



North Wareham Settlement context

02.4

Historic background

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OS 1901-02

2.4.1 By 1901 North Wareham or 'Northport' had hardly developed beyond its original collection of railway buildings which originate from the latter half of the 19th Century. Essentially it was a small outpost to old Wareham located just north of the Piddle Valley.

2.4.2 All roads from the north converged just beyond the station at which point the road crossed the railway via a level crossing.

2.4.3 Beyond the station only a few scattered farms were situated within the surrounding countryside.

2.4.4 By 1951 only a relatively small amount of development had occurred around Northport, mostly in the form of inter-war ribbon development and the beginnings of the Kingsbere Estate built 1946 onwards. It was not until the 1960s that development in the settlement really began in earnest.

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OS 1951



2.4.5 The contemporary map illustrates the scale and extent of the growth of North Wareham since the 1950s. The majority of the settlement's development has taken place in the latter half the 20th Century, mostly in the form of large scale housing and industrial estates.

2.4.6 The A351 bypass was opened in the 1980s. This was a further significant development for the settlement which relieved traffic congestion but created a significant division within the town itself.

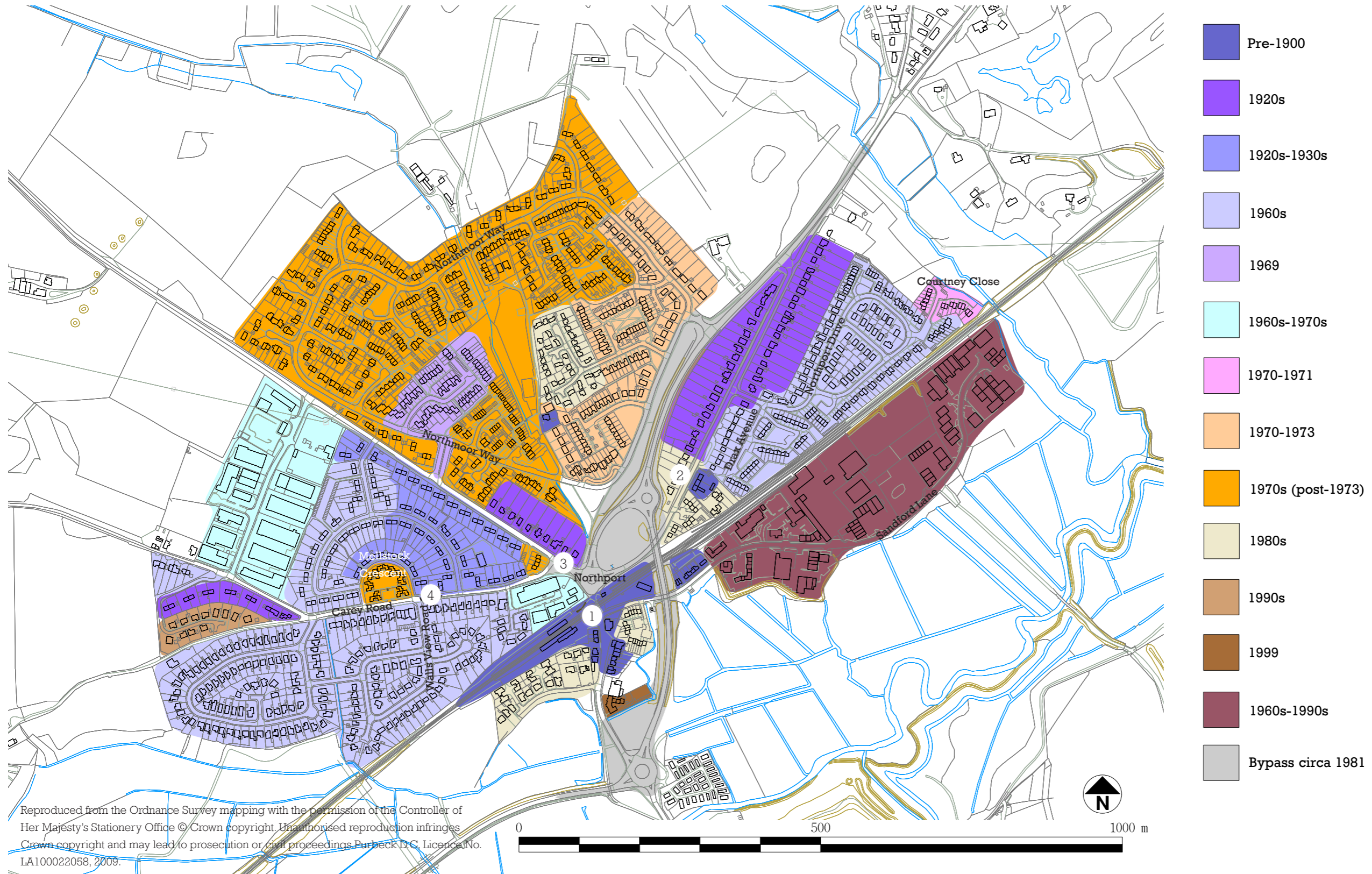
2.4.7 With the exception of development associated with the railway and some limited inter-war housing, North Wareham is very much a town of modern construction.

