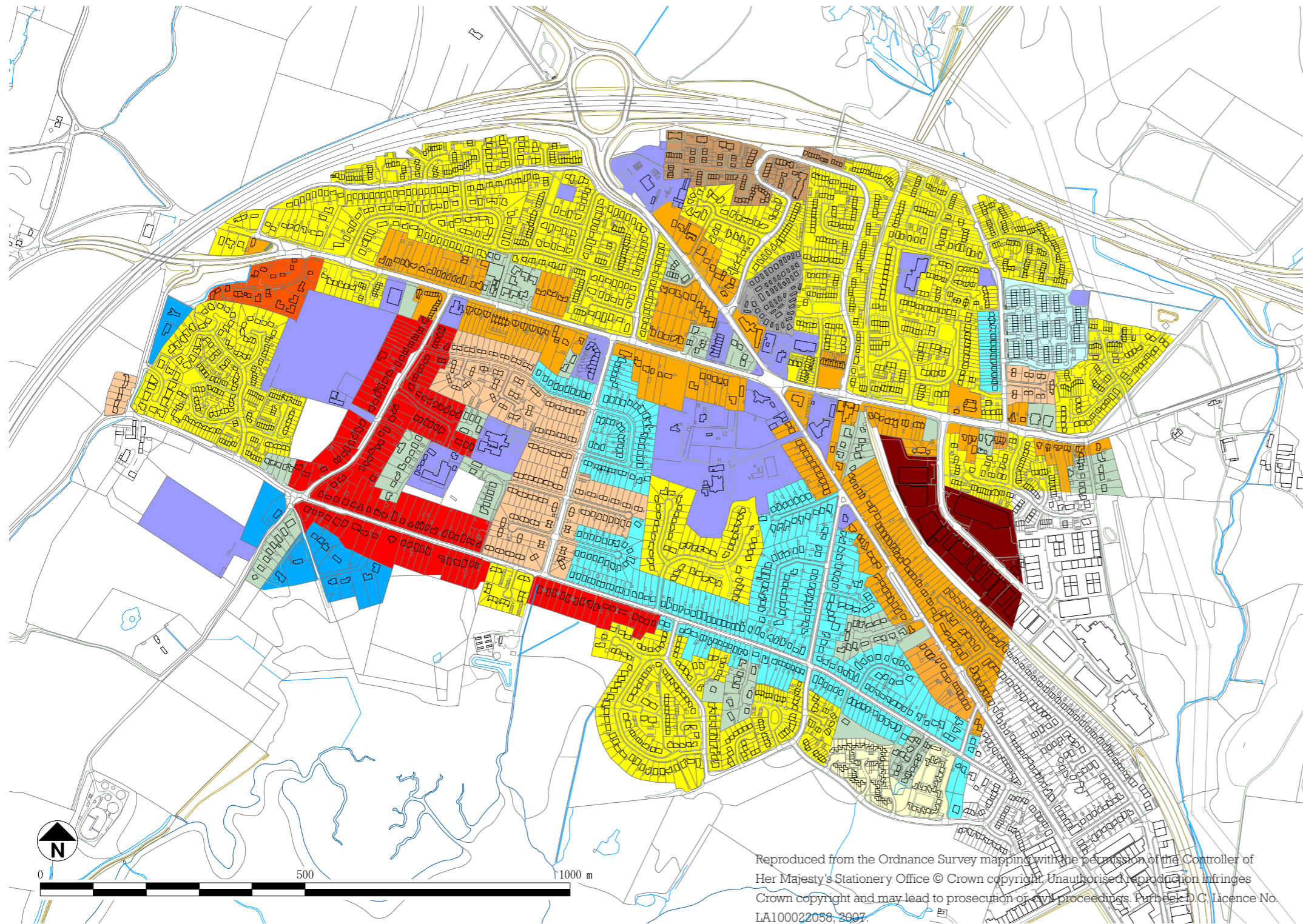
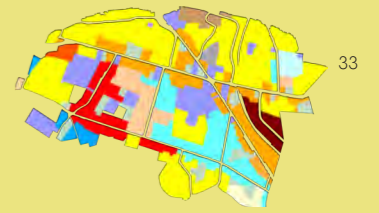


