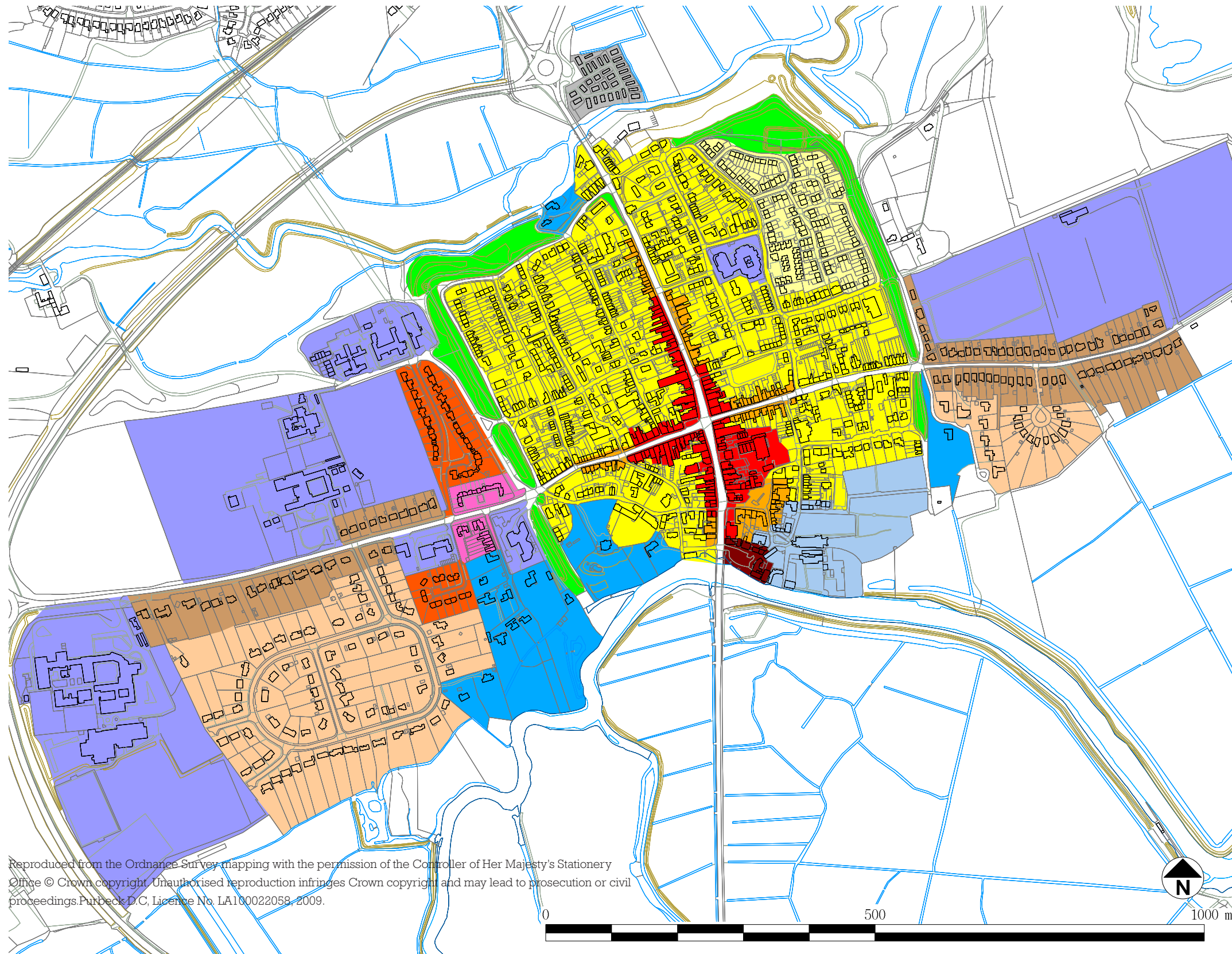


Wareham

Character types

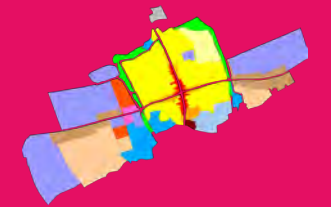
04.01

Character types map



- Town/commercial centre
- Edge of centre residential
- Mixed residential on historic streets
- Medium density 1990s estate
- Edwardian development
- Post-war suburban development
- Ribbon development
- 1960s suburban development
- Residential mobile home park
- Institutional character
- Wareham Quay
- Ancient ecclesiastical enclave
- Large detached houses
- Ancient town walls

