

## **Wool, East Burton and Bovington Character Appraisal and Priorities – Supporting Document to the Wool Parish Neighbourhood Plan**

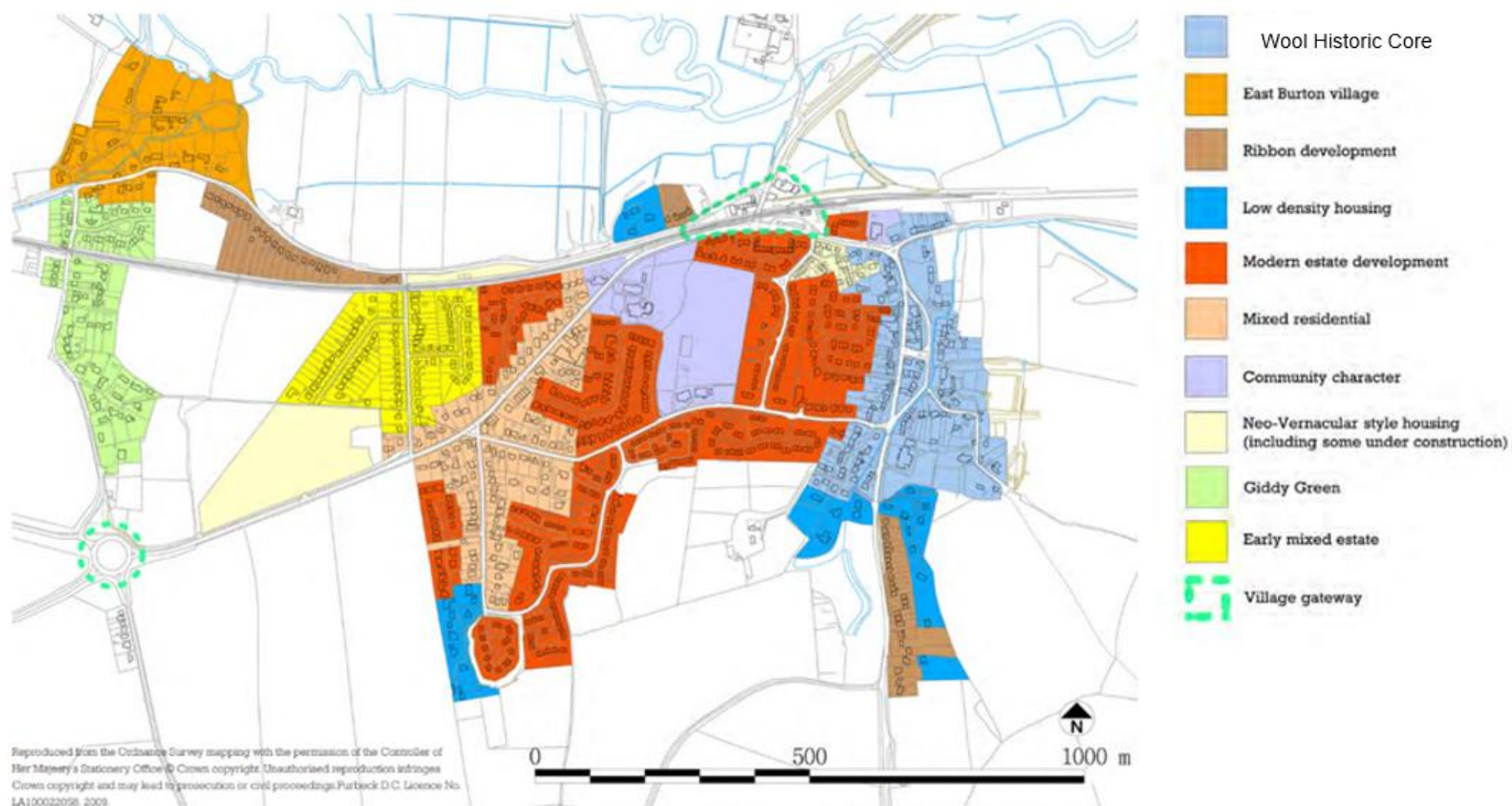
1. The following information is summarised from the Purbeck District Townscape Character Appraisals for Wool and Bovington (Purbeck District Council, September 2012). It provides a starting point for the consideration of design and development form policies within the Wool Parish Neighbourhood Plan.
2. The Character Appraisals were produced as Supplementary Planning Documents in support of Policy D: Design in the former Purbeck Local Plan Part 1 (2012). This policy expected proposals for all development and other works to reflect district design guidance including the character assessment for Wool and for Bovington.
3. Purbeck Design Guidance produced in January 2014 provide guidance on Good Design. The design guidance set our principles for Good Design and one of these is local distinctiveness. This encourages development to reflect and reinforce locally distinctive characteristics in terms of:
  - Traditional patterns and forms of development within designated places such as Wool Conservation Area and the AONB in the parish.
  - The creative use of local materials in contemporary design.
  - Townscape character as defined in Townscape Character Appraisals (such as that for Wool and for Bovington), Conservation Area Appraisals (such as for Wool Conservation Area), Landscape Character Assessment and other design guidance.
4. Guidance on managing and using traditional building materials in Purbeck was produced at the same time. This identified materials which play a role in characterising vernacular development.
5. In Wool, for Walls:
  - Limestone–Heathstone–Flint mixed materials or solely Heathstone, have played some role characterising local vernacular development.
  - Rendered Cob/Rubble has played a major role in characterising local vernacular development.
6. For roofs in Wool:
  - Thatch has played a major role in characterising local vernacular development. An unfortunate reality is that the use of thatch is becoming increasingly unpopular with insurers, to the point where they are refusing to write the policies and as such the use of thatch in new developments is likely to become rarer.
7. Wool is characterised by a wide range of different development types that have taken place at different periods. The Townscape Character Appraisal for Wool captures this and whilst produced in 2012, given the lack of development since then, remains valid and highly relevant. The Townscape Character Appraisal identified 10 character types for different development areas within Wool, East Burton and Giddy Green. These are shown on Figure 1.
8. The Townscape Character Appraisal identifies key features for each development type including:

## Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

- How routes and spaces are set out and connect
  - How development patterns are arranged in streets, blocks and plots
  - The character and appearance of the land
  - The density of development on the land and how different uses are mixed (or not)
  - The height of development
  - Whether development combines to form solid blocks of great apparent mass, or whether this is more broken, open or lower.
  - The details on buildings which provide style and quality.
  - The appearance of development in terms of the materials used and the texture and durability of them.
9. In Bovington, the settlement has some traditional farmhouses and cottages but is heavily characterised by military development and related residential accommodation. As such, traditional matters are not much in evidence and the settlement is not covered in the 2014 Purbeck Guidance on the use of traditional materials.
10. The Townscape Character Appraisal identified key features for 8 character types in Bovington (shown on Figure 2) and takes a similar approach to the appraisal for Wool. The surrounding landscape, including military training areas, large areas of planted conifer woodland, remaining areas of ancient woodland, areas for sand and gravel extraction are discussed in terms of the way these elements act to open up or screen military complex and adjacent community public areas. The position of the settlement on the south facing slope of the shallow Frome Valley is discussed in terms of the surprising level of screening from wider views that is provided through topography and planting.
11. In terms of the built environment, the confusion between military and non-military buildings is noted, the modern nature of materials and design used in public areas (townscape character of military areas behind the wire is not discussed). The appraisal focuses on quality and public realm. Much of the fabric of Bovington has been developed to service and provide amenities to people working for the Ministry of Defence establishment there. Development within publicly accessible parts of Bovington includes residential accommodation, shops and community facilities.
12. Table 1 refers to the Purbeck District Townscape Character Appraisals for Wool and Bovington to describes the key features of each character area and the priorities to protect and enhance positive features in each area.

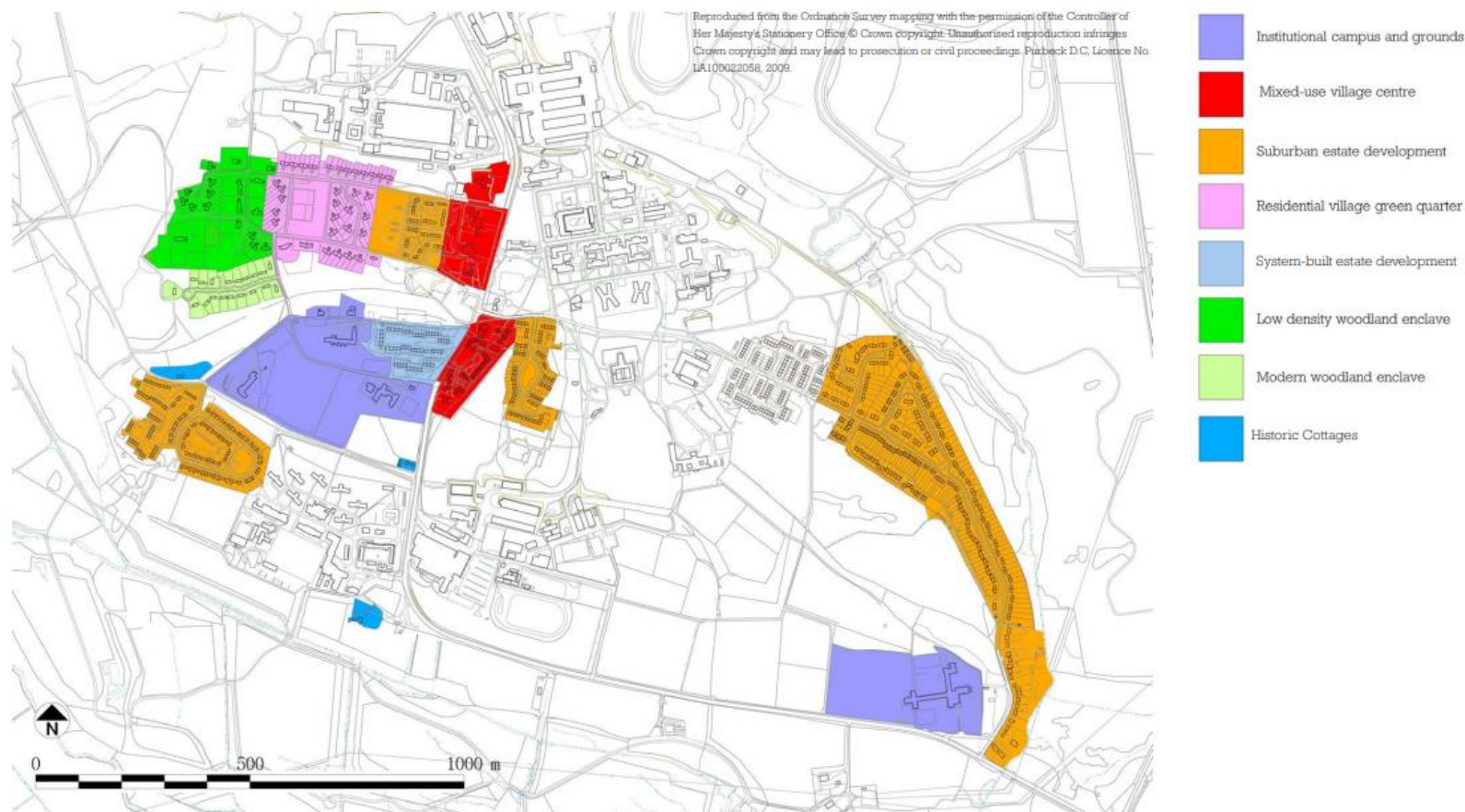
**Figure 1 – Map showing Wool Character Types** (from Purbeck District Townscape Character Appraisals for Wool and Bovington (Purbeck District Council, September 2012))

Wool  
Character types  
04.1  
Character types



**Figure 2 – Map showing Bovington Character Types** (from Purbeck District Townscape Character Appraisals for Wool and Bovington (Purbeck District Council, September 2012))

Bovington  
Character types  
04.1  
Character types



Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

**Table 1 – Wool and Bovington Character Types, Key Features and Priorities** (extracted from Purbeck District Townscape Character Appraisals for Wool and Bovington (Purbeck District Council, September 2012))