Upton Character types 04.1 Character types



-  Development fronting principal routes
-  Institutional or commercial character
-  Backland/infill development
-  Modern estate development: 1960s - present
-  Mobile home park
-  Post-war housing development
-  Social housing development (Western Challenge): 1980s - 2000s
-  Marsh Lane
-  Model housing (Radburn Development): 1970s
-  Sandy Lane
-  Industrial estate character
-  Mixed suburban residential
-  Marine style estate housing: 1980s
-  Large houses & plots

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

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



Upton

Character types

04.2

Principal Routes

Principal Routes

Urban Structure

- Development is centred on the principle axes through Upton, namely Dorchester Road and Poole Road (east to west) and Blandford Road (south-west to north-east);
- Development faces onto broad roads with pavements, with grass verges in places.

Urban Grain

- Relatively loose grain with wide gaps between plots creating loose knit urban form;
- Wide main roads, pavements and front gardens create a broad streetscape, which is emphasised by mostly low-rise buildings either side.

Landscape

- Front garden shrubs, hedges with occasional larger trees evident, cumulatively make a moderate contribution to the green appearance of the streetscene;
- Front boundaries predominantly low walls, often backed by shrubs or hedges.
- Grass verges of variable widths present along some stretches of these roads;
- Mature trees provide a backdrop to buildings and distant views in places.

Density and Mix

- Low/medium density development;
- Mostly modest detached houses and bungalows on large plots, with some flat development resulting in pockets of higher density development;
- Buildings are mostly set back from the road behind front gardens;
- Dwellings are of a mixed design and appearance and generally represent some of the earlier development in Upton.

Height

- Mixed 1 and 2 storey, bungalows and houses;
- Where present, flat development up to 3 storeys in height with 1 and 2 storey accommodation at the rear of some sites.

Massing

- Houses and bungalows comprise modest domestic scale and massing;

- Flat developments generally display larger-scale bulk and massing, particularly where flat roofs are incorporated into designs.

Details

- A range of mixed building styles including some 19th century and pre-war housing styles, modern post-war development and contemporary;
- Broad main roads dominate the appearance of the streetscape;
- Older houses with chimneys are prominent roofscape features;
- Many original windows often replaced with white uPVC windows;
- Dwellings often built in small groups of the same period and style.

Materials

- Walls: Brick (predominantly red/orange tones), render and pebbledash, sometimes used in combination with brick;
- Roofs: Mixture of roof finishes including slates, plain clay tiles and concrete interlocking tiles on replacement roofs and more modern buildings.



Strengths

- Main roads with good access to public transport and connections beyond Upton;
- Varied architecture creates a degree of visual interest in the streetscene.
- Some large trees do much to enhance the character of these routes, where they exist.

Weaknesses

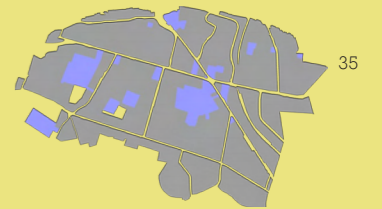
- Broad roads create fast routes and can be unfriendly for pedestrians;
- Main roads are generally busy with traffic with associated noise and congestion;
- The principle routes meet at the crossroads which is a traffic dominated junction at the centre of the town;
- In places low-rise development creates weak enclosure to these broad streets;
- Buildings with community functions are very poorly represented on these roads.

Threats

- Additional increases in traffic along these routes would further diminish their quality;
- Additional traffic congestion around the crossroads would limit opportunities for remodelling this area as an enhanced town centre location;
- The principle routes fall outside the Heathland buffer zones and could face increased pressure for development along these corridors;
- Loss of key buildings of character, such as they exist.

Opportunities

- If the second harbour bridge is opened at Hamworthy (in the Borough of Poole) as is currently proposed, this could divert Port traffic away from Blandford Road and reduce traffic between Poole and Upton;
- The principle routes have the potential to accommodate higher density development along roads served by public transport creating sustainable development corridors;
- Potential around the crossroads to create a stronger town centre focus for Upton;
- Planting of street trees.



Upton Character types

04.3 Institutional/Commercial Character

Institutional/Commercial Character

Urban Structure

- Generally buildings are set back from the road;
- Church, pub, shops, health centre and library arranged loosely around the crossroads.
- Other facilities are located in isolated positions throughout the town and include community areas such as allotments and playgrounds.