KEY POINTS

- North Wareham contrasts markedly from Wareham old town insofar that it is of wholly recent construction (mostly post WWII);
- The bypass divides the settlement into two parts;
- The settlement is essentially radial in form, focussed on the station and former level crossing.



North Wareham Settlement context 02.5 Town evolution



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1. The current station was built in 1886 and is the second station to have been built. The original stood further east, but was moved to the present site in 1864.



2. These cottages on Sandford Road date from the mid-19th Century and probably housed railway staff.



3. Inter-war ribbon development today provides some of North Wareham's more interesting townscape and buildings of character.



4. Early 'cottage' style Council housing was the first manifestation of estate development in the settlement.

2.5.1 The history of North Wareham is relatively recent compared to that of the old town. Until the middle of the 19th Century the area north of Wareham comprised largely open countryside with virtually no development other than a few small farms.

2.5.2 The principal development which marked the earliest beginnings of North Wareham as a settlement was the arrival of the railway. The first station serving Wareham opened in 1847 on the Southampton to Dorchester line. The brick goods shed (which is still standing), was part of the original station site. The branch to Swanage opened in 1885 and the current station was constructed on a new site to the west of the original in the same year. The original station closed in 1887. The new station building on the down side was built in brick to a fashionable design with a Dutch gable and weather vane tower and today is a listed building. A feature of both station sites was the level crossing (to the west of the original and east of the current) over which the road from Poole to Wareham passed and for which two crossing keeper cottages were provided, although these are no longer present.

2.5.3 A small amount of railway-related development occurred in the vicinity of the new station but was limited in its scale and extent. This comprised the Railway Hotel (now a restaurant, Monsoon) and several small groups of houses. The current signal box was built on the eastern up side of the level crossing in 1928. This area became known as Northport.

2.5.4 Other than the railway-related buildings, virtually no development occurred in this area until the late 1920s when ribbon development appeared along Bere Road and Sandford Road. Post World War II local authority housing began to be developed along Bere Road and what were to become Mistover Road and Carey Road. This became known as the Kingsbere Estate and established the early beginnings of the settlement as we know it today.

2.5.5 It was not until the 1960s and 70s that significant areas of land began to be developed for housing. Subsequent periods of building in North Wareham tell a story of housing estate development common to many settlements during the 20th Century.

2.5.6 A large development of bungalows took place south of Carey Road and included the existing parade of shops at the corner of Carey Road and West Mill Crescent.

2.5.7 By 1969 the Northmoor Park housing estate had begun although this would not be completed until later on in the 1970s. At the same time, Northport Drive and Drax Avenue were built, infilling the area of land behind the inter-war ribbon development on Sandford Road and the railway line to the east.

2.5.8 During the 1970s the Northmoor Park estate was largely completed and small developments also occurred at Mellstock Crescent and Courtney Close. By 1980 the size and shape of the settlement had almost reached its present form and space within the settlement was almost completely developed. Consequently, post-1980 development comprised mainly small cul-de-sacs and infilling the few remaining open areas within the settlement boundaries.

2.5.9 Development of North Wareham's industrial estates occurred during the 1960s and 70s. The largest industrial estate at Sandford Lane has continued to be developed until recent times, and some sites built in the 1960s have subsequently been replaced with modern employment buildings.

