

Bridport Historic Urban Character Area 12 Historic Bradpole

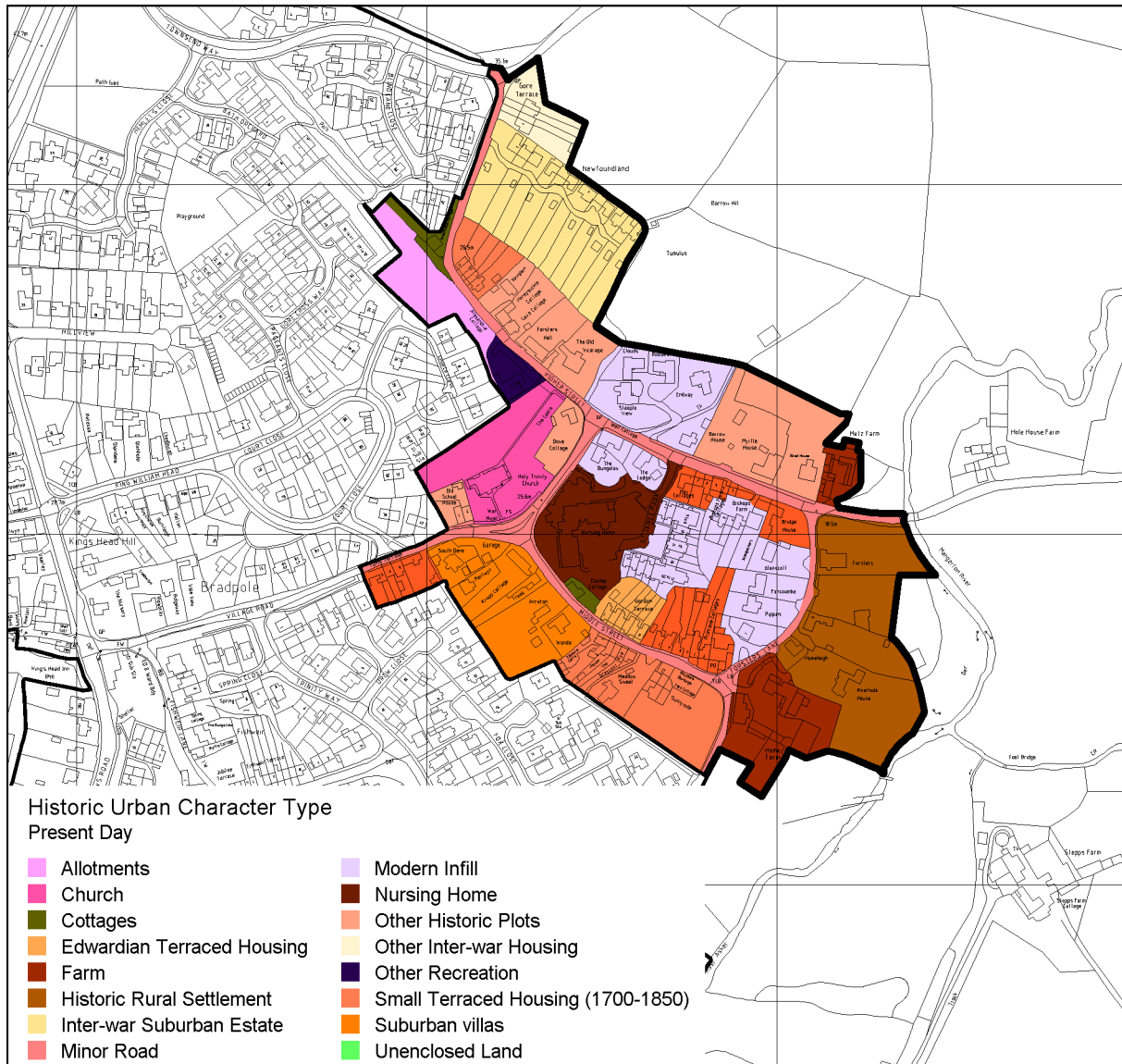


Figure 137: Map of Historic Urban Character Area 12, showing current historic urban character type.



