

## Wareham Historic Urban Character Area 6 Northeast Quarter

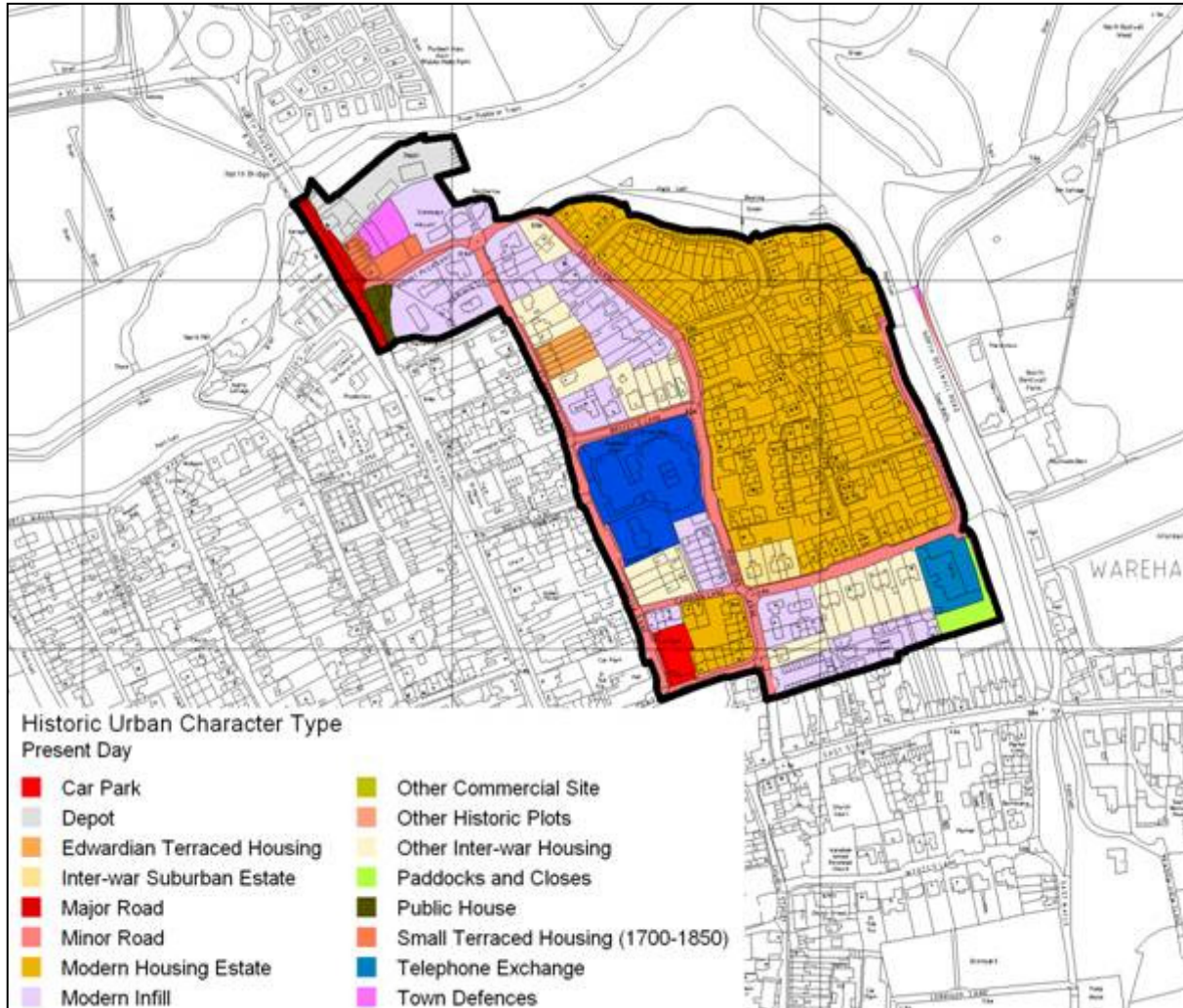


Figure 102: Map of Historic Urban Character Area 6, showing current historic urban character type.