AREA	KEY FEATURES	PRIORITIES TO PROTECT AND ENHANCE CHARACTER
<b>Wool Historic Core</b>	<ul style="list-style-type: none"> <li>• Original Historic part of the village</li> <li>• A relatively tight grain of terraced and semi-detached properties located close to the road behind short front gardens.</li> <li>• Some detached and semi-detached properties are set further back from the road within large plots</li> <li>• A strong rural character.</li> <li>• A soft edge/gradual transition between the countryside and the village east of Spring Street</li> <li>• Moderate density.</li> <li>• Mixed uses form a local centre within the village, containing, a convenience shop, bakery, pub and a hair salon; majority of this area is in residential use.</li> <li>• Predominantly two-storey buildings. although the scale is generally low.</li> <li>• Black Bear public house is three stories in height.</li> <li>• Vernacular buildings exhibit a low scale and massing.</li> <li>• Some areas of later infill development.</li> <li>• Brick chimneys of variable design and size, with red and yellow clay pots.</li> <li>• Simple porch canopies (some now enclosed);</li> <li>• Variable roofscape.</li> <li>• Winding lanes with verges, banks and hedges.</li> <li>• The brook on Spring Street is an important feature of this location.</li> <li>• Irregular street widths and building patterns form interesting streetscapes with varying degrees of enclosure and openness.</li> <li>• Boundary walls of stone or brick and sometimes used in combination.</li> <li>• Walls: Cottages of cob, local stone and brick, with some houses now rendered with painted walls.</li> <li>• Roofs: A high proportion of thatch, some slate roofs and plain clay tiles. A few replacement roofs with modern concrete tiles (not characteristic).</li> <li>• Some modern developments with uncharacteristic concrete roof tiles.</li> </ul>	<p>As opportunities arise, replace indifferent modern buildings with more appropriate contextual designs.</p> <p>Avoid infill development within plots with large gardens that would change the character of Wool Village.</p> <p>Manage on-street parking to reduce and avoid the erosion of verges and banks.</p> <p>Avoid insensitive alteration or the over-extension of modest vernacular buildings.</p> <p>Discourage the replacement of hedges with modern fencing and consider how new fencing affects local character.</p> <p>Consider carefully whether highway 'improvements' such as the introduction of kerbs or formal pavements would erode the rural qualities associated with this area.</p> <p>Maintain the presence of local shops so that the local centre continues to function.</p> <p>Encourage maintenance on Cob and Thatch Structures.</p> <p>Avoid uncharacteristic concrete roof tiles.</p>
<b>East Burton Village</b>	<ul style="list-style-type: none"> <li>• This area is structured along the East Burton Road and Water Meadow Lane which meanders and branches informally.</li> <li>• rural character and appearance.</li> </ul>	<p>As opportunities arise, replace indifferent modern buildings with more</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Small village green situated at the entrance to this area on the East Burton Road.</li> <li>• Loose knit pattern of development comprising historic houses, cottages and farm buildings with significant gaps between properties.</li> <li>• Banks, verges, and mature trees and hedges, along roadsides and within gardens.</li> <li>• Boundaries marked by walls of brick and flint or simple rustic timber fences or hedges.</li> <li>• Very low density, small or modest dwellings situated in often large plots.</li> <li>• Mostly residential properties, but also some agriculturally related buildings.</li> <li>• Predominantly two stories, some bungalows.</li> <li>• Most buildings of a low scale and massing.</li> <li>• Agricultural buildings display greater mass.</li> <li>• Vernacular details and materials include prominent chimneys, timber windows, doors and lintels, intermittent boundary walls and hedges form continuous enclosure of the lanes.</li> <li>• Mature trees significant features in the streetscene.</li> <li>• Walls are a mix of red brick, local stone, cob and painted render.</li> <li>• Roofs are clay tiles, predominately plain tile, thatch and slate.</li> </ul>	<p>appropriate contextual designs.</p> <p>Avoid infill development within plots with large gardens that would change the character of East Burton Village.</p> <p>Manage on-street parking to reduce and avoid the erosion of verges and banks.</p> <p>Avoid the insensitive alteration or the over-extension of modest vernacular buildings.</p> <p>Discourage the replacement of hedges with modern fencing and consider how new fencing affects local character.</p> <p>Consider carefully whether highway ‘improvements’ such as the introduction of kerbs or formal pavements would erode the rural qualities associated with this area.</p> <p>Support sensitive conversion of historic agricultural buildings to ensure their long-term retention and maintenance.</p>
<p><b>Ribbon Development</b></p>	<ul style="list-style-type: none"> <li>• Two areas along East Burton Road and Lulworth Road.</li> <li>• Dwellings on one side of the road on deep narrow plots.</li> <li>• Many in elevated positions above Lulworth Road.</li> <li>• Detached buildings but closely spaced.</li> <li>• Mature hedges to front boundaries, grass verges and embankments of varying steepness according to the nature of the topography.</li> <li>• Backdrop of mature trees and vegetation, particularly along the Lulworth Road ribbon.</li> <li>• Relatively low density, comprising modest or small dwellings on large plots, usually long narrow gardens.</li> <li>• Mostly bungalows, although some houses present.</li> <li>• Low scale and massing.</li> <li>• Pyramidal hipped roof forms common.</li> <li>• Interwar architecture prevalent.</li> <li>• Some brick detailing such as quoins.</li> <li>• Modified roofs and porches and chimneys notable.</li> </ul>	<p>Prevent over-development through Infilling or redevelopment that could harm the pleasant low-density character of these areas.</p> <p>Design infill development to avoid the impacts on the definition of the streetscene associated with of the loss of boundary walls, widened entrances and additional parking.</p> <p>Avoid the conversion of front gardens to parking and garages located</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Walls are brick, painted brick or painted render.</li> <li>• Roofs are mostly plain clay tiles and profile concrete tiles, some artificial slate.</li> </ul>	<p>forward of the building line that would impact on the character and appearance of these areas.</p> <p>Avoid poorly designed extensions or conversions that could detract from the appearance of these areas.</p>
<b>Low Density Residential</b>	<ul style="list-style-type: none"> <li>• Four discrete locations, three situated on the southern edges of Wool in marginal areas.</li> <li>• Individual houses are accessed via informal tracks and lanes,</li> <li>• Buildings are generally set back within relatively large plots with fences or mature vegetation defining frontages.</li> <li>• Detached houses and bungalows of varied architectural styles.</li> <li>• The undulating topography, mature vegetation and informal roads create a sense of seclusion from the rest of the village.</li> <li>• Mature garden vegetation (both front and rear gardens) collectively creates a matrix of trees and shrubs within dwellings are seen to nestle, often appearing subservient to the landscape.</li> <li>• Development densities are relatively low.</li> <li>• Modest dwellings, usually set within relatively large plots.</li> <li>• Predominantly 1 – 2 storey.</li> <li>• Generally a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs.</li> <li>• This large area contains a broad mix of architecture from pre-war housing to the late 20th Century resulting in a varied mix of building details reflecting the period and style of the building.</li> <li>• Chimneys are often present, including on later houses, but do not dominate the roofscape.</li> <li>• Dwellings are set back into their sites.</li> <li>• On-site parking with driveways to the front or side of dwellings.</li> <li>• Mature garden vegetation is a notable feature.</li> <li>• Informal lanes and private drives, with banks, verges and vegetation.</li> <li>• A broad range of materials are found within this area, due to the varied architecture:</li> <li>• Walls are brick, pebble dash render, painted render, often used in combination with brick, stone and stone cladding.</li> <li>• Roofs are plain tile, some slate, profiled concrete tile.</li> </ul>	<p>Support potential for limited infill development on gap sites or large plots.</p> <p>Take opportunities to replace lower quality buildings through redevelopment.</p> <p>Protect the low-density character and important vegetation in determining proposals for the intensification of development through infilling or redevelopment of existing plots at greater densities.</p> <p>Consider the contribution and informal qualities of existing tracks and lanes in development proposals that would resurface and widen them or which would remove verges and create pavements.</p> <p>Avoid insensitive redevelopment where built forms become more dominant than the vegetation.</p>
<b>Modern Estate Development</b>	<ul style="list-style-type: none"> <li>• The area comprises sections of Dorchester Road, Colliers Lane and Chalk Pit Lane.</li> <li>• These roads converge on the triangle which forms a minor landmark in this part of the village.</li> <li>• Occasional backland development accessed via minor private drives.</li> </ul>	<p>Support new development in certain locations that could aid legibility (recognition of how the area is structured) and</p>



Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Principal roads have a straight, regular alignment.</li> <li>• Plot widths are variable across this area, although some locations display some regularity.</li> <li>• Buildings are mostly setback in an irregular pattern along a loose building line.</li> <li>• Dwelling setbacks provide modest front and larger rear gardens, although considerable variation exists throughout this area.</li> <li>• Predominantly detached properties, some semi-detached dwellings and large commercial development.</li> <li>• Gaps separate most plots. Although spaces between buildings are variable.</li> <li>• Trees and garden shrubs make a variable contribution to the green character of this area.</li> <li>• Front boundaries include brick walls, fences or hedges.</li> <li>• Older more established parts of this area have a mature green appearance.</li> <li>• Backland infill developments are often tightly arranged with dwellings closely-spaced and little room for soft landscaping.</li> <li>• Commercial frontages (south side of Dorchester Road) are generally open.</li> <li>• Modest dwellings, usually set within reasonably generous plots, although this is variable across the area.</li> <li>• Development densities are relatively low, although some small plots are occupied by relatively large building footprints resulting in somewhat higher densities.</li> <li>• Mostly residential land uses, although the south side of Dorchester Road is predominantly commercial in nature, with groups of shops and a garage.</li> <li>• Predominantly 1 – 2 storeys.</li> <li>• Generally, a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs.</li> <li>• Some commercial premises are of a larger, bulky scale and massing.</li> <li>• This area contains a broad mix of pre- and post-war architecture.</li> <li>• Modern infill/backland development has occurred in larger rear gardens.</li> <li>• Residential streets, display a suburban style and character.</li> <li>• Generally, well defined and maintained front boundaries provide clear definition to the streetscene.</li> <li>• Variable architectural details reflect the range and style of the different buildings.</li> <li>• A broad range of materials are found within this area, due to the varied architecture:</li> <li>• Walls: Brick and painted render sometimes used in combination.</li> <li>• Roofs: Plain and profile concrete tile roofs present and some slate.</li> </ul>	<p>provide enhanced points of entry.</p> <p>In considering opportunities for redevelopment of some locations at higher densities, avoid harm to the suburban character of these locations.</p> <p>Design infill development to avoid the impacts on the definition of the streetscene associated with the loss of boundary walls, widened entrances and additional parking.</p> <p>Discourage conversion of front gardens to parking that could result in the loss of vegetation to the detriment of the appearance of the area.</p> <p>Avoid poorly designed extensions or conversions that could detract from the appearance of these areas.</p>
<p><b>Mixed Residential</b></p>	<ul style="list-style-type: none"> <li>• The area comprises sections of Dorchester Road, Colliers Lane and Chalk Pit Lane.</li> <li>• These roads converge on the triangle which forms a minor landmark in this part of the village.</li> </ul>	<p>As opportunities arise, replace indifferent modern buildings with more</p>



Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Occasional backland development accessed via minor private drives.</li> <li>• Principal roads have a straight, regular alignment.</li> <li>• Plot widths are variable across this area, although some locations display some regularity.</li> <li>• Buildings are mostly setback in an irregular pattern along a loose building line.</li> <li>• Dwelling setbacks provide modest front and larger rear gardens, although considerable variation exists throughout this area.</li> <li>• Predominantly detached properties, some semi-detached dwellings and large commercial development.</li> <li>• Gaps separate most plots. Although spaces between buildings are variable.</li> <li>• Trees and garden shrubs make a variable contribution to the green character of this area.</li> <li>• Front boundaries include brick walls, fences or hedges.</li> <li>• Older more established parts of this area have a mature green appearance.</li> <li>• Backland infill developments are often tightly arranged with dwellings closely spaced and little room for soft landscaping.</li> <li>• Commercial frontages (south side of Dorchester Road) are generally open. Modest dwellings, usually set within reasonably generous plots, although this is variable across the area.</li> <li>• Development densities are relatively low, although some small plots are occupied by relatively large building footprints resulting in somewhat higher densities.</li> <li>• Mostly residential land uses, although the south side of Dorchester Road is predominantly commercial in nature, with groups of shops and a garage.</li> <li>• Predominantly 1 – 2 storey.</li> <li>• Generally, a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs.</li> <li>• Some commercial premises are of a larger, bulky scale and massing.</li> <li>• This area contains a broad mix of pre- and postwar architecture.</li> <li>• Modern infill/backland development has occurred in larger rear gardens.</li> <li>• Residential streets, display a suburban style and character.</li> <li>• Generally well defined and maintained front boundaries provide clear definition to the streetscene.</li> <li>• Variable architectural details reflect the range and style of the different buildings.</li> <li>• A broad range of materials are found within this area, due to the varied architecture:</li> <li>• Walls: Brick and painted render sometimes used in combination.</li> <li>• Roofs: Plain and profile concrete tile roofs present and some slate</li> </ul>	<p>appropriate contextual designs.</p> <p>Support the redevelopment of existing post-war shopping parades to improve their design and appearance and create a stronger more identifiable village 'centre' in this location.</p> <p>Ensure that proposals for infilling or redevelopment of existing plots at greater densities do not harm the suburban character.</p>
<p><b>Community Character</b></p>	<ul style="list-style-type: none"> <li>• Generally, buildings are set back from the road.</li> <li>• Built facilities mostly large single buildings.</li> </ul>	