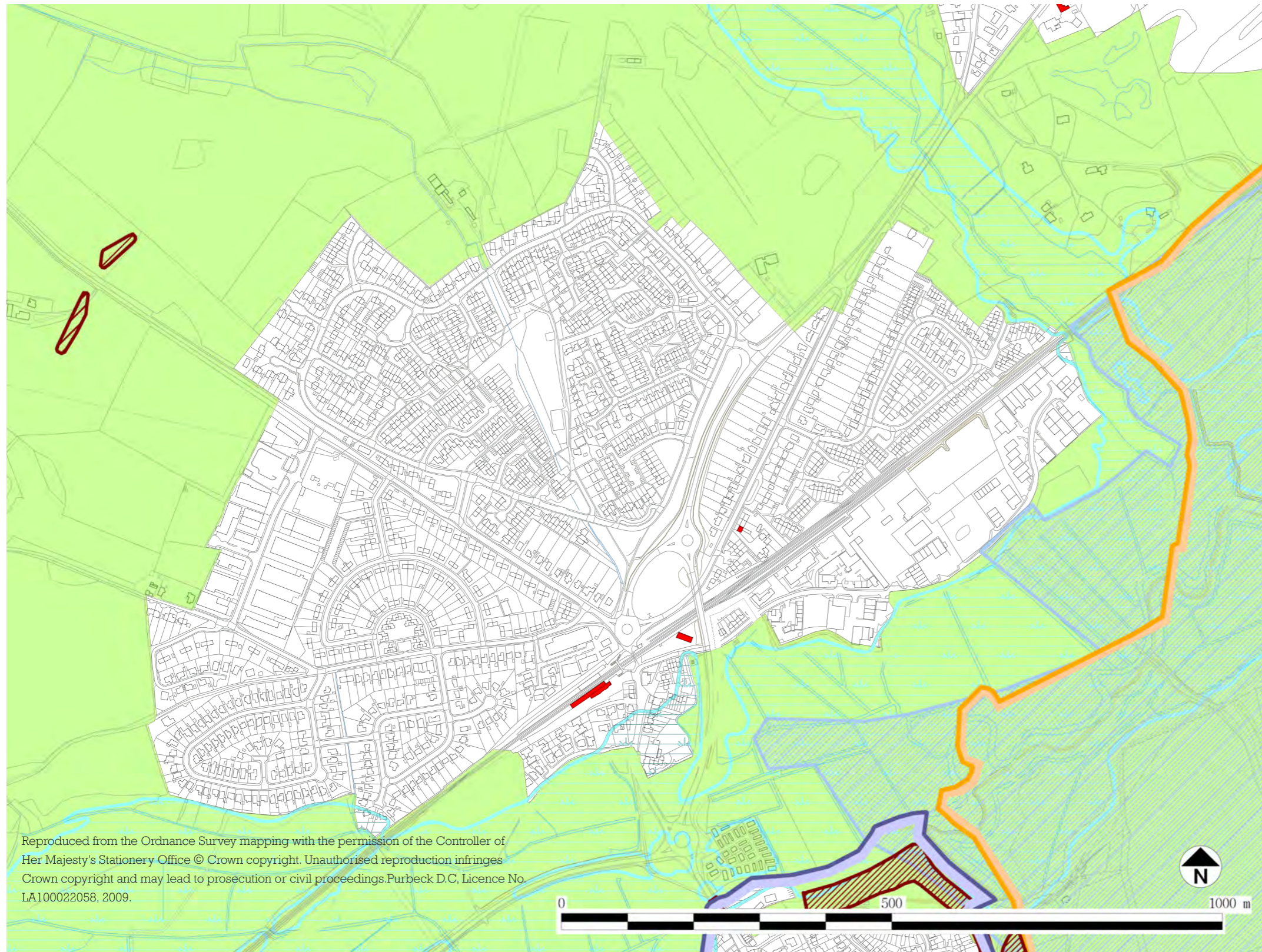
2.5.10 The arrival of the Wareham bypass in the early 1980s relieved congestion at the level crossing, which had previously restricted the principal route into Wareham. The completion of the bypass marked the last major development in the settlement.








KEY POINTS

- Prior to the arrival of the railway in 1847 only small scattered farms were present;
- The arrival of the railway signalled the first notable development in this part of Wareham;
- Ribbon development and the Kingsbere Estate were the first housing developments on a significant scale;
- The 1960s and 70s saw the settlement grow with the development of major estates;
- Later 20th Century development mostly comprised pockets of 1980s infilling;
- The arrival of the bypass was the last major addition to the settlement.



North Wareham Settlement context 02.6 Planning Designations



-  **Listed building**
-  **Green belt**
-  **SAM** (Scheduled Ancient Monument)
-  **Conservation area**
(Comprising Wareham and Wareham and Stoborough)
-  **AONB**
-  **Floodplain**
-  **Purbeck heritage coast**

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.

