



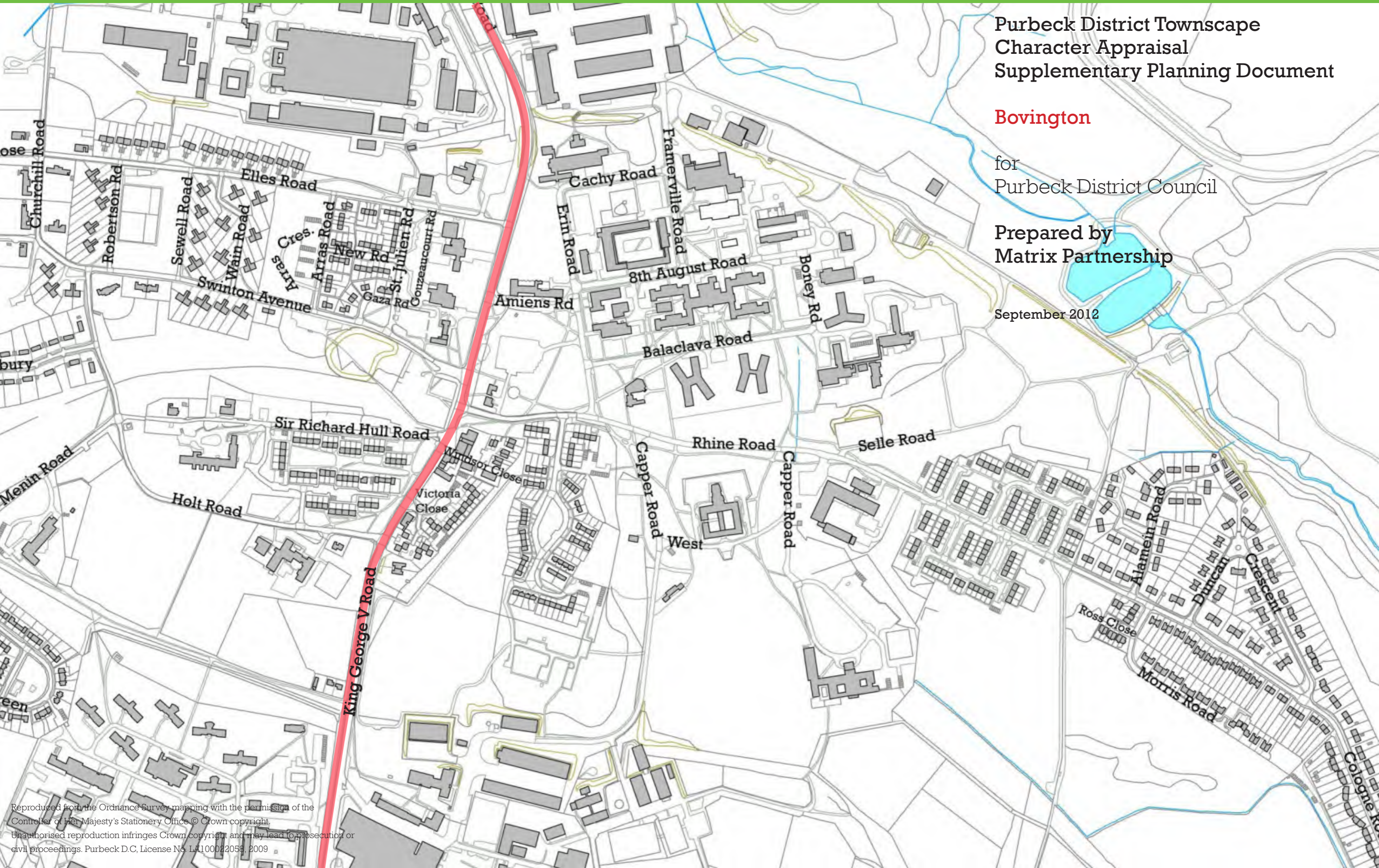
Purbeck District Townscape Character Appraisal Supplementary Planning Document

Bovington

for
Purbeck District Council

Prepared by
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September 2012





**Purbeck District Townscape
Character Appraisal for:**

Bovington

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Bovington

01.1

Introduction

“Character appraisal means understanding and evaluating the significance of a place, and drawing out the management implications so that its significance can be protected and opportunities for change identified” (Power of Place, English Heritage, 2000)







1.1.1 This Townscape Character Appraisal has been undertaken in recognition of the importance and value of townscape form, design and character in planning for and managing development, and in providing places with distinctive identity. The importance of taking into account the character of different areas is recognised as a core planning principle in the National Planning Policy Framework (NPPF).

“Characterisation attempts to define what makes a place special. This allows an estimate to be made of how much change, and what sorts, a place can absorb without losing its distinctive qualities” (Conservation Bulletin 47, English Heritage)

1.1.2 This report provides a basis for understanding existing townscape characteristics in terms of form, function, distinctive features, strengths, weaknesses, opportunities and threats, and will provide a readily accessible source of information to both Local Authority officers and members of the public. The Appraisal formed part of the evidence base for policies in the Purbeck District Local Plan, and was subject to a period of public consultation from 1st June to 30th July 2010. The appraisal was adopted as a Supplementary Planning Document (SPD) by Purbeck District Council on 11th September 2012.

1.1.3 This appraisal supports Policy D: Design within the Purbeck District Local Plan. It should be taken into consideration in the design of new development, and forms a material consideration for the Council in the determination of planning applications.

1.1.4 There are nine reports in this series of Townscape Character Appraisals. The following towns and villages have been appraised:

- 1. Wareham 
- 2. North Wareham 
- 3. Swanage 
- 4. Upton 
- 5. Bere Regis 
- 6. Wool 
- 7. Bovington 
- 8. Corfe Castle 
- 9. Lytchett Matravers 



Map of Purbeck identifying the settlements included in the study



Bovington Introduction 01.2

Purpose: What is a Townscape Character Appraisal?

1.2.1 A Townscape Character Appraisal is a document that identifies the different qualities that make up the character of a town or village and what makes it special or distinctive from somewhere else. There are also significant variations in character within the settlements themselves.

1.2.2 Its purpose is to identify the factors that influence how a place looks and feels and to consider how these contribute to the character of the settlement.

1.2.3 Some areas within a town or village may be of special historic or architectural interest the character or appearance of which it is desirable to preserve or enhance – these will be designated Conservation Areas and subject to a separate process of Conservation Area Character Appraisal.

1.2.4 Developing a better understanding of the character of a place is essential in the preparation of planning policies and in the sensitive management of change and development within Purbeck's towns and villages. Without a clear appreciation of what makes a place special it can be difficult to ensure that proposals for any new development respect their context and can be accommodated in a satisfactory way.

1.2.5 A Townscape Character Appraisal will therefore assist in safeguarding local character and can be used to ensure sensitive, high quality new design where development does occur.

1.2.6 Consideration of character can also be used to identify the potential of different areas to accommodate new development, as well as influencing specific design policies.

Report Structure

1.2.7 The report is structured into 5 parts as follows:

Part 01. Introduction

This explains the background and context to the study and the methodology and report structure.

Part 02. Town Context

This examines the geographical context, landscape setting and historic background of the settlement.

Part 03. Town Analysis

This part analyses the urban form and organisation of the settlement, and it examines the different aspects of the town or village itself through a range of different topics, such as building height, landscape and open spaces, street patterns etc.

Part 04. Character Types

This part of the report draws on the findings of Parts 02 and 03 and identifies different character types which together make up the different places of the settlement.

Part 05. Townscape Analysis

This provides an overview of the key townscape characteristics for each settlement.

Methodology

1.2.8 The methodology used for the Townscape Character Appraisal for each settlement involved the following stages:

- Desk Study;
- On-site survey;
- Stakeholder consultation;
- Final report.

1.2.9 Desk Study

The desk study gathers together relevant information from previous recorded work. This includes:

- Purbeck District Council's digitised layered mapping (including items such as up-to-date mapping of the town, contours, conservation areas, landscape designations etc.).
- Background publications (such as conservation area appraisals, the Employment Land Review, Landscape Character Assessment, Parish/Community Plans, local history publications etc.).

1.2.10 On-Site Survey

The on-site survey involved gathering fundamentally original information on those features not readily found in available sources, that contribute to the make up and character of each settlement.

1.2.11 A photographic record was taken of different areas within each town or village. Information was also gathered on topics such as building heights, land use, open spaces and landscape, areas of high and low activity etc. This information was subsequently digitally mapped for inclusion within these reports.

1.2.12 On-site survey work considered both the broader, more strategic aspects for each town or village, such as its setting within the wider landscape and its interface between town and country, as well as the identification of individual 'character types' within each settlement. This included some of the more detailed aspects, such as building form and architectural features.

1.2.13 During the survey work care was taken to ensure that proper consideration was given to all parts of each town or village, not just the older or more historic areas, which are often found within conservation areas. It is important that the whole of each town or village should be given due consideration.

1.2.14 Stakeholder Consultation

Two public consultation events were held for key stakeholders associated with each settlement. These were important for gathering information on local views of the appraisal work. In particular, these events concentrated on the issue of potential change and opportunities for accommodation of new development within these settlements:

One event was held for the three towns:

- Wareham/ North Wareham;
- Swanage;
- Upton.

A second event was held for the villages:

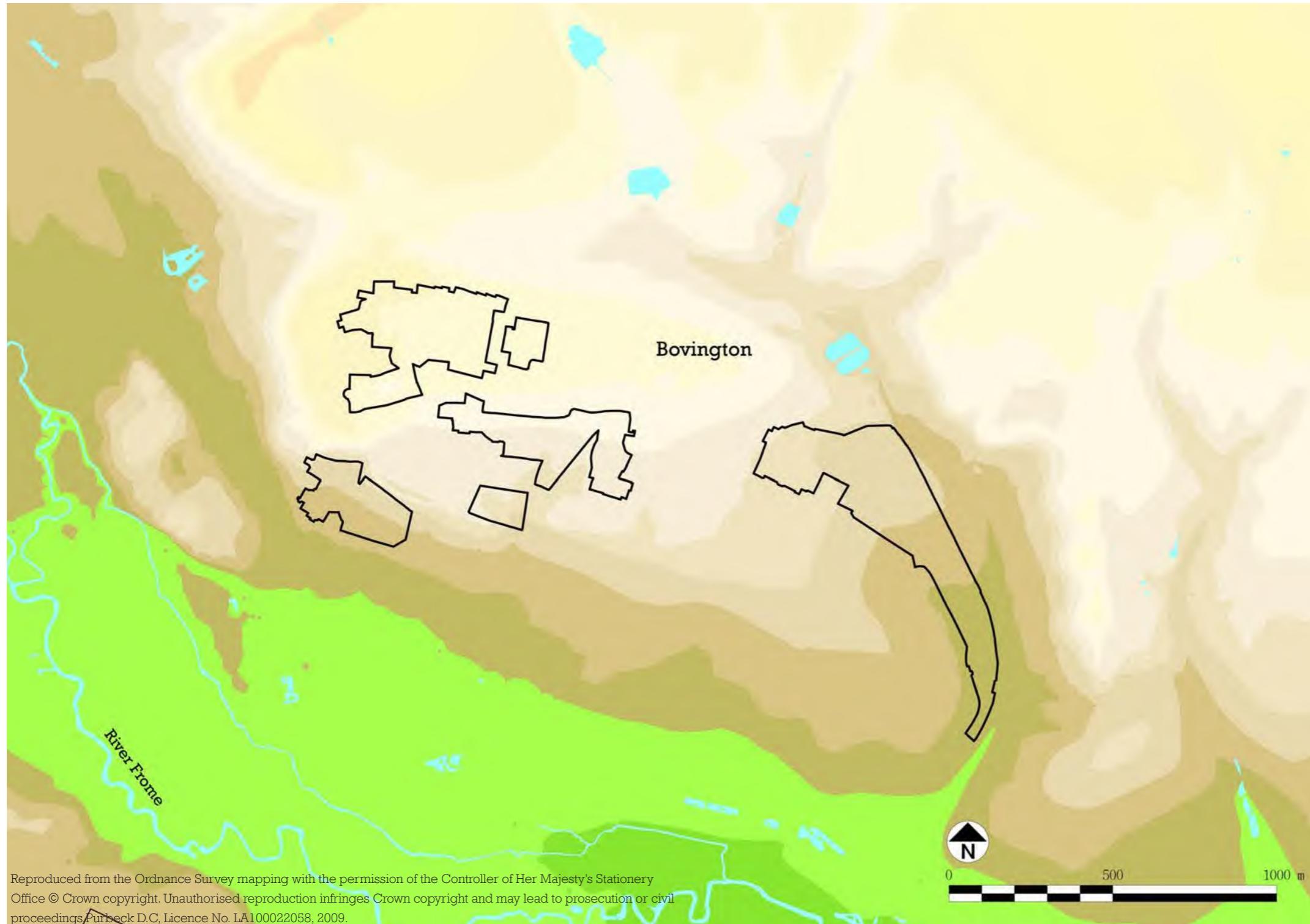
- Bere Regis;
- Wool;
- Bovington;
- Corfe Castle;
- Lytchett Matravers.

1.2.15 The report for each settlement combines the findings of the desk study and on-site survey, through the use of maps, photographs, written descriptions and analysis.

1.2.16 Following the stakeholder consultation events the feedback received was assessed and where appropriate, changes were incorporated into the final reports.



Bovington Settlement context 02.1 Geographical context



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2.1.1 This drawing shows the topography of the landscape around Bovington. The dispersed settlement occupies a south-facing slope of the Frome Valley and part of a shallow tributary valley to the east. The higher areas to the north are part of an extensive area of sand and gravels, formerly heathland.

2.1.2 The settlement of Bovington is situated on the north side of the valley of the River Frome on a minor road that indirectly connects the A352 Wareham to Dorchester road to the south with the A35 Bere Regis to Dorchester road to the north. The essentially traditional and rural village of Wool, though much enlarged, is situated on the south side of the Frome Valley a little over 1 km to the south-east. Also on the southern side of the valley is the extensive campus development of Winfrith Technology Centre.

2.1.3 Bovington is fundamentally different from all the other towns and villages in the area because it was founded as an army camp in which active use it remains today. Latterly it developed permanent associated residential areas that are the subject of this study. The army camp wholly dominates that part of the settlement that is outside direct military control and generally it has the unmistakable character of an Ministry of Defence (MoD) establishment. Although most of the military camp is situated to the north of the settlement, the two elements are nonetheless somewhat intermingled and to the casual visitor there is no clear or obvious distinction between the Ministry of Defence (MoD) operational area, including barracks and its associated institutions and stores, and the Tank Museum, the Bovington First School and residential areas.

2.1.4 Obviously security fences and manned gates define the limits of operational areas, but otherwise in the southern part of Bovington there is often little obvious distinction between areas of military only and civilian access. The haphazard distinction between the two, and the essentially disparate nature of the settlement is confusing to the visitor.

2.1.5 In terms of Bovington's geographical context, the Frome Valley lies within an area of gentle, rolling topography that means that, as a landscape feature, it is not a very clearly defined feature to the observer 'on the ground'. The broad water meadows and meandering course of the river are rather more distinctive of the valley than are the valley sides that are scarcely more pronounced than the rolling topography elsewhere.



1. Bovington is situated on gently rising ground north of the Frome Valley, seen here from Bovington Lane.



2. Fields contained by woodland and play area west of Cologne Road



3. The Frome Valley and Wool Bridge south-east of Bovington and the chalk downs beyond.



4. To the north of Bovington there were extensive areas of heath, now mostly conifer plantations and training areas.

2.1.6 In this locality, the valley defines a break in the geology between the chalk downs to the south and the sandy heaths to the north. Bovington itself is situated on sands and gravels whilst Wool to the south is situated on chalk.

