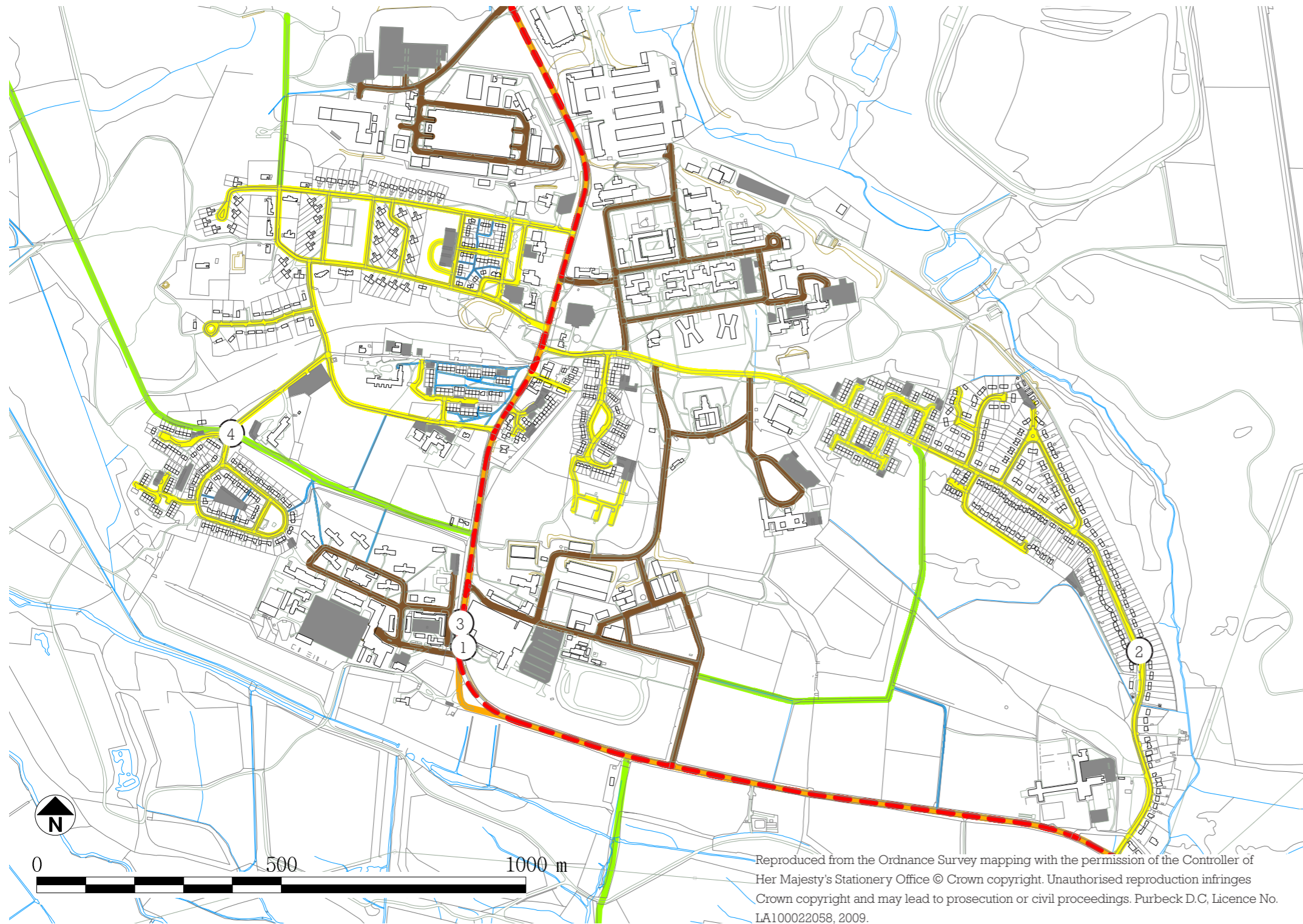




Bovington Settlement analysis 03.1 Street pattern



-  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.