Figure 103: Modern Housing Estate, Bell's Orchard.



Figure 104: View east along Carrion Lane.

## Wareham Historic Urban Character Area 6 Structure of Character Area

### **Overview**

This area comprises the north-eastern corner of the historic town core within the Saxon town defences. It lies behind the main street frontages of North Street and East Street. The northern and eastern sides are defined by the Saxon town defences.

### **Topography and Geology**

This area lies on the northern side of the gravel ridge between the rivers Frome and Piddle. It overlooks the Piddle to the north, rising up to about to 8m OD in the northeast. The Geology of the area consists almost entirely of Eocene gravels of the Lower Bagshot Beds.

### **Urban Structure**

The streets and lanes of this area form an irregular grid pattern, which breaks down in the north-eastern part of the area. The main lanes are generally straight, except for Folly Lane, which has a sinuous course. The modern housing estate is built around typical linear and curvilinear roads. The arrangement of plots tends to run perpendicular to the roads and they are irregular in width. Anglebury Court occupies a plot that is much larger than is characteristic in the historic core of Wareham. This character area also includes a small part of the extra-mural settlement on the east side of North Causeway.

### **Present Character**

Figure 102 shows the present day historic urban character types. The largest part of this area comprises Modern Housing Estate, with patches of Modern Infill and Other Inter-war Housing spread across the south and west parts. There is a large block of Medical Facility in the western part. Other minor character types include Edwardian Terraced Housing, Public House, Car Park, Telephone Exchange and Depot.



Figure 105: Bonnets Lane.

### **Time Depth**

This area lies within the defences of the late 9<sup>th</sup> century Saxon burh and the grid of streets is aligned to the defences and the main streets. However, it is not clear at what date the individual streets were laid out. Carrion Lane may be the oldest feature in the area as it lies on the line of a prehistoric track which ran along the length of the Bestwall peninsula. Much of this area remained as gardens and orchards until the inter-war and post-war periods. There was scattered settlement here in the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century. Most of the area was infilled with houses gradually in the inter-war and post-war periods. The large modern housing estate at Bell's Orchard Lane was built in the 1990s on the site of an inter-war council housing estate on a different layout. Anglebury Court and Purbeck House were built in the 1980s on the site of a late 19<sup>th</sup> century school.

### **Settlement Pattern and Streetscape**

The settlement pattern is one of medium density housing, generally aligned along the grid of lanes or around the network of estate roads. There is no consistent building line along these lanes, with some houses set close to the frontage and others set well back. Generally where the building is set back the frontage is defined low brick or stone walls. The variable building line, the relatively wide lanes and diverse mix of different ages of houses does not provide a coherent streetscape.

There are no open green spaces in this area, but some garden trees and vegetation provide a green contribution to the area.



Figure 106: Inter-war and modern housing at north end of St Martin's Lane.



## Wareham Historic Urban Character Area 6 Built Character

### **Building types**

Modern suburban style estate houses of one and two storeys and flats are the dominant building type in this area and are of a ubiquitous style exhibiting little local character. The other modern detached houses are more typical of a suburban environment and reflect little of the local character. There is a small number of historic houses and cottages. 54 North Street is a late 18<sup>th</sup> century three-storey town house, just outside the walls. 1 Bonnets Lane is a small early 19<sup>th</sup> century two storey cottage (Figure 105). There are short terraces of small 19<sup>th</sup> and early 20<sup>th</sup> century houses. The remains of some of the former 19<sup>th</sup> century gas works buildings survive at North Causeway.

### **Building Materials**

Brick is by far the most common walling material in the character area, with red and dark red non-local brick with buff brick detailing used in the 1990s housing estate. Red brick used elsewhere. Purbeck stone rubble used at 1 Bonnets Lane. 54 North Street is stuccoed. Painted render and pebble-dashing used on some houses. Slate and concrete tiles and clay tiles are used for roofing.

