

# Bridport Historic Urban Character Area 14 East Road

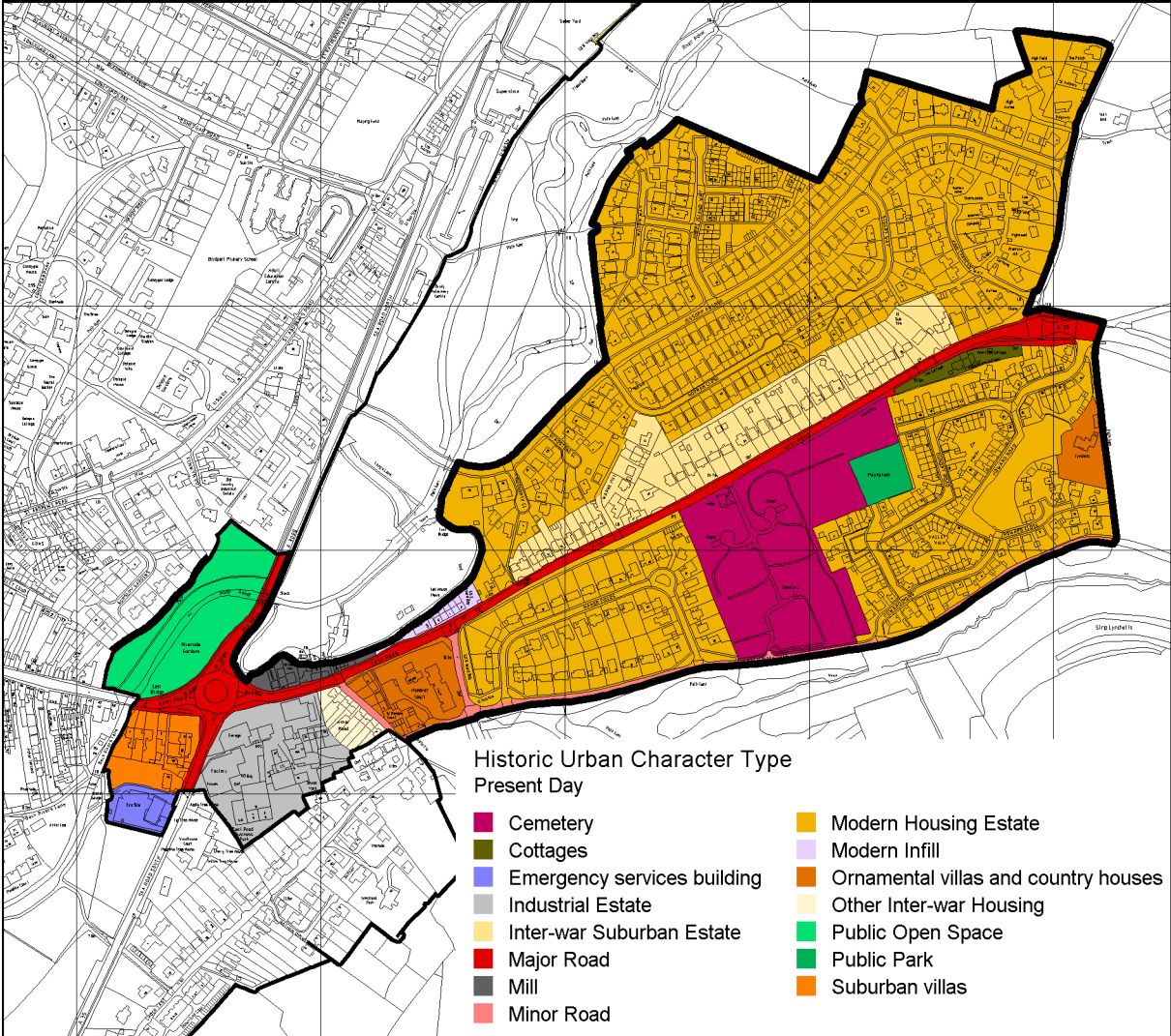


Figure 153: Map of Historic Urban Character Area 14, showing current historic urban character type.



Figure 154: View west down East Road with 47 East Road to the right.



Figure 155: View of modern housing estate in northern part of character area (Jessoppe Avenue).

## Bridport Historic Urban Character Area 14 Structure of Character Area

### Overview

This character area lies to the east of the historic town and is an area of suburban expansion along East Road, the main route to Dorchester. It is defined primarily by its geographic location on the east side of the River Asker.

### Topography and Geology

The west end of this area crosses the floodplain of the River Asker and the ground rises up towards the north east. The ground also slopes away down to the northwest and to the south. The area lies on sandstones of the Down Cliff and Thorncombe Sand members with some superficial deposits of Alluvium in the base of the river valley.