2.1.7 Bovington is situated on an area of broad, gently sloping land, generally without feature, that falls gently south towards the River Frome and its associated floodplain. To the east the land also falls gently towards a minor tributary of the Frome, part of which is occupied by an isolated part of the settlement. To the north there is an extensive area of sands and gravels that extends towards the valley of the River Piddle.

KEY POINTS

- Bovington is essentially an army camp with associated residential areas.
- The army camp dominates and merges with the settlement.
- The settlement is situated on the northern edge of the Frome Valley, north-west of Wool.
- The settlement is situated on gentle south-facing slope above the floodplain.
- Topography in and around the village is generally not prominent.
- Bovington is situated on an area of sands and gravels.



Bovington Settlement context 02.2 Landscape setting



Aerial photograph courtesy of Purbeck District Council - Getmapping.com

2.2.1 There are three principal types of landscape in the vicinity of Bovington that do much to define its setting and character.

2.2.2 To the south of the settlement is the valley of the River Frome with its broad floodplain. Although now quite well vegetated, the flat landscape is typified by long glimpsed views across the water meadows to distant trees and rolling hills, as can be seen from the A352 where it crosses the valley at Woolbridge. Slightly above the floodplain on gently rising land is an intermediate area of fields contained by dense hedges, extended belts and blocks of deciduous woodland, and in which the southern part of Bovington is situated. North of this intermediate area is an area of thin sandy soils that was formerly mostly open heath and on which the main body of the army camp and training areas are now situated.

2.2.3 The landscape of the area must have changed considerably in the last 100 years or so. Not only has the military presence greatly altered the scene, but extensive conifer plantations now dominate and largely define large areas to the north.

2.2.4 Bovington differs radically from the other settlements of Purbeck generally because of its military origins, independent of any very historic foundation, and because of its dispersed nature and poorly-defined centre. The army camp creates a generally orthogonal pattern of development whilst the associated settlement that is the subject of this study is defined by a series of rather isolated enclaves of residential development to the south, but intermingled with some army uses (including Stanley Barracks) and the Tank Museum.

2.2.5 The area in and around the settlement, south of the main body of the military camp is agricultural, or at least former agricultural land (now much used for playing fields, horse grazing, army training and including land associated with the museum), contained by broad belts and blocks of mostly deciduous woodland (substantially oak).

2.2.6 It is apparent that the amount of woodland in the area has increased significantly since the military camp was first established, but it has developed and matured, to the point that it now encloses and screens much of the development and forms a strong backdrop in most views.

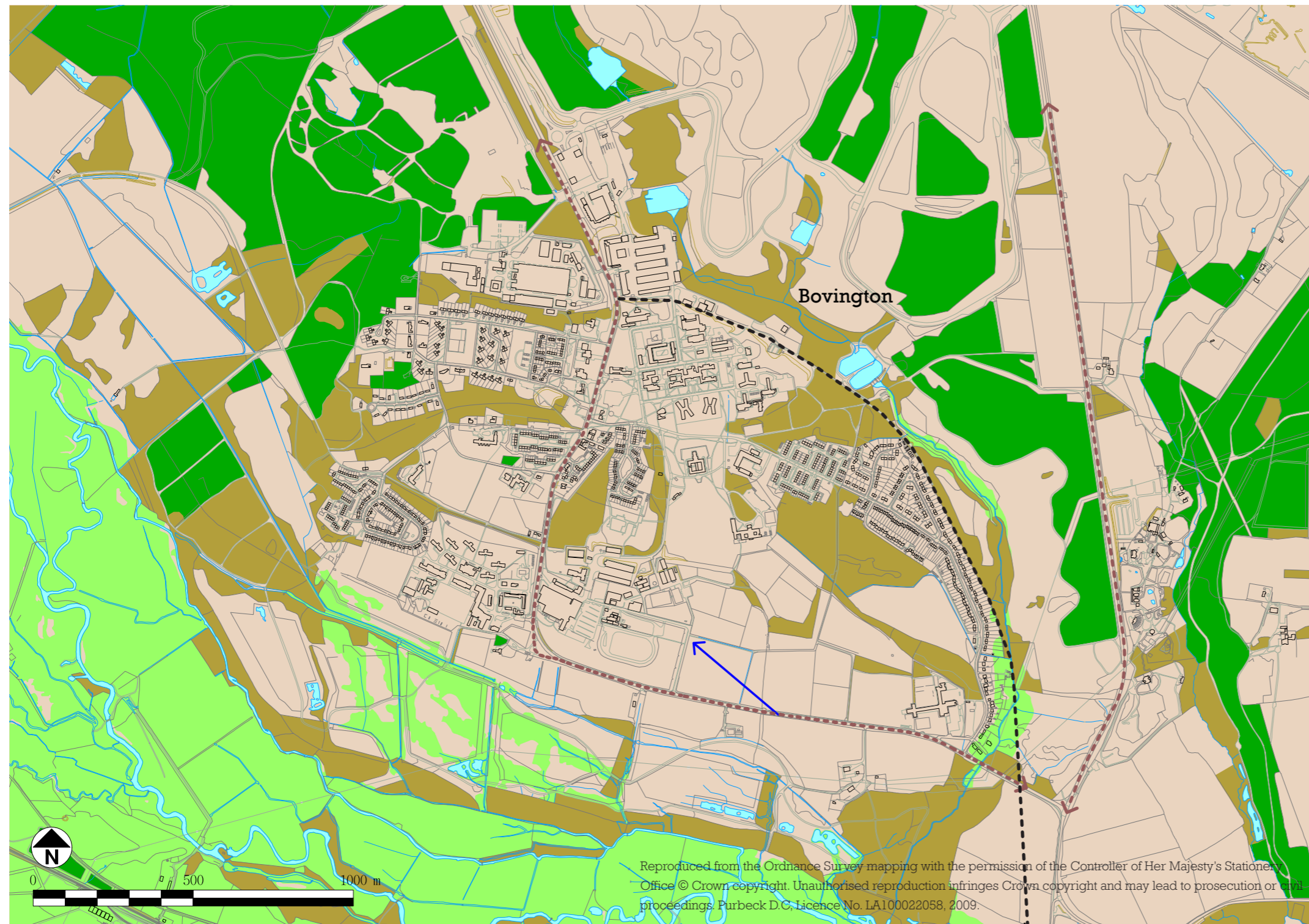
2.2.7 Whilst previously there must have been extensive views southwards across the Frome Valley towards Wool and the rolling chalk downs beyond, these are now largely obscured. The most obvious remaining view is obtained from King George V Road looking south which, although much constrained by trees, does give a sense of the wider landscape setting with the chalk downs visible in the distance.

2.2.8 Conversely vegetation also screens Bovington from external views, and it is only from higher ground to the south of Wool that the roofs of the larger buildings can be seen in the distance. Approaching from the south along Bovington Lane there are only intermittent glimpses of the larger buildings through gaps in the roadside vegetation. Approaching from the north it is only the larger military buildings that can be glimpsed.

2.2.9 To the north, the character of the landscape changes significantly, not only because the sandy nature of the geology is more apparent, particularly in various isolated patches of remaining heathland, but because of the extensive coniferous plantations that exist in the area, interrupted by swathes of exposed sand and gravel in the military training areas.

KEY POINTS

- The landscape in the area includes floodplain, intermediate agricultural land and coniferous plantation including army training areas.
- The landscape has changed considerably in the last 100 years because of the military presence and extensive coniferous plantations.
- Bovington differs significantly from other settlements in the Purbeck area because of its relatively recent military origins, and because of its dispersed nature and poorly-defined centre.
- The area around the southern residential part of Bovington is essentially agricultural, but now with a variety of other uses, contained by broad belts of mostly deciduous woodland.
- Woodland now obscures former views to the south, but the principal remaining view is down King George V Road.
- Surrounding vegetation almost wholly obscures Bovington from external view.



2.2.10 This drawing shows how Bovington is situated between the valley of the River Frome to the south and the former heathland areas, now typified by conifer plantations, to the north and east. The residential part of the settlement is much dispersed and intermingled with military uses and the Tank Museum as well as irregular belts and blocks of essentially deciduous woodland.

-  River/water feature
-  Floodplain
-  Raised land above floodplains
-  Coniferous plantation
-  Mixed & deciduous woodland
-  Course of former railway line
-  Historic route
-  Principal view towards settlement from surrounding area

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Bovington
Settlement context
02.3
Landscape setting images



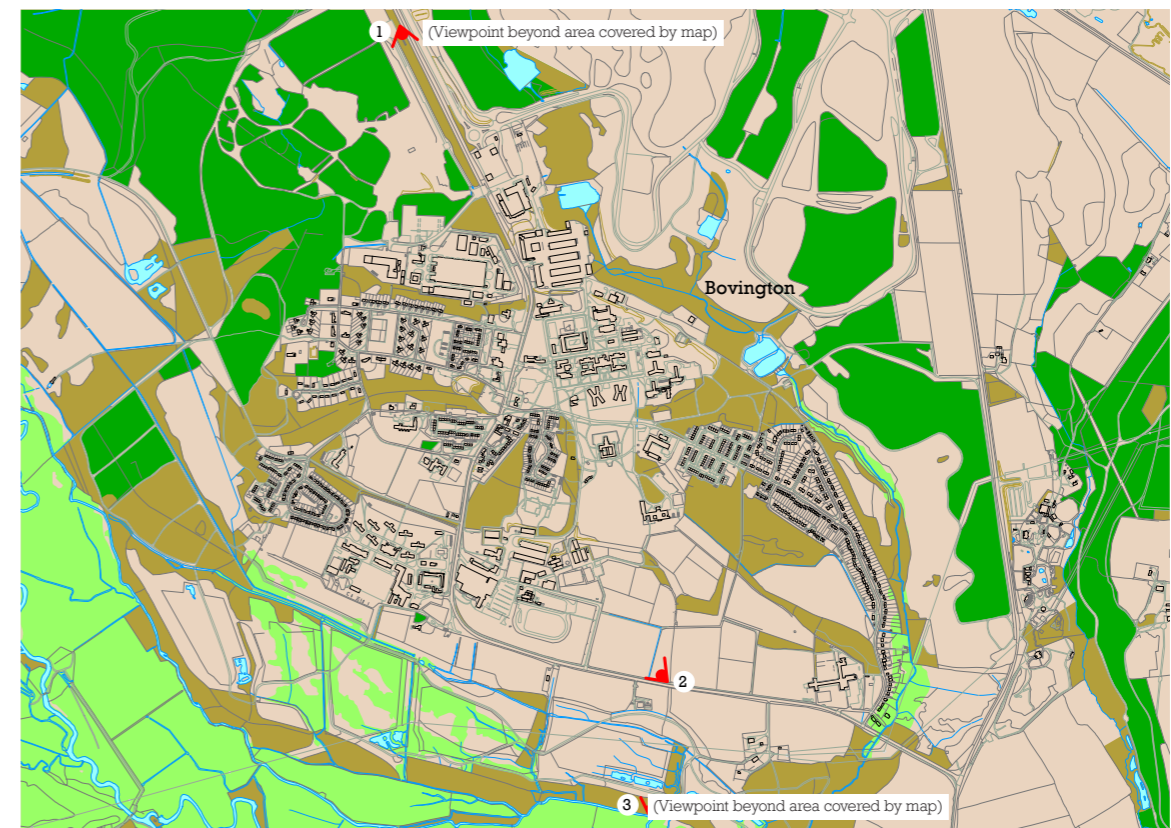
1. **Bovington seen from the north.** From the north Bovington is approached down a long straight road through woodland and army training areas. Large MoD sheds mark the northern edge of the settlement and there are glimpses of distant chalk downs to the south.



2. **Bovington seen from Bovington Lane to the south-east.** This view looks across gently rising land contained by hedgerows and deciduous woodland within which larger MoD buildings and the Tank Museum are seen.



3. Bovington seen from the chalk downs, near North Wood, south of Wool. The open nature of the landscape south of the Frome Valley contrasts with the wooded nature of the country to the north, including the extensive conifer plantations. Only the roofs of the larger buildings within Bovington are visible, seen in the distance at centre right.



Landscape map indicating the positions where photographs were taken.

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Bovington Settlement context

02.4 Historic background



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OS 1902

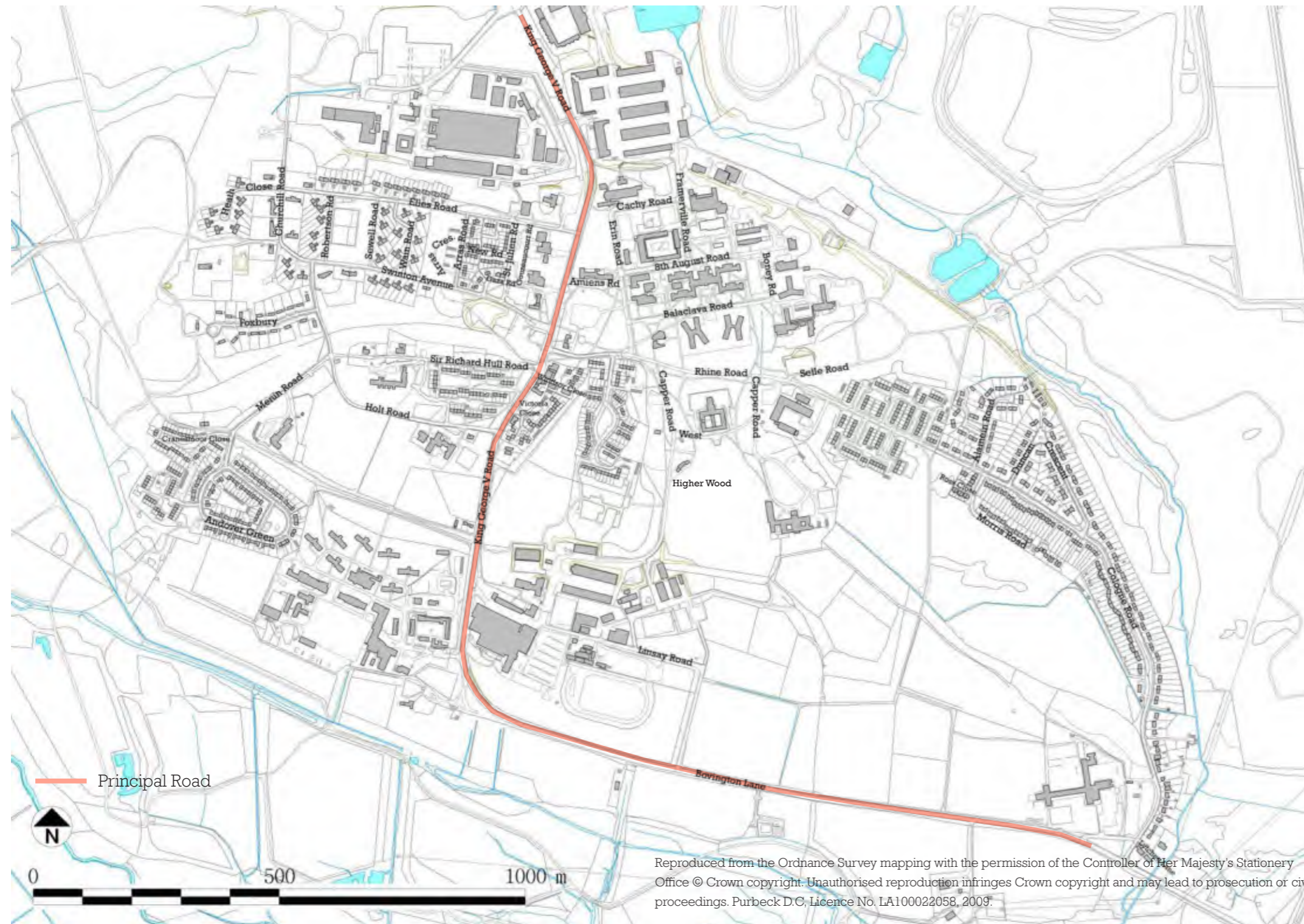
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OS 1927

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2.4.1 This selection of maps showing 20th century and contemporary Bovington illustrates the dramatic changes that have taken place during its development. In 1902, Bovington consisted solely of a farm and a few scattered cottages. Its military associations were already apparent, however, in the form of a rifle range. By 1927, the map is barely recognisable, with a large military camp, goods railway and roads replacing country lanes, heathland and fields. The contemporary map is different again, most of the buildings having been replaced, the railway removed, and the urban grain becoming less dense, with a greater number of buildings with large footprints.