### **Key Buildings**

Lord Nelson Public House, 54 North Street, 1 Bonnets Lane, 5-7 St Martin's Lane.



Figure 107: Modern estate houses in Bell's Orchard.



Figure 108: Inter-war housing on Bell's Orchard Lane.



Figure 109: Edwardian Terraced Houses, St Martin's Lane.



Figure 110: Large town house and small terraced houses at North Causeway.

**Wareham Historic Urban Character Area 6  
Archaeology**

**Archaeological Investigations**

Six archaeological investigations have been undertaken in this character area (Figure 111: Appendix 3, Nos. 58-63). Small scale investigations were undertaken during the development of the Bell's Orchard estate (58) and a series of investigations have also been conducted within a block defined by Carrion, Morton's, Bonnets and Howard's Lanes (59-62) revealing that this area had probably formed the rear of burgage plots fronting on to either North or East Street during the medieval period. A watching brief at the Daler site on East Street in 1997 only recorded evidence for post-medieval activity (63).

**Archaeological Character**

Medieval activity is sparse and concentrated in the Bonnets/Howard's Lane area. Excavation here has recorded a medieval post-built structure, pits and boundary ditches, suggesting

that this area comprised the rear of burgage plots fronting on to North or East Streets during the medieval period (Wessex Archaeology 1995a). The rest of the character area appears to have been sparsely occupied during the medieval period and most of the post-medieval period; a deep dark humic soil layer has been observed in most areas containing both medieval and post-medieval pottery. This probably represents garden and cultivation soils.

Figure 111 shows historic boundaries depicted on maps dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries. Some of these are likely to represent garden plot boundaries fossilised in the modern townscape and subdivided during the 19<sup>th</sup> century, partly as building plots