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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	Explanation
<p>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.</p>	<p>The layout provides the basic plan on which all other aspects of the form and uses of a development depend.</p>
<p>Layout: urban grain The pattern of the arrangement of street blocks, plots and their buildings in a settlement.</p>	<p>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).</p>
<p>Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.</p>	<p>This includes all open space, including its planting, boundaries and treatment.</p>
<p>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.</p>	<p>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).</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>Massing is the three-dimensional expression of the amount of development on a given piece of land.</p>
<p>Appearance: details The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.</p>	<p>This includes all building elements such as openings and bays; entrances and colonnades; balconies and roofscape; and the rhythm of the facade.</p>
<p>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.</p>	<p>The texture, colour, pattern and durability of materials, and how they are used.</p>



Wareham Character types

04.2 Town/Commercial Centre

Town/Commercial Centre

Urban Structure

- Buildings arranged along the main north-south axis which is a wide road with narrow pavements, culminating at the main crossroads;
- The Cross forms the central focal point of the town at which the Town Hall and its clock tower define an important local landmark.

Urban Grain

- Mostly narrow plot widths creating tight urban grain with buildings parallel to the road and generating a strong sense of enclosure;
- Continuous built edges at the back edge of the pavement with predominantly Georgian frontages post-dating the Great Fire of 1762.

Landscape

- Generally quite a hard urban environment with limited amounts of vegetation visible;
- Where buildings are set back from the road frontage forecourts afford space for planting, e.g. hedges in front of the Manor House are a significant feature;
- Some premises display window boxes/troughs and a few have a covering of climbing plants;
- Trees are generally seen at a distance along the main roads in views to the north, south and east.

Density and mix

- High density location with continuous frontages;
- Mixed use environment with ground floors occupied by retail or commercial units with upper floors either in residential use or occupied by office commercial space;
- Mixed uses generate busy pedestrian activity;

Height

- Building heights predominantly 2 ½ to 3 storeys within a range of scales appropriate to its commercial/retail function.

Massing

- Medium scale buildings with refined massing through use of traditional narrow forms and pitched roofs.

Details

- Attractive porch canopies often with elegant timber mouldings, leaded flat roofs and supported on horizontal brackets. Rustic variations present on more simple cottages;
- Skyline defined by a varying roofline and punctuated by strong chimneys;
- Bay windows of various types are found on a notable number of buildings;
- Wareham retains a good number of attractive shop fronts usually appropriate to the style and character of the host building;
- Modest dormer windows a prominent feature of the roofscape, with leaded and tile hung cheeks and various roof forms;
- Traditional painted timber doors and windows;
- Rempstone red livery present on Rempstone Estate properties;
- Historic fire insurance plaques.

Materials

- Use of predominantly natural materials including:
Walls: brick in deep red tones with some blue burnt headers present; painted render.

Roofs: slates, plain clay tiles, stone slate easing courses, some thatch.



Strengths

- Strong identity and sense of place;
- High quality architecture/environment;
- A broad range of individual shops and local facilities;
- Convenient walking distance of much of the town;
- Sustainable location.

Weaknesses

- Clutter associated with highways;
- Incremental loss of historic/architectural details, such as traditional timber windows and chimneys; their loss diminishes the quality of the environment;
- Traffic continues to dominate the central area;

Opportunities

- Replace poor lighting fixtures with an improved design;
- Replace modern paving with more appropriate traditional materials in key locations;
- Introduce shopfront/historic buildings 'face-lift' grant scheme to help maintain high quality town centre;
- Narrow the road space around the Cross to provide an enlarged pedestrian area and stronger sense of place at the heart of the town;

Threats

- Increased traffic dominating the main streets;
- Additional highway clutter, signs and lines;
- More inappropriate and unsightly street lighting;
- Modern paving/tarmac not in character with historic area;
- Danger of new shopfronts being out of character;
- Loss of independent traders would harm the individuality of the town centre.