Urban Grain

- Generally coarse grain buildings set centrally in their plots surrounded by open space/parking.

Landscape

- Significant hard surfaced areas for car parking;
- Soft landscaping around the site margins;
- Playing fields comprising grassed open spaces.

Density and Mix

- Low to medium density.
- Buildings generally occupy a relatively large proportion of their site (although not exclusively);
- Uses in this category are varied reflecting the range of land uses and services available within the town. Uses within this character type are schools, churches, shops, playing fields and playgrounds, community rooms, library, medical facilities and allotments.

Height

- Buildings are between 1 and 2 storeys in height.

Massing

- Variable massing, comprising a mix of generally modest scale building forms, such as the health centre and library, as well as larger buildings such as the Royal British Legion Building.

Details

- Details vary according to the age and period of the development;
- Many buildings reflect the modern idiom of architecture.

Materials

- The mixed and individual nature of this character type has resulted in a range of styles and materials which reflect the age and style of the development.



Strengths

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

Weaknesses

- Most buildings (though not all) are ubiquitous modern architecture of limited character or interest;
- Community buildings around the crossroads are modest in their design and location and fail to assert their presence in this important town centre location;
- Car parking can be a dominant feature.

Opportunities

- Potential for improvement or replacement of existing buildings with more up-to-date facilities;
- Potential for redeveloped facilities around the crossroads to have a stronger presence and create a better sense of place at the centre of the town;
- Limited potential for development on some sites subject to their size and location and retention of any necessary facilities as part of a mixed use development.

Threats

- Insufficient funding to modernise existing facilities;
- New development could reduce the size of existing facilities and may restrict the future expansion of uses within their sites;
- New development or replacement of facilities could result in the loss of trees and landscaping which could diminish the character and quality of the site and its surroundings;
- Existing facilities around the crossroads remain unchanged and improvements to the town centre are unable to take place or occur in marginal locations.



Upton Character types 04.4

Backland/Infill Development

Backland/Infill Development

Urban Structure

- Buildings built on backland plots or rear gardens of existing dwellings;
- Dwellings arranged around private drives or short cul-de-sacs, usually enclosed by existing surrounding development, although some also have frontages onto public roads;
- Buildings clustered in relatively tight groups of mostly detached and semi-detached units.

Urban Grain

- Variable grain dependent on the site in question, although buildings generally arranged relatively tightly in response to site constraints.

Landscape

- Variable landscaping depending on the site and the age of the development;
- Generally, mature trees retained, front gardens usually small and the need to accommodate parking is such that little room exists internally to provide significant landscaping;
- Boundaries address public roads, but internally developments are often open plan in nature, although older, less dense developments contain more defined frontages.

Density and Mix

- Low/medium density residential development;
- Dwellings often arranged tightly around contained sites or along short lengths of road.

Height

- Bungalows, some houses and 2½ to 3 storey flats.

Massing

- Modest domestic scale massing.

Details

- Details vary and reflect the age and period of the development;
- Sites comprise of distinct clusters of buildings, usually built in one phase, although some backland sites are more organic and architecturally varied;
- Infilling between or behind existing buildings;
- Flats utilise roof space and contain dormer windows.

Materials

- Variable wall and roof materials reflect the age and style of the development;
- Sites built in one phase tend to consist of a common palette of materials. Backland sites developed incrementally comprise a wider range of architectural styles and materials.



Strengths

- Redevelopment of large plots makes more efficient use of land within Upton where potential for outward expansion is limited;
- Opportunities to introduce new architecture into the town;
- Where sites are adjacent to principle routes served by public and local facilities, increased densities will improve the viability of these local services;
- Mixed developments of flats and houses increase the range of available accommodation and create more mixed communities.

Weaknesses

- Increased densities can affect the character and the appearance of a site and its locale;
- Sites are often dominated by the presence of car parking, limiting opportunities for soft landscaping;
- Increased densities can be perceived negatively;

Opportunities

- Recent infill/backland sites have often already been developed at higher densities leaving few opportunities for change;
- Older infill/backland developments were often undertaken at lower densities and may afford opportunities for redevelopment at higher densities where this is appropriate;
- Infill/backland sites along principle routes have the potential to create higher density development along roads served by public transport creating sustainable development corridors;
- The introduction of soft landscaping in new developments would off-set any loss of vegetation.