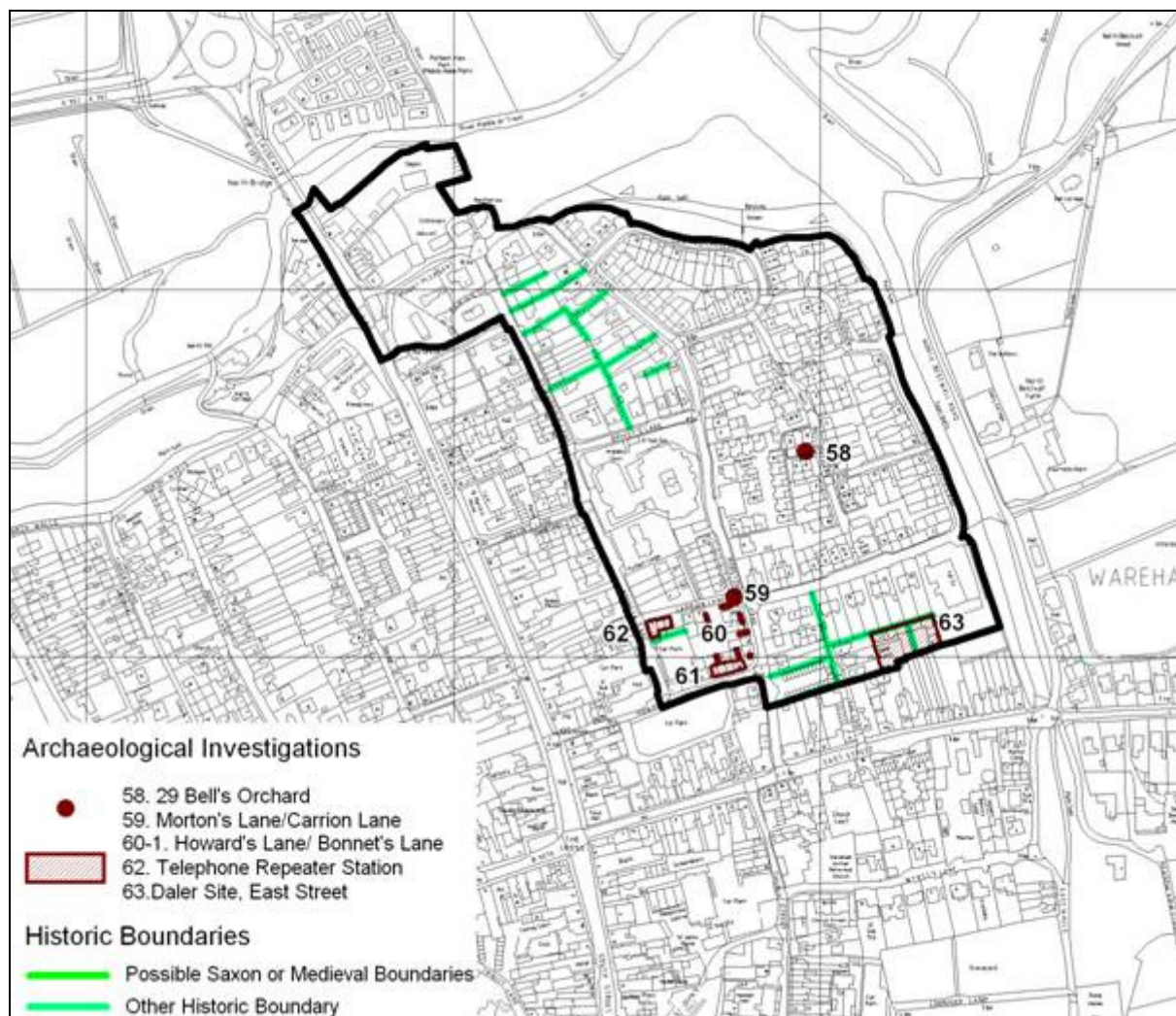


Figure 111: Archaeological Investigations and features in Historic Urban Character Area 7.