Figure 138: View of Holy Trinity Church from Middle Street, Bradpole.



Figure 139: View down Middle Street from Village Road.

Bridport Historic Urban Character Area 12

Structure of Character Area

Overview

The village of Bradpole lies to the north of the historic centre of Bridport on the old road to Beaminster. This area is defined by its settlement pattern and concentration of historic buildings.

Topography and Geology

The ground dips steeply down from the upper slopes of the ridge between the Brit and Mangerton rivers down to the edge of the floodplain in the east. The steepness of the higher slopes inhibited development north and west of the church. The higher ground lies on sandstone of the Bridport Sand Formation with sandstones of the Down Cliff Sand Member and Thorncombe Sand Member on the lower ground.

Urban Structure

Bradpole is a nucleated village formed by a rectangle of lanes: Village Road, Higher Street, Middle Street and Forsters Lane. The streets are curving along their length and Middle Street is deeply incised into the slope below Village Road. The properties are aligned along the roads with some modern infill in the centre of the rectangle accessed by a cul-de-sac.

The plots are irregular in size and shape ranging from narrow rectilinear historic plots to broader rectangular or irregular plots. In general, the larger plots lie on the lower ground.

Present Character

Figure 137 shows the present day historic urban character types. The main street frontages are formed by blocks of Small Terraced Housing (1700-1850), Cottages, Suburban Villas, Nursing Home, and areas of Modern Infill. Along the east side are Farms and Historic Rural Settlement. The church lies to the northwest. At the northern end of the area are an Inter-war Suburban Estate and Other Inter-war Housing. Other minor historic urban character types include Allotments, and Other Recreation.



Figure 140: View of lower end of Middle Street, Bradpole.

Time Depth

Bradpole has its origins as a Saxon settlement and the roads are the oldest surviving element. The main road passed through the village until it was bypassed by a new turnpike road in the mid-18th century. The historic core of the settlement may lie at the junction of Village Road and Higher Street, as the medieval manor house is said to have been east of the church at Court Close and its brewhouse at The Knapp (a late 19th century villa, now St James's Park Nursing Home). The present churchyard is much larger than the medieval one, which lay to the south of the existing 19th century church. On the west side of the church is the former School, built in the medieval pound. The commercial centre lies towards the bottom end of Middle Street and this area has a row of cottages and terraced housing development of early 19th century date, with Gordon Terrace a later, early 20th century, infill terrace. Further 19th and early 20th century terraces are found along Village Road and Higher Street. There are larger detached houses and farmhouses of mainly late 18th and 19th century date on the lower ground to the east. At the north end of Higher Street is a post-WWI development of mill workers housing, on the site of an earlier weaving shop at Newfoundland. There is modern infill of former orchards along Forsters Lane, Bishops Farm and on Higher Street.

Settlement Pattern and Streetscape

The settlement pattern is medium to low density housing in an irregular organic perimeter block layout, with the houses either set along the street frontage, slightly set back behind small front gardens or set further back in the centre of larger plots. Where the buildings are set back, the street frontage is defined by stone perimeter walls and/or hedges or grassy banks. The churchyard is set high above the village with substantial retaining walls and some raised pavements in Middle Street and Higher Street. Forsters Lane has a semi-rural feel with hedges and farm buildings.

Mature trees and hedges are prominent in many parts of the village, with views glimpsed of the surrounding countryside from a number of different viewpoints.

Bridport Historic Urban Character Area 12 Built Character

Building types

The built character of this area is heterogeneous, including 17th-19th century rural buildings, large detached villas, terraces of 19th and 20th century worker's housing and farm buildings. Holy Trinity Church was built in 1845-6 to replace the medieval church. The former Bradpole National School was built in Tudor Revival Style in 1848. The late 19th century Forster Memorial Institute on Higher Street was originally founded as a reading room.