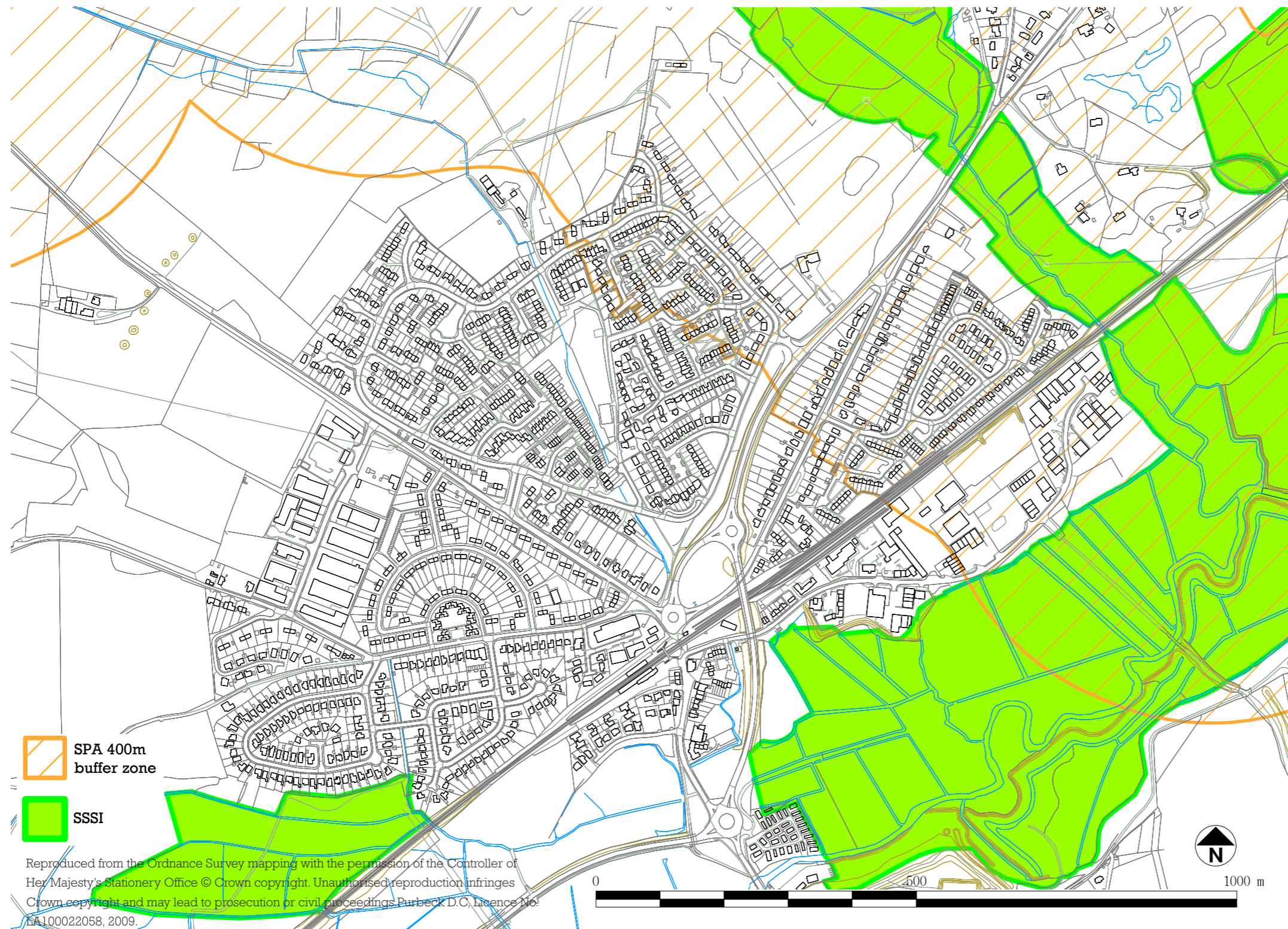
2.6.1 North Wareham is predominantly a modern settlement and unlike the old town of Wareham is relatively unconstrained by the historic environment. Very few listed buildings are present. The most notable buildings being the current and original the stations and railway workers' cottages on Sandford Road.

2.6.2 The Wareham Conservation Area extends beyond the town 'walls' and across the Piddle valley as far as the southern edge of North Wareham in acknowledgement of the important role the water meadows play in the setting of the settlement.

2.6.3 Surrounding the settlement is a large swathe of Green Belt land which prevents the expansion of North Wareham beyond its current boundaries. The Dorset Area of Outstanding Natural Beauty (AONB) and Purbeck Heritage Coast also pass just to the east extending towards Poole Harbour at its eastern extremity. These designations indicate the quality and sensitivity of the landscape.

2.6.4 A further constraint is the extent of floodplain, predominantly to the south and east of the settlement.

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2.6.5 In addition to these heritage and landscape designations, the settlement is situated in close proximity to a number of nationally and internationally important habitats. Sites of Special Scientific Interest (SSSIs) are located in the water meadows around the southern and eastern fringes of the settlement. These contain nationally significant species that require protection.

2.6.6 Further to the north are a number of internationally important wildlife habitats known as Special Protection Areas (SPAs). The SPAs are designated to protect a mosaic of lowland heathland stretching across southern Dorset. These fragile habitats are protected by a buffer zone extending 400m from the edge of each SPA. Within this zone no new housing development is allowed. This is intended to help minimise pressure on these habitats from recreational use by residents and predation of protected species from pets. The buffer zone encompasses large areas of countryside beyond North Wareham, but one part of this zone overlaps the north-east part of the settlement.

KEY POINTS

- The surrounding landscape is highly constrained by Green Belt, AONB, Heritage Coastline and floodplain;
- North Wareham has little townscape of historic or architectural interest;
- National and international habitat designations are located close to but outside the settlement;
- Special Protection Area buffer zones overlap the northern part of the settlement and restrict housing development in these areas.

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