### Wareham Historic Urban Character Area 6 Designations

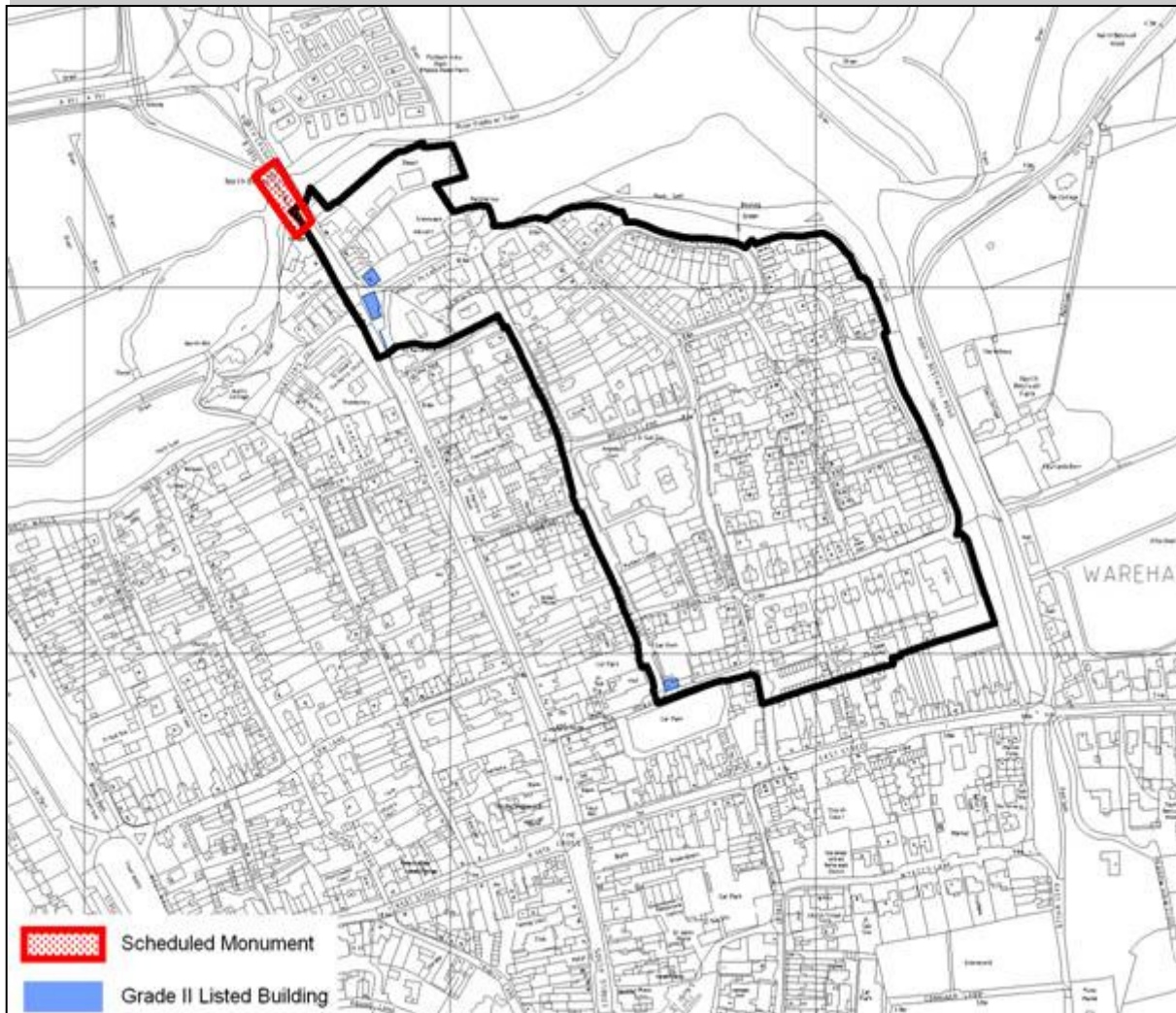


Figure 112: Listed Buildings and other designations in Historic Urban Character Area 7.

#### **Listed Buildings**

There are six Listed Building designations in the Character Area, all 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 southern part of the North Bridge Scheduled Monument (Dorset 64) lies at the northwest corner of this character area (SM Dorset no. 64).

## Wareham Historic Urban Character Area 6 Evaluation

### **Strength of Historic Character**

The strength of character of this area is judged to be **low**. Although this area lies within the historic town core, a large part of this area is given over to a modern suburban-style housing estate that does not follow the historic road or property boundary pattern. Elsewhere, the roads follow the historic grid pattern, but the development of the properties has been piecemeal and relatively recent in date, which has produced little coherence to the street frontages and there are relatively few historic buildings surviving.

### **Sensitivity to Large Scale Development**

The area has a **medium** sensitivity to large scale development. There is already a large scale housing development in this area; one that has been redeveloped twice during the 20<sup>th</sup> century. However, the remainder of the area has been developed in a piecemeal fashion along historic streets and lanes, often within pre-existing plots, which has helped maintain

historic character and this remains vulnerable to detrimental impact from large scale development.

### **Archaeological Potential**

The archaeological potential of this area is judged to be **medium**. The fact that this area remained undeveloped garden plots during much of the 18<sup>th</sup> and 19<sup>th</sup> centuries means that there is considerable potential for good survival of buried features. This area falls within the limits of the Saxon burh and has potential to reveal the extent to which the town was occupied during the late Saxon and medieval periods. This evidence is vital in order to better understand the development of the Saxon and medieval town. There is also potential for the survival of pre-urban features.

This area has the potential to provide information which would contribute to Research Questions 1-4, 8-10, 12-14, 18-19 and 21-25 (Part 7).

### **Key Characteristics**

- Streets and lanes forming part of historic grid pattern
- Relatively few historic buildings
- Piecemeal inter-war and modern housing development
- Large modern housing estate
- Former gasworks site on edge of town