### Urban Structure

East Road forms the spine of this area with some ribbon development along it. Much of area does not relate directly to this road, but consists of a network of looped roads and culs-de-sac giving access to the suburban housing estates which form a predominant part of this area.

### Present Character

Figure 153 shows the present day historic urban character types. The area is predominantly Modern Housing Estates with a Cemetery and a strip of Inter-war Suburban Housing Estate along East Road. Closer towards the town centre is a more varied area of character types including an Industrial Estate, Suburban Villas, Ornamental Villas and Country Houses, Mill, Other Inter-war Housing, Emergency Services Building and Public Open Space. Other minor historic urban character types include Cottages, Public Park and Modern Infill.

### Time Depth

The structure of this character area is largely based on 19th and 20th century elements. The early 19th century East Road Villas

development is an early suburban expansion to the east of the town, now rather disconnected from the rest of the area by Sea Road (on the line of the former railway) with its large roundabout. The floodplain area also has remaining historic industrial elements of East Mill and Asker Mills (the latter now the East Road Business Park). The other 19th century elements are the 1856 Municipal Cemetery (later extended to the east) and Hanover Court (formerly 'The Cottage', then 'Battlecombe'), an early-mid 19th century villa. Suburban expansion in the period after the First World War includes houses along the north side of East Road and along Asker Mead, but the main development is from the 1960s onwards, with the development of Asker Gardens on former allotments south of East Road in the 1960s and an extensive housing estate north of East Road built from the 1960s onwards in several phases. The last estate was built in the 1990s south of East Road, to the east of the cemetery.

### Settlement Pattern and Streetscape

The settlement pattern consists of low density housing forming some ribbon development along East Road but mainly within planned housing estates. The layout of the housing estates is typical, with largely linear or curvilinear looped networks and culs-de-sac and the houses laid out in a regular pattern along the roads. There are almost no buildings set directly on the street frontages and few buildings that relate directly to the main through route. Most of the houses are set well back from the roads behind front gardens.

The main green spaces are along the Asker and the cemetery area and there are many views of the surrounding green hills. There is an open feel to many of the estate roads with wide grass verges and occasional mature trees and hedges. There are views of the surrounding countryside from many parts of the area.



Figure 156: View up Jessoppe Avenue.



Figure 157: East Mill.

## Bridport Historic Urban Character Area 14 Built Character

### **Building types**

The dominant house type in this character area is modern suburban estate housing. The inter-war houses along East Road are typical 1920s-30s suburban housing with pebble-dashed walls and hipped roofs. These houses and the cemetery have stone boundary walls to the East Road frontage, which strongly contributes to the character of this road. Along Asker Mead are red brick terraced houses, facing away from the road, towards Asker Mills. In both Askers Mead and to the north of East Road, the 1960s housing is predominantly bungalows in red and yellow brick with modern pantile roofs. Much of the later housing to the north of East Road is also bungalows, with more recent two-storey neo-Georgian houses to the west and small two-storey red brick terraces to the north. The 1990s estate in the southeast is built in the popular faux vernacular style with brick, stone and rendered fronts to the houses.

Some earlier housing is present and adds character to this area. The most distinctive is the group of Late Regency/Early Victorian villas, 2-12 East Road. These detached and semi-detached stuccoed houses have low-pitched hipped slate roofs with wide eaves. Hanover Court, formerly called 'Battlecombe' and originally 'The Cottage', has an early 19th century brick front and mid 19th century ashlar rear block. 'Lynchets' at the east end of the area, is a large early 20th century house with rendered walls and thatched roof. Lee Cottages are two-storey attached stone cottages with slate roofs. No. 47 East Road is a two-storey brick house with attics and slate roof set along the East Road frontage, formerly with a spinning walk behind in the early 19th century.

Non-domestic buildings include the stone mill house and former outbuildings of East Mill, the modern petrol station and car showroom and other undistinguished buildings in East Road Business Park.

### **Building Materials**

The earliest buildings are of Inferior Oolite and Bothenhampton stone is used for the cemetery walls and along East Road. The twentieth century houses are predominantly brick with clay or concrete roof tiles.

### **Key Buildings**

The key buildings are the East Road Villas, East Mill, No. 47 East Road, Lee Cottages, and Hanover Court (Battlecombe).



Figure 158: Lee Cottages.



Figure 159: Battlecombe.

**Bridport Historic Urban Character Area 14  
Archaeology**

***Archaeological Investigations***

There have been no archaeological investigations in this character area.

***Archaeological Character***

The lack of any archaeological investigation in this area constrains consideration of the archaeological resource and the archaeological character remains unknown. However, East Road is an important historic route and evidence for prehistoric and Roman activity may survive in the nearby. Figure 160 shows historic boundaries depicted on maps dated to the later 19th century, mainly earlier field boundaries fossilised in modern developments.