The housing falls into a number of different types: large detached houses and farmhouses, smaller vernacular cottages, and other smaller houses and terraces. The largest house is the Knapp, built in the 1890s. Other large detached houses include the thatched Myrtle House which has an 18th century front to an earlier house, the 19th century double pile Brad House and Old Rectory, and the early 19th century Forsters, set at right angles to the street frontage. The early 19th century Home Farm House forms another major element of the built heritage. No. 3 Forsters Lane and Knapp Cottage are examples of more irregular vernacular cottages of 17th-18th century date. Smaller houses include a mixed row of cottages in Middle Street, an early 19th century terrace at 1-5 Higher Street, Tunis Terrace a mid 19th century terrace on Village Road, and the late 19th century Gordon Terrace in Middle Street. On the northern outskirts, at Newfoundland, is a group of houses built by the Pymore Mill Company in 1918-21 and adjacent is the early 20th century Gore Terrace. A number of agricultural buildings are present within the area, including barns and sheds at Metz Farm and Home Farm. The buildings of Bishops Farm have been converted to housing. The built character of this area is enhanced by the large number of stone boundary walls and raised pavements.

Building Materials

The building materials include local Inferior Oolite and Bothenhampton stone. Local bricks are used on a number of houses. The roofs are mainly slate or plain clay tiles and occasional thatch.

Key Buildings

Public Buildings: Holy Trinity Church, Forsters Memorial Institute, Old School House.

Large Houses and Farmhouses: The Knapp, Myrtle House, Home Farmhouse, Old Vicarage, Forsters, Brad House.

Smaller Houses and Cottages: Lynn Cottage, Dove Cottage, Knapp Cottage, May Cottages, Gordon Terrace, Tunis Terrace.

Workers Houses: Newfoundland.



Figure 141: Old School House, Bradpole.



Figure 142: Myrtle House, Higher Street.



Figure 143: Home Farm, Bradpole.



Figure 144: Gordon Terrace, Middle Street, Bradpole.

**Bridport Historic Urban Character Area 12
Archaeology**

Archaeological Investigations

A watching brief during works at Holy Trinity Church in 2003 revealed no features within the churchyard itself and an undated stone-lined culvert running down the side of Higher Street (Bellamy 2003). In addition, during the construction of The Knapp in the 1890s, part of the late medieval manor brewhouse, built of Ham Hill stone was uncovered.

surviving in this area, perhaps including remains of buildings, property boundaries and pits. Some industrial archaeological remains may survive at Newfoundland. Figure 145 shows historic boundaries depicted on 19th century maps, mainly property or former orchard boundaries.

Archaeological Character

The very limited archaeological investigation in this area constrains consideration of the archaeological resource. The discoveries at The Knapp suggest there may be remains of the medieval and early post-medieval village