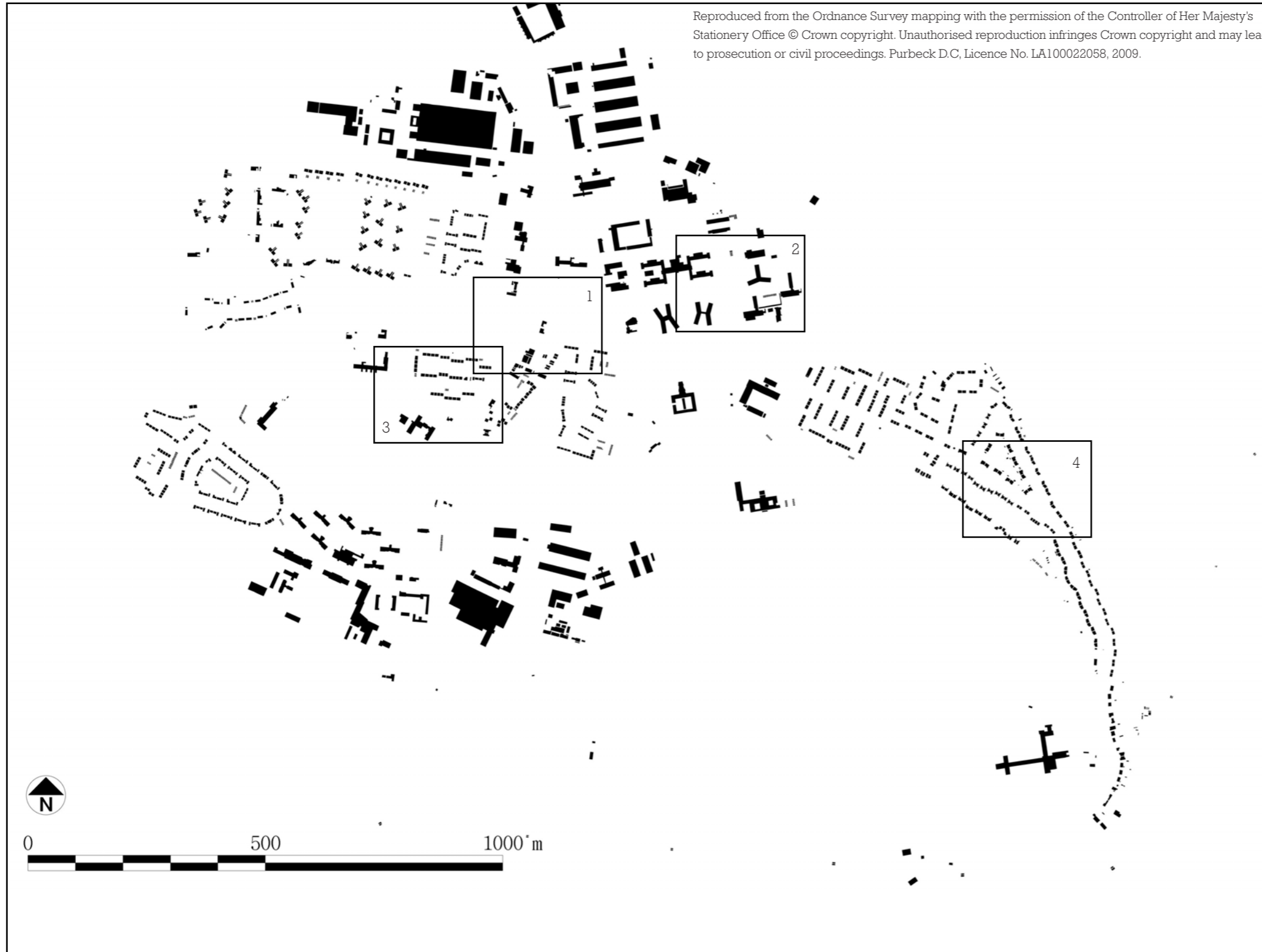
3.1.4 A few informal tracks provide connections between various parts of the village and to adjacent countryside. Some of these are very attractive by virtue of their woodland setting, but they are often bordered by a security fence that rather reduces their appeal.

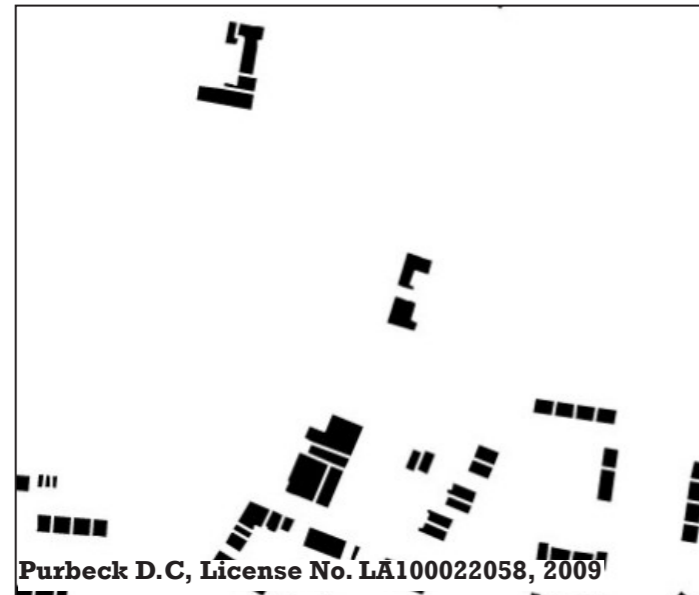
KEY POINTS

- 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.