Bovington Settlement context 02.5 Historic evolution

2.5.1 In June 1916, during the First World War, the Heavy Branch of the Machine Gun Corps moved from Thetford in Norfolk to Bovington and Lulworth in Dorset. The main purpose behind the move was to create a centre for excellence to develop the new British invention, the armoured fighting vehicle. The War Office purchased 1000 acres of land, mostly heath, for this purpose.

2.5.2 Prior to the arrival of the military, human activity consisted largely of grazing on the water meadows beside the River Frome and other agricultural uses on the adjacent lower slopes. Bovington Farm, the main building of which still survives, was an isolated farmstead, together with a scattering of labourer's cottages at Bunker's Hill, mostly now demolished, approximately on the site of the present shopping centre. To the west a pair of cottages now called Andover Green Cottages still remain. Further north, fields, hedgerows and woodland gave way to untamed heath, part of the greater heath referred to by Thomas Hardy in his novels as Egdon Heath. The 1902 Ordnance Survey map does however show a firing range to the east of what is now called King George V Road that was used for infantry training with temporary tented encampments. This presumably had some bearing on the selection of Bovington as a new base, as no doubt did the isolated location on otherwise largely unused land where the latest secret weapon, the tank, could be developed away from prying eyes. When the first tanks arrived they were covered with sheets to disguise their appearance, and the residents of Bovington were ordered to draw their blinds and move to the back rooms of their houses, or, if outdoors, to turn their backs to the road as they passed.

2.5.3 The First World War resulted in the transformation of Bovington from a quiet rural backwater to an active and permanent military base. By 1915 wooden huts were built along the top of Bunker's Hill, using timber from the surrounding woods. With the establishment of a base for heavy armoured vehicles a new railway branch line, constructed substantially by German prisoners of war, was built to link the new base to the main line at Wool. This can be seen on the 1927 OS map, together with the sprawling barracks and large sheds to the north for stores and the development and servicing of the tanks. The railway was subsequently closed in 1928 but its course can still be identified in places, notably in the alignment of back garden

boundaries east of Cologne Road and Duncan Crescent.

2.5.4 After the First World War, Bovington continued to develop with timber structures being replaced with brick buildings, including married quarters. The civilian population lived mainly near the top of Bunker's Hill and to the west of Higher Wood in often improvised accommodation. Some lived in wooden houses, and some constructed houses by building around disused railway carriages placed side by side. During the 1920s, the majority of civilians made a living by meeting the demands of the military residents for goods and services. Gradually the population increased and diversified and this led to a change in priorities and demand for new facilities. The result was that there was quite a range of shops by the early 1920s. They were centred around Swinton Avenue and included several cafes, a fish and chip shop, photographer, newsagent, shoe repairer, barber and even the Garrison Cinema which was situated next to the power station (now demolished). Bovington Council School was built on Swinton Avenue in 1923. Other facilities included a church, a post office and an institute hall. There was another cinema off King George V Road (closed in 1928). In 1953 Bovington Middle School was built and Bovington First School opened in the late 1960s.

2.5.5 Prior to the Second World War, the buildings and facilities were modernized, and needless to say the camp was very active during the war itself, and continues in use today as the home of the Royal Armoured Corps.

2.5.6 Bovington might arguably claim to be the home of the tank, and it was very appropriate that Rudyard Kipling the poet and author when visiting Bovington in 1923 saw a number of surviving First World War tanks recommended that a museum should be set up. This was subsequently opened in 1947, and of course by then it included many examples of fighting vehicles from the Second World War. Today, the museum owns the most wide-ranging collection of tanks and armoured vehicles in the world and it has recently opened an additional 5,000 square metre exhibition space.

2.5.7 No history of Bovington would be complete without mention of the soldier and writer T.E. Lawrence (Lawrence of Arabia). During the early

1920s Lawrence joined the Tank Corps and served briefly at Bovington camp. In 1923 he rented a near-derelict cottage just north of Bovington. Whilst he wrote very disparagingly of his time in the army, he greatly appreciated the surrounding country and the cottage that he rented and later bought. It was whilst riding his motorcycle near Bovington that Lawrence had the tragic accident as a result of which he died shortly afterwards. He is buried in nearby Moreton churchyard. His cottage, Clouds Hill, is now owned by the National Trust and is open to the public.



1. Bovington Farm predates the military camp and was part of a complex of farm buildings that has since been demolished.



2. Andover Green Cottages off Cranesmoor Close also predate the military camp.



3. Bovington is the home of the tank, apparent in the Tank Museum and other tanks on display, as here at the entrance to Stanley Barracks.



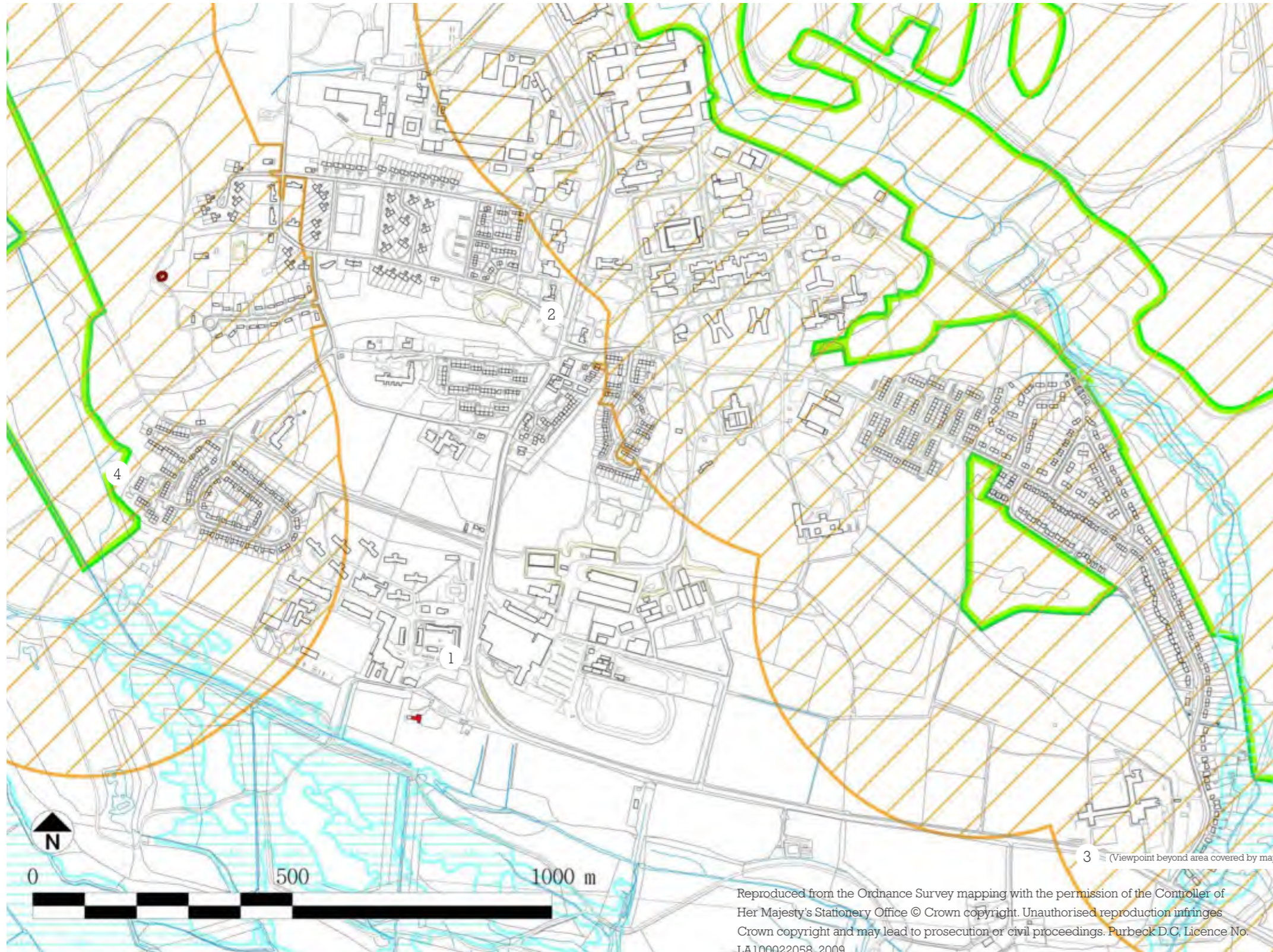
4. Several bungalows along Churchill Road appear to survive from the earlier days of the camp since they appear on the 1927 OS map.

KEY POINTS

- Prior to the arrival of the army, the area was mostly farmland to the south, including the floodplain of the River Frome and heath to the north.
- A few buildings in and around Bovington predate the military camp.
- In June 1916 the Heavy Branch of the Machine Gun Corps moved to Bovington to develop and train with the recently invented tank.
- A railway connection was built between Wool station and Bovington camp to transport tanks.
- Between the wars Bovington was gradually enlarged and modernized and today is home to the Royal Armoured Corps.
- Bovington Tank Museum contains an important collection of historic fighting vehicles and is an important tourist attraction.
- T.E. Lawrence served at Bovington camp in the 1920s and lived nearby at Clouds Hill.



Bovington Settlement context 02.6 Planning designations



-  Listed building
-  SAM
-  Heathland 400m buffer zone
-  SSSI
-  Floodplain

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1. Bovington Farm is a Listed Building, once part of a larger farm complex.



2. Bovington does not have an environment that merits Conservation Area status. Illustrated here are local shops on King George V Road.



3. To the south of Bovington, the valley of River Frome is defined as floodplain, looking here towards Woolbridge Manor and Wool.



4. There are extensive SSSIs adjacent to Bovington, the heathland value of which prevents further residential development over much of the settlement, seen here from Andover Green.

2.6.1 In view of the recent origins of Bovington, it is unsurprising that the settlement contains only a single listed building, situated on its extreme southern periphery. This was the principal building of Bovington Farm, and is a fine red brick house with a formal front facade under thatch. Clearly this predates the founding of the military camp. Otherwise there are no other parts of the settlement that are of architectural or historic interest worthy of Conservation Area status. There is however a single tumulus just to the west of Bovington that is designated as a SAM (Scheduled Ancient Monument).

2.6.2 To the south, low-lying land on either side of the River Frome is identified as floodplain, as is the small tributary valley to the east of Cologne Road.

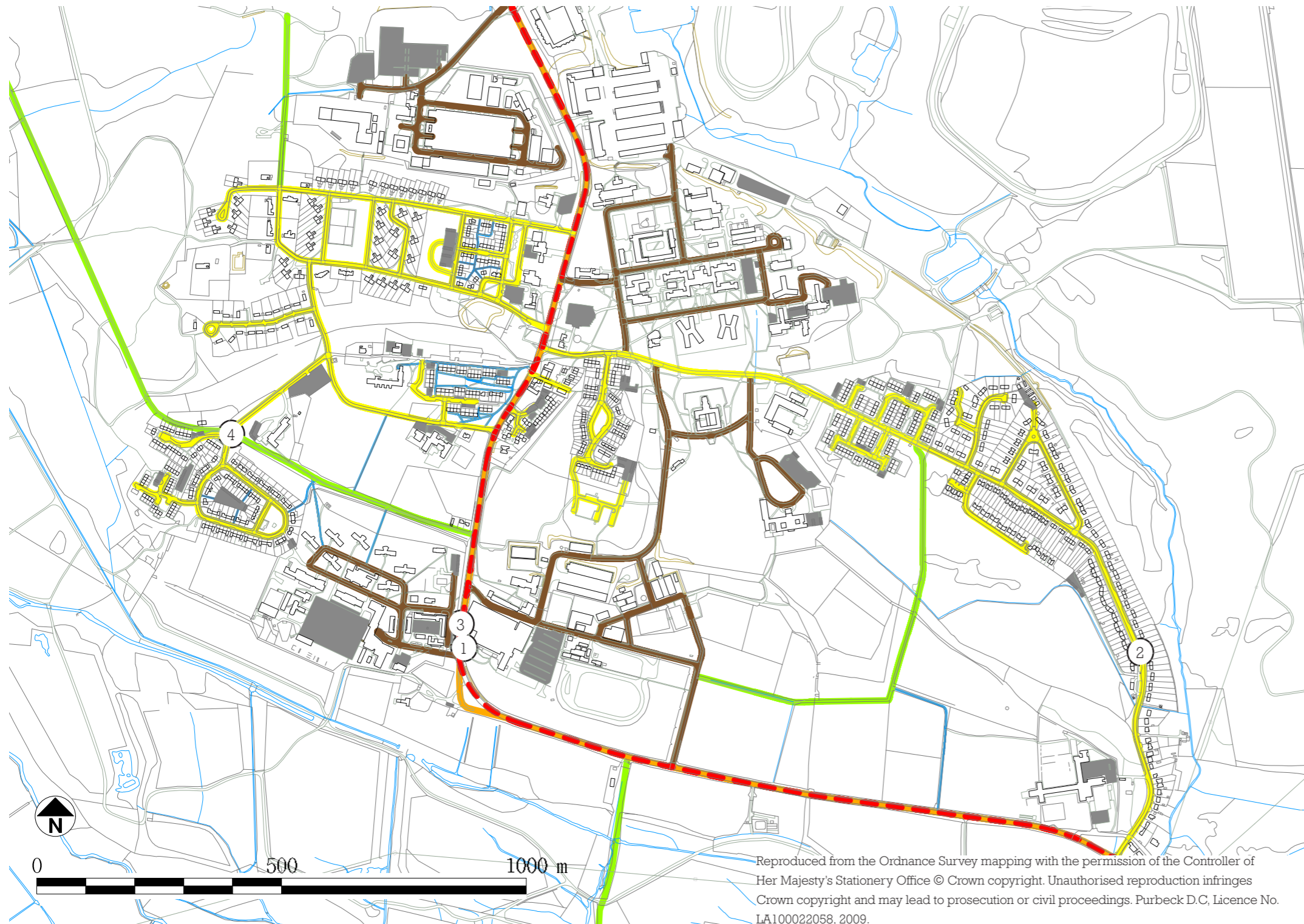
2.6.3 The principal planning constraints that affect Bovington relate to the ecological importance of adjacent areas. SSSIs (Sites of Special Scientific Interest) flank the settlement and camp to east and west. Because of the highly sensitive nature of the heathland SSSIs, they are surrounded by buffer zones, the purpose of which is to discourage any damaging interference arising from additional development (pets in particular). These 400 metre buffer zones cover large parts of the settlement to east and west and therefore they represent a major constraint on further residential development.

