

## Shaftesbury Historic Urban Character Area 8 East of Christy's Lane

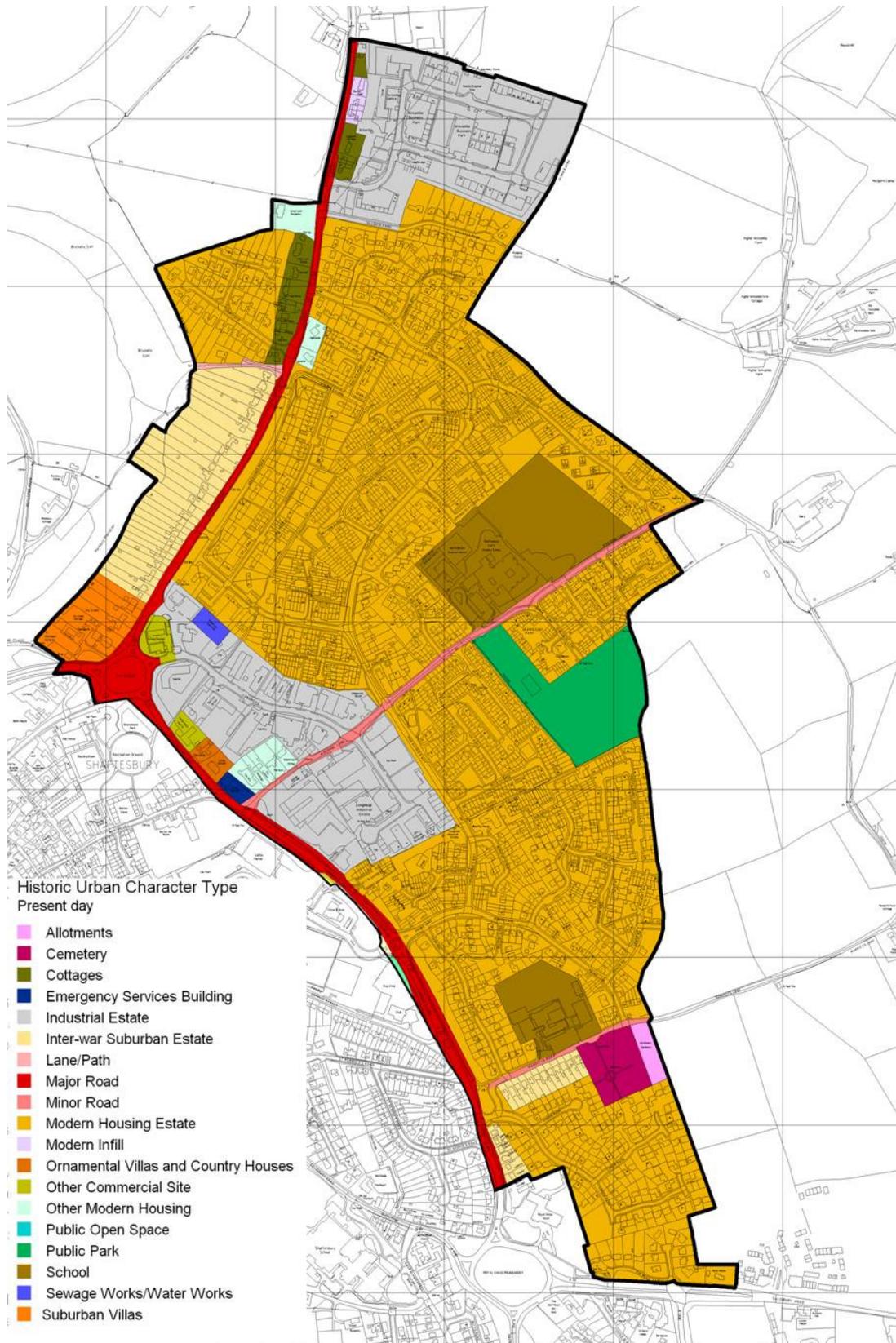


Figure 122: Map of Historic Urban Character Area 8, showing current historic urban character type.

## Shaftesbury Historic Urban Character Area 8 Structure of Character Area

### Overview

This area comprises modern expansion to the east of the historic town, but retains a small amount of earlier settlement. Historically it was part of the manor of Barton, which belonged to Shaftesbury Abbey in the medieval period. It is defined by Christy's Lane to the west and Salisbury Road to the south and by the limits of the built area on the other sides.