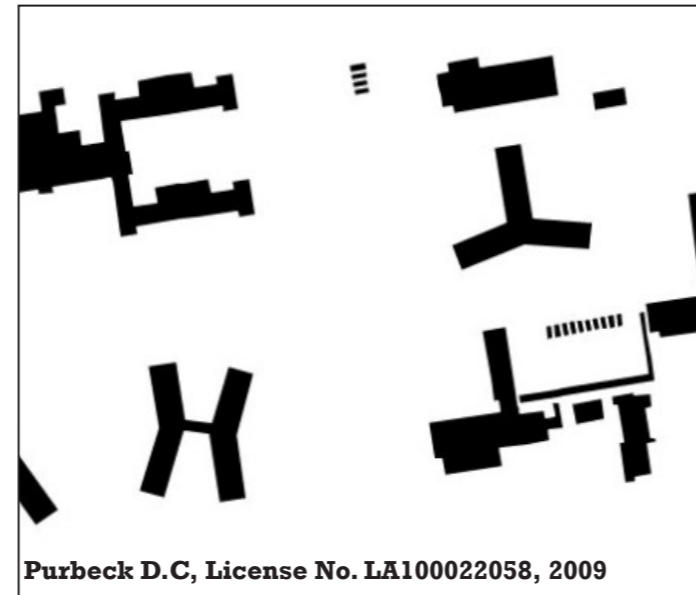


Bovington Settlement analysis 03.2 Figure ground

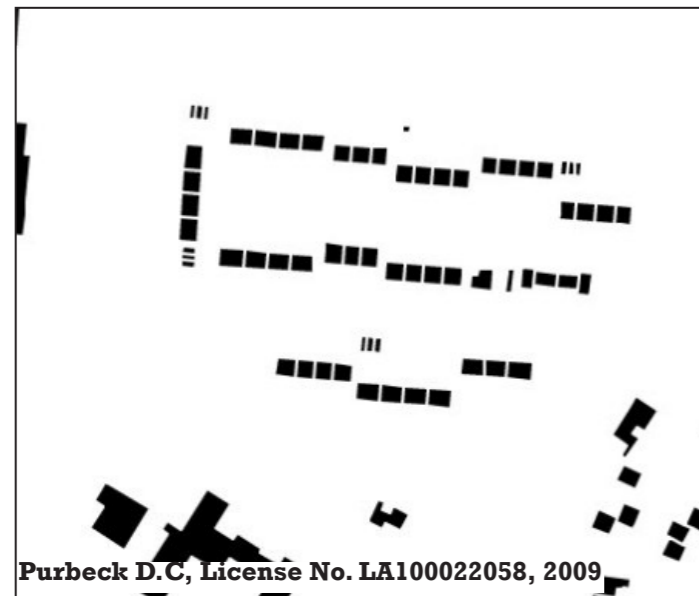




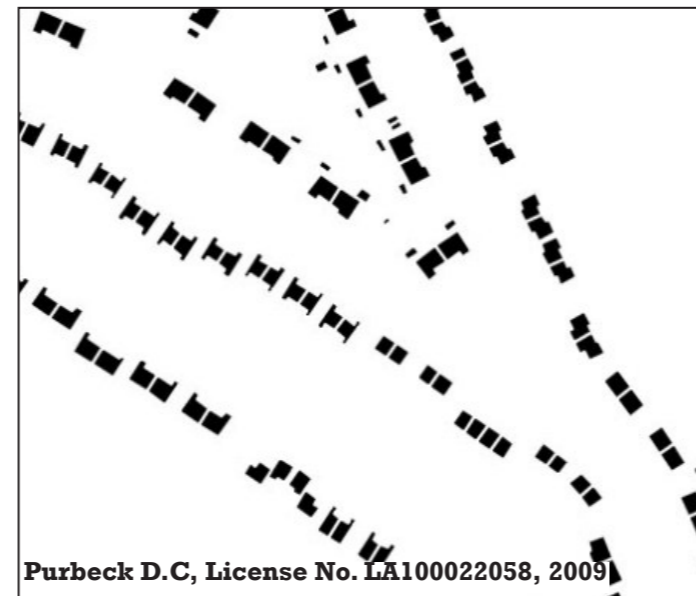
1. Centre of settlement



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

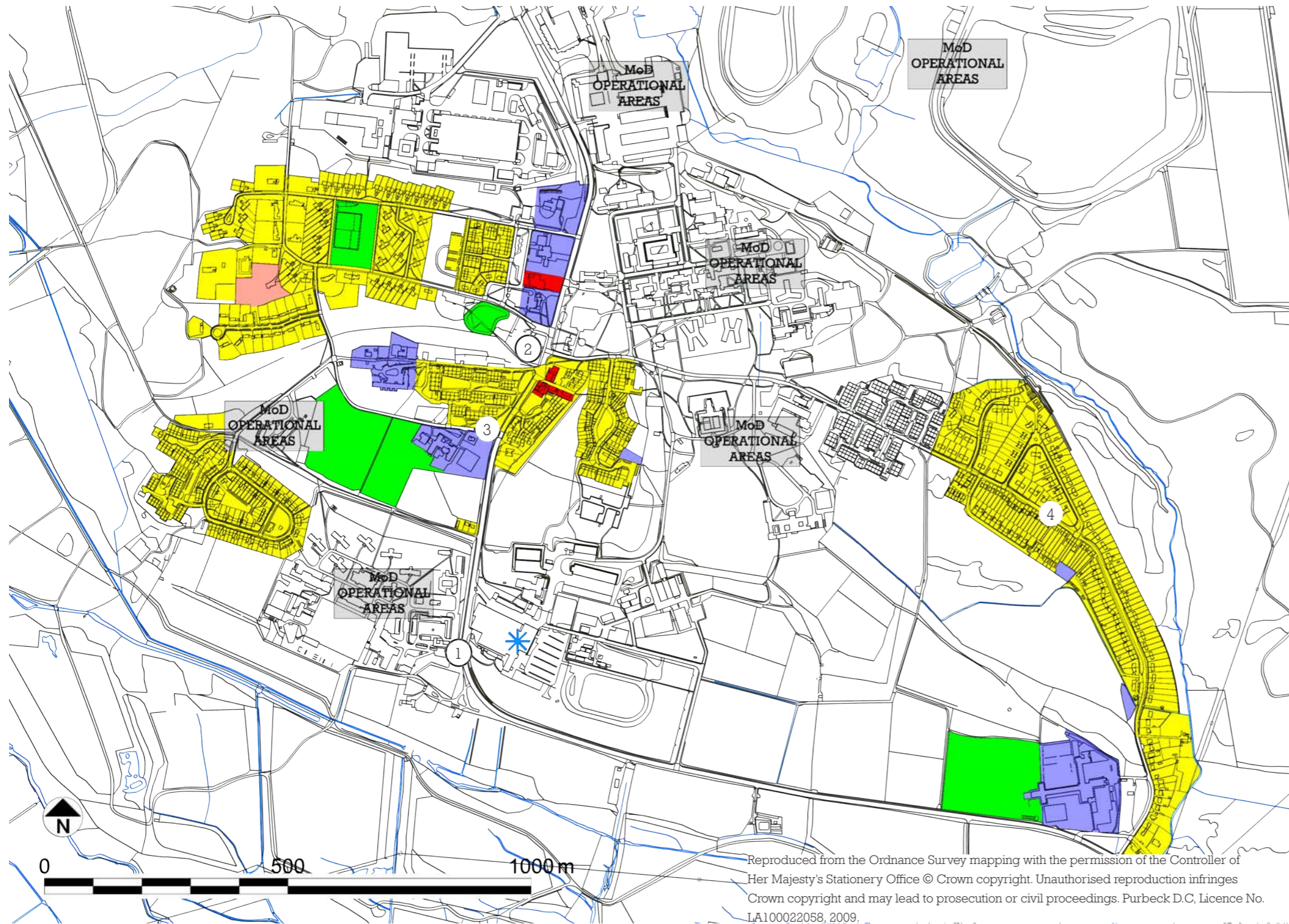
Duncan Crescent represents an area of slightly lower density residential estate development. In this instance, semi-detached houses with front gardens face onto relatively broad access roads. Although the building line is very well defined and the layout quite formal, the development nonetheless has 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. Bovington First School seen from King George V Road



