

Wareham Historic Urban Character Area 3 Pound Lane

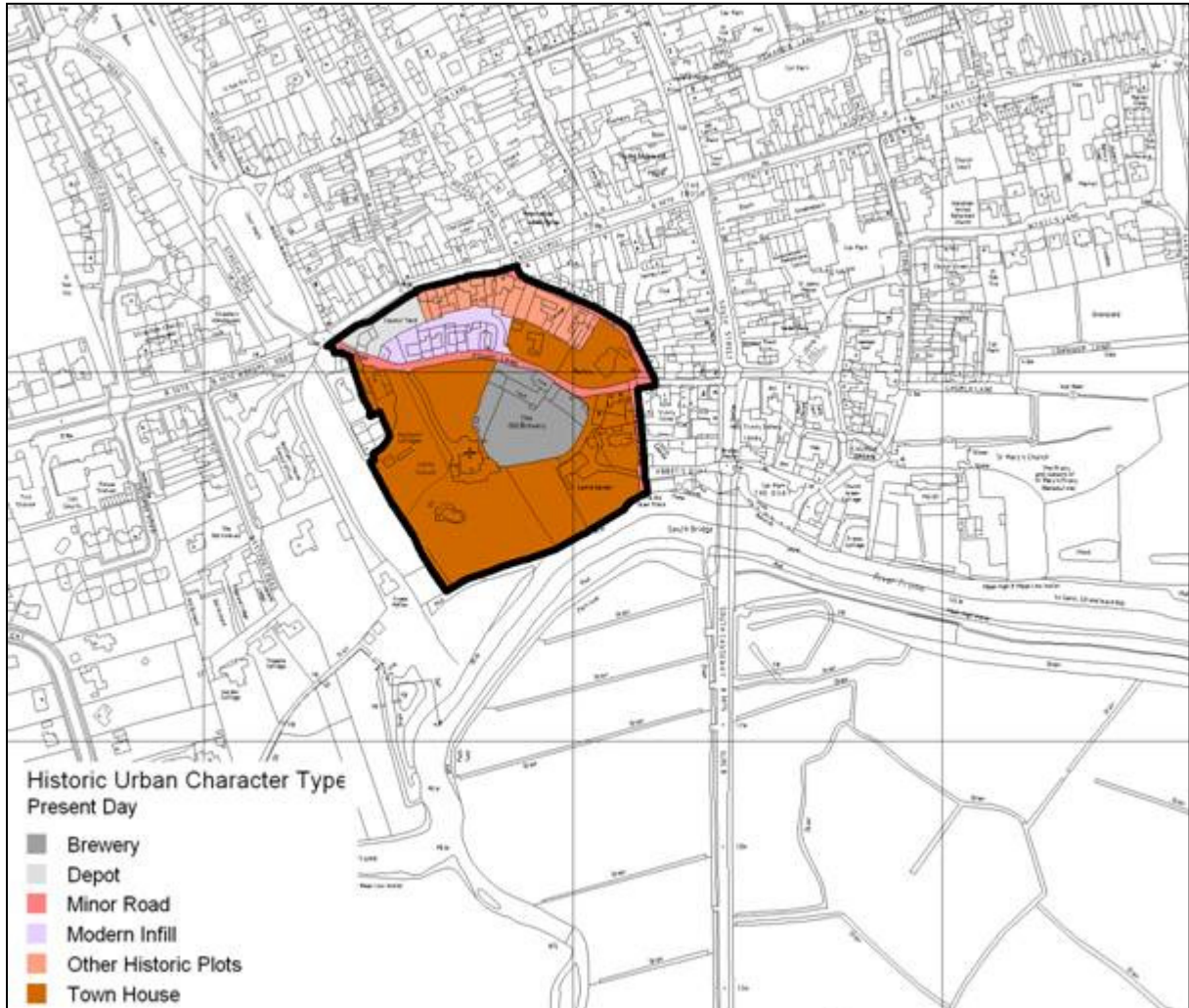


Figure 70: Map of Historic Urban Character Area 3, showing current historic urban character type.



Figure 71: View down Trinity Lane from West Street.



Figure 72: View along Pound Lane towards Brewery House.

Wareham Historic Urban Character Area 3 Structure of Character Area

Overview

This area represents the former area of the Norman castle of Wareham, and this is reflected in its street pattern. The area is also a former industrial area.

Topography and Geology

This area lies on the south side of the gravel ridge of Wareham, sloping down to the Frome to the south. Castle Close sits on top of a prominent low mound. The geology of the area consists entirely of Eocene gravels of the Lower Bagshot Beds.