Threats

- Redevelopment of existing large plots can result in the loss of buildings of local character, which although not listed or within a Conservation Area nevertheless can contribute to the character of an area;
- Increased infill/backland development can result in the loss of trees and vegetation that make a positive contribution to the character of an area;
- Increasing development at higher densities can be perceived negatively.



Upton Character types

04.5 Modern Estate Development

Modern Estate Development

Urban Structure

- A large proportion of the town is made up of modern housing estates dating from the mid-late 20th century;
- Standard estate road design with pavements arranged in a cul-de-sac street pattern connected to a loop/feeder road;
- Rear garage parking courts or parking forecourts
- Scattered incidental green spaces;
- A mixture of detached, semi-detached houses and bungalows with groups of short terraced housing also present.

Urban Grain

- Relatively fine grain with buildings closely grouped at regular intervals;
- Standard estate roads create a relatively broad road dominated streetscape;
- Some enclosed cul-de-sacs and garage courts.

Landscape

- Some small greens often with trees present;
- Scattered incidental green spaces, mostly grassed;
- Front garden shrubs, hedges and trees cumulatively make a moderate contribution to the green appearance of the streetscene;
- Front boundaries predominantly low or very low walls, often backed by shrubs or hedges.
- Some areas are of an open plan design creating a more open appearance to the streetscene;
- Mature trees and planting along the embankment to the A35 form a green backdrop to estates abutting this road.

Density and Mix

- Low/medium density development but low intensity atmosphere due to generally open layout;
- Predominantly modest houses or bungalows on relatively small plots with small front and rear gardens although detached houses and bungalows often occupy larger plots;
- Exclusively residential area.

Height

- Single storey bungalows and garage buildings;
- 2 storey houses.

Massing

- Modest domestic scale and massing.

Details

- Detailing varies according to age and style of the estate;
- Ubiquitous 20th century estate architecture;
- Standard estate road layout;
- Small plain chimneys with short pots or flues where present. Many dwellings with no chimneys at all;
- Vent stacks/flues project through many roofs;
- Original windows often replaced with white uPVC windows;
- Some houses decorated with coloured hanging tile panels or stone cladding;
- Some properties accessed by side entrances rather than front doors;
- Brick soldier courses/details present on 1980s/90s housing.

Materials

- Materials vary between estates and include:
- Walls: 1960s/70s estates - pale yellow/buff brick and mid-red/brown tones and painted render. Both brick and render often used in combination with concrete hanging tiles or stone cladding panels;
- 1980s/90s estates: Mottled red and buff/yellow brick, dark red/orange and grey tones;
- Brick is sometimes found in combination with painted render;
- Roofs: Pitched roofs of concrete interlocking tiles, predominantly brown or grey in colour. Flat roofs covered with mineral felt.



Strengths

- Generally pleasant residential environments;
- Garden vegetation is limited but makes an important contribution to the appearance of the townscape;
- A range of house types and sizes across the town.

Weaknesses

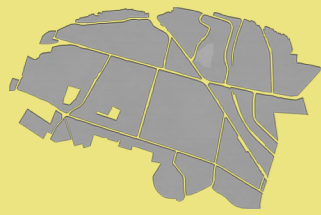
- Housing estates are ubiquitous 20th Century designs and lack both legibility and a sense of place;
- Standard road layout and cul-de-sacs result in a road dominated environment with limited connections to adjoining areas;
- Standard highway width and alignment contributes to the estate atmosphere;
- Garage/parking courts and rear garage parking facing the street results in poor quality townscape and dead frontages where present;
- Incidental green spaces or Space Left Over After Planning (SLOAP) occur within these areas and make a limited contribution to the estates in terms of play space or amenity value.

Opportunities

- New development in certain locations could aid legibility and provide enhanced points of entry;
- Limited scope to redevelop garage courts (although most are within the Heathland buffer zone and would restrict this);
- Areas of lower density development could provide opportunities for higher densities in certain locations;
- New tree planting.

Threats

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



Upton Character types 04.6

Mobile Home Park

Mobile Home Park

Urban Structure

- A range of mobile homes in a regular pattern arranged around narrow access roads;
- Mobile homes predominantly orientated perpendicular to the access road;
- Low-lying site set down below adjacent uses;
- Mobile homes generally have long narrow forms surrounded by a small margin of amenity space separating it from the neighbouring plot;
- A single point of entry via Douglas Close (off Blandford Road). The site is surrounded by existing residential development and is a private estate.