4. Residential development in Cologne 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.

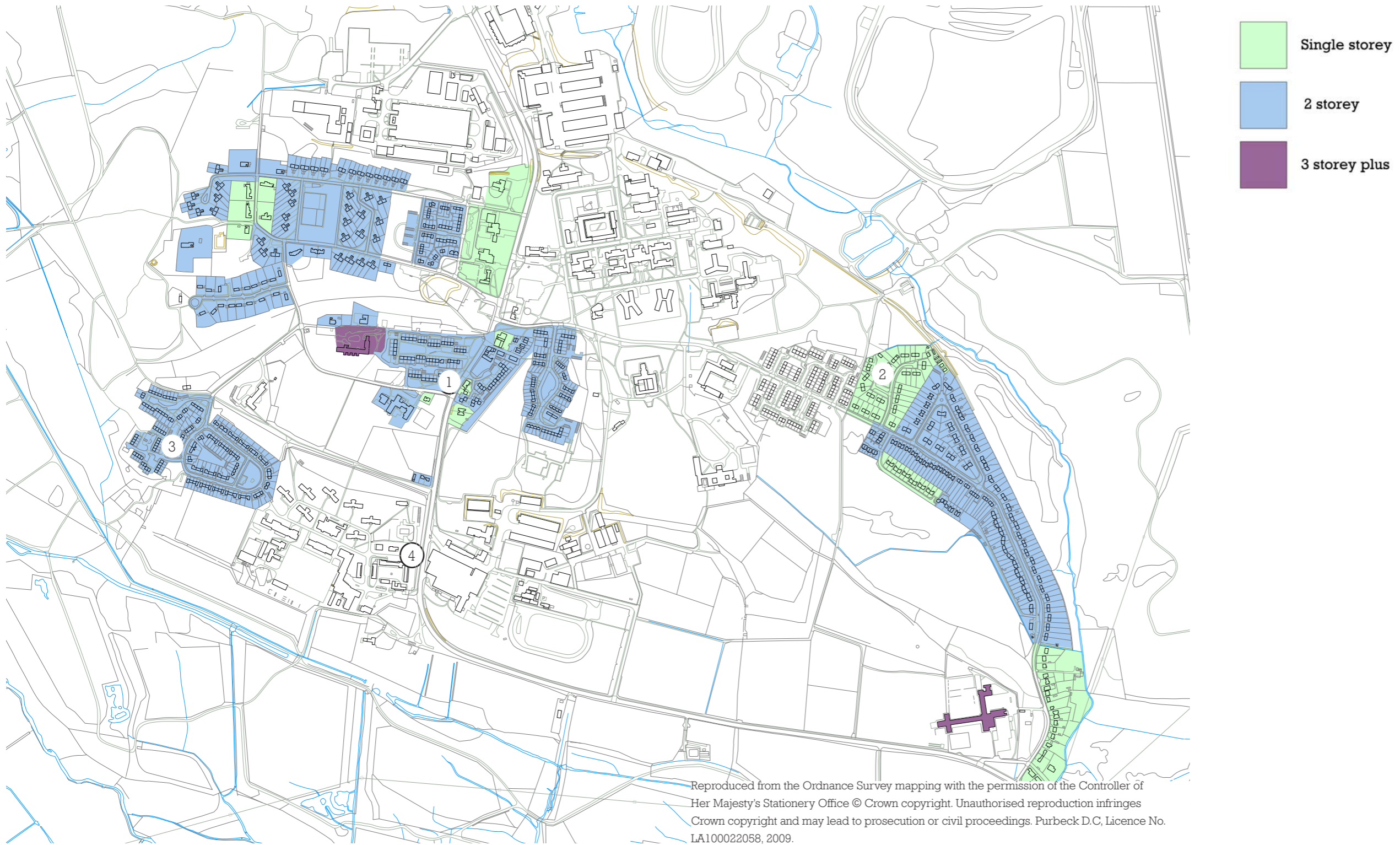
3.3.4 After the MoD operational areas, residential development is the next largest land use in Bovington. This occurs as several dispersed areas, particularly in the case of the Cologne Road development to the east, and consequently the settlement lacks any clear sense of cohesion, the effect being exacerbated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

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





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



-  Playing fields
-  Public green space/SLOAP
-  Visually significant trees [not all trees shown]
-  Playground or play area
-  TPO - area
-  Mixed and deciduous woodland

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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.