Urban Structure

The urban structure of this area is rather irregular, but primarily comprises large houses set back from the street frontage often in large irregular plots. At the northern end there are a series of tightly-packed rectilinear plots directly on the street frontage. The roads are narrow and curvilinear, following the outline of the former castle inner and outer baileys.

Present Character

Figure 70 shows the present day historic urban character types. The majority of the area is taken up by Town houses, together with the former Brewery, Other Historic Plots, Other Modern Housing and Depot.

Time Depth

This area lies within the Saxon burh. The topographic shape of the mound and the form of the street layout is derived from the Norman Castle of late 11th century date, though Pound Lane and Trinity Street are probably post-medieval in origin. The Rectory is early 18th century in date and the houses along Trinity Lane and West Street are late 18th century. The large houses and the brewery buildings on the south side of Pound Lane are early-mid 19th century in date. Castle Close was built in 1911.

The houses and Council Yard on the north side of Pound Lane are post-war and modern in date.

Settlement Pattern and Streetscape

The settlement pattern is diverse, but much of the area comprises low density housing, set well back from the street frontage in extensive gardens. To the north, there is high density housing set directly on the edge of the street. Where the buildings are not built directly on the street, the frontage is defined by high stone or brick walls, some of which have 12th and 13th century architectural fragments incorporated, possibly derived from the castle or Lady St Mary's Church. The narrow curving lanes with their high walls give a great sense of enclosure. There is no public open space in this area and green spaces are limited to the extensive gardens of the large houses.



Figure 73: View up Tanners Lane from Abbot's Quay.



Figure 74: View along Trinity Lane from Pound Lane.

Wareham Historic Urban Character Area 3

Built Character

Building types

The buildings in this area are mainly 18th to mid-19th century in date and include several large two storey 18th and early 19th century houses. There are several 18th and 19th century large detached houses set within large gardens. The largest is Castle Close, built in 1911.

Along West Street and the north part of Trinity Lane are two storey attached late 18th century houses and shops, including one with a fine 18th century shop front (41 West Street). There are also a small number of late 19th century semi-detached small houses.

The old Brewery is probably the most distinctive building in the area, with its large three-storey warehouse with round-headed and blind windows and attached long two storey ranges.

High garden walls are also a feature of this area. The brick walls have shallow buttresses at intervals along their length.

The modern houses are small two storey terraced houses with staggered fronts of no local character.

Building Materials

The predominant building material is brick with either plain clay tile or slate roofs. A number of houses have stuccoed walls. Purbeck stone rubble is used for garden walls and for some early buildings. The garden wall to south of Brewery House is cob. Castle Close is built of Purbeck stone. The modern houses are built in non-local brick.

Key Buildings

Industrial Buildings: Brewery (Pound Lane),

Town Houses and Villas: The Rectory, Castle Close, Castle Garden, Brewery House.

Shop: 41 West Street



Figure 75: 16 & 18 Pound Lane.



Figure 76: 33-47 West Street



Figure 77: Old Brewery, Pound Lane.



Figure 78: 12th century doorway reset in Rectory garden wall, Pound Lane

**Wareham Historic Urban Character Area 3
Archaeology**

Archaeological Investigations

Six archaeological investigations have been undertaken in this character area (Figure 79, Appendix 3, Nos. 35-40). These have all been small scale excavations, evaluations and watching briefs, with one building survey of a property on Trinity Street.

The excavations on Castle Close (35-63) revealed parts of the foundations of the stone keep. Evidence for the inner and outer ditches of the bailey has also been exposed in small trial trenches dug during the 1970s and 1980s (37-38). The evaluation of a site on Trinity Lane in 2005 did not penetrate below a deep post-medieval soil layer (40).

Archaeological Character

The archaeological character of this area is

dominated by the remains of the Norman motte and bailey castle. The general size and shape of the castle can be deduced from earthwork remains and the course of Pound and Trinity Lanes. To date, there is no detailed plan of the layout of the castle and there have been few investigations within its area. Foundations of the stone keep have been found on top of the motte and footings of other buildings may be present elsewhere in this area. The investigations in the area of the outer bailey have shown that any remains of the castle are sealed beneath a deep deposit of humic soil.

Figure 79 depicts a number of property boundaries visible on 18th century maps and potentially late medieval or post-medieval in origin.