### Topography and Geology

This character area lies on the Greensand plateau to the east of Shaftesbury. It slopes gently up to the northeast. The northeastern corner of the character area at Little Down is the highest point within the urban area of Shaftesbury, rising to nearly 240m. The underlying geology of the entire area consists of Upper Greensand, with an isolated pocket of chalk at Mampitts Road.

### Urban Structure

The area is essentially bounded by three major roads, the modern A350 trunk road (Christy's Lane and Grosvenor Road) to the east and north and the A30 to Salisbury (Salisbury Road) to the south, which divide this area from Shaftesbury and provide easy access to the various industrial and housing estates. Two lanes (Wincombe Lane and Mampitts Road) divide the area into three parts. The earliest housing is aligned along these roads, but almost the whole of this area is covered in modern housing estates arranged around a series of linear and curvilinear local access roads and culs-de-sac. Also within the area are a small number of larger elements including schools, playing fields, the Mampitts Cemetery and two industrial estates.

### Present Character

Figure 122 shows the present day historic urban character types. Modern Housing Estates dominate, together with two Industrial Estates. Schools, Cemetery and Public Park also form large individual elements within the area. Along Grosvenor Road are narrow strips of Cottages. Small Inter-war Suburban Estates are aligned along Christy's Lane, Mampitts Road and Grosvenor Road. Other minor character types include Ornamental Villas and Country Houses, Modern Infill, Other Modern Housing, Other Commercial Site, Emergency Services Building, and Sewage Works/Water Works.



Figure 123: View along Grosvenor Road towards Shaftesbury.



Figure 124: Inter-war housing along Christy's Lane.



Figure 125: Longmead Industrial Estate.

## Shaftesbury Historic Urban Character Area 8 Structure of Character Area

### ***Time Depth***

The roads represent the earliest elements of the present landscape and are medieval or earlier in origin. Other elements of the medieval landscape associated with Barton Manor house and also several post-medieval farms in the area are now no longer visible. There is relatively little historic settlement represented in this area other than the cottages along Grosvenor Road which appear to have been enclosed from roadside common in the early 19<sup>th</sup> century. Little Content House on Christy's Lane is early 19<sup>th</sup> century and at Ivy Cross are some Late Victorian suburban villas. Inter-war suburban development takes place along the north side of Grosvenor Road and along the south side of Mampitts Road and Christy's Lane. The reservoir was built in the mid 19<sup>th</sup> century and Mampitts cemetery in 1927.

Major development of the area began in the post-war period with housing along Grosvenor Road built in the 1950s or 1960s. Longmead Industrial Estate was built in the 1960s and expanded in the 1980s. Further housing estates were built off Wincombe Lane in the 1970s, but the major expansion of housing estates started in the 1980s. Wincombe Business Park was built in the 1990s.

### ***Settlement Pattern and Streetscape***

The dominant settlement pattern is one of low density suburban estate housing. There is a major difference between post-war and earlier housing. The 19<sup>th</sup> and earlier 20<sup>th</sup> century housing is aligned along the main historic roads. The early 19<sup>th</sup> century cottages at Little Down are set well back from the road towards the rear of the plots. Elsewhere, the Late Victorian and inter-war housing is set back from the roads behind front gardens. The modern suburban housing has a varied streetscape reflecting (and typical of) the different periods of estate construction.

Trees and open green spaces form only a minor component of this area. Most of the open space is typical featureless grassed areas within the modern estates (Figure 127), with one public park. There are a number of mature trees in the south of the area on Linden Park, previously part of the gardens of Belmont House, but now preserved within the modern housing estate (Figure 128).



Figure 126: St Modern Housing estate, Pound Lane.



Figure 127: 1970s housing, Ten Acres.



Figure 128: 1980s housing, Linden Park.