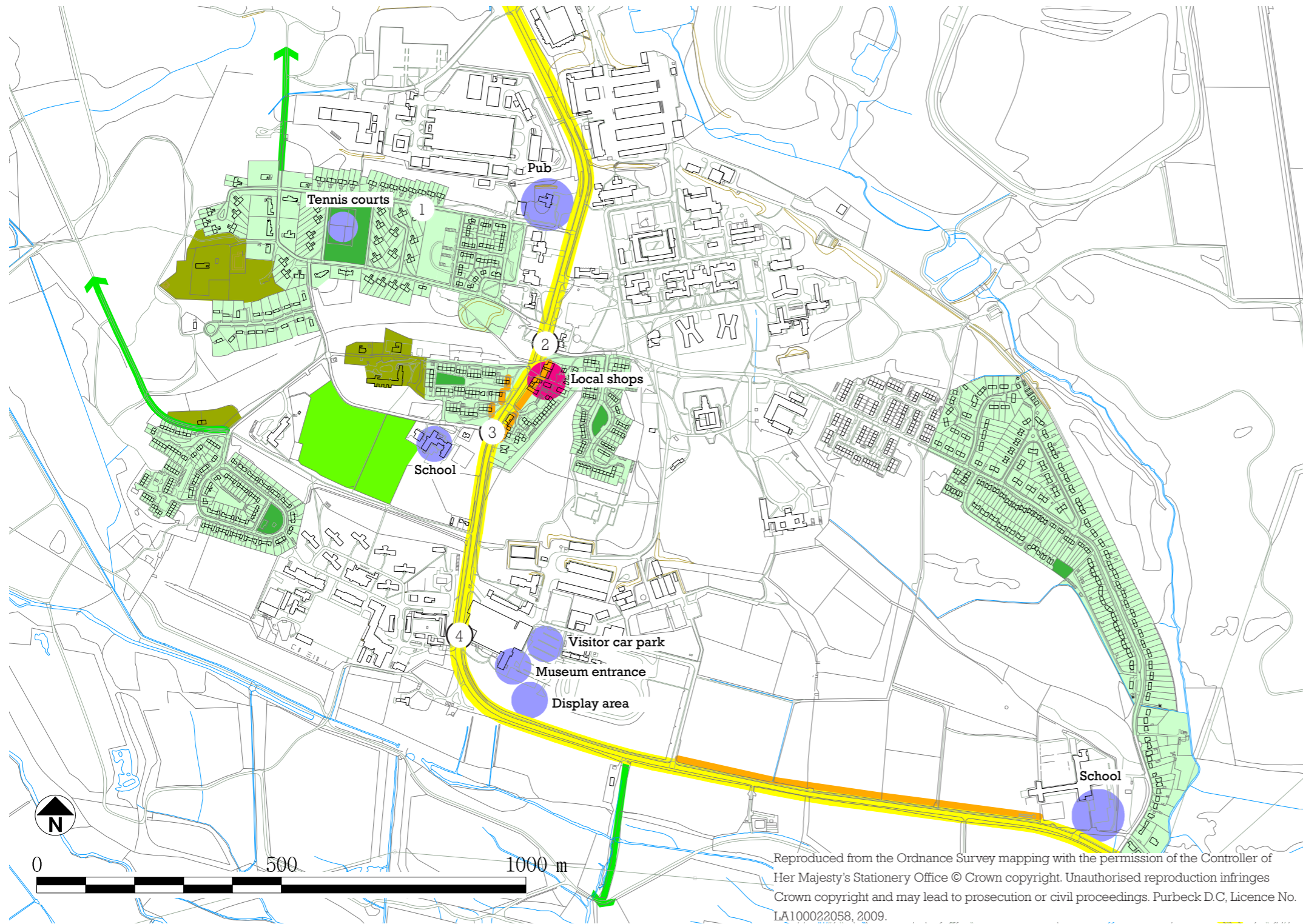
3.5.7 The extensive areas of grass and trees provide ample provision for informal recreation, as do the woods, and there are attractive woodland walks where access is permitted. There are however several informal play areas as well as extensive playing fields. There are also several large paddocks used 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



-  Busy road
-  Frontage affected by road noise
-  Periodically busy area
-  Busy local services
-  Quiet residential area
-  Tranquil but isolated recreational space
-  Recreational space integrated within residential area
-  Quiet and hidden backland area
-  Recreational link to open countryside

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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

3.6.1 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. 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

3.6.3 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.

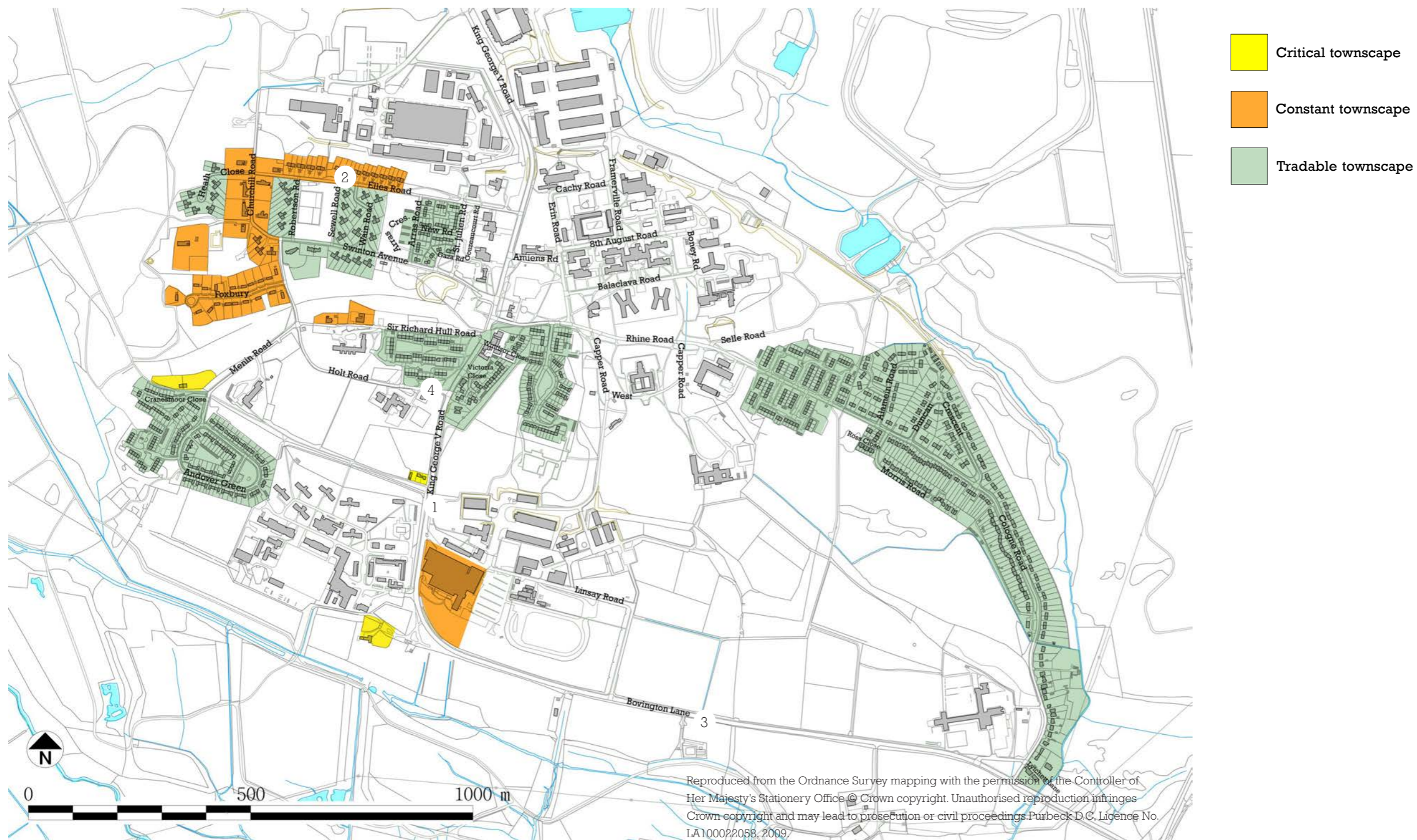
3.6.4 The two schools, Bovington First and Middle, have periods of high activity at the beginning and end of teaching days as children are delivered and collected.