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Large open playing field. Urban Grain</li> <li>• Built facilities are often relatively coarse grain with large footprints set within their plots surrounded by open space / car parking.</li> <li>• Significant hard surfaced areas for car parking.</li> <li>• Soft landscaping often around the site margins.</li> <li>• Playing field and playgrounds with extensive areas of grass often surrounded by trees and hedges and boundary fences of adjacent properties.</li> <li>• Village green space opposite The Ship pub, with sculptural stone feature.</li> <li>• Low density.</li> <li>• Buildings generally occupy a relatively large proportion of their site (although not exclusively).</li> <li>• Uses in this category are varied reflecting the range of land uses and services available within the town. Uses within this character type are Wool Roman Catholic Church and school, playing fields a playground, community rooms, library and a public house.</li> <li>• Between 1 and 2 storeys, depending on the site in question and the age and period of the building.</li> <li>• Roman Catholic church tower is a local landmark.</li> <li>• Building scale is low but massing is significant as most buildings have a relatively bulky form.</li> <li>• Details vary according to the age and period of the development. Modern buildings are plain with few embellishments.</li> <li>• Materials vary and reflect the age and style of the development.</li> </ul>	
<p><b>Neo-Vernacular Style Housing</b></p>	<ul style="list-style-type: none"> <li>• Comprises three locations at Station Road, the narrow site adjacent to the railway on east Burton Road and the Purbeck Gate site on Dorchester Road (the latter two sites are currently under construction).</li> <li>• Layouts vary according to the site but are generally arranged in outward facing blocks with internal parking courts and/or mews.</li> <li>• Relatively tight urban grain with mostly continuous frontages.</li> <li>• Buildings located on or close to the back edge of the pavement behind narrow privacy strips.</li> <li>• Standard road widths with some variation to allow for some irregularity of layout but resulting in generally uniform spaces.</li> <li>• Soft landscape is largely limited to narrow privacy strips and retained trees and hedges (where present).</li> <li>• Street trees are proposed within the Purbeck Gate site.</li> <li>• Large expanses of tarmac, including roads and pavements but also within internal courtyard spaces.</li> <li>• No front boundary treatments, fences and blank walls to internal spaces.</li> <li>• Medium density development.</li> <li>• Exclusively residential areas.</li> <li>• Predominantly 1 and 2 storey buildings, although some three storey buildings are present on the Purbeck Gate site.</li> <li>• Vernacular style designs generally have moderate scale and massing, although greater massing results where</li> </ul>	<p>Avoid replication of this style and ensure that future developments have regard to the local distinctiveness of Wool.</p> <p>Discourage further generic vernacular style housing development that lacks reference to the distinctiveness of the village and the Purbeck area.</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<p>houses are closely grouped together and is more apparent where these incorporate taller buildings.</p> <ul style="list-style-type: none"> <li>• Vernacular styling and details include, chimneys (though somewhat limited), simple porch canopies, casement windows and detailing.</li> <li>• Walls: Brick and painted render. Some stone and weatherboarding on Purbeck Gate site.</li> <li>• Roofs: Plain and profile clay</li> </ul>	
<p><b>Giddy Green</b></p>	<ul style="list-style-type: none"> <li>• Burton Road running north to south between East Burton Road and the Burton Cross roundabout forms the principal road.</li> <li>• Three lanes and a cul-de-sac join Burton Road on the east side forming short spurs.</li> <li>• The mainline railway dissects the upper part of this area with access over the line via a level crossing.</li> <li>• Most of the development has occurred on the east side of Burton Road leaving the west side largely undeveloped and retaining the character of a country lane.</li> <li>• Open grain with gaps and vegetation between many plots creating a sense of spacious character.</li> <li>• Mixed building styles, regular and irregular siting and building lines contribute to the variation of the grain of this area.</li> <li>• Sandhills Crescent is the only formal estate development with a regular suburban character.</li> <li>• Verges, low banks and hedges along much of Burton Road contribute significantly to its rural character.</li> <li>• Mature trees and shrubs within many gardens, particularly in the lower half of Burton Road are significant elements of the low-density rural character of this area.</li> <li>• The upper half of Burton Road is more closely arranged, and vegetation is a less dominant feature of this part of the area.</li> <li>• Area of SLOAP situated at Sandhills Crescent.</li> <li>• Low density housing. Generally moderate houses on relatively large plots.</li> <li>• Almost all housing, although a church and village hall are also present.</li> <li>• Buildings 1 and 2 storeys, including a number of chalet style bungalows and small scale cottages.</li> <li>• Generally modest massing associated with narrow compact vernacular cottages or low scale chalet bungalows.</li> <li>• Some two-storey houses display greater massing although this is still at a moderate domestic scale.</li> <li>• A broad mix of vernacular and post-war styles reflect the range and style of the different buildings.</li> <li>• Modern infill has occurred east of Burton Road.</li> <li>• Variable architectural details reflecting the age and range of architecture.</li> <li>• Generally an informal rural character if not entirely traditional in appearance.</li> <li>• A broad range of materials reflect the varied architecture:</li> <li>• Walls: Brick, cob, painted render and some stone.</li> <li>• Roofs: Thatch, slate, plain profile tile roofs</li> </ul>	<p>Avoid infill development within plots with large gardens that would impact on the low density and green character of this area.</p> <p>Manage on-street parking to reduce and avoid the erosion of verges and banks.</p> <p>Avoid insensitive alteration or the over-extension of modest vernacular buildings.</p> <p>Discourage the replacement of hedges with modern fencing and consider how new fencing affects local character.</p> <p>Consider carefully whether highway 'improvements' such as the introduction of kerbs or formal pavements would erode the rural qualities associated with this area.</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

