

Shaftesbury Historic Urban Character Area 4 Barton Hill and Cockram's Field

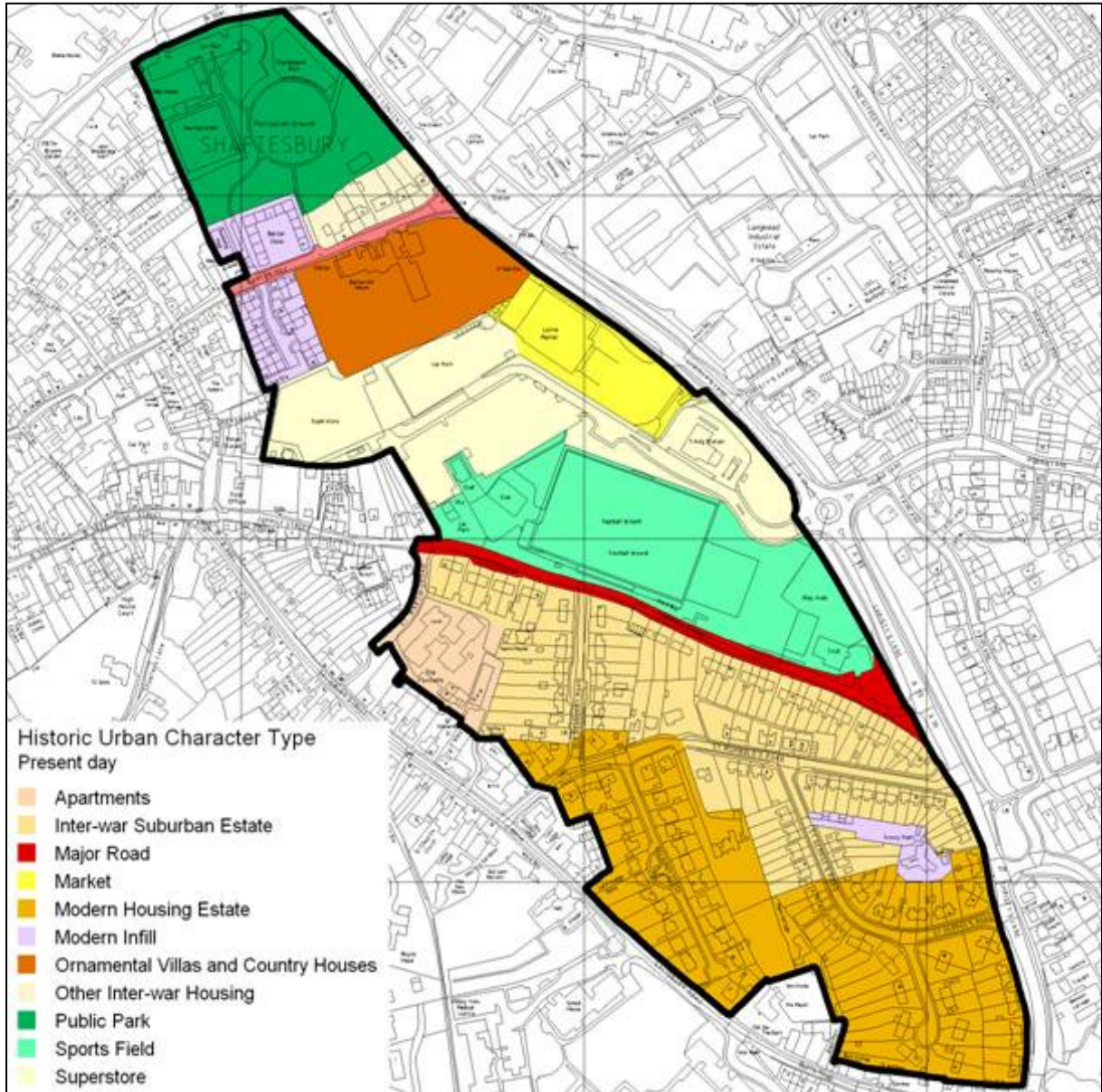


Figure 81: Map of Historic Urban Character Area 4, showing current historic urban character type.