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





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.

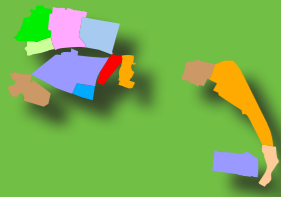
3.7.4 The Tank Museum, including the recent extension, is a visually significant complex of buildings and is important in reflecting and defining the character and historic importance of Bovington.

3.7.5 Tradable

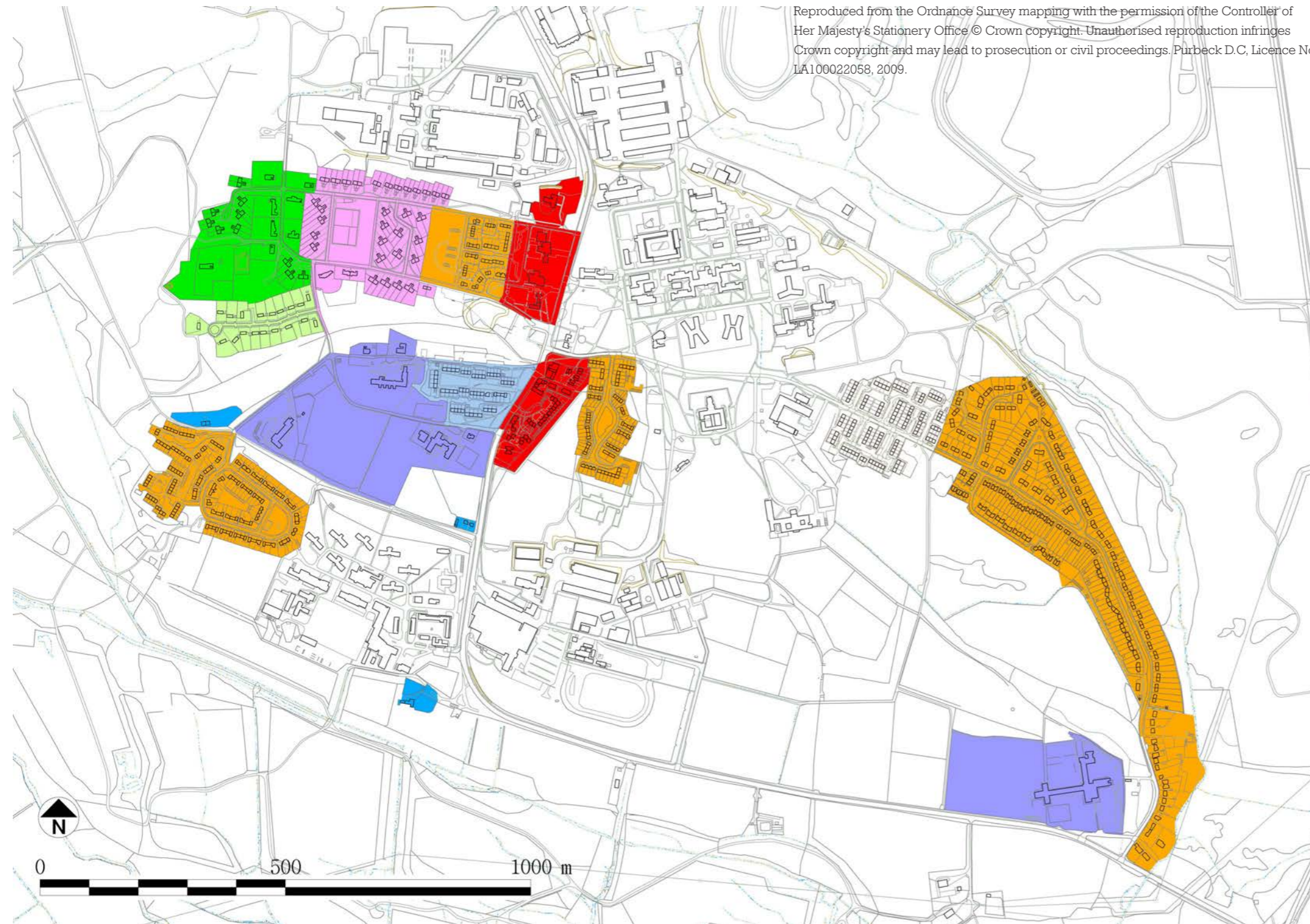
Much of the rest of Bovington is classified as being of Tradable townscape quality. Development both within the military base and in adjacent residential areas is of generally ubiquitous and unremarkable architectural quality, much of the residential development being of standard estate types. Local 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.