KEY POINTS

- Bovington Farm is the only listed building in Bovington.
- No other part of the settlement is defined as having any special architectural or historic interest.
- There is a single tumulus to the west that is designated as a SAM.
- There are extensive SSSIs adjacent to Bovington, and the buffer zones around them are a major constraint on any further residential development.



Bovington Settlement analysis 03.1 Street pattern



-  20th century estate road
-  20th century campus road
-  Principal road
-  Pre-20th century road / historic route
-  Footpath
-  Lane / track
-  Garage court / parking area

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1. The principal road through Bovington, King George V Road, is notable for its long straight sections seen here from opposite the Tank Museum.



2. The various residential estates generally have standard estate roads as here at Cologne Road.



3. An example of the orthogonal layout of the military base at Stanley Barracks.



4. The informal track that links Menin Road with King George V Road.

3.1.1 Bovington Lane/King George V Road is the principal road running through the settlement, and apart from the later easing of a sharp corner at Bovington Farm to the south, it follows the original alignment that existed before the camp was founded. The road is notable for its long straight sections that continue north to its junction with another east-west minor road at Clouds Hill.

3.1.2 The various disparate estate developments, each with its own layout, are served by modern estate roads of standard width with pavements, but in rather similar manner to Bovington Lane/King George V Road, they tend to have long straight sections punctuated but rather precisely defined changes in direction. Unsurprisingly for development of this kind and of this period, cul-de-sacs and garage courts are a feature of the road pattern. At Cologne Road to the east, the road pattern appears to be partly derived by the alignment of the former railway that ran along the eastern boundary of the existing houses.

3.1.3 Within the military base, in areas closed to public access, the road layout is more formal and orthogonal in its arrangement and this appears to be in part defined by the arrangement of the original camp that has been long since redeveloped.

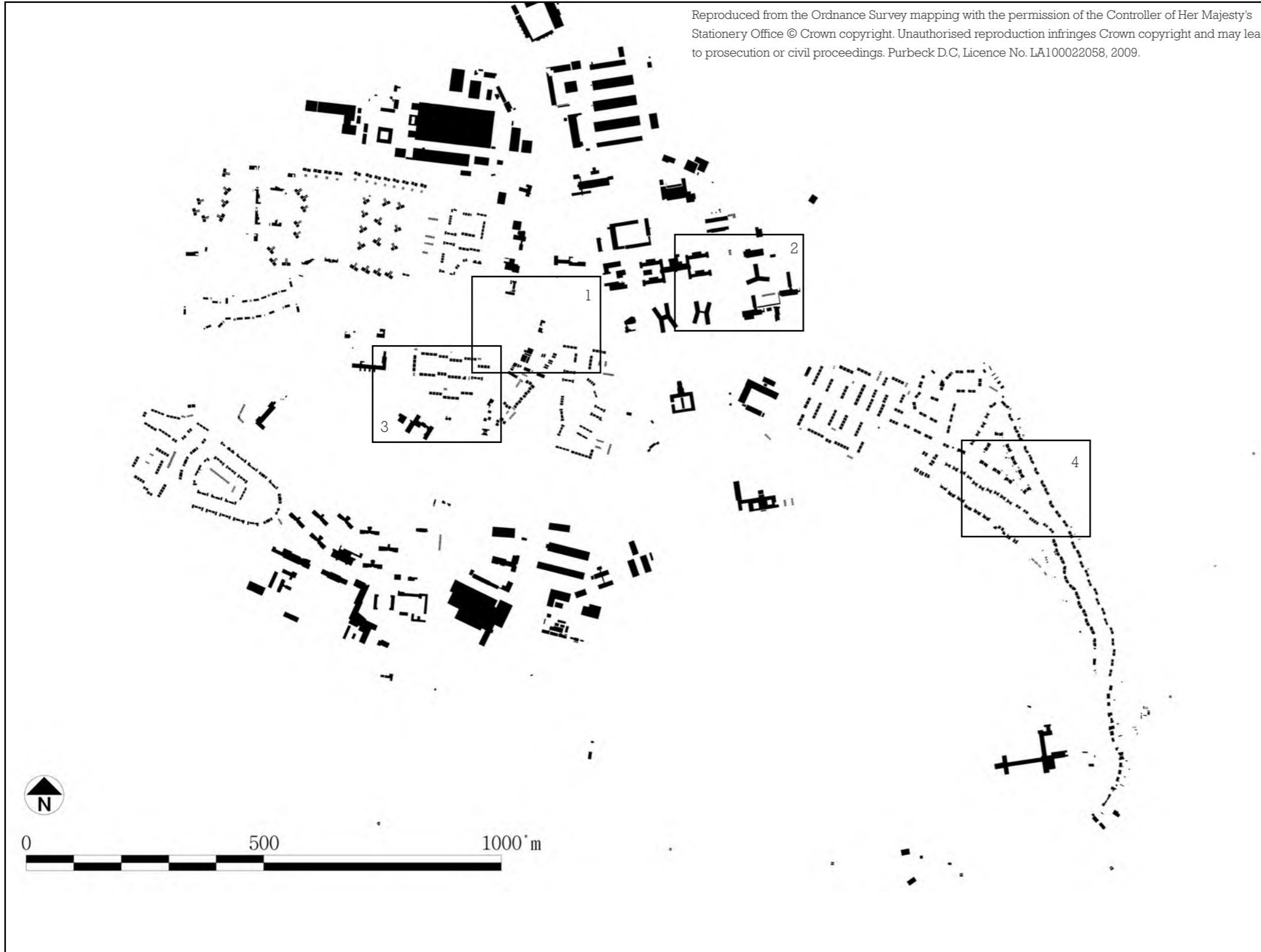
3.1.4 A few informal tracks provide connections between various parts of the village and to adjacent countryside. Some of these are very attractive by virtue of their woodland setting, but they are often bordered by a security fence that rather reduces their appeal.

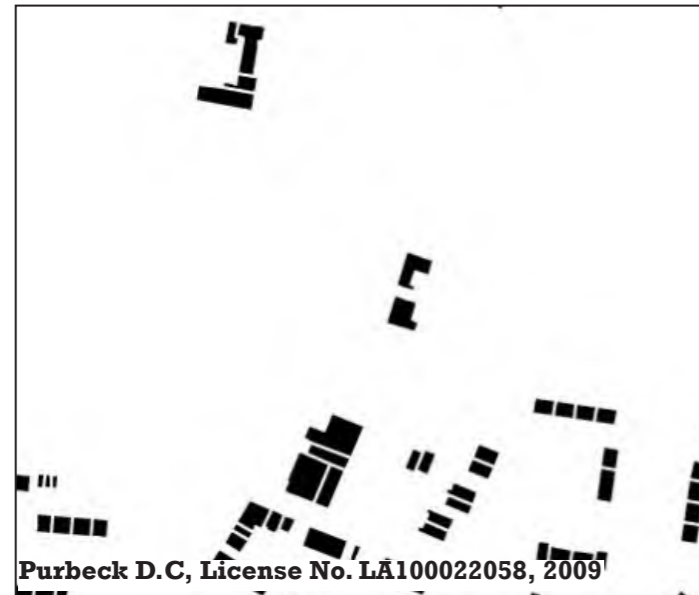
KEY POINTS

- The principal road through Bovington is Bovington Lane/King George V Road, notable for its long straight sections.
- There are various standard estate roads that serve residential developments.
- Roads within the military base tend to follow a rigid orthogonal arrangement.
- There are a few informal tracks that give links around the village and to adjacent countryside.

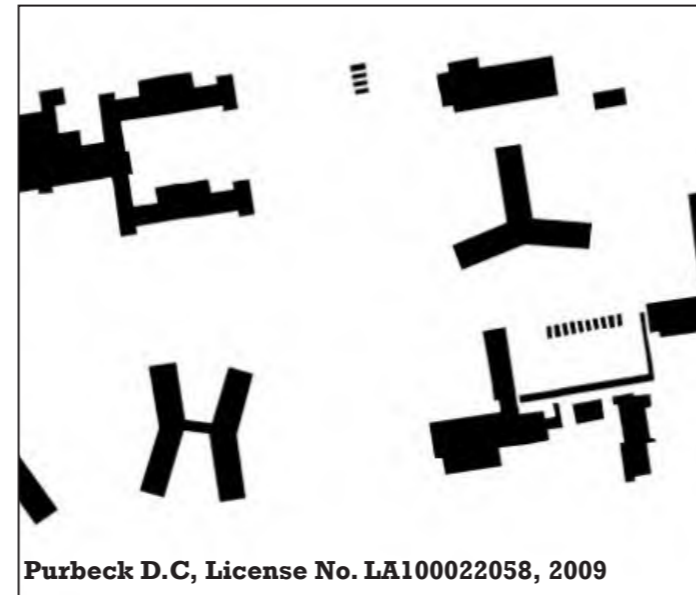


Bovington Settlement analysis 03.2 Figure ground

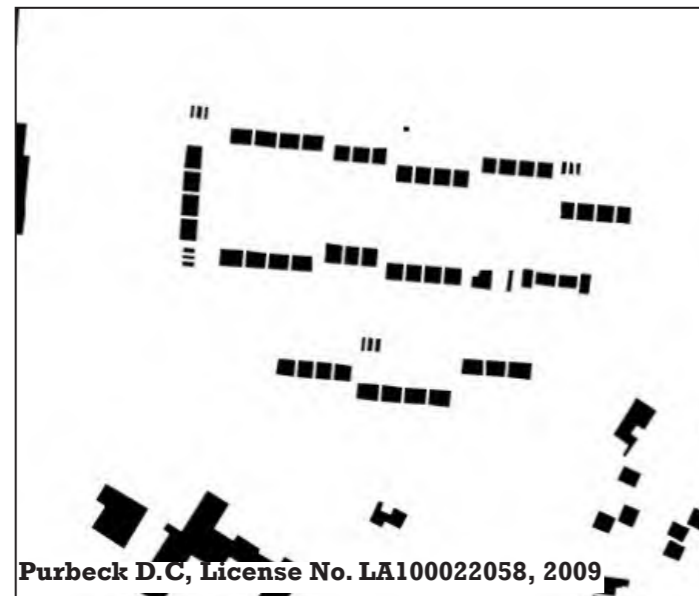




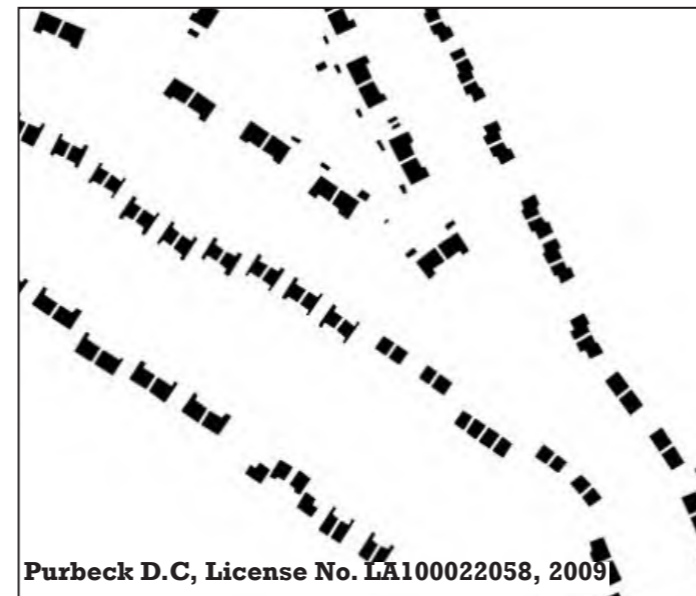
1. Centre of settlement



2. Operational MoD land



3. Residential development adjacent to Sir Richard Hull Road



4. Duncan Crescent

3.2.1 The drawing opposite is a 'figure ground' map of Bovington that highlights the form of development and the juxtaposition of buildings relative to the surrounding spaces. The extracts show a representative range of different parts of Bovington, demonstrating how these elements affect the character of different parts of the settlement.

1. Centre of the settlement

Situated on the central part of King George V Road is an area that might be deemed to be the heart of the settlement. It includes a parade of shops and a car showroom, and a rather distant Post Office and a pub. Much of the undeveloped space consists of extensive areas of mown grass and informal woodland.

2. Operational MoD land

The operational areas are generally laid out in an orthogonal arrangement in often extensive areas of open space that consist of mown grass, amenity tree planting and car parks/hardstanding. Although individual buildings may be relatively large, the generous spacing results in a low density pattern of development.

3. Residential development adjacent to Sir Richard Hull Road

This area represents one of a number of discrete housing developments that define much of the urban structure of Bovington. Each location has been developed independently and at different times and therefore each layout is different. Some are arranged in short inward-looking terraces set at right angles to the principal roads. However these developments are, in themselves, quite densely arranged in a rigid geometry with small rear gardens, but with the extensive areas of open space nearby, these developments remain quite low density overall.

4. Duncan Crescent

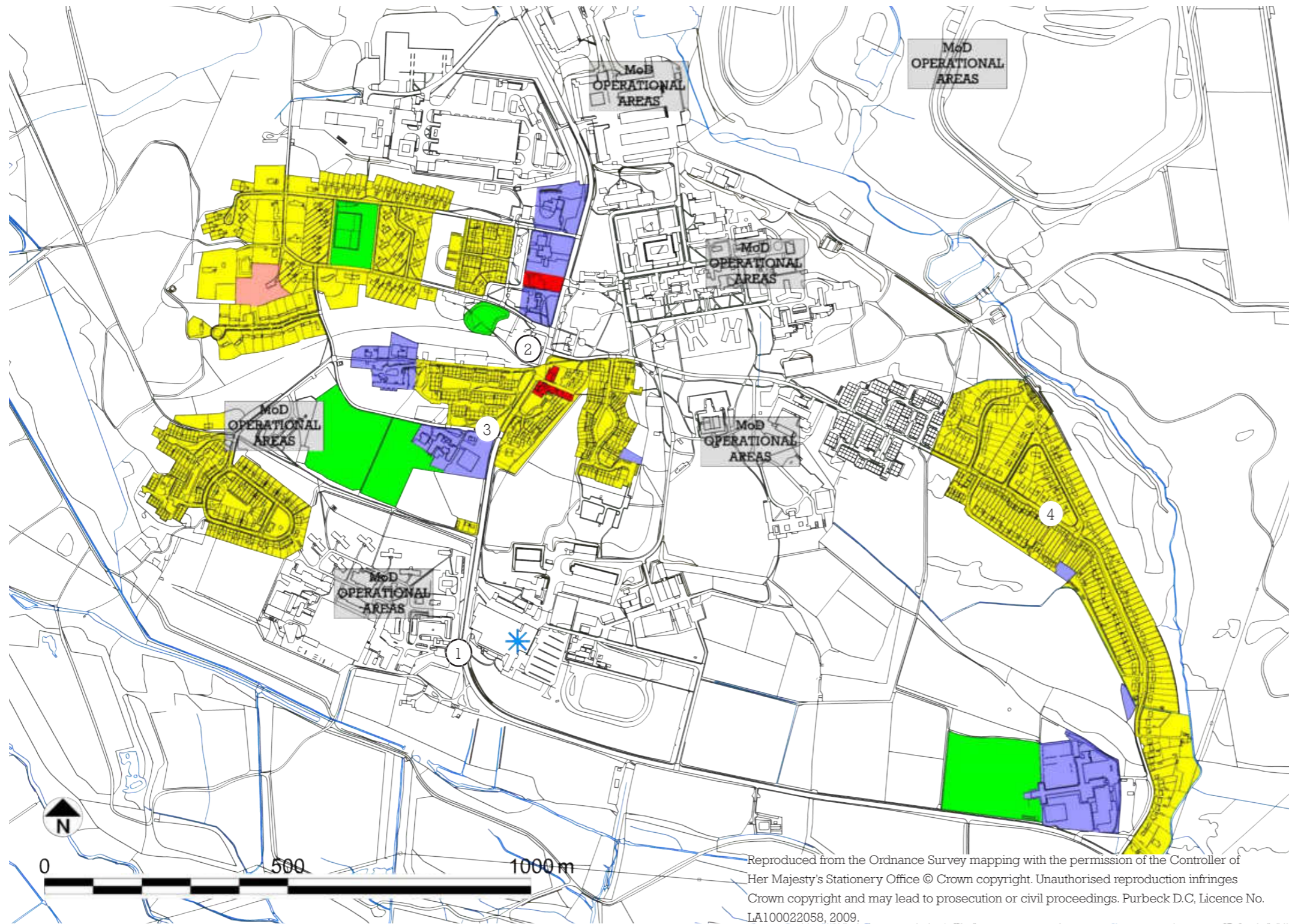
Duncan Crescent represents an area of slightly lower density residential estate development. In this instance, semi-detached houses with front gardens face onto relatively broad access roads. Although the building line is very well defined and the layout quite formal, the development nonetheless has quite a spacious feel about it. Some rear gardens are quite generous.