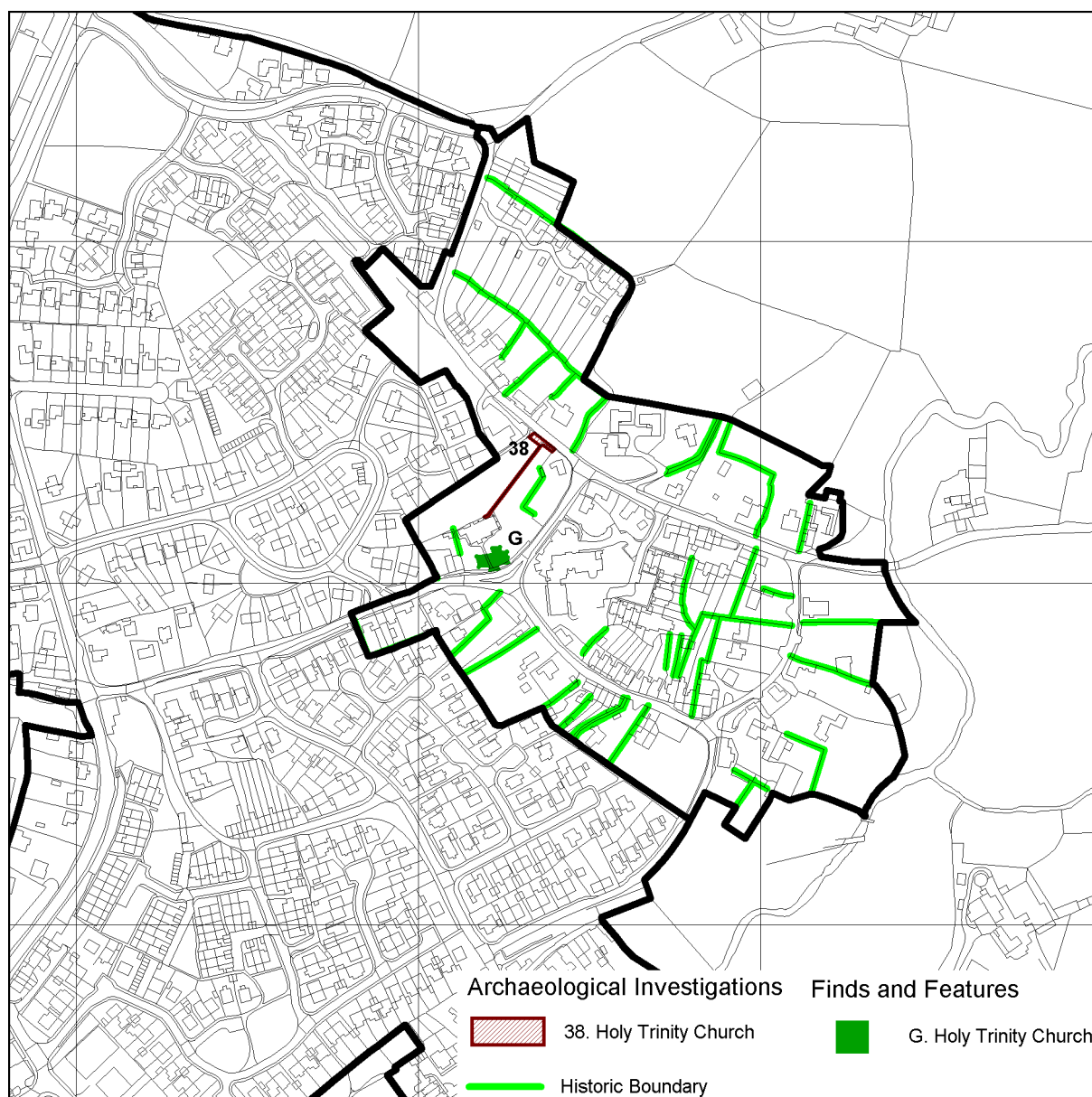


Figure 145: Archaeological Investigations and features in Historic Urban Character Area 12.