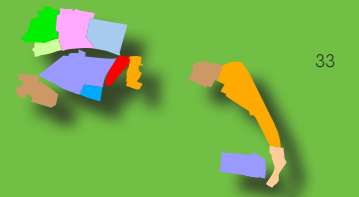


Bovington Character types 04.1 Character types



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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

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.

Explanation

The layout provides the basic plan on which all other aspects of the form and uses of a development depend.

Layout: urban grain

The pattern of the arrangement of street blocks, plots and their buildings in a settlement.

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).

Landscape

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.

This includes all open space, including its planting, boundaries and treatment.

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.

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).

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.

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.

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.

Massing is the three-dimensional expression of the amount of development on a given piece of land.

Appearance: details

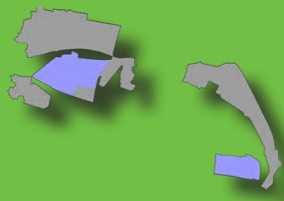
The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.

This includes all building elements such as openings and bays; entrances and colonnades; balconies and roofscape; and the rhythm of the facade.

Appearance: materials

The texture, colour, pattern and durability of materials, and how they are used.

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.



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

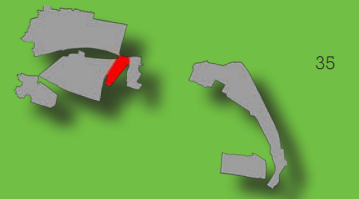
- Some buildings of rather ubiquitous character.
- Some developments of a rather sprawling nature.
- Parking areas can be prominent and unsightly.
- Most buildings do not relate well to the wider townscape including poor presence on the road.

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 'thrift 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

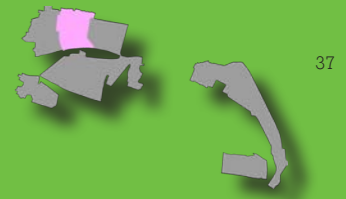
- Generally, a lack of local distinctiveness.
- Green spaces, where they exist within residential areas are often bleak and incidental.
- Occasional unsightly garage courts, but these are generally discretely located. (Arras Crescent garages are a notable exception)

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

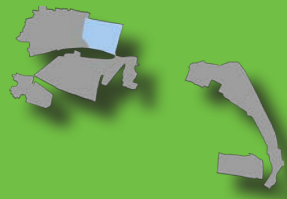
- Houses have rather poor frontage dominated by garages.
- Some prominent side elevations.
- Scale of open space not well matched to the scale of development.
- Wire fences around tennis courts rather prominent and unsightly.

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

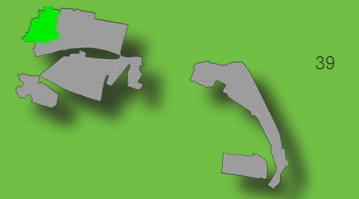
- Ubiquitous development, lacking in individuality.
- Bleak internal green space.
- Unsightly back areas visible from surrounding spaces and roads.
- Generally, very poor detailing.

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

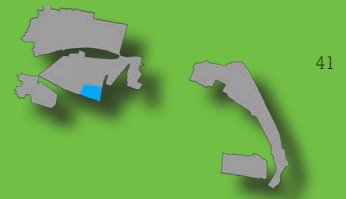
- Cars parked in the road can be prominent.

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

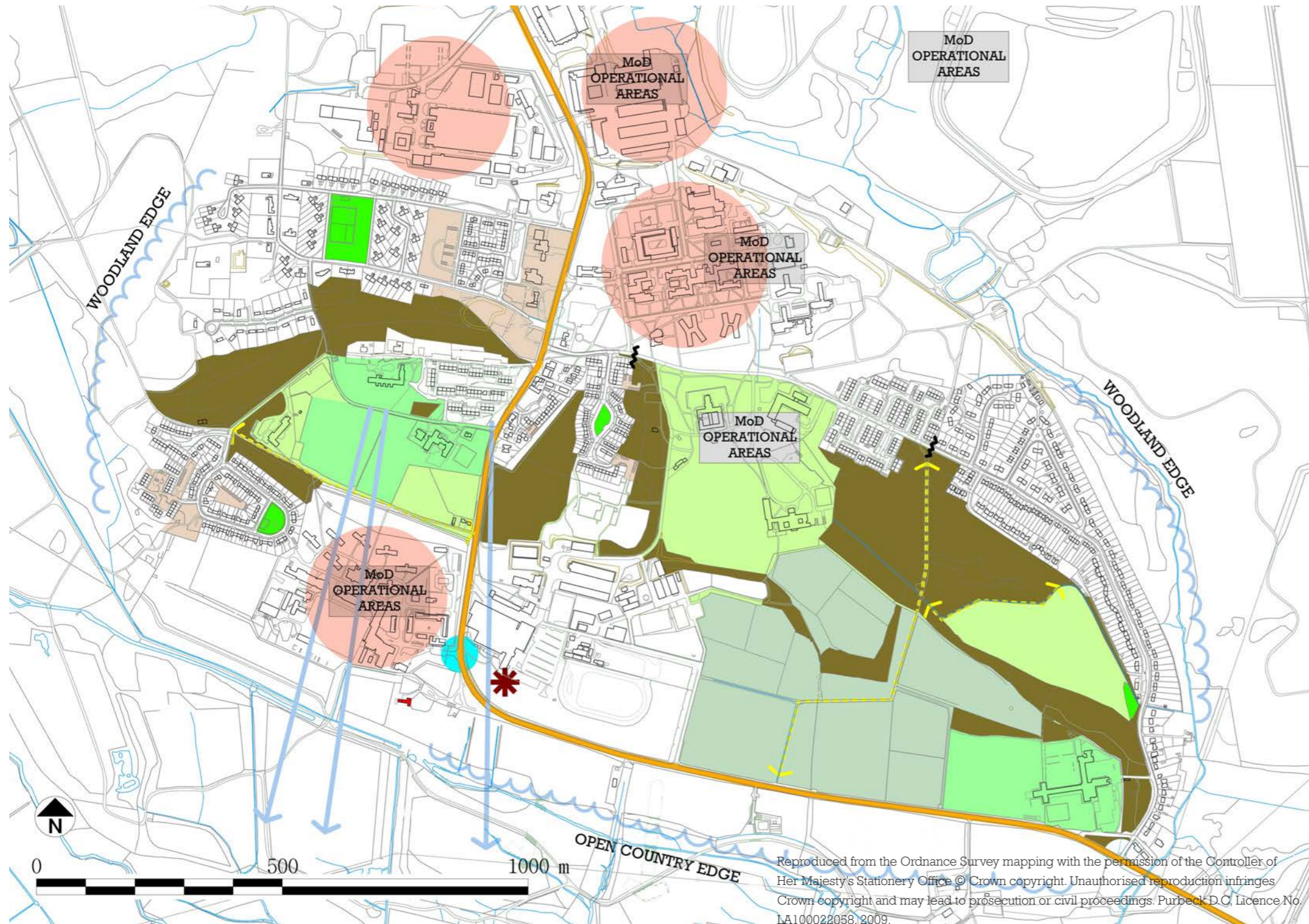
- None identified.