KEY POINTS

- The centre of the development is loosely defined even where it includes the principal facilities.
- Operational MoD land is laid out in a more formal orthogonal arrangement, but generally with large areas of space around individual buildings.
- Residential areas are often of standard estate types, and although individual plots are often small, areas of adjacent open space make for low density developments overall.



Bovington Settlement analysis 03.3 Land use



- Residential
- Commercial and retail
- Community and institutional use and grounds
- Sports pitches / tennis courts / playground
- Utilities
- * Tank Museum

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1. Stanley Barracks seen from King George V Road



2. Shops on King George V Road

3.3.1 Land uses within Bovington are dominated by the presence of MoD operational areas, as well as the Tank Museum that account for about half of the land area. Although most of the operational areas are situated in the northern part of the settlement, there are nonetheless others within the predominantly residential area to the south, including the Tank Museum, and these have the effect of dividing Bovington into a series of disaggregated components.

3.3.2 Approximately at the centre of the settlement is a loosely arranged local centre that contains a number of facilities that serves the camp and local population. The parade of shops, adjacent to a car showroom, is modest and set at right angles to the road. Their unremarkable design and layout is such that they lack impact. A Post Office and various social facilities, including a recently constructed pub, extend north on the west side of King George V Road, so that the local centre fails to achieve the appropriate sense of place.

3.3.3 There are two schools within Bovington. There is the Bovington First School at the junction of King George V Road and Holt Road and there is the Secondary School that is rather removed from the main body of the settlement close to the junction of Bovington Lane and Cologne Road.

3.3.4 After the MoD operational areas, residential development is the next largest land use in Bovington. This occurs as several dispersed areas, particularly in the case of the Cologne Road development to the east, and consequently the settlement lacks any clear sense of cohesion, the effect being exacerbated by various MoD and other uses with their prominent security fencing.



3. Bovington First School seen from King George V Road



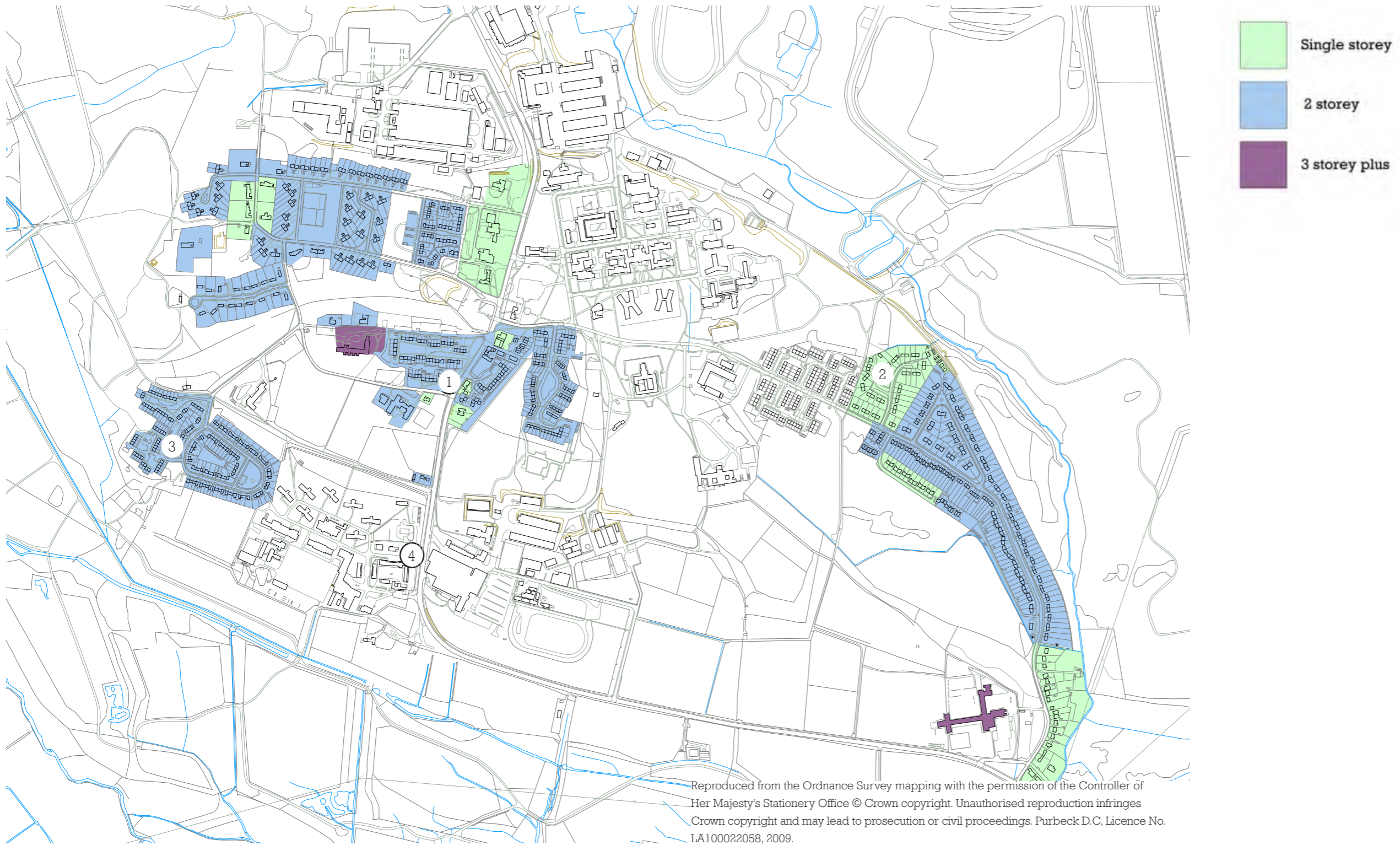
4. Residential development in Cologne Road

KEY POINTS

- About half of Bovington is in operational military use. Most of this is to the north, but other parts, including the Tank Museum, divide the settlement into a series of disaggregated components.
- The local centre is modest and dispersed and lacks any sense of place or impact.
- Residential use occurs in several dispersed areas which means that Bovington lacks any clear sense of cohesion.



Bovington Settlement analysis 03.4 Building heights



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1. Bungalow on King George V Road opposite Bovington First School



2. Bungalows on Alamein Road

3.4.1 Development in Bovington outside the military base and the Tank Museum is mostly 2 storeys in height. Most of the residential development is 2 storeys in height, the single storey elements being at the southern and northern ends of Cologne Road, some early officers' quarters on Churchill Road and two bungalows on King George V Road near the local centre and another almost opposite at the entrance to Bovington First School.

3.4.2 Community buildings are generally single storey only including those adjacent to King George V Road and the new pub, the Clouds Hill. Their limited height, together with their considerable set-back from the road, reduces the impact that these buildings might otherwise have.

3.4.3 In marked contrast to the residential areas, the military establishment has considerable variation in building height. Stanley Barracks and Allenby Barracks contain many single storey buildings as well as more substantial 3 storey blocks. In the northern part of Bovington in particular, there are some large and substantial sheds, and it is these larger buildings that can be seen in distant views from high ground to the south of the Wool and the Frome valley.

3.4.4 The Tank Museum also contains some substantial structures, and although the main exhibition area is confined to ground level the new exhibition hall is a substantial building that includes a lookout raised on a tall mast.



3. 2 storey houses at Andover Green



4. The Tank Museum from King George V Road

KEY POINTS

- Most residential development in Bovington is 2 storeys in height, although some older single storey buildings survive.
- Community buildings tend to be single storey which limits their visual impact.
- The military part of Bovington contains both single storey buildings and larger office blocks and sheds, particularly in the northern part. The Tank Museum is also a substantial building.



Bovington Settlement analysis 03.5 Landscape and open spaces





1. Fingers of woodland extent right into Bovington, seen here on King George V Road



2. Conifer plantations and remnant heathland are a feature of the landscape to the north of Bovington



3. Poorly used, left over open space is a feature of Bovington, seen here at Morris Road



4. Trees do much to improve visual quality in many parts of Bovington

3.5.1 Although Bovington as a settlement has been laid out in a very spacious and irregular arrangement, set in extensive areas of close-cut and well managed grass, it has a well wooded character such that there is a backdrop of trees apparent in almost every view.

3.5.2 In the southern part of Bovington, where the main residential areas are located, the woodland setting is substantially deciduous, mostly oak. This occurs as established woodland, and it is apparent from reference to historic maps that much of this existed before the camp was founded. Woodland occurs in a very irregular pattern, but notably extends in a series of fingers right into the settlement and associated camp.

3.5.3 It is also apparent that the amount of tree cover in the area has increased quite significantly over the years, and this is particularly true of the former heathland to the north. This was substantially planted with conifers after the First World War when Britain's lack of home-grown timber was keenly felt. Otherwise unused heathland was seen as a useful resource for increasing timber production, so extensive areas of Dorset heathland were planted, the Bovington area no doubt being part of that initiative.

3.5.4 Bovington has a landscape character quite unlike any of the other towns and villages that are part of this study, and undoubtedly this is because of the recent and 'artificial' nature of the development, being in effect an extension of the army camp. The settlement has been laid out on an extended and generous scale with a number of far-flung and disparate parts. Whilst the residential developments themselves are mostly rather tight and modest in character, there are extensive areas of open land between them. The settlement has a sense of rather unplanned and haphazard evolution and bears few of the characteristics of a traditional settlement with a well-defined centre. Open space in Bovington therefore exists as a series of incidental and irregular spaces left over around its various sporadic developments, and there is little sense of overall structure or cohesion. This sense is exacerbated by the extensive and apparently haphazard arrangement of security fences.

3.5.5 However, although the woodlands are naturalised, none of the open space is left unmanaged, and considerable areas are regularly mown with military efficiency. Many of these vacant spaces have been subject to extensive amenity tree planting over the years.

3.5.6 The generous and expansive nature of the landscape also contrasts markedly with the rather small and modest houses that for the most part form a series of disconnected estate developments. The generous tree planting has a substantial effect in improving or even transforming what might otherwise be rather characterless suburban developments. To the west of the settlement, in the Foxbury, Heath Close and Churchill Road areas, the wooded character is particularly apparent. However, with many of the houses no doubt rented to military personnel, gardens are generally rather disappointing.

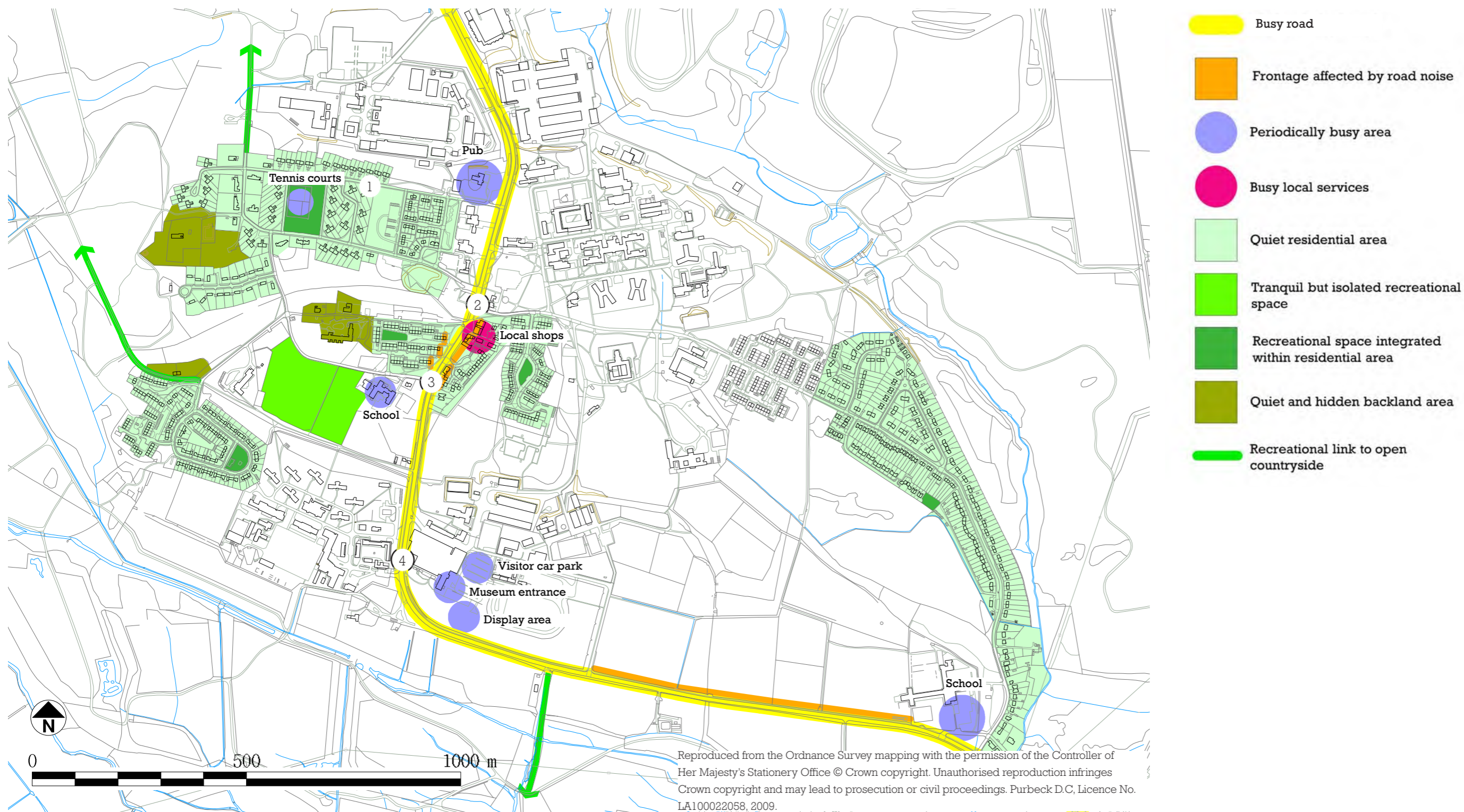
3.5.7 The extensive areas of grass and trees provide ample provision for informal recreation, as do the woods, and there are attractive woodland walks where access is permitted. There are however several informal play areas as well as extensive playing fields. There are also several large paddocks used for horse grazing to the south of the settlement as well as a large parking and display area associated with the Tank Museum.