Wareham

Character types

04.3 Edge of Centre Residential

Edge of Centre Residential

Urban Structure

- Immediately adjacent to the commercial centre are dense residential properties fronting the main roads. These display many similar characteristics to those of the town centre but most properties are in domestic use.
- Buildings arranged along the main north-south axis and east-west axis.

Urban Grain

- Mostly narrow plot widths creating tight urban grain with buildings parallel to the road and generating a strong sense of enclosure;
- Continuous built edges at the back edge of the pavement with predominantly Georgian frontages post-dating the Great Fire of 1762.

Landscape

- Generally quite a hard urban environment with limited amounts of vegetation visible;
- Where buildings are set back from the road frontage forecourts afford space for planting, e.g. hedges in front of the Manor House are a significant feature;
- Some premises display window boxes/troughs and a few have a covering of climbing plants;
- Trees are generally seen at a distance along the main roads in views to the north, south and east.

Density and mix

- High density location with continuous frontages;
- A transitional area between the town centre and adjacent residential streets;
- Mixed use environment. Although predominantly residential, some ground floors are occupied by retail or commercial units with upper floors either in residential use or occupied by office commercial space;
- Mix of uses generate some pedestrian activity.

Height

- Building heights range from 2 ½ to 3 storeys close to the town centre but their scale diminishes to 2 storey domestic cottages further from the town centre.

Massing

- Medium to small scale buildings with refined massing through use of traditional narrow forms and pitched roofs.

Details

- Attractive porch canopies often with elegant timber mouldings, leaded flat roofs and supported on horizontal brackets. Rustic variations present on more simple cottages;
- Skyline defined by a varying roofline and punctuated by strong chimneys;
- Occasional bay windows of various types are found on a notable number of buildings;
- Modest dormer windows a prominent feature of the roofscape, with leaded and tile hung cheeks and various roof forms;
- Traditional painted timber doors and windows;
- Rempstone red livery present on Rempstone Estate properties;

Materials

- Use of predominantly natural materials including:

Walls: brick in deep red tones with some blue burnt headers present; some painted render;

Roofs: slates, plain clay tiles, stone slate easing courses.



Strengths

- Strong identity and sense of place;
- High quality architecture/environment;
- Convenient walking distance to much of the town;
- Sustainable location.

Weaknesses

- Incremental loss of historic/architectural details, such as traditional timber windows and chimneys: their loss diminishes the quality of the environment;
- Traffic tends to dominate the main routes into town.

Opportunities

- Replace poor lighting fixtures with an improved design;
- Replace modern paving with more appropriate traditional materials in key locations;
- Introduce shopfront/historic buildings 'face-lift' grant scheme to help maintain high quality town centre.

Threats

- Increased traffic dominating the main streets;
- Additional highway clutter, signs and lines;
- More inappropriate and unsightly street lighting;
- Modern paving/tarmac not in character with historic area;
- Insensitive alterations to individual domestic properties.



Wareham Character types

04.4 Mixed Residential Historic Streets

North-West Residential Quarter

Urban Structure

- Four residential quarters within town 'walls' comprise a network of ancient lanes dating back many centuries.
- Two areas south of the Cross are defined as separate character types and contain more historic buildings having been developed earlier in Wareham's history;
- Network of narrow lanes arranged in a grid pattern with a slightly meandering alignment;
- Mostly narrow plots, oriented 90 degrees to road.
- Primarily semi-detached or terraced houses.

Urban Grain

- Tight urban grain despite the semi-detached nature of many properties, due to close spacing, buildings situated close to the edge of the road and narrow streets.

Landscape

- Garden vegetation encroaches into the street scene and makes an important contribution to the appearance of the area.

Density and mix

- Relatively low density overall due to long rear gardens, although the tight urban grain gives the impression of a relatively dense urban environment;
- Predominantly residential use.

Height

- Predominantly 2 storey, occasional bungalows and taller buildings.

Massing

- Modest domestic scale massing;
- Simple building forms with refined massing through use of traditional narrow forms and steep pitched roofs.