Shaftesbury Historic Urban Character Area 4 Structure of Character Area

Overview

This area comprises land immediately east of the town centre that historically formed part of the manor of Barton, which belonged to Shaftesbury Abbey during the medieval period. It is defined to the east by Christy's Lane and to the south by Salisbury Street. It forms a fringe belt to the east of the town and is distinguished by a number of extensive recreation and commercial facilities, with an inter-war and post-war council estate to the south.

Topography and Geology

This character area lies on the Greensand plateau to the east of Shaftesbury. It slopes gently down to the southeast from its highest point at Barton Hill at 219m above Ordnance Datum. The underlying geology consists of Upper Greensand.

Urban Structure

Christy's Lane, the main through road, forms the eastern side of this area, which is crossed by two diverging roads, Barton Hill and Coppice Street, that link the town centre with Christy's Lane. The northern part comprises mainly large areas of recreational and commercial activity, which are generally not directly articulated along the road network. The housing is primarily arranged in typical suburban estate style with local access roads and culs-de-sac.

Present Character

Figure 81 shows the present day historic urban character types. To the south of Coppice Street, the area comprises Inter-war Suburban Estate and Modern Housing Estate with small areas of Modern Infill and Apartments. Along Barton Hill are areas of Other Inter-war Housing, Modern Infill and Ornamental Villas and Country Houses. The remainder of the area is taken up by large blocks of Public Park, Sports Field, Superstore and Market.



Figure 82: Coppice Street.

Time Depth

Although archaeology has demonstrated that there was habitation in this area from at least the Late Saxon period, this has not impacted upon the current structure and character of this area. Barton Hill and Coppice Street are the earliest surviving element in this area, probably originating in the late Saxon or early medieval period. The rest of the area was fields and parkland until the 20th century. Barton Hill House was built in the late 18th century. The remaining elements date to the 20th century. The recreation ground and the Old Boundary housing estate date from the 1920s and 1930s. The Old Boundary estate was extended after WW2 and the cattle market was built in the early 1950s. The current arrangement of the football ground and the superstore date to the early 21st century.

Settlement Pattern and Streetscape

The settlement pattern is a mixture of low density suburban estate housing and larger commercial and recreational areas. The suburban housing is arranged along mainly linear access roads and culs-de-sac, the houses set back from the street behind front gardens. Both Barton Hill and Coppice Street lack coherence in this area, with mainly suburban housing facing one side of the streets.

The commercial elements face away from the roads and are surrounded by large open car parks. The recreational areas provide significant green open spaces within this area. The mature trees in the grounds of Barton Hill House also make a contribution to the green character of this area.



Figure 83: Shaftesbury Football Ground.

Shaftesbury Historic Urban Character Area 4 Built Character

Building types

There is a single historic building in this character area: Barton Hill House, an 18th century house, rebuilt in the 19th century, which comprises a square block in two storeys with gabled attic windows and a central bay on the ground floor. An ice house in the grounds dates from the 18th century. The house now functions as a boarding house for Shaftesbury School with added large modern brick extensions.

Inter-war and early post-war houses predominate in this area. The inter-war houses are mainly a mixture of semi-detached and short terrace suburban house types, typical of their time and have little local distinctiveness. The post-war houses are a mixture of detached and semi-detached suburban house types, again with no local distinctiveness.

The cattle market comprises a series of utilitarian sheds. The supermarket is typical of its type and date, but distinguished by its decorative banding of brick and artificial stone. It has few local design motifs.