KEY POINTS

- The southern part of Bovington has a well-wooded deciduous setting.
- There are extensive conifer plantations to the north of the settlement.
- Bovington has been developed as a number of disparate parts, mostly residential estates, set in irregular open spaces.
- Open areas consist either of close-mown grass or woodland.
- The landscape does much to improve the modest nature of the residential estate development.
- Extensive amenity planting undertaken over the years is now becoming well-established, greatly improving the visual quality of the settlement.



Bovington Settlement analysis 03.6 Tranquillity and vitality



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1. Much of Bovington consists of quiet residential neighbourhoods



2. Military activity in and around Bovington creates some noise and activity, although this is part of the essential character of the settlement. King George V Road



3. Vehicular and pedestrian movement along King George V Road adds vitality to Bovington



4. Although the Tank Museum attracts visitors, the traffic generated by it does not significantly affect Bovington

3.6.1 Although Bovington is in essence a military base, its character is for the most part quiet and tranquil. Whilst no doubt the military parts of the Bovington have periods of high activity and noise, the residential areas in particular have a quiet and tranquil atmosphere and appear to suffer relatively little noise intrusion, although it must be pointed out that the effects during exercises and displays have not been experienced. The distant sound of powerful engines is no doubt a common feature of Bovington to which the residents are well accustomed. Otherwise the woodland and extensive open space contribute to the sense of tranquillity, as do the rural tracks.

3.6.2 Bovington Lane and King George V Road are quite actively used roads, although the dispersed nature of the settlement means that only very limited areas are affected by traffic noise. The area most affected is close to the local centre where King George V Road steepens and where houses nearest to the road it must suffer some noise intrusion. This road also has much pedestrian activity, including from time to time marching troops. Whilst this does not apparently generate much noise the activity enlivens the road and accentuates the heart of the settlement, especially where the retail and community buildings fail to make an impact.

3.6.3 Needless to say, the Tank Museum generates significant activity during normal opening times, and this includes martial music and demonstrations with large vehicles. However visitor traffic and other noise does not appear to have any significant effect on the rest of Bovington, not least because most visitors seem to arrive and leave along Bovington Lane, avoiding the centre.

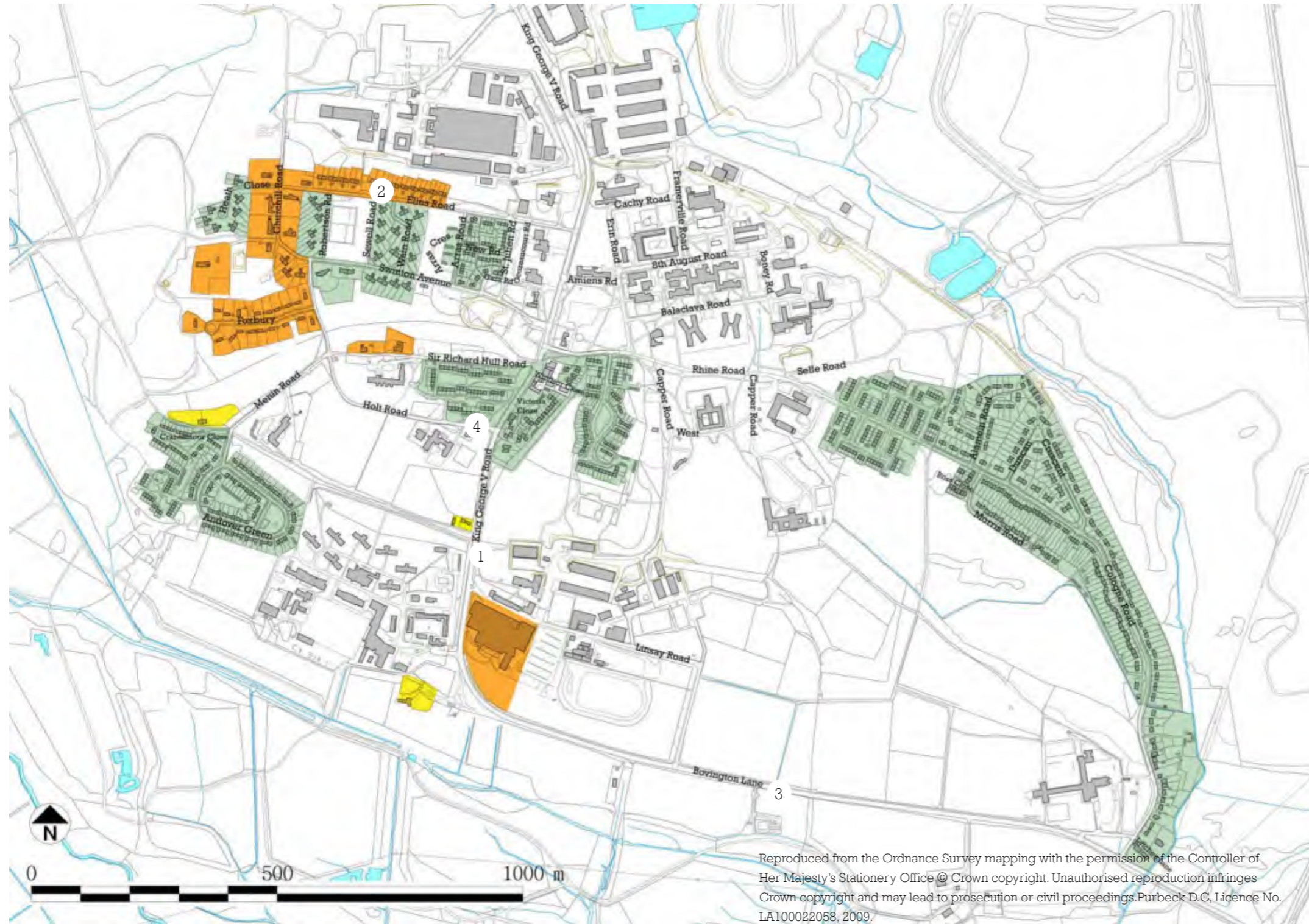
3.6.4 The two schools, Bovington First and Middle, have periods of high activity at the beginning and end of teaching days as children are delivered and collected.

KEY POINTS

- Bovington has a generally quiet and tranquil atmosphere, particularly in the residential areas, although no doubt noise from military activities creates periodic intrusion.
- Bovington Lane and King George V Road are actively used with only limited noise intrusion in the locality of the local centre. Pedestrian activity along the road adds vitality.
- The Tank Museum generates significant activity during opening hours, but this seems to have little effect on the rest of Bovington.
- Schools generate local and periodic activity during term time.



Bovington Settlement analysis 03.7 Townscape quality



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1. Cottages on King George V Road, north of Stanley Barracks are of Critical townscape quality because they maintain a visual and historic association with the wider rural setting.



2. Houses along the north side of Elles Road are of Constant townscape quality because they contribute positively to an attractive setting.



3. The Tank Museum is also of Constant townscape quality because it reflects the historic importance of Bovington despite much of it being only recently completed.



4. Most of the rest of Bovington is of generally ubiquitous estate character and is therefore of Tradable townscape quality although the quality of the landscape setting does much to mitigate the effects of development.

3.7.1 The townscape quality of Bovington has been graded against the following criteria:

Critical: Those elements of the urban environment which are irreplaceable but vulnerable to damage or loss – they should remain unchanged or virtually unchanged. (Typically those elements which hold historic significance and vernacular distinctiveness, which play an essential role in terms of local identity).

Constant: Those elements which are important for their individual value or for their contribution to a wider whole – some changes may be acceptable and sustainable if the overall character is maintained. (Typically elements of lesser historic significance holding varying degrees of vernacular distinctiveness but nonetheless playing a role in providing local identity).

Tradable: Those elements which could potentially be sacrificed in return for other benefits. (Typically developments of more commonplace type or those which fit poorly into their context).

3.7.2 Critical

Given its utilitarian purpose and relatively recent foundation, there is little that is of Critical value in Bovington. Buildings that predate the founding of the military camp are the principal features that are important in maintaining the identity and historic background of the settlement, including Bovington Farm and cottages on King George V Road and adjacent to Cranesmoor Close.

3.7.3 Constant

Areas of Constant value include some older buildings that date from the early days of the military camp. These include officers' houses in the vicinity of Churchill Road and two other buildings on Sir Richard Hull Road. A row of houses along Elles Road contribute to an attractive area of townscape whilst at Foxbury the combination of pale rendered houses, gently undulating topography and woodland setting make an attractive and memorable piece of townscape, despite the buildings themselves that are of no real architectural value.

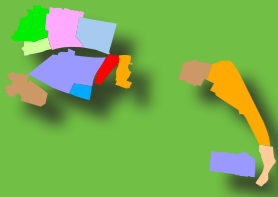
3.7.4 The Tank Museum, including the recent extension, is a visually significant complex of buildings and is important in reflecting and defining the character and historic importance of Bovington.

3.7.5 Tradable

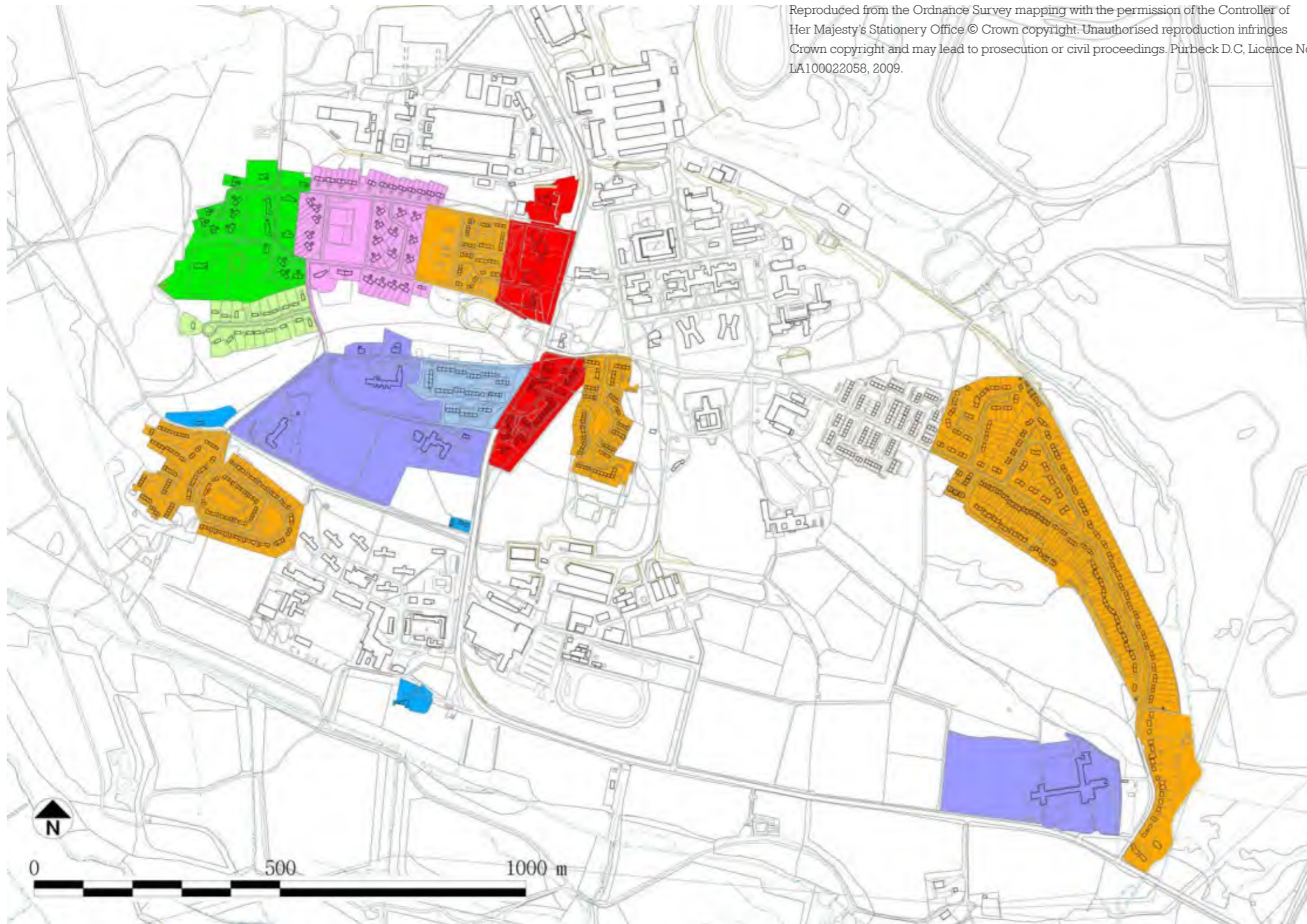
Much of the rest of Bovington is classified as being of Tradable townscape quality. Development both within the military base and in adjacent residential areas is of generally ubiquitous and unremarkable architectural quality, much of the residential development being of standard estate types. Local shops and community facilities are particularly disappointing. It should be noted that it is the landscape setting that defines most of the quality and sense of place that the settlement enjoys.

KEY POINTS

- The Critical townscape is limited to those buildings that predate the military camp.
- Areas of Constant townscape include some buildings that date from the early days of the military camp and some later houses that are particularly memorable by virtue of their relationship to their setting.
- The Tank Museum is Constant in value because it is visually significant and reflects the historic importance of Bovington.
- Most of the rest of Bovington is of ubiquitous and unremarkable character and is therefore classified as being of Tradable townscape quality.

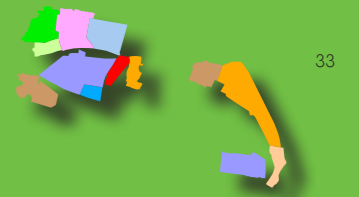


Bovington Character types 04.1 Character types



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-  Institutional campus and grounds
-  Mixed-use village centre
-  Suburban estate development
-  Residential village green quarter
-  System-built estate development
-  Low density woodland enclave
-  Modern woodland enclave
-  Historic Cottages



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.

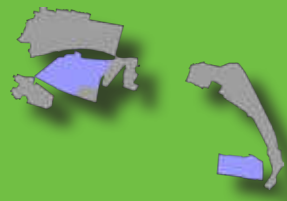
4.1.3 The key 'aspects of development form' identified in *By Design* (set out in the boxes opposite) have been applied consistently to each character type to help identify the different characteristics and qualities of each distinct part of the town.

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 texture, colour, pattern and durability of materials, and how they are used.</p>	<p>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>



Bovington Character types

04.2

Institutional Campus and Grounds

Institutional Campus and Grounds

Urban Structure

- Buildings are invariably situated within their grounds, set back from the road;
- Campus style layouts occupying large sites with internal roads, paths and parking areas and ancillary facilities such as playing fields.

Urban Grain

- A relatively coarse grain with large footprints;
- Buildings set within their plots surrounded by open space and parking areas.

Landscape

- Institutionalised landscape consisting generally of mown grass, including playing fields, and amenity trees. Minimal gardenesque planting.
- The area also includes some fields and woodland.
- Planting is mostly mature and it does much to ameliorate the effect of institutional uses and to integrate them into their surroundings.
- Fences often intrusive.

Density and Mix

- Low density development;
- Plots vary with some large individual plots and other small estate developments with relatively small plots;
- Mostly institutional use but includes a bungalow adjacent to the First School site.

Height

- 1 and 2 storeys with some taller elements.