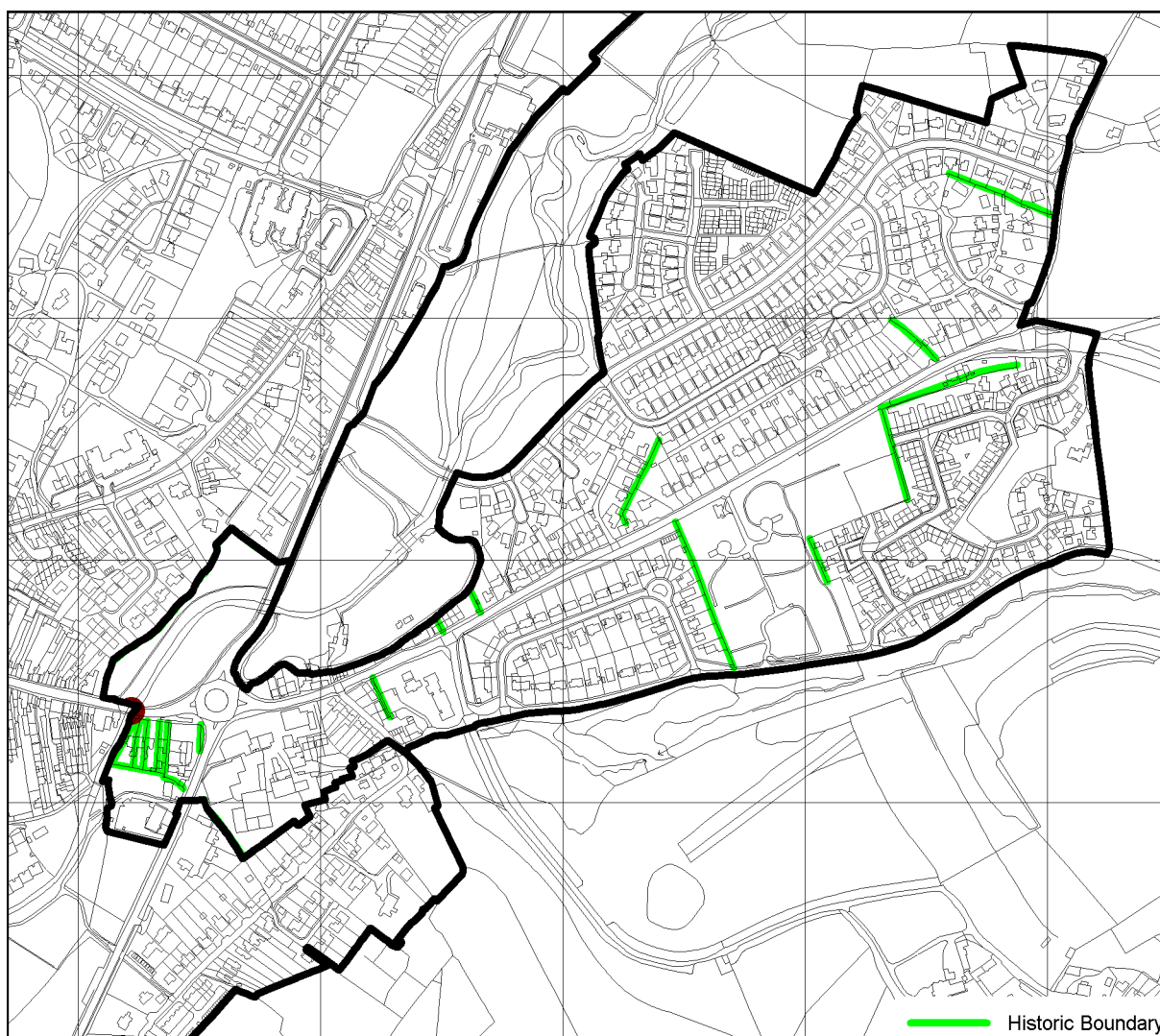


Figure 160: Archaeological features in Historic Urban Character Area 14.