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 chimney pots.



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:

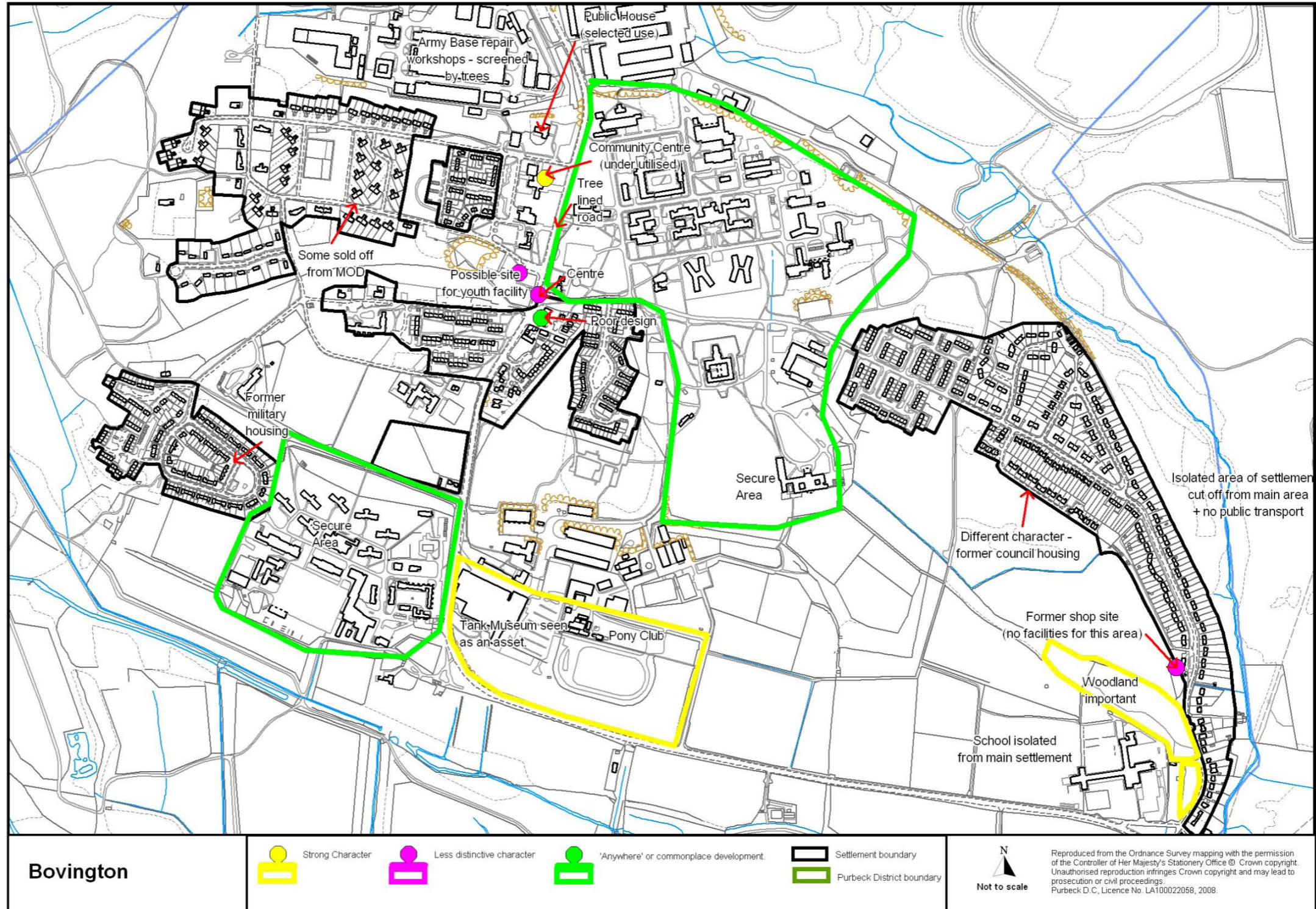
- Second homes buyers increase house prices and reduce number of homes available for locals
- Homes built should be for local people and should not be built for in migration
- If building in rural villages how do people afford to live there with no employment – fuel/car costs for commuting for employment 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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