Massing

- Variable massing, often with an extended sprawling character;
- Scale of buildings often reduced by tall mature trees.

Details

- Details vary according mostly to late 20th century period;
- Details generally ubiquitous;
- Some buildings are flat roofed with prominent white horizontal divisions;
- Other smaller buildings have domestic details.

Materials

Walls:

- Grey/brown brick, some white painted render;
- Others consist of coloured panels.
- Smaller buildings in red or brown brick.

Roofs:

- Roofs vary. Some flat roofs with prominent service elements on them, others are pitched including slate and tile on smaller buildings.



Strengths

- Includes some important community facilities.
- Mature trees and vegetation that contributes positively to the appearance of the character type.

Weaknesses

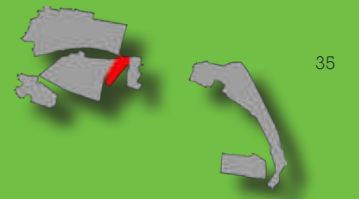
- Some buildings of rather ubiquitous character.
- Some developments of a rather sprawling nature.
- Parking areas can be prominent and unsightly.
- Most buildings do not relate well to the wider townscape including poor presence on the road.

Opportunities

- Potentially the replacement of some lower quality buildings.
- Better screening of parking areas and amelioration of the effect of intrusive boundary fencing.

Threats

- Insensitive building extensions and alterations.



Bovington Character types

04.3 Mixed-use Village Centre

Mixed-use Village Centre

Urban Structure

- Loosely knit and varied development adjacent to King George V Road;
- Village centre in two parts staggered and on opposite sides of the road consisting on a community-based area to the north-west and a retail and housing based area to the south-east;
- In the north-west area access is from the back and in the south-east area it is directly off the through road.

Urban Grain

- The north-west part consists of relatively large buildings set within their own plot, thus forming a very open pattern of development;
- In the south-east part consists of an irregular arrangement close to and partly fronting the road. Victoria Close residential development is tucked behind.

Landscape

- The area generally is characterised by extensive open space adjacent to King George V Road consisting of cut grass and numerous scattered amenity trees;
- In the north-west part trees tend to screen the facilities from the road;
- In the south-east part deciduous woodland behind contains development and forms a backdrop.

Density and Mix

- The north-west area is low density with a variety of community-based uses such as a post office and convenience store, a community office, a 'thrifty shop' and a pub;
- The south-east area is more mixed and includes motorbike hire and repairs, car parts, a take-away, a hair studio, and a children's centre.

Height

- In the north-west part predominantly single-storey development;
- In the south-east area one to 2.5 storey but predominantly 2 storeys.

Massing

- Buildings in north-west part are relatively large,

but extensive open space and trees reduce the apparent mass of the buildings;

- Buildings in the south-east part are generally more domestic in scale with tighter massing that gives a welcome sense of concentration.

Details

- Very variable detailing;
- In the north-west part detailing is generally poor and utilitarian in manner;
- However there is a dramatic 3D mural with a formal paved area in front;
- In the south-east part detailing is mostly domestic in character, if plain.

Materials

Walls:

- Mostly red brick and painted render, but the community office includes dark grey brick;
- Also some Purbeck stone;

Roofs:

- Mostly double-pitched roofs with clay or concrete tiles;
- Also a mansard roof with slate or similar.



Strengths

- Reasonably centrally located between the military camp and the residential areas despite the dispersed nature of the settlement.

Weaknesses

- Facilities somewhat dispersed within the village centre area.
- Poor frontage onto the principal road including some excessive set-backs.
- Generally low quality development.
- Generally poorly planned and lacking coherence.
- Low quality public realm, apart from general landscape setting.

Opportunities

- Some infilling has recently taken place, and further central concentration is likely to be beneficial.
- General building and shop front improvements.
- Public realm improvements.
- Better signposting.

Threats

- New dispersed facilities.
- Further poorly planned and low quality developments.



Bovington Character types

04.4 Suburban Estate Development

Suburban Estate Development

Urban Structure

- Generally mid 20th century estate developments;
- Clearly defined areas not closely associated with others development types;
- Standardized estate roads;
- Some cul-de-sacs and garage courts;
- Most semi-detached houses, but also some bungalows and short terraces.

Urban Grain

- Moderate urban grain with buildings at regular intervals;
- Relatively broad, standardized estate roads;
- Some cul-de-sacs and garage courts;
- Well-defined and consistent building frontages, sometimes slightly staggered.

Landscape

- Grass verges are a feature but generally there is a lack of tree and shrub planting;
- However Andover Green estate is better treed and planted generally;
- Often wasted/unresolved space, grassed, especially at corners;
- Otherwise there is a lack of vegetation within streets mitigated by a mature woodland backdrop in most areas.

Density and Mix

- Low/medium density development but often low intensity character due to generally open layout and setting;
- Predominantly modest semi-detached houses and detached bungalows on relatively deep plots. Small front gardens.

Height

- 2 storey houses;
- Single storey bungalows and garages.

Massing

- Modest domestic scale and massing.

Details

- Details vary according to age and style of building;
- Generally ubiquitous mid 20th century council estate architecture, but including some variations;

- Standard early estate layout with grass verges;
- Chimneys are prominent;
- Original windows replaced with uPVC;
- Modest porches, open or enclosed, are a feature.

Materials

Walls:

- Mostly red brick and painted render, but buff brick used at Cranesmoor Close.

Roofs

- Predominantly red/brown plain tiles or concrete interlocking tiles.



Strengths

- Pleasant, albeit ubiquitous, residential environment.
- Woodland setting.

Weaknesses

- Generally, a lack of local distinctiveness.
- Green spaces, where they exist within residential areas are often bleak and incidental.
- Occasional unsightly garage courts, but these are generally discretely located. (Arras Crescent garages are a notable exception)

Opportunities

- New tree planting.
- Potential to re-landscape or develop some left-over spaces - heathland buffer permitting, including redevelopment of Arras Crescent area.

Threats

- Loss of boundary wall, fences and hedges including widening of entrances to provide off-street parking in front gardens could undermine the quality and definition of the streetscene.
- Otherwise the conversion to front gardens to parking could result in the loss of vegetation to the detriment to the appearance of the area.
- Poorly designed extensions or loft conversions.
- Loss of details, especially chimneys and chimney pots.



Bovington Character types

04.5

Residential Village Green Quarter

Residential Village Green Quarter

Urban Structure

- An area of planned low-density estate development;
- Development arranged around a large central green space;
- The area is well linked to other areas;
- Standard estate roads.

Urban Grain

- Orthogonal arrangement of roads with buildings, mostly arranged diagonally;
- Diagonal arrangement of buildings exposes end walls to view.

Landscape

- The central green is the principal feature of this area;
- Numerous mature specimen trees contribute significantly to the character and quality of the area;
- Wire netting around the tennis courts is intrusive, but players introduce animation;
- Lack of front gardens can make the area seem rather bleak, especially in winter.

Density and Mix

- Low density development;
- Extensive open space and deep set-backs emphasise the low-density character.

Height

- 2 storey houses.

Massing

- Modest domestic scale and massing.

Details

- Details are generally those associated with rather ubiquitous mid-late 20th century estate types;
- House fronts dominated by forward-projecting flat-roofed garages attached to houses;
- Standard estate road types;
- No chimneys;
- Detailing very limited, but includes tile-hung fronts, typical of the period.

Materials

Walls:

- Brown/red brick.

- Grey tile-hung front walls;
- White window surrounds and garage doors.

Roofs:

- Low-pitched roofs in grey concrete interlocking tiles.



Strengths

- Pleasant residential environment despite rather ubiquitous house types.
- Central open space and well treed setting.

Weaknesses

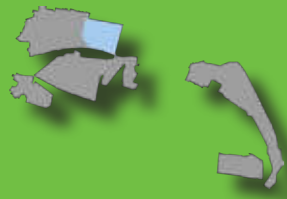
- Houses have rather poor frontage dominated by garages.
- Some prominent side elevations.
- Scale of open space not well matched to the scale of development.
- Wire fences around tennis courts rather prominent and unsightly.

Opportunities

- Stronger definition of central space with more prominent house frontages.
- Potentially some more uses in the central open space.
- Some tree and hedge planting, especially to reduce the impact of wire netting around tennis courts and end walls of houses.

Threats

- Potentially some unsympathetic alterations to houses.



Bovington Character types

04.6

System-built estate development

System-built estate development

Urban Structure

- Probably dating from 1960-70s;
- A clearly defined area not closely associated with other development types;
- Houses principally focussed around a central open space;
- House backs and parking areas generally front onto external roads;
- Standardized estate roads;
- Peripheral parking areas with some garages;

Urban Grain

- A clearly-defined orthogonal grain;
- A series of short staggered terraces;
- A tightly-defined central space;

Landscape

- The principal feature is the central open space;
- The central space is a bleak area of close mown grass, tarmac paths and a hard-surfaced area;
- The central area contains minimal tree or shrub planting and no front gardens;
- Along roads, parking and back fences/hedges predominate;
- Grass verges are a feature but generally there is a lack of tree and shrub planting;
- Around the development there are extensive areas of vacant grassed space, mitigated by mature woodland nearby.
- Often wasted/unresolved space, grassed, especially at corners.

Density and Mix

- Medium density residential development but internally quite a high density character;
- Predominantly modest houses with only small back gardens but set in extensive surrounding communal space.

Height

- 2 storey houses.

Massing

- Modest domestic scale but terraces increase sense of building mass.

Details

- Details very simple;
- Generally ubiquitous mid 20th century council estate architecture, using pre-cast system built method;
- Standard house type varied only by slope and varied set-backs;
- No chimneys;
- uPVC windows;
- Porches introduce some design interest.

Materials

Walls:

- Brown/grey exposed aggregate pre-cast concrete units.
- Joints prominent and make houses appear insubstantial.

Roofs

- Grey/brown concrete interlocking tiles.



Strengths

- Situated close to village centre.
- Woodland setting nearby.

Weaknesses

- Ubiquitous development, lacking in individuality.
- Bleak internal green space.
- Unsightly back areas visible from surrounding spaces and roads.
- Generally, very poor detailing.

Opportunities

- New tree planting.
- Potentially wholesale redevelopment close to village centre.

Threats

- Poor maintenance of roads and parking areas.



Bovington Character types

04.7

Low Density Woodland Enclave

Low Density Woodland Enclave

Urban Structure

- Detached houses but varied building ages and types;
- Urban structure varies. Some houses are aligned close to the road, some are grouped around a cul-de-sac and others set within large gardens;
- Detached houses of the same design throughout;
- Some early 20th century houses and some later estate types.

Urban Grain

- Generally a low density urban grain but plot sizes vary considerably;
- Roads vary from the general standardized estate roads in Bovington. Roads generally narrower often without verges. Tighter junctions.

Landscape

- The landscape setting of this area is one of its key defining features;
- The strength of the landscape setting is sufficient to unite some diverse residential types into a single character area;
- The area is well treed with a wooded backdrop;
- The landscape setting is essentially naturalistic, unlike much of the rest of Bovington with is typified by much amenity planting;
- Estate houses have open front areas without walls/hedges;
- Older houses tend to be concealed behind hedges and boarded fences.

Density and Mix

- Low/medium density development of detached houses with quite generous back gardens;
- Plots vary with some large individual plots and other small estate developments with relatively small plots;
- Exclusively residential mix.

Height

- Earlier houses include some bungalows but later 2 storey houses.

Massing

- Modest domestic scale and massing;
- Scale of buildings reduced by tall mature trees.

Details

- Early 20th century types are of basic type with no notable architectural or other details;
- Some ubiquitous mid 20th century estate architecture with minimal details;
- Estate houses have attached flat roofed garages to the front;

Materials

Walls:

- Red or red/brown brick, some white painted render;
- Estate houses have fronts hung with plain tiles.

Roofs:

- Later estate houses have low-pitched roofs without chimneys and grey-brown concrete plain tiles.



Strengths

- Generally medium quality and ubiquitous development greatly improved its mature landscape setting.
- This character types makes a successful edge between the settlement and woodland/heath.
- Quiet location.

Weaknesses

- Rather unplanned and haphazard character.
- Some rather unsightly close-boarded fencing along edge of roads.

Opportunities

- Potentially the replacement of rather unsightly close-boarded fences with hedges.

Threats

- Insensitive building alterations.



Bovington Character types 04.8

Modern Woodland Enclave

Modern Woodland Enclave

Urban Structure

- This character type is limited to Foxbury;
- A single cul-de-sac development in a wooded setting;
- Detached houses of the same design throughout;
- Standard detached houses, mostly facing the road.

Urban Grain

- Moderate urban grain with buildings at regular intervals;
- Standardized estate roads with very wide grassed margins that read as a unifying space;

Landscape

- Landscape and topography together create an attractive and even memorable development;
- The development is contained within a natural landscape setting composed mostly of mature pines;
- Open grass verges contrast with the dense woodland setting;
- No front gardens.

Density and Mix

- Low/medium density development of detached houses with quite generous back gardens;
- Exclusively residential and all of consistent character.

Height

- 2 storey houses.

Massing

- Modest domestic scale and massing.

Details

- Ubiquitous mid 20th century estate architecture with little or no variation of no particular intrinsic quality, but transformed by its landscape setting;
- 2 small brick chimneys and the ridge of each house;
- Original windows replaced with uPVC.
- Simple flat roof over front door with a vertical brick band either side.

Materials

Walls:

- All houses are finished with white painted render.

Roofs:

- Predominantly red/brown concrete interlocking tiles.



Strengths

- Generally medium quality and ubiquitous development transformed by its landscape setting.

Weaknesses

- Cars parked in the road can be prominent.

Opportunities

- Possibly small flower beds in front of houses would add summer colour.

Threats

- Piecemeal changes and redevelopments that would undermine the contiguous character of the locality.



Bovington

Character types

04.9

Historic Cottages

Historic Cottages in Setting

Urban Structure

- 3 independent locations at Bovington Farm, Bunker's Hill and Andover Green Cottages;
- Irregular detached houses and cottages that mostly predate the military camp.

Urban Grain

- Isolated developments do not contribute significantly to urban grain;
- Originally situated close to roads (Road adjacent to Bovington Farm has since been realigned).

Landscape

- Cottages are situated in well treed areas;
- Traditional front gardens are not generally typical of Bovington, and this feature introduces a more traditional appearance and softer effect than elsewhere.

Density and Mix

- Large at Bovington Farm and Andover Greencottages, small at Bunker's Hill;
- Exclusively residential uses.

Height

- 2 storey houses.

Massing

- Modest domestic scale and massing.

Details

- Details vary from house to house, but generally of traditional rural appearance including pitched roofs and chimneys (except recent cottages at Bunker's Hill);
- Bovington Farm is a formal fronted red brick building under thatch;
- The older cottage at Bunker's Hill appears to be a Victorian Cottage with a recent extension and two recent cottages adjacent in generally traditional style;
- At Andover Green there is a pair of semi-detached cottages, rendered and painted white.

Materials

Walls:

- Red brick or rendered and painted white.

Roofs:

- All pitches, either thatch, red plain tile or slate.



Strengths

- Varied building types add variety.
- Traditional rural building types create a sense of place and associate Bovington with the wider rural area.

Weaknesses

- Buildings in this character type do not associate or integrate easily with development in the rest of Bovington.