Details

- Chimneys, bay windows, simple porches;
- Small plots restrict provision for drives and garaging resulting in on-street parking;
- Many properties are elevated slightly above the road and boundaries of earth banks faced with natural stone edgings are a particular characteristic;
- Many plots have narrow strips or short front gardens. Some are accessed directly from the road;
- Roads are essentially narrow lanes with no pavements creating a 'shared space' environment. The closeness of the buildings creates an intimate sense of enclosure despite their modest scale;
- There is a diversity of architectural forms and treatment, but nonetheless there are some generally shared characteristics.

Materials

Predominantly natural materials:

Walls: Brick in warm red/orange tones.
Some natural Purbeck stone.

Roofs: Clay tiles, slates, very occasionally thatch.



Strengths

- Generally attractive townscape;
- Interesting mix of materials, details and styles;
- Historic road alignment and absence of pavements contributes positively to the character of the area.

Weaknesses

- On-street parking dominates the streetscape;
- Lack of recreational green space within the 'walls';
- Some less sympathetically designed modern houses.

Opportunities

- Replacement of less sympathetic modern buildings with more appropriately designed houses;
- Reinstatement of building details if lost, e.g. where timber windows have been changed to uPVC;
- Encourage good maintenance of existing buildings e.g. roofs and windows.

Threats

- Continued loss of historic/architectural details such as timber windows and chimney stacks and pots;
- Pressure to replace buildings of character with new less distinctive and lower quality development and at higher densities;
- Highway 'improvements', such as introducing pavements that would damage the area's intimate character.



Wareham Character types

04.5 Mixed Residential Historic Streets

North-East and South East Residential Quarters

Urban Structure

- Buildings are located along the ancient network of lanes with a slightly meandering alignment;
- A few 'courtyard style' developments are also present from different periods;
- A number of properties, such as Anglebury Court and the BT Exchange are located within their own sites, with the buildings set back from the road and surrounded by open space.

Urban Grain

- Generally tight urban grain although considerable variation exists due to close spacing, buildings situated close to the edge of the road and narrow streets;
- Where groups of detached houses are located or larger buildings set within their own grounds the townscape is less refined resulting in a coarser urban grain.

Landscape

- A relatively hard urban landscape although garden vegetation encroaches into the streetscene or is visible above buildings and makes an important contribution to the appearance of the area.

Density and mix

- Predominantly a residential area;
- Some mixed commercial and municipal uses are present such as the supermarket, the Auction Rooms and municipal car park.

Height

- Buildings are generally 2 storeys in height;
- 3 storey flats present in two locations.

Massing

- Predominantly modest domestic massing refined through use of traditional narrow forms and steep pitched roofs;
- Larger scale buildings in this area, such as Anglebury Court display a more monolithic massing, appearing as a single large block.

Details

- Many houses have greater setbacks from the road, with larger front gardens than in the North-West Quarter.
- Pavements are also present on some roads, although often narrow.
- Consequently, some streets this area, such as Wyatts Lane, Bells Orchard Lane, St. Martin's Lane and Folly Lane have a reduced sense of enclosure and more suburban appearance;
- The presence of larger open spaces and buildings such as Sainsbury's Supermarket, car parks and the Anglebury Centre results in a less uniform townscape than in the North-West Quarter;
- The range of building types and ages reflects a range of architectural details, although porch canopies and chimneys are common features.

Materials

Walls: Brick in warm red/orange or red/brown tones.
Some natural Purbeck stone;
Painted render.

Roofs: Clay tiles, slates, some concrete tiles to modern buildings.



Strengths

- Generally good quality townscape with a range of architectural styles;
- Interesting mix of materials and details;
- Historic road alignment and absence of pavements contributes to the character of the area.

Weaknesses

- Modern interventions create a less consistent townscape e.g. setbacks/enclosure is variable;
- Some buildings are negative elements within an otherwise attractive area;
- On-street parking is visually intrusive in many locations;
- Council car parks and some large buildings are significant interventions.

Opportunities

- Replacement of neutral/negative modern buildings with appropriately designed new development could enhance the townscape;
- Reinstatement of building details if lost, where appropriate;
- Encourage good maintenance of existing buildings e.g. roofs and windows.