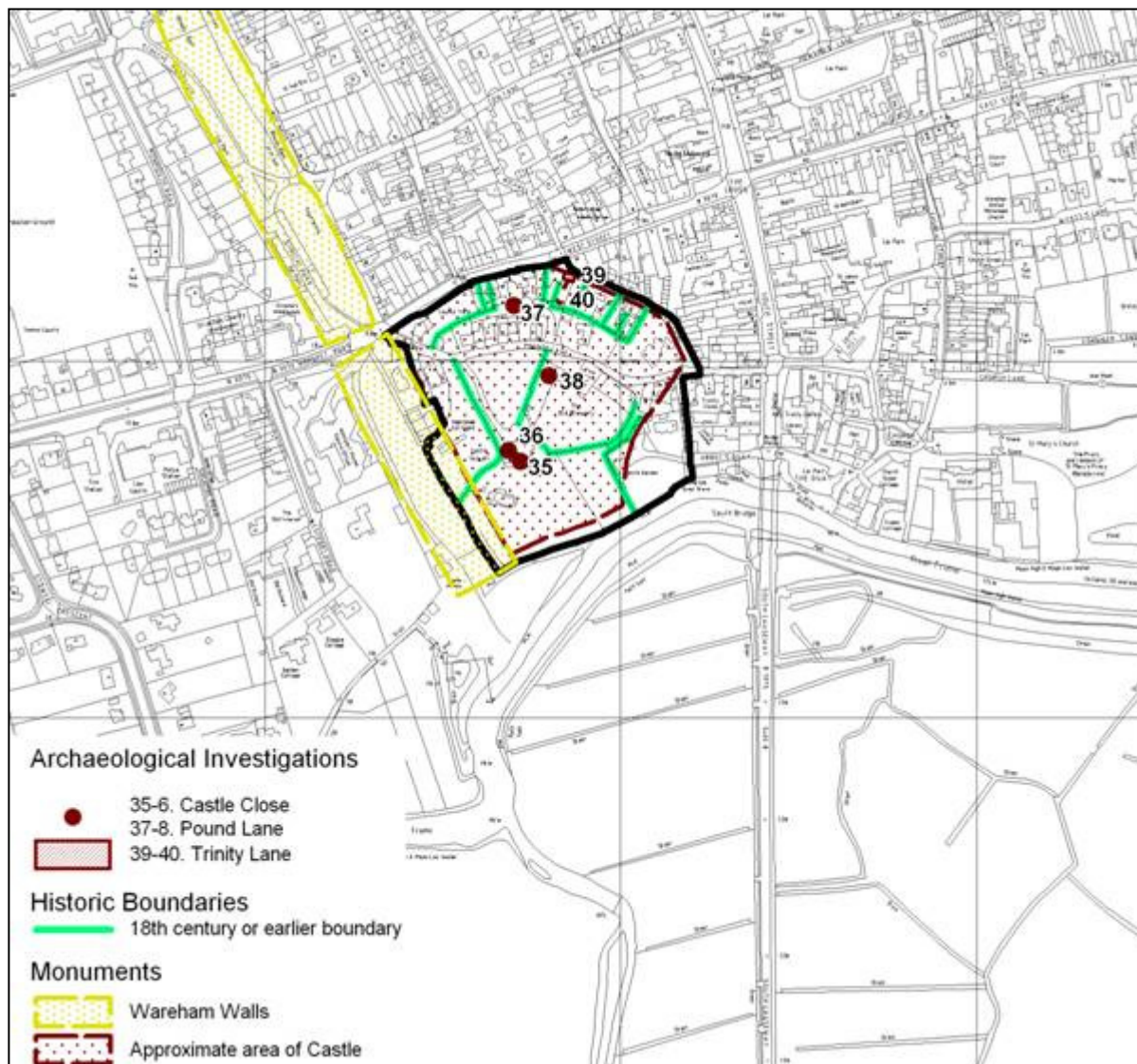


Figure 79: Archaeological Investigations and features in Historic Urban Character Area 3.