Opportunities

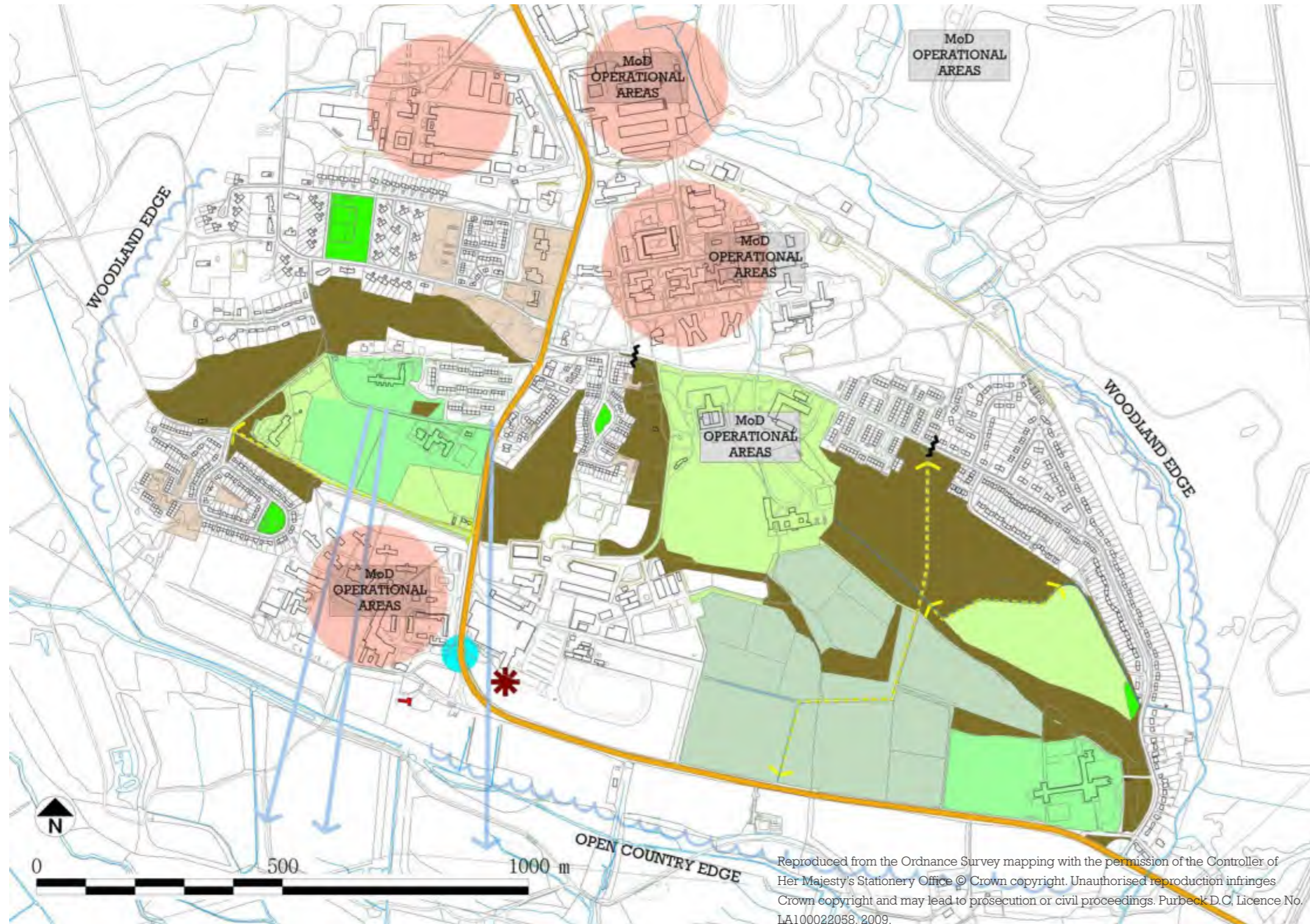
- None identified.

Threats

- Loss of boundary wall, fences and hedges to provide parking in front gardens at Bunker's Hill.
- Poorly designed extensions or loft conversions.
- Loss of details, especially chimneys and chimneypots.



Bovington Townscape Analysis 05.1 Townscape Analysis



-  Village gateways / entrances
-  Major landmark
-  Local landmark buildings
-  Main through route
-  Existing pedestrian links
-  Security gate (currently restricting movement)
-  Under-utilised land / gap sites
-  Locally important recreational space
-  Campus sites with sports pitches
-  Equestrian area
-  Significant woodland within immediate setting of the settlement
-  Open space setting
-  Generally positive settlement edge
-  Principal military barracks and other developments
-  Principal views - out of village

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5.1.1 Bovington differs significantly in its history, morphology and character from other settlements in Purbeck because of its military associations. Although some elements of its pre-military past are still evident, principally in landscape features rather than buildings, the military influence is unmistakable. This is apparent in many ways, including its often orthogonal layout, the strangely dispersed nature of individual elements, and the profusion of security fences. The northern part remains an active military base, whilst other military and military-related land uses, such as Stanley Barracks and the Tank Museum, also occur in the mostly civilian southern part of the settlement that is the subject of this study.

5.1.2 Relationship to surroundings

The military presence at Bovington not only defines the character of the settlement, but it has also had a significant effect on the surrounding landscape.

5.1.3 Extensive training areas for military vehicles, notably tanks, are situated to the north of Bovington. These areas have also been subject to extensive commercial forestry since about the time that the military presence was established, and these two factors have profoundly changed the character of the landscape from open heathland to dense coniferous plantations interrupted by swathes of churned-up ground. Heathland, where it does still exist, is now protected and managed for its ecological value, and the protection areas that now surround these sites significantly restrict future residential development within Bovington itself.

5.1.4 To the south are the River Frome and its floodplain, and this agricultural landscape remains essentially unspoilt and unchanged.

5.1.5 In the immediate vicinity of Bovington, fields in former agricultural use are now mostly used as playing fields, horse paddocks or display and parking areas associated with the Tank Museum.

5.1.6 However it is the pre-military structure of woodlands and hedgerows that still survives for the most part, within and around the settlement, the most prominent feature being Higher Wood, immediately to the east of King George V Road, close to the centre of Bovington.

5.1.7 Woodland in an around Bovington does much to

visually isolate the settlement from the surrounding countryside, and views in and out are very limited. The principal view is south along King George V Road that offers a glimpse of distant hills. Within Bovington itself, a backdrop of woodland, generally deciduous to the south and coniferous to the north, is a near-constant feature.

5.1.8 Urban structure

One of the defining features of Bovington is its very fragmented form. In this important regard, Bovington differs significantly from most conventional towns and villages. Residential areas are particularly dispersed, and in the case of the Cologne Road area to the east, a restricted MoD area severs any direct pedestrian link with the village centre facilities, mostly situated on King George V Road.

5.1.9 Residential areas therefore exist as a series of apparently haphazard and often isolated modest estate developments that are often removed from the main through route and any public transport services.

5.1.10 Fortunately the village centre is situated on the main road through Bovington, King George V Road, at approximately the boundary between the main military and civilian areas. However the centre itself is also dispersed in nature and is very weakly defined in townscape terms. Much of it consists of single storey buildings, of very indifferent architectural quality, set well back from the road behind trees. There is also no focal community space associated with the village centre.

5.1.11 This comment is true of Bovington at large and there being no clearly defined entrance or sense of townscape continuity, or indeed any buildings of real architectural interest or quality. The principal quality is in the landscape setting and the main interest is in the unexpected and unusual nature of the sprawling military encampment with its associated military activities. The Tank Museum with its substantial new extension has become, by nature of its interesting and expressive design and size, something of a dramatic feature that, it can be argued, introduces a new sense of local distinctiveness. However its main entrance and façade, that is the main focus of the design, is orientated eastwards into its own site and the building effectively turns its back to the main road. In a place that is so lacking in quality and distinctiveness, this is something of a lost opportunity in terms of improving

the wider townscape.

5.1.12 Open spaces

Overall, Bovington has a very spacious character with many areas that might be defined as open space setting. However there is little coherent structure to the pattern of open space throughout the settlement, and consequently much of it is of very limited recreational value. Much exists as incidental open space separating developments or as broad margins along roads, and much has restricted access because it is in institutional or military use. Woodland areas offer some more interesting opportunities for quiet recreation although links to the wider countryside are quite limited.

5.1.13 Generally, the well-treed nature of most of the civilian parts of Bovington does much to improve what are otherwise some very modest and unremarkable residential estates.

5.1.14 Conclusion

Bovington has a very different character from other settlements in Purbeck by reason of its military background, and apart from its obvious defence activities, it lacks any real very positive local distinctiveness, townscape character or sense of continuity. Most notably, the townscape at large is highly fragmented, and the main village centre is of a similarly dispersed and low quality character. Fortunately the well-treed landscape setting does much to mitigate the effects of the built environment.

5.1.15 Although there is much poorly used open space within Bovington, opportunities for new development are limited by the heathland protection zones to the central area along King George V Road and to the area around the green between Elles Road/Swinton Avenue.

5.1.16 Several infill developments could do much to create townscape continuity where it is currently lacking, particularly in the village centre area on King George V Road. A comprehensive review and a new strategy for this area could do much to provide the opportunity to improve the character, quality and distinctiveness of Bovington where it is very deficient.

5.1.17 The character and quality of Bovington could also be much improved by the adoption of higher planning and design standards that have been followed to date.




Bovington Appendix 06.1 Stakeholder Consultation Summary


6.1.1 Stakeholder consultation events were held on 4th December 2007 (for the towns) and 27th February 2008 (for the villages) to present the work being undertaken and set out the approach to the research and analysis for each settlement.


6.1.2 Each presentation was followed by questions and a workshop. The workshops were designed to draw out the opinions of stakeholders about the character of their town or village. Views on potential opportunities for future development were also sought, having regard to planning constraints, such as flooding.

The following questions were asked:

1. How do you perceive different parts of your town? Using the definitions and colours provided, identify areas, assigning them as either:

 strong character, sense of place and distinctive street scene, importance in terms of local identity.

 less distinctive character but makes a definite contribution in terms of local identity and sense of place.

 'anywhere' or commonplace development which contributes relatively little to sense of place or local identity.

2. What features of the townscape do you value most and feel are most distinctive? Identify on the map and/or list as many as you can.

3. What features of the townscape do you least value? Identify on the map and/or list as many as you can.

4. Bearing in mind designations, can you identify sites where there may be opportunities for development or improvement? Identify both greenfield and brownfield sites on the map and/or list as many as you can. If improvements are suggested explain what these consist of.

5. Bearing in mind designations, can you identify parts of the town which would be particularly suited to intensification? Identify brownfield sites on the map/list. How do these correspond to the values assigned in part 1 of the exercise?

6.1.3 The workshop feedback is summarised below:

Townscape Workshop Feedback

General views included:

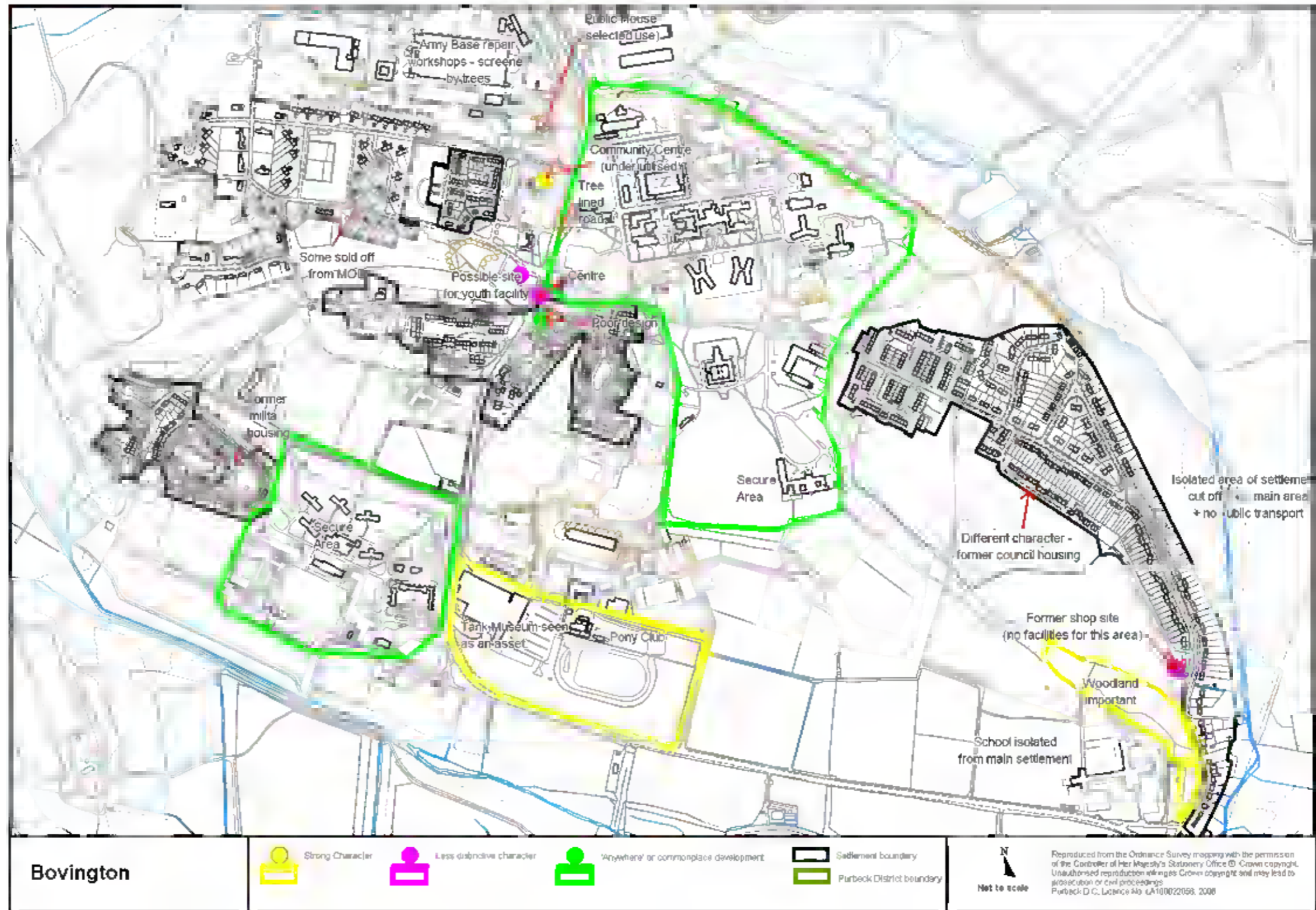
- Second homes buyers increase house prices and reduce number of homes available for locals
- Homes built should be for local people and should not be built for in migration
- If building in rural villages how do people afford to live there with no employment – fuel/car costs for commuting for employment and shopping
- Rural social housing traps tenants where there is no employment or good transport links
- Wish to have a chance to be consulted on the TCA document
- Building in 'less sensitive' areas would only make the area worse.

Views specific to Bovington:

- Limited shopping facilities (some shops have closed/gone).
- No health facilities.
- No bank or finance outlet in Bovington (or Wool).
- Cologne Road – elderly residents – isolated.
- Public Transport – limited and seasonal.
- Positive points:
 1. Community centre currently under utilised.
 2. Central point – under utilised (opposite for development of community facilities).
 3. Cologne Road – former shop site – converted to social housing some desire for a shop with flat over.
 4. Possible site for youth facilities. No facilities for older children.

Summary given by Senior Planning Officer following discussion:

- MOD background.
- Settlement operates as a military base and tank museum.
- Issues of fragmentation, isolation and poor public transport.
- General lack of facilities.
- Some sites identified for improvement/possible development.
- Wooded aspect of parts of the settlement views as important especially 8 Acre Wood.



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