Threats

- Continued loss of historic/architectural details such as timber windows and chimney stacks and pots;
- Increased levels of on-street parking;
- Further highway 'improvements' e.g. new or widened pavements;
- Pressure to replace buildings of character with new less distinctive and lower quality development and at higher densities.



Wareham Character types

04.6

Mixed Residential Historic Streets

South-West Residential Quarter

Urban Structure

- Attractive narrow lanes have a variable curved alignment which invites further exploration;
- Pavements are narrow and occasional;
- The streets are enclosed by continuous frontages of buildings or stone boundary walls. The relatively tight arrangement and the narrow width of the lanes creates a sense of enclosure with occasional openings at junctions or where buildings are set back slightly off the road;
- The area comprises a mixed arrangement of different housing types, including some large detached houses in significant gardens;
- Terraced and semi-detached cottages are located at the back edge of the pavement or with shallow front gardens.

Urban Grain

- Generally tight urban grain with small building footprints, narrow plot widths;
- A number of large individual buildings within spacious grounds are also present in this area creating a contrasting coarse grain. However, the buildings themselves are often situated close to the road, maintaining the narrow sense of enclosure.

Landscape

- Trees and vegetation in domestic gardens contribute significant greenery to the streetscene.

Density and mix

- Relatively high density appearance although several large buildings in spacious grounds are present;
- Small commercial workshops/yards, garage/parking areas are present. These are untidy in appearance, but commercial uses add some interest in an otherwise exclusively residential area.

Height

- Mostly 2 storey houses and cottages.
- The converted building on Pound Lane is 3 storeys in height.

Massing

- Modest domestic scale massing with simple forms; massing refined through use of traditional narrow forms and steep pitched roofs;
- The larger buildings present in this area display refined massing despite their scale.

Details

- Chimneys are notable features of the skyline;
- Unique to this area, dominant boundary walls are significant elements in the streetscene featuring as much as the buildings themselves;
- Remnant historic paving survives along some frontages;
- The variation in the scale, form and height of buildings, and the gently sloping nature of these lanes as they descend towards the river is a visually pleasing ensemble;
- Holy Trinity Church and the house on the site of the castle are important local landmarks.

Materials

Walls: Brick in warm red/orange tones. Brick or natural Purbeck stone walls; Painted render or brick, some weatherboarding present on modern buildings.

Roofs: Roofs of mostly plain clay tiles, some with stone easing courses; Some slate roofs also present.



Strengths

- Strong identity and sense of place;
- Generally high quality architecture/environment;
- Narrow lanes prevent on-street parking;
- Workshop/yard adds an interesting 'working' quality.

Weaknesses

- Some areas of townscape, such as garages and car parks appear untidy and incongruous within the generally high quality appearance of the area;
- Double yellow lines detract from the area's appearance;
- Variation in the quality of street lighting.

Opportunities

- Introduce improved street lighting to a common standard. (Potential to affix appropriate lighting to existing buildings);
- Remove road lining e.g. double yellow lines;
- Encourage good maintenance of existing buildings e.g. roofs and windows;
- Potential redevelopment/conversion opportunities for parking/garage courts;

Threats

- Continued loss of historic/architectural details such as timber windows and chimney stacks and pots;
- Pressure to replace buildings of character with new less distinctive and lower quality development and at higher densities;
- Highway 'improvements', such as introducing pavements that would damage the area's intimate character.



Wareham Character types

04.7

Housing Estate (1990s)

Housing Estate (1990s)

Urban Structure

- An estate development from the 1990s in the Nundico (North-East) Quarter within the 'walls';
- Comprises houses, bungalows and flats arranged around a network of estate roads with pavements and parking courtyards;
- Dwellings on Bells Orchard Lane face the east 'wall';
- Terraces or semi-detached units often linked by side boundary walls creating continuous built edges;
- Parking is located in rear courts or on-street, enabling houses to be positioned close to the back edge of the pavement behind short gardens or privacy strips.