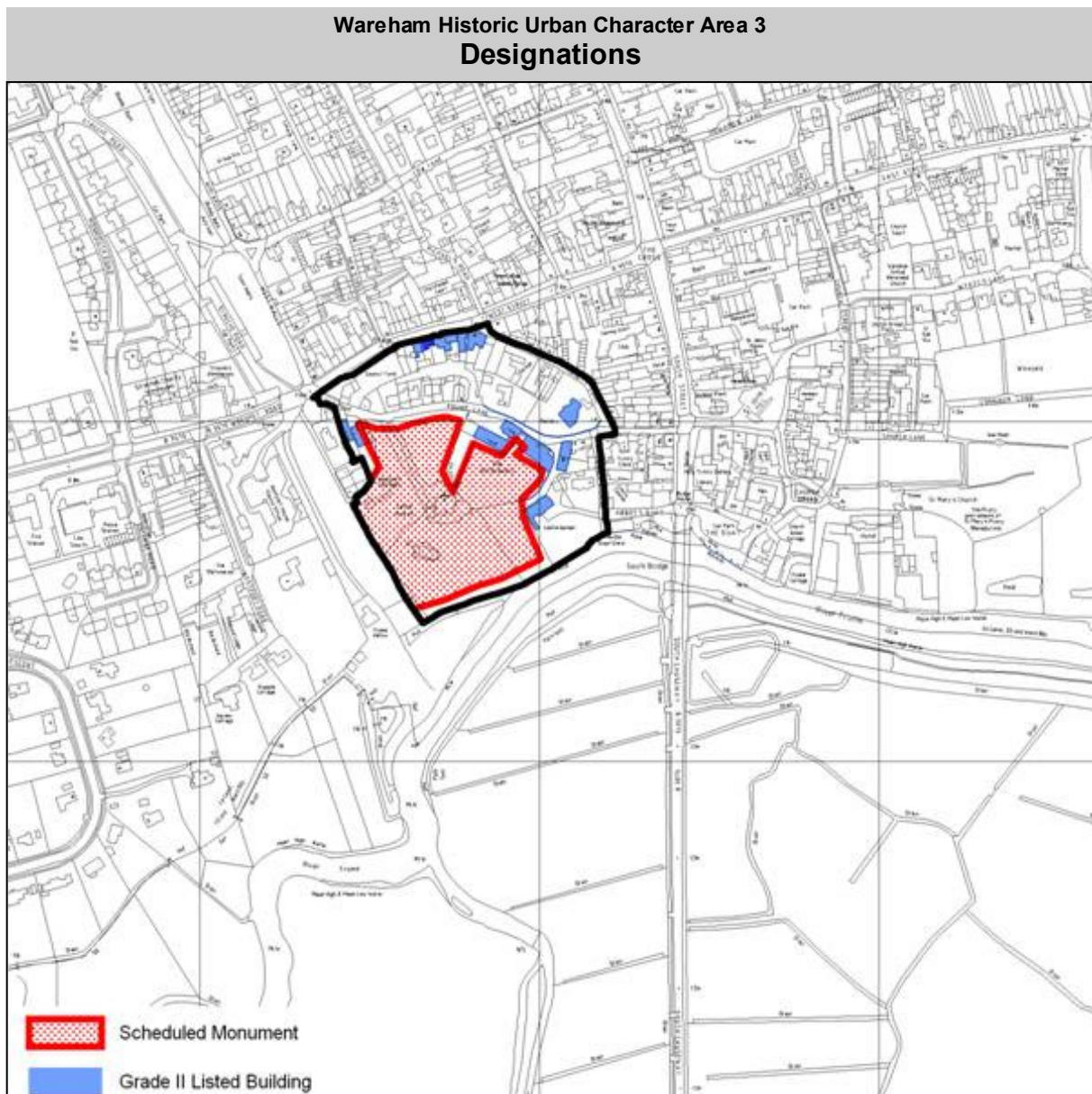


Figure 80: Listed Buildings and other Designations in Historic Urban Character Area 3.

Listed Buildings

There are 17 Listed Building designations in the Character Area, one of which is Grade II* listed (41 West Street). The remainder are Grade II.

Conservation Areas

The whole of this Character Area lies within the Wareham Conservation Area (Figure 49).

Registered Historic Parks and Gardens

There are no Registered Parks and Gardens within the Character Area.

Scheduled Monuments

The site of the Norman Castle is part of the Wareham Town Walls Scheduled Monument (SM Dorset 94).

Wareham Historic Urban Character Area 3 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **strong**. It is a combination of the form of the area being derived from the Norman castle and the large proportion of historic buildings and the distinctive high boundary walls, some of which incorporate medieval stonework, possibly derived from the castle. The narrow curving lanes and the former brewery buildings help to give this area a very different character to the rest of the historic core of Wareham.

Sensitivity to Large Scale Development

The area has a **high** sensitivity to major change. Any large scale change that would disrupt existing enclosed streetscape or infill the large gardens of the houses in the south of the area would fundamentally alter the character. Any changes in the southern part would be highly visible viewed from the south.

Archaeological Potential

The archaeological potential of this area is judged to be **high**. Earthwork remains of the Norman castle survive and the surrounding ditches have been demonstrated to survive infilled and buried beneath a thick layer of dark humic soil. It has been demonstrated through archaeological investigation that stone footings of the keep survive and potentially other structural remains could survive within the area of the castle. It is likely that any sub-surface features such as pits within the castle could survive in relatively good condition, particularly as many parts of the area haven't been built on. There is also potential for Saxon remains pre-dating the castle to be preserved beneath it.

This area has the potential to provide information which would contribute to Research Questions 1-4, 8-10, 12-15 and 23-26 (Part 7).

Key Characteristics

- Norman castle
- Narrow curvilinear lanes reflecting the line of the castle bailey
- Large 18th and early 19th century houses
- High brick and stone boundary walls
- Nineteenth century Brewery
- 12th and 13th century architectural fragments incorporated into boundary walls