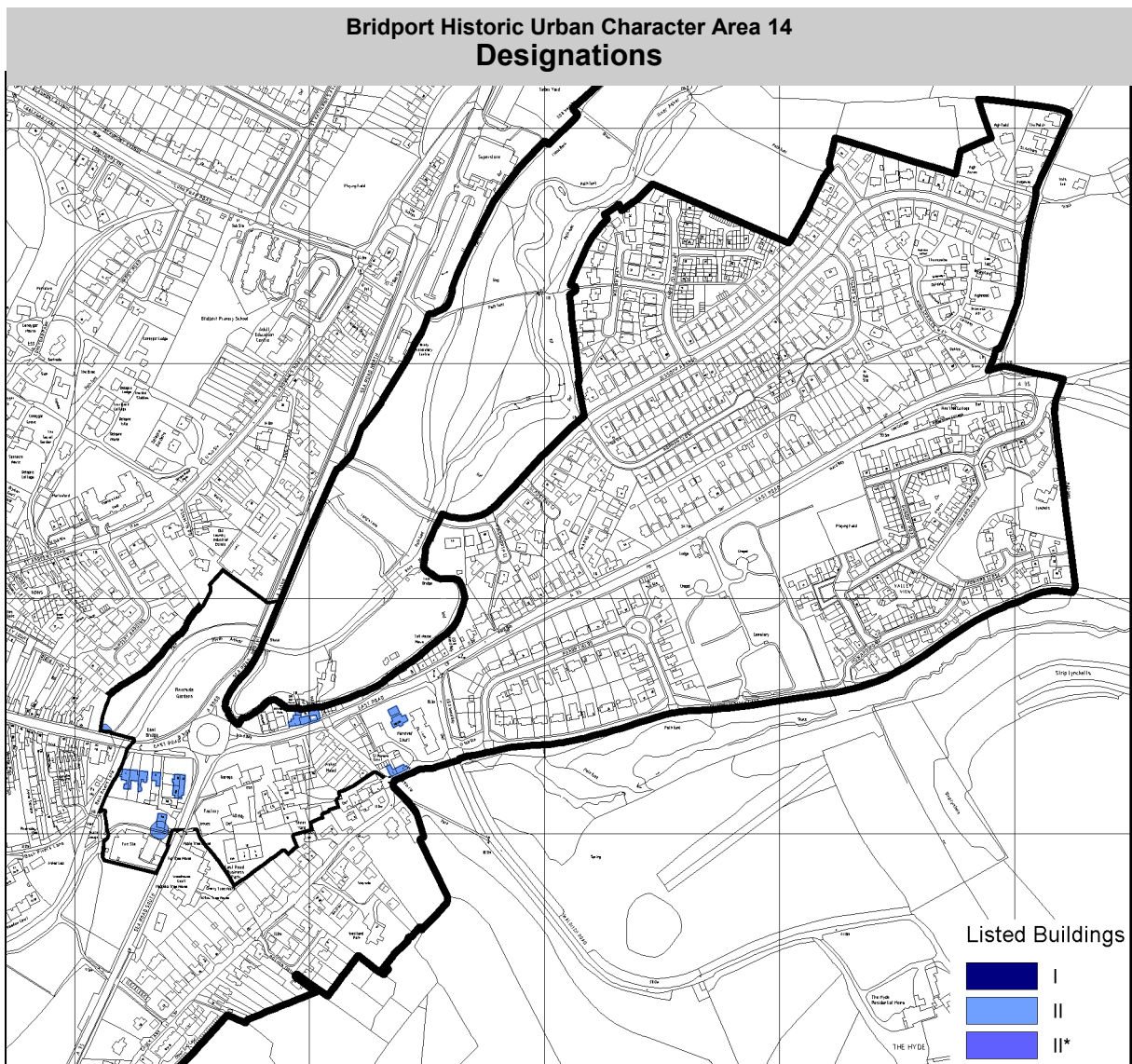


Figure 161: Listed Buildings and other designations in Historic Urban Character Area 14.

### **Listed Buildings**

There are 7 Listed Buildings in the Character Area, all Grade II.

### **Conservation Areas**

The cemetery forms a satellite area to the Bridport 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.

### Bridport Historic Urban Character Area 14 Evaluation

#### ***Strength of Historic Character***

The strength of character of this area is judged to be **weak**. Almost all of this area was farmland until after the First World War. There are a few historic buildings and a small number of earlier boundaries fossilised in modern housing estate boundaries. The western end of the area has more surviving historic character, but this has been adversely affected by modern development in the East Road Business Park and the creation of Sea Road.

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

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

The area has a **low** sensitivity to major change. It lies beyond the historic town centre and is largely characterised by twentieth century suburban housing estates. The area of greatest sensitivity lies adjacent to the cemetery.

#### ***Archaeological Potential***

This character area has a **low** archaeological potential. It lies beyond the historic core of Bridport, on former farmland, much of it developed in the later 20th century. The topography of this area does not suggest it was likely to have been a significant focus of earlier, pre-urban activity. The survival of potential archaeological deposits and features is assessed as low to medium.

#### **Key Characteristics**

- Late Regency East Road Villas
- East Mill
- Large Detached villas
- Municipal Cemetery
- Modern housing estates
- East Road Business Park