<p><b>Early Mixed Estate</b></p>	<ul style="list-style-type: none"> <li>• Wide estate roads in an orthogonal layout.</li> <li>• Access to Bailey Road via Dorchester Road with Cul-de-sacs connecting to Bailey Drove.</li> <li>• Uniform road widths with pavements and grass verges in places.</li> <li>• Predominantly pre- and post-war detached or semi-detached houses or bungalows arranged in a regular pattern facing the road.</li> <li>• Urban grain is generally of an open appearance although variation exists between streets.</li> <li>• Roads with two-storey houses (such as Sydenham's Crescent) have a tighter more enclosed feel than areas which comprise mostly of bungalows (such as Frome Avenue).</li> <li>• Incidental green spaces are mostly grassed.</li> <li>• Front gardens contribute the most greenery to the area, with many containing, hedges or shrubs, however most are relatively modest and there are few trees of significance. Consequently, buildings tend to be more dominant than vegetation.</li> <li>• Mixed treatment of front boundaries with low walls or fences, sometimes backed by hedges, some have been removed creating open frontages.</li> <li>• Low density with dwellings often situated on moderate or large plots, generally containing long, narrow rear gardens.</li> <li>• These areas often appear relatively spacious due to the standard highway design and relatively open layouts.</li> <li>• Residential.</li> <li>• 1 and 2 storeys and chalet bungalows.</li> <li>• Generally, a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs.</li> <li>• This mixed area contains a broad mix of pre- and post-war architecture.</li> <li>• Residential streets, display a suburban but not entirely uniform style and character.</li> <li>• Generally, well defined and maintained front boundaries provide clear definition to the streetscene.</li> <li>• Variable architectural details reflect the range and style of the different buildings.</li> <li>• A broad range of materials are found within this area, due to its varied architecture:</li> <li>• Walls: Brick (various colours and tones) and painted render, sometimes used in combination. One example of weatherboard detailing.</li> <li>• Roofs: Plain clay tiles and profile concrete tile roofs are most common. Some examples of slate roofs.</li> </ul>	<p>Support limited replacement of existing dwellings where these are of indifferent quality and adverse impacts on the area are avoided.</p> <p>Ensure that development through infilling or redevelopment of existing plots at greater densities avoids harm to this area.</p>
<p><b>Village Gateway</b></p>	<ul style="list-style-type: none"> <li>• Major road junction at the convergence of main A352 with Station Road and the level crossing.</li> <li>• Wide road to cater for large vehicles and volumes of traffic.</li> <li>• Broad space south of the level crossing is dominated by highway engineering and traffic.</li> <li>• Burton Cross roundabout. A major feature beyond village boundary but which indicates arrival at Wool.</li> </ul>	<p>Through the delivery of planned development in this area, prioritise significant improvements at this important gateway into Wool.</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• A broad space weakly enclosed by adjacent low scale buildings, lacking identity.</li> <li>• Coarse urban grain comprising bulky buildings.</li> <li>• Unsightly buildings and weak enclosure provide a poor sense of arrival into Wool.</li> <li>• Highway landscaping comprising broad verges and grass strips to allow for visibility, contributes to the road dominated character of the gateway area.</li> <li>• Edges bounded by utilitarian fencing and railings.</li> <li>• Conifer trees west of the D'Urberville Business Centre (north side of the railway) are prominent in views west along Dorchester Road.</li> <li>• Moderate density, with large scale buildings situated mostly on relatively small plots.</li> <li>• The station has a very low density relative to its large site.</li> <li>• Mixed commercial uses comprising the petrol station, railway station, D'Urberville Business Centre and small employment buildings.</li> <li>• Single storey buildings, although their bulky forms have a relatively large scale.</li> <li>• Bulky massing.</li> <li>• Numerous highway signs.</li> <li>• Multiple streetlights associated with the road and station and a tall radio mast contribute to the cluttered appearance of the gateway area. Surfaces: Extensive tarmac surfaces and concrete kerbs.</li> <li>• Surfaces: Extensive tarmac surfaces and concrete kerbs.</li> <li>• Walls: Buildings of brick and painted brick. Prefabricated station building. Weatherboarding to junction box.</li> <li>• Roofs: Plain tiles or profile sheeting. Flat roof to station. Slate on the signal box.</li> </ul>	<p>Remove the dominance of highway engineering and create a new urban square/space.</p> <p>Consider how to overcome traffic/road infrastructure constraints that could limit potential for change.</p>
<b>Bovington</b>		
<b>Institutional Campus and Grounds</b>	<ul style="list-style-type: none"> <li>• Buildings are invariably situated within their grounds, set back from the road.</li> <li>• Campus style layouts occupying large sites with internal roads, paths and parking areas and ancillary facilities such as playing fields.</li> <li>• There is a relatively coarse grain with large footprints.</li> <li>• Buildings are set within their plots surrounded by open space and parking areas.</li> <li>• Institutionalised landscape consisting generally of mown grass, including playing fields, and amenity trees. Minimal gardenesque planting.</li> <li>• The area also includes some fields and woodland.</li> <li>• Planting is mostly mature, and it does much to ameliorate the effect of institutional uses and to integrate them into their surroundings.</li> <li>• Fences often intrusive.</li> <li>• Low density development.</li> <li>• Plots vary with some large individual plots and other small estate developments with relatively small plots.</li> <li>• Mostly institutional use but includes a bungalow adjacent to the First School site.</li> <li>• 1 and 2 storeys with some taller elements.</li> </ul>	<p>Improve the design of institutional buildings through variation of design and character.</p> <p>New buildings should relate well to the wider townscape including a better presence on the road.</p> <p>Consider the replacement of some lower quality buildings.</p> <p>Create better screening of parking areas and amelioration of the effect of intrusive boundary fencing.</p> <p>Sensitive building extensions and alterations.</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Variable massing, often with an extended sprawling character.</li> <li>• Scale of buildings often reduced by tall mature trees.</li> <li>• Details vary according mostly to late 20th century period.</li> <li>• Details generally ubiquitous.</li> <li>• Some buildings are flat roofed with prominent white horizontal divisions.</li> <li>• Other smaller buildings have domestic details.</li> <li>• Grey/brown brick, some white painted render.</li> <li>• Others consist of coloured panels.</li> <li>• Smaller buildings in red or brown brick.</li> <li>• Roofs vary. Some flat roofs with prominent service elements on them, others are pitched including slate and tile on smaller buildings.</li> </ul>	
<p><b>Mixed Use Village Centre</b></p>	<ul style="list-style-type: none"> <li>• Loosely knit and varied development adjacent to King George V Road.</li> <li>• Village centre in two parts staggered and on opposite sides of the road consisting of a community-based area to the north-west and a retail and housing based area to the south-east.</li> <li>• In the north-west area access is from the back and in the south-east area it is directly off the through road.</li> <li>• The north-west part consists of relatively large buildings set within their own plot, thus forming a very open pattern of development.</li> <li>• In the south-east part consists of an irregular arrangement close to and partly fronting the road. Victoria Close residential development is tucked behind.</li> <li>• The area generally is characterised by extensive open space adjacent to King George V Road consisting of cut grass and numerous scattered amenity trees.</li> <li>• In the north-west part trees tend to screen the facilities from the road.</li> <li>• In the south-east part deciduous woodland behind contains development and forms a backdrop.</li> <li>• The north-west area is low density with a variety of community-based uses such as a post office, coffee shop and convenience store, a community hall, tearooms, and a pub (currently closed).</li> <li>• The south-east area is more mixed and includes a tailors, a dry cleaners, a newsagent and three take-aways.</li> <li>• In the north-west part predominantly single storey development.</li> <li>• In the south-east area one to 2.5 storey but predominantly 2 storeys.</li> <li>• Buildings in north-west part are relatively large but extensive open space and trees reduce the apparent mass of the buildings.</li> <li>• Buildings in the south-east part are generally more domestic in scale with tighter massing that gives a welcome sense of concentration.</li> <li>• Very variable detailing.</li> <li>• In the north-west part detailing is generally poor and utilitarian in manner.</li> <li>• There is a dramatic 3D mural with a formal paved area in front.</li> </ul>	<p>Consider feasibility of creating a more concentrated village centre to create a more vibrant place.</p> <p>Similarly seek to overcome poor frontage onto the principal road including some excessive setbacks.</p> <p>Seek to improve the quality of development.</p> <p>Create a better planned and more coherent village centre.</p> <p>Improve the quality of the public realm.</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• In the south-east part detailing is mostly domestic in character, if plain.</li> <li>• Mostly red brick and painted render walls, but the community office includes dark grey brick. Also, some Purbeck stone walls.</li> <li>• Mostly double-pitched roofs with clay or concrete tiles. Also, a mansard roof with slate or similar.</li> </ul>	
<b>Suburban Estate Development</b>	<ul style="list-style-type: none"> <li>• Generally mid 20th century estate developments.</li> <li>• Clearly defined areas not closely associated with others development types.</li> <li>• Standardized estate roads.</li> <li>• Some cul-de-sacs and garage courts.</li> <li>• Most semi-detached houses, but also some bungalows and short terraces.</li> <li>• Moderate urban grain with buildings at regular intervals.</li> <li>• Relatively broad, standardized estate roads.</li> <li>• Some cul-de-sacs and garage courts.</li> <li>• Well-defined and consistent building frontages, sometimes slightly staggered.</li> <li>• Grass verges are a feature but generally there is a lack of tree and shrub planting.</li> <li>• However, Andover Green estate is better treed and planted generally.</li> <li>• Often wasted/unresolved space, grassed, especially at corners.</li> <li>• Otherwise, there is a lack of vegetation within streets mitigated by a mature woodland backdrop in most areas.</li> <li>• Low/medium density development but often low intensity character due to generally open layout and setting.</li> <li>• Predominantly modest semi-detached houses and detached bungalows on relatively deep plots. Small front gardens.</li> <li>• 2 storey houses.</li> <li>• Single storey bungalows and garages.</li> <li>• Modest domestic scale and massing.</li> <li>• Details vary according to age and style of building.</li> <li>• Generally ubiquitous mid 20th century council estate architecture but including some variations.</li> <li>• Standard early estate layout with grass verges.</li> <li>• Chimneys are prominent.</li> <li>• Original windows replaced with uPVC.</li> <li>• Modest porches, open or enclosed, are a feature.</li> <li>• Mostly red brick and painted render, but buff brick used at Cranesmoor Close.</li> <li>• Predominantly red/brown plain tiles or concrete interlocking tiles.</li> </ul>	<p>Improve green spaces within the residential areas.</p> <p>Improve garage courts.</p> <p>Encourage new tree planting.</p> <p>Consider potential to re-landscape or develop some left-over spaces - heathland buffer permitting, including redevelopment of Arras Crescent area.</p> <p>Avoid further loss of boundary wall, fences and hedges.</p> <p>Avoid widening of entrances to provide off-street parking in front gardens that could undermine the quality and definition of the streetscene.</p> <p>Discourage the loss of vegetation to the detriment to the appearance of the area.</p> <p>Ensure that extensions or loft conversions are well-designed.</p> <p>Avoid further loss of details, especially chimneys and chimney pots.</p>
<b>Residential Village Green Quarter</b>	<ul style="list-style-type: none"> <li>• An area of planned low-density estate development.</li> <li>• Development arranged around a large central green space.</li> <li>• The area is well linked to other areas.</li> <li>• Standard estate roads.</li> <li>• Orthogonal arrangement of roads with buildings, mostly arranged diagonally.</li> <li>• Diagonal arrangement of buildings exposes end walls to view.</li> <li>• The central green is the principal feature of this area.</li> </ul>	<p>Improve house frontages dominated by garages.</p> <p>Improve scale of open space to better match the scale of development.</p> <p>Promote a stronger definition of central space</p>



Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Numerous mature specimen trees contribute significantly to the character and quality of the area.</li> <li>• Lack of front gardens can make the area seem rather bleak, especially in winter.</li> <li>• Low density development.</li> <li>• Extensive open space and deep setbacks emphasise the low-density character.</li> <li>• 2 storey houses.</li> <li>• Modest domestic scale and massing.</li> <li>• Details are generally those associated with rather ubiquitous mid-late 20th century estate types.</li> <li>• House fronts dominated by forward-projecting flat roofed garages attached to houses.</li> <li>• Standard estate road types.</li> <li>• No chimneys.</li> <li>• Detailing very limited, but includes tile-hung fronts, typical of the period.</li> <li>• Walls are brown/red brick. Grey tile-hung front walls.</li> <li>• White window surrounds and garage doors.</li> <li>• Low-pitched roofs in grey concrete interlocking tiles</li> </ul>	<p>with more prominent house frontages.</p> <p>Potentially encourage some more uses in the central open space.</p> <p>Use tree and hedge planting, especially to reduce the impact of wire netting around tennis courts and end walls of houses.</p> <p>Avoid unsympathetic alterations to houses.</p>
<p><b>System-Built Estate Development</b></p>	<ul style="list-style-type: none"> <li>• Probably dating from 1960-70s.</li> <li>• A clearly defined area not closely associated with other development types.</li> <li>• Houses principally focussed around a central open space.</li> <li>• House backs and parking areas generally front onto external roads.</li> <li>• Standardized estate roads.</li> <li>• Peripheral parking areas with some garages.</li> <li>• A clearly defined orthogonal grain.</li> <li>• A series of short, staggered terraces.</li> <li>• A tightly defined central space.</li> <li>• The principal feature is the central open space.</li> <li>• The central space is a bleak area of close mown grass, tarmac paths and a hard-surfaced area.</li> <li>• The central area contains minimal tree or shrub planting and no front gardens.</li> <li>• Along roads, parking and back fences/hedges predominate.</li> <li>• Grass verges are a feature but generally there is a lack of tree and shrub planting.</li> <li>• Around the development there are extensive areas of vacant grassed space, mitigated by mature woodland nearby.</li> <li>• Often wasted/unresolved space, grassed, especially at corners.</li> <li>• Medium density residential development but internally quite a high-density character.</li> <li>• Predominantly modest houses with only small back gardens but set in extensive surrounding communal space.</li> <li>• 2 storey houses.</li> <li>• Modest domestic scale but terraces increase sense of building mass.</li> <li>• Details very simple.</li> <li>• Generally ubiquitous mid 20th century council estate architecture, using pre-cast system-built method.</li> </ul>	<p>Encourage some individuality between buildings where feasible.</p> <p>Improve internal green space.</p> <p>Improve back areas visible from surrounding spaces and roads.</p> <p>If feasible, improve detailing.</p> <p>Encourage tree planting.</p> <p>Ensure good maintenance of roads and parking areas</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Standard house type varied only by slope and varied setbacks.</li> <li>• No chimneys.</li> <li>• uPVC windows.</li> <li>• Porches introduce some design interest.</li> <li>• Brown/grey exposed aggregate pre-cast concrete units.</li> <li>• Joints prominent and make houses appear insubstantial.</li> <li>• Grey/brown concrete interlocking roof tiles</li> </ul>	
<b>Low Density Woodland Enclave</b>	<ul style="list-style-type: none"> <li>• Detached houses but varied building ages and types.</li> <li>• 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.</li> <li>• Detached houses of the same design throughout.</li> <li>• Some early 20th century houses and some later estate types.</li> <li>• Generally, a low density urban grain but plot sizes vary considerably;</li> <li>• Roads vary from the general standardized estate roads in Bovington. Roads generally narrower often without verges. Tighter junctions.</li> <li>• The landscape setting of this area is one of its key defining features;</li> <li>• The strength of the landscape setting is sufficient to unite some diverse residential types into a single character area.</li> <li>• The area is well treed with a wooded backdrop.</li> <li>• The landscape setting is essentially naturalistic, unlike much of the rest of Bovington with is typified by much amenity planting.</li> <li>• Estate houses have open front areas without walls/hedges.</li> <li>• Older houses tend to be concealed behind hedges and boarded fences.</li> <li>• Low/medium density development of detached houses with quite generous back gardens.</li> <li>• Plots vary with some large individual plots and other small estate developments with relatively small plots.</li> <li>• Exclusively residential mix.</li> <li>• Earlier houses include some bungalows but later 2 storey houses.</li> <li>• Modest domestic scale and massing.</li> <li>• Scale of buildings reduced by tall mature trees.</li> <li>• Early 20th century types are of basic type with no notable architectural or other details.</li> <li>• Some ubiquitous mid 20th century estate architecture with minimal details.</li> <li>• Estate houses have attached flat roofed garages to the front.</li> <li>• Walls are Red or red/brown brick, some white painted render.</li> <li>• Estate houses have fronts hung with plain tiles.</li> <li>• Later estate houses have low-pitched roofs without chimneys and grey-brown concrete plain tiles</li> </ul>	<p>Ensure any new development complements existing styles includes future potential mature landscape setting to match existing in time.</p> <p>Maintain the successful edge between the settlement and woodland/heath.</p> <p>Encourage boundary treatments in new development to avoid close-boarded fencing along edge of roads.</p> <p>Guard against insensitive building alterations.</p>
<b>Modern Woodland Enclave</b>	<ul style="list-style-type: none"> <li>• This character type is limited to Foxbury.</li> <li>• A single cul-de-sac development in a wooded setting.</li> <li>• Detached houses of the same design throughout.</li> <li>• Standard detached houses, mostly facing the road.</li> </ul>	<p>Maintain quality of landscape setting in new development</p>