Urban Grain

- Tight urban grain comprising small buildings with narrow spaces between.

Landscape

- Narrow frontages with lawned or hard landscaped surfaces, shrubs and pot plants;
- Mature trees and shrubs situated around the entrance and northern and southern boundaries;
- Low front boundary walls, chain link or post and chain fences, some hedges or open frontages;
- Site boundaries where adjacent to public footpath (east) comprises tall walls of brick and block work together with chain link and panel fences.

Density and Mix

- Medium density. Units are tightly arranged within small plots;
- Exclusively residential use.

Height

- Single storey buildings.

Massing

- Small scale massing. Low profile structures.

Details

- Narrow, elongated buildings of variable size and form;
- Colour variation to between mobile homes;
- Lack of consistent front boundary treatment;
- Very low or flat roof pitches;
- Buildings sited on raised plinths;
- Plastic or aluminium windows.

Materials

- Walls: Painted elevations, various colours, although largely pale neutral tones;
- Roofs: Flat or very shallow pitches with concrete tile roofs of dark red/brown or grey.



Strengths

- Low level unobtrusive buildings and site;
- Small well kept gardens contribute to internal appearance of the site;
- Modest well-contained site;
- Relatively high density form of accommodation;
- Mature trees at site entrance.

Weaknesses

- Private estate with no public access or connecting through routes;
- Cramped form of development;
- Wide variation of front boundary treatments creates an inconsistent streetscene.

Opportunities

- Limited opportunities for development at greater densities due to the location of the majority of the site within the Heathland buffer zone which would restrict this;
- Existing units could be redeveloped to provide a more permanent form of accommodation, provided that there was no net gain in the number of units that are located within the Heathland buffer zone.

Threats

- New development or intensification could increase the visual prominence of development on this site.



Upton

Character types

04.7

Post-war Housing

Post-war Housing

Urban Structure

- A large post-war housing development comprising mixture of early council housing and speculative bungalow development;
- Early standardised estate roads pavements and some verges
- Layout arranged in a series of spurs leading off a Moorland Way and Pinewood Road West;
- Some garage parking courts;
- Predominantly semi-detached houses and bungalows on deep narrow plots.

Urban Grain

- Moderate urban grain with buildings at regular intervals;
- Standard estate roads create a relatively broad road dominated streetscape, although roads are generally narrower than later estates;
- Some enclosed cul-de-sacs and garage courts.

Landscape

- Grass verges with modest street trees to some roads;
- Front garden shrubs, hedges and trees cumulatively make a moderate contribution to the green appearance of the streetscene;
- Front boundaries predominantly low walls or fences, often backed by shrubs or hedges.

Density and Mix

- Low/medium density development but low intensity atmosphere due to generally open layout;
- Predominantly modest semi-detached houses and detached bungalows houses on relatively large deep plots with modest front and deep rear gardens;
- Exclusively residential areas.

Height

- 2 storey houses;
- Single storey bungalows and garage buildings.

Massing

- Modest domestic scale and massing.

Details

- Details vary according to the age and style of the building;
- Ubiquitous mid 20th century Council estate architecture;
- Standard early estate road layout with some verges;
- Chimneys present, often centrally on the ridge;
- Most original windows replaced with uPVC windows;
- Flat roof garages and porches;
- Tiled sills;
- Recessed arched porches to some house types.

Materials

Walls: Pale orange/buff brick and mid-red brown tones. Some painted render and brickwork.

Roofs: Pitched roofs of plain tiles or concrete interlocking tiles, predominantly brown in colour.



Strengths

- Pleasant albeit ubiquitous residential environment;
- Garden vegetation is limited but makes an important contribution to the appearance of the townscape;
- Generally well-defined front boundaries;
- Local shops situated close by (Moorland Way).

Weaknesses

- Lack of local distinctiveness;
- Few green spaces within this area;
- Occasional unsightly garage courts present, although these are generally discretely located.

Opportunities

- Limited potential to redevelop within this area, as the estate is located within the Heathland 400m buffer zone and this would restrict further residential development;
- New tree planting.

Threats

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