Building Materials

Barton Hill House is brick built with ashlar dressings and a slate roof. There are two sections of historic Greensand rubble walls at Barton Hill House and Coppice Street. The 20th century suburban houses are of brick with tiled roofs. There is a small group of inter-war houses on Old Boundary Road that have tile hung walls. The cattle market has a series of concrete sheds partially clad in corrugated sheeting and with asbestos roofs. The supermarket is of brick and artificial stone with metal sheet roof.

Key Buildings

Historic buildings: Barton Hill House.



Figure 84: Barton Hill House



Figure 85: Inter-war council housing, Old Boundary Road.



Figure 86: Post-war houses, St George's Road.



Figure 87: Tesco Supermarket.

**Shaftesbury Historic Urban Character Area 4
Archaeology**

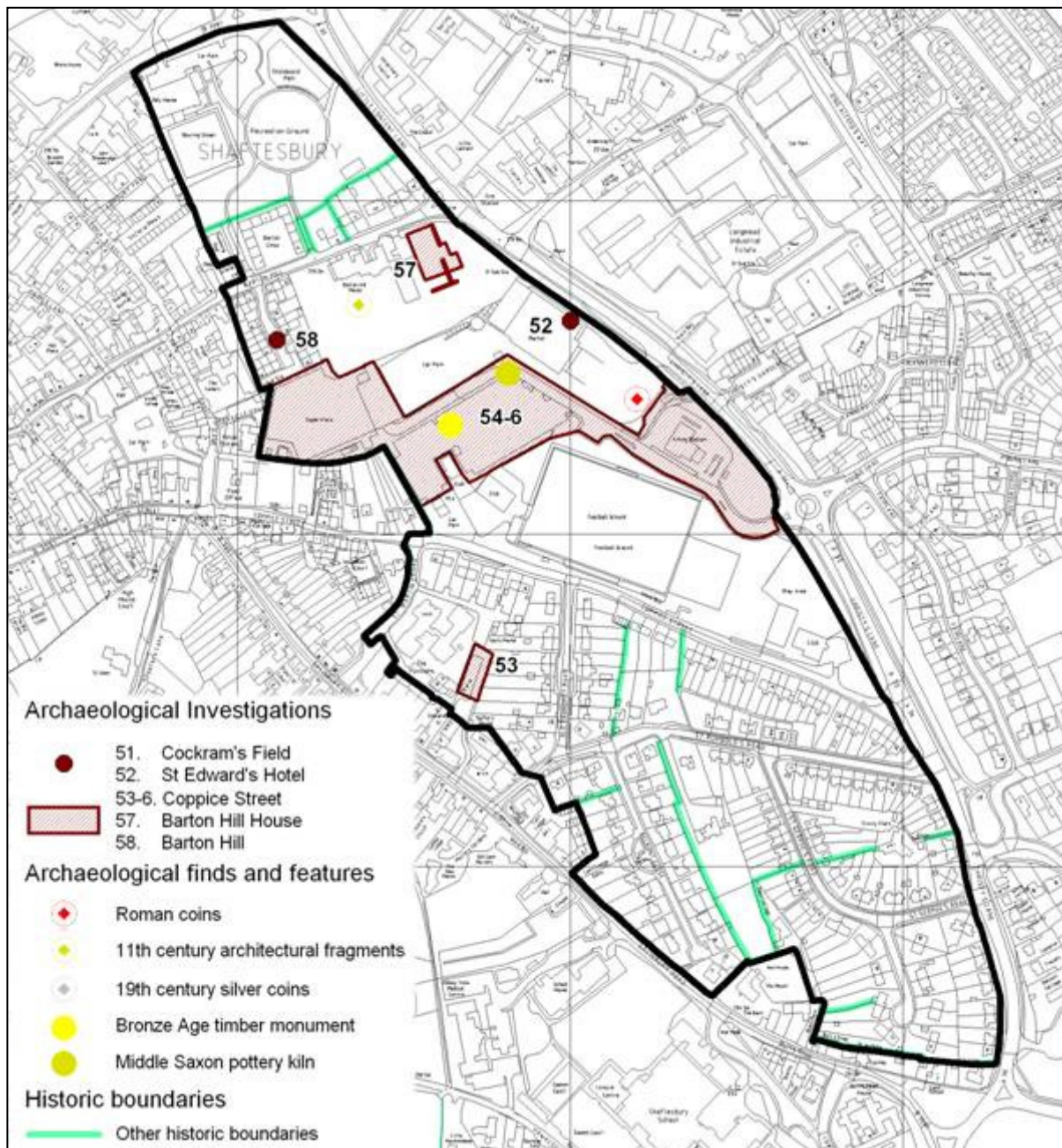


Figure 68: Archaeological investigations in Historic Urban Character Area 4.

Archaeological Investigations

Seven archaeological investigations have taken place in this area (Figure 68; Appendix 3, 52-8).

The most significant investigations were on the site of the Tesco supermarket. This revealed an Early Bronze Age timber monument, a Middle Saxon pottery kiln and evidence for Late Saxon and medieval settlement. In the area adjacent, recent investigations in the grounds of Barton Hill House have revealed evidence of Roman activity and medieval settlement together with some residual Saxon pottery. Adjacent to this

area, an excavation was undertaken on the supposed site of Barton Manor prior to the construction of the cattle market. It indicated the manor house was not on this site. A small investigation behind St Edwards Hotel found no archaeological features.

Archaeological Character

The archaeological results suggest that Barton Hill was a focus for activity from at least the Bronze Age. The early Bronze Age timber structure has been interpreted as a ceremonial monument and may have been in an isolated

position at this time. There appears to have been some form of Roman habitation at Barton Hill. This was probably a small agricultural settlement with a series of ditches and pits. The wider context of the Middle Saxon pottery kiln is not clear, but may point to settlement in this area (perhaps the successor of the Roman

agricultural settlement?). Certainly by the late Saxon period there is evidence for extensive semi-rural settlement set within regular rectangular plots. It is entirely possible that this represents the site of a settlement or estate centre that pre-dates the establishment of the burh in the late 9th century.