Wool Parish Neighbourhood Plan Supporting Document (January 2025) - Wool, East Burton and Bovington Character Appraisal and Priorities

	<ul style="list-style-type: none"> <li>• Moderate urban grain with buildings at regular intervals.</li> <li>• Standardized estate roads with very wide grassed margins that read as a unifying space.</li> <li>• Landscape and topography together create an attractive and even memorable development.</li> <li>• The development is contained within a natural landscape setting composed mostly of mature pines.</li> <li>• Open grass verges contrast with the dense woodland setting.</li> <li>• No front gardens</li> <li>• Low/medium density development of detached houses with quite generous back gardens.</li> <li>• Exclusively residential and of consistent character.</li> <li>• 2 storey houses.</li> <li>• Modest domestic scale and massing.</li> <li>• Ubiquitous mid 20th century estate architecture with little or no variation of no intrinsic quality but transformed by its landscape setting.</li> <li>• 2 small brick chimneys on the ridge of each house.</li> <li>• Original windows replaced with uPVC.</li> <li>• Simple flat roof over front door with a vertical brick band either side</li> <li>• All houses are finished with white painted render.</li> <li>• Predominantly red/brown concrete interlocking roof tiles</li> </ul>	<p>Avoid the dominance of parked cars on roads by promoting off-street parking.</p> <p>Encourage householders to create more interesting front gardens and encourage small flower beds in public areas.</p> <p>Ensure redevelopments and small new developments maintain the contiguous character of the locality</p>
<p><b>Historic Cottages</b></p>	<ul style="list-style-type: none"> <li>• 3 independent locations at Bovington Farm, Bunker’s Hill and Andover Green Cottages.</li> <li>• Irregular detached houses and cottages that mostly predate the military camp.</li> <li>• Isolated developments do not contribute significantly to urban grain.</li> <li>• Originally situated close to roads (Road adjacent to Bovington Farm has since been realigned).</li> <li>• Cottages are situated in well treed areas.</li> <li>• Traditional front gardens are not generally typical of Bovington, and this feature introduces a more traditional appearance and softer effect than elsewhere.</li> <li>• Large cottages at Bovington Farm and Andover Green cottages, small at Bunker’s Hill.</li> <li>• Exclusively residential uses.</li> <li>• 2 storey houses.</li> <li>• Modest domestic scale and massing.</li> <li>• 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.</li> <li>• At Andover Green there is a pair of semi-detached cottages, rendered and painted white.</li> <li>• Walls are red brick or rendered and painted white.</li> <li>• All roof pitches, either thatch, red plain tile or slate</li> </ul>	<p>Encourage traditional rural building types to maintain/create a sense of place and associate Bovington with the wider rural area. Must ensure that this does not undermine the qualities of other character areas.</p> <p>Avoid further loss of boundary walls, fences and hedges to provide parking in front gardens at Bunker’s Hill.</p> <p>Ensure extensions or loft conversions are well-designed.</p> <p>Avoid further loss of details, especially chimneys and chimney pots.</p>