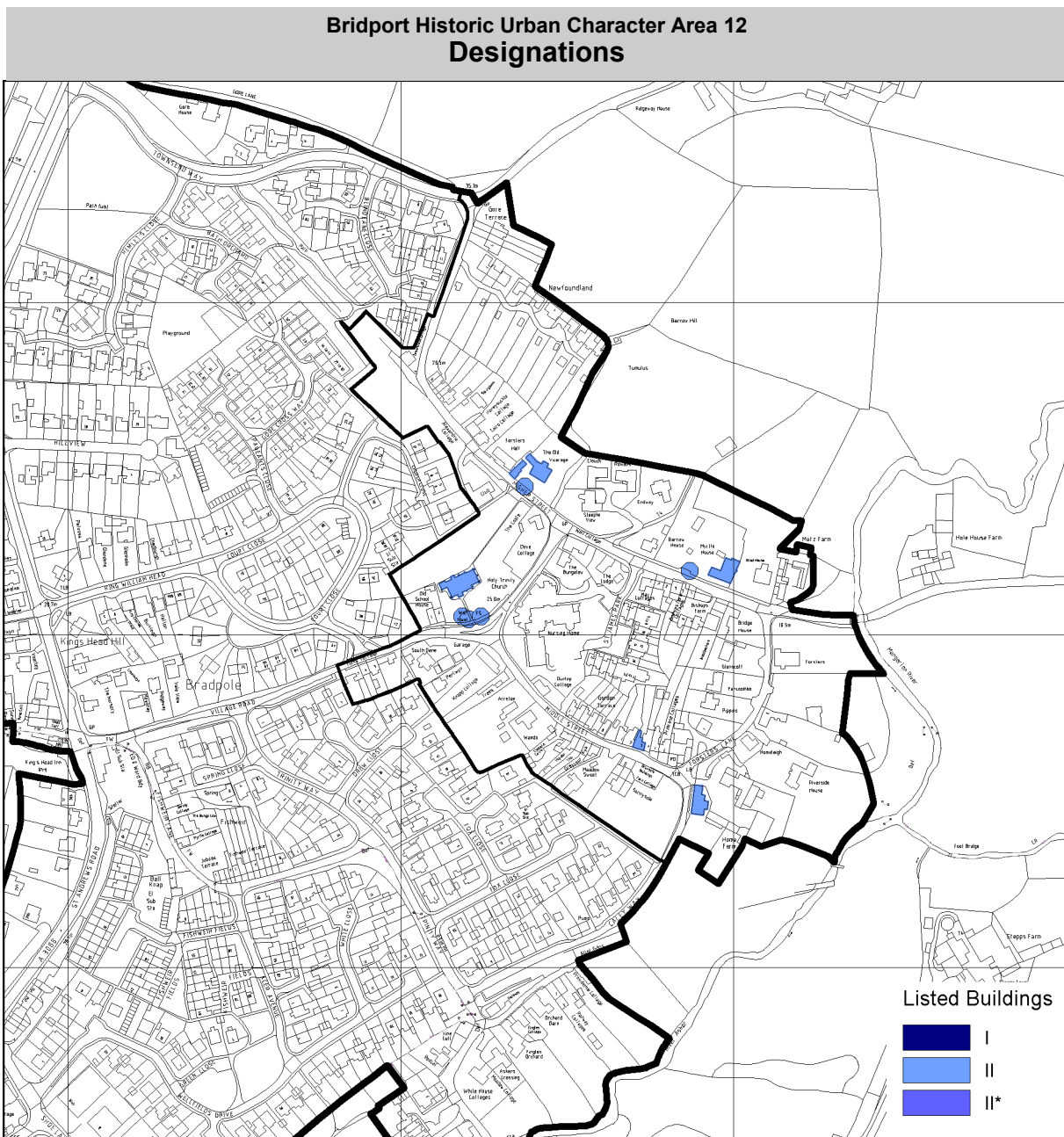


Figure 146: Listed Buildings and other designations in Historic Urban Character Area 12.

Listed Buildings

There are 9 Listed Buildings in the Character Area, all Grade II.

Conservation Areas

Almost the whole of this Character Area lies within the Bradpole Conservation Area (Figure 41).

Registered Historic Parks and Gardens

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

Scheduled Monuments

No Scheduled Monuments lie within this character area.



Figure 147: Brad House, Higher Street, Bradpole.

Bridport Historic Urban Character Area 12 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **Strong**. Bradpole retains its historic village layout of roads and has good survival of historic plots. There is a strong contribution from a variety of differing types of historic buildings representing former agricultural and industrial activities. The widespread use of local materials enhances the historic built character.

Sensitivity to Large Scale Development

The area has a **High** sensitivity to major change. It is surrounded by modern development and further development in this area would dilute the contrast between the historic village core and the surviving suburbs. The street frontages are formed by a heterogeneous mix of historic buildings. Any development that reduced the quality and variety of the built environment would have a major negative impact on the historic character.

Archaeological Potential

This character area has a **High** potential to answer questions about the origins and early development of the village of Bradpole. Archaeology may reveal the extent and focus of settlement and provide evidence for the economy and diet of the inhabitants. The survival of archaeological deposits and features assessed to be medium.

This area has the potential to provide information which would contribute to Research Question 1 (Part 7).

Key Characteristics

- Mix of historic agricultural and domestic buildings
- Raised churchyard
- Reasonably intact historic village plan
- Boundary walls, raised pavements and iron railings
- Mature trees