Shaftesbury Historic Urban Character Area 4 Designations

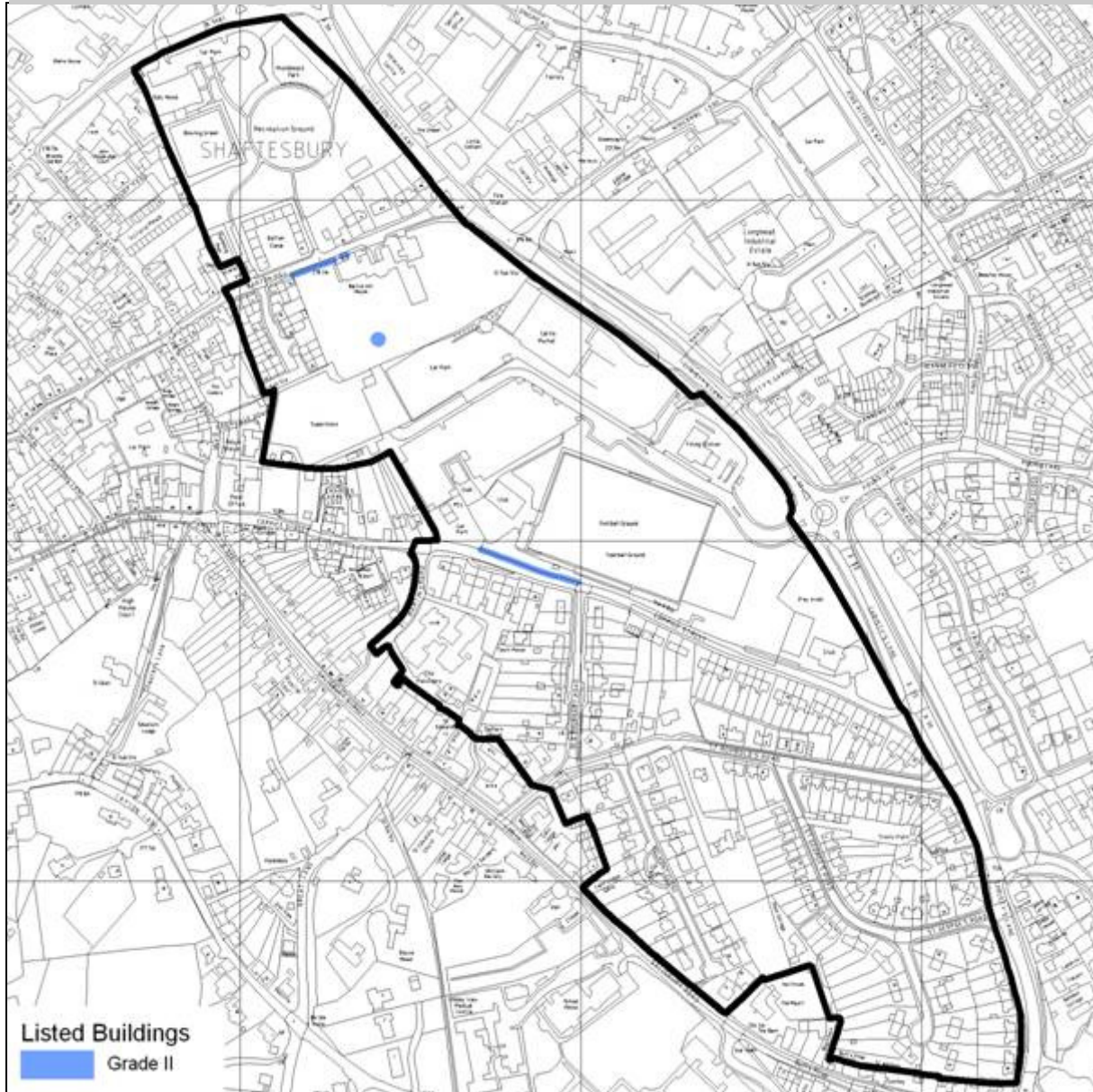


Figure 89: Listed Buildings in Historic Urban Character Area 4.

Listed Buildings

There are three Listed Building designations in the Character Area, all Grade II — a late 18th century ice house and boundary wall at Barton Hill House and a length of wall and boundary stone on Coppice Street (Figure 89).

Conservation Areas

This Character Area lies outside the

Shaftesbury Conservation Area (Figure 54).

Registered Historic Parks and Gardens

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

Scheduled Monuments

There are no Scheduled Monuments within the Character Area.

Shaftesbury Historic Urban Character Area 4 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **low**. There are virtually no historic buildings. Barton Hill House has a modern extension that dwarfs the original building, diminishing its historic setting. Much of this area was not developed until the 20th century.

Sensitivity to Large Scale Development

The area has a **low** sensitivity to major change. It is characterised by major developments, whether they be housing, commercial or recreational in nature. The character area is not visible from the town centre, although it is visible to through traffic.

Archaeological Potential

The archaeological potential of this area is judged to be **high**. The excavated sites at Barton Hill House and Tesco's Superstore are of regional importance. The presence of a timber circular monument might indicate potential for further ceremonial or funerary

activity in the area. Furthermore, the rare example of a securely dated middle Saxon kiln is of great importance, not only in pushing back the ceramic sequence in the south west, but also in identifying an important settlement site. Middle Saxon pottery is rare and may indicate the site of a royal estate centre next to which was established the Alfredian burh and abbey in the late ninth century.

This area has the potential to provide information which would contribute to Research Questions 1- 3, 5-6, 10, 14 (Part 7).

Key Characteristics

- Large open areas of the Recreation Ground and Football Ground
- Barton Hill House
- Cattle Market
- Supermarket
- Inter-war and post-war suburban housing
- Possible site of pre-burh settlement