Urban Grain

- Moderately tight urban grain creates near continuous frontages formed by terraces and plots linked by boundary walls. Gaps between dwellings are narrow;
- The presence of pavements and estate roads create relatively wide spaces. This is less characteristic of streets located within the 'walls'.

Landscape

- Generally a hard landscape of block paving or tarmac and high side boundary walls;
- Trees and vegetation in domestic gardens contribute limited greenery to the streetscene;
- The east 'wall' and associated mature trees form a significant green edge to this area.

Density and mix

- Medium density development;
- Exclusively residential area, with a mixture of houses, bungalows and domestic scale 2 storey flats.

Height

- 2 storey houses and flats with some bungalows.

Massing

- Modest domestic scale massing with simple forms: massing refined through use of traditional narrow forms and steep pitched roofs.

Details

- Architectural features such as chimneys and bays are present but used sparingly and lack individuality;
- Simple lean-to and gable porches. Where enclosed in brick these appear heavy;
- External meter boxes noticeable;
- Plain tile or brick sills and soldier course lintels;
- Brick details in contrasting brick, include, quoins, banding, verge details and dental courses;
- Occasional brick motif detail to some gables;
- Street lighting largely affixed to buildings reducing the number of street lamps.

Materials

Walls: Red orange or dark red brown brick with buff or blue coloured brick detailing.

Roofs: Plain tiles, slates or concrete interlocking tiles.



Strengths

- Pleasant residential environment;
- Front garden vegetation and some trees contribute to appearance of the area and the skyline;
- Design attempts to recreate the narrow lanes of old Wareham (with varying degrees of success).

Weaknesses

- The comprehensive nature of the development does not reflect the gradual historic growth found elsewhere within the 'walls';
- Standard highway width and alignment contributes to the 'estate atmosphere';
- Relatively hard urban landscape;
- Development is of a ubiquitous nature.

Opportunities

- The constraints of modern estate development offers few likely opportunities for change in the immediate future.

Threats

- Few immediate threats to this character type given its relatively recent construction;
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



Wareham

Character types

04.8

Edwardian Development

Edwardian Development

Urban Structure

- West of the town 'walls' is a small enclave of Edwardian development.
- This comprises the replacement Almshouses (formerly located on East Street) a terrace of modest houses on Westport Road and two pairs of semi-detached houses located immediately opposite the Almshouses to the south of Worgret Road.
- Almshouses are set back from the road within formal landscaped gardens;
- Houses are situated close to their respective roads.

Urban Grain

- Variable grain within this character type. The Almshouses and semi-detached houses display a more spacious grain with larger spaces between buildings and roads;
- The terrace on Westport Road is tight to the road with no pavement and comprises houses with narrow fronts and deep plans.

Landscape

- Trees in the rear gardens of the houses contribute to the appearance of Encombe Road;
- Trees in front of the Almshouses make a significant contribution to the appearance of the streetscene on Worgret Road.

Density and mix

- Moderate density, although some large gardens reduce the overall density;
- Exclusively residential area.

Height

- The Almshouses are single storey;
- 2 storey houses.

Massing

- Modest domestic scale massing with simple forms: massing refined through use of traditional narrow forms and steep pitched roofs.

Details

- The Almshouses are Victorian in appearance but were actually built in 1908. The design and detailing make this a distinctive building for Wareham;
- The Almshouses comprise a number of homes, but were designed as a single composition;
- Prominent chimneys;
- Bays and strong porches and canopies with timber columns or brackets;
- Steep roof pitches.

Materials

Walls: Almshouses - Brick and Ashlar stone;
Houses - Brick in warm red/orange tones used in combination with pebble dash render.

Roofs: Roofs of mostly plain clay tiles.



Strengths

- A unique group of buildings within the town from this period;
- The Almshouses in particular provide a distinctive entrance to the old town;
- Trees contribute to the appearance of adjoining roads.

Weaknesses

- Loss of some architectural detail on some of the houses.

Opportunities

- Possibly scope for some limited development within the rear gardens fronting onto Encombe Road.

Threats

- Development within rear gardens could impact on trees and harm the street scene and the skyline;
- Pressure to replace these houses with new development and at higher densities;
- Houses located outside the Conservation Area and are therefore potentially more vulnerable to change.