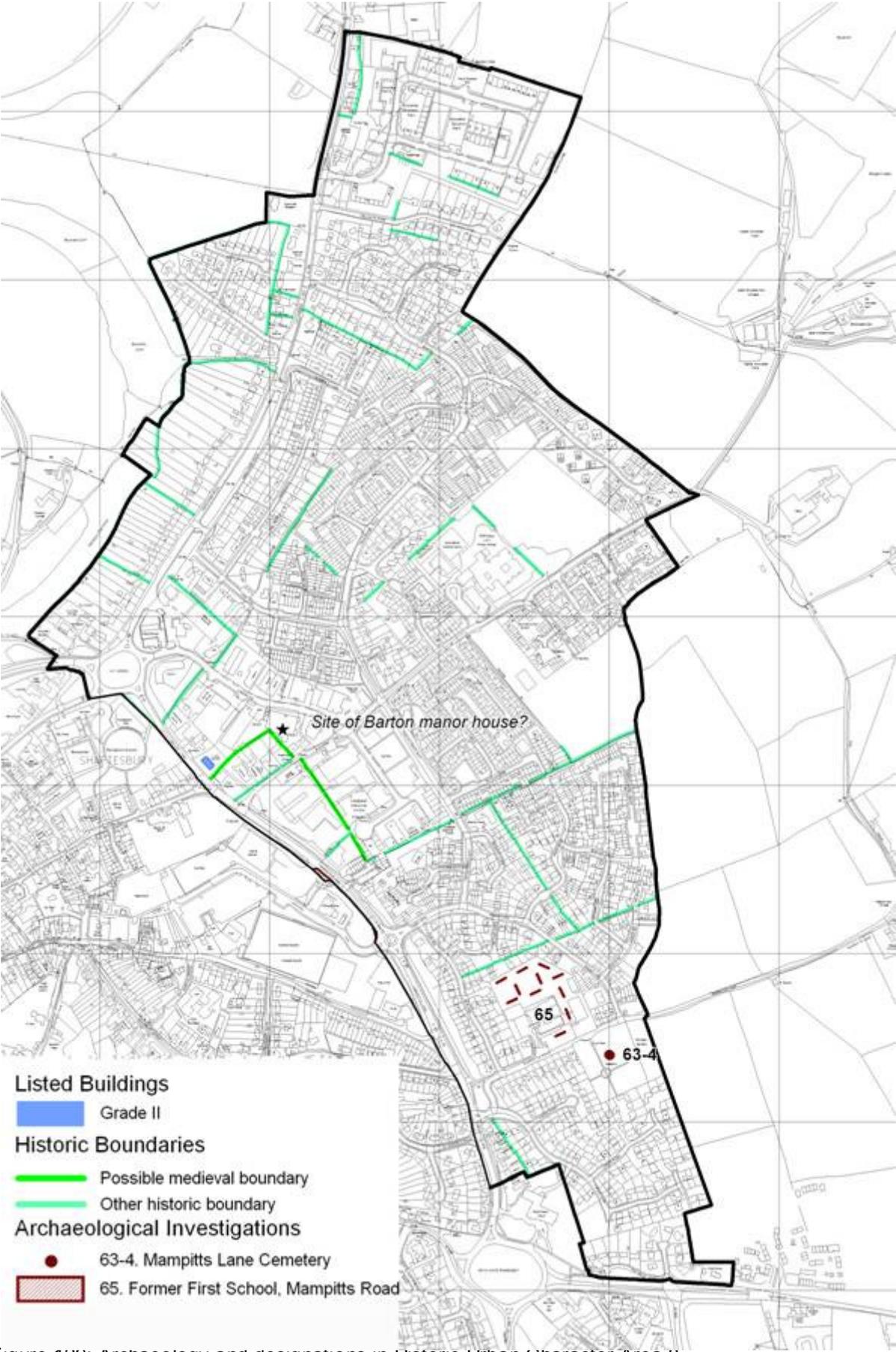


Figure 129: Archaeology and designations in Historic Urban Character Area 8

## Shaftesbury Historic Urban Character Area 8 Built Character

### **Building types**

Twentieth century suburban house types are the dominant building type in this area. These include some typical detached 1930s bungalows and houses, 1960s detached and semi-detached bungalows, detached, semi-detached and terraced 1970s houses, and 1980s mainly detached houses, all of which are in typical 'national' styles of the period with little local character. The 1990s and 2000s houses are distinguished by a greater variety of architectural details and pastiche of earlier house styles. Although referencing a number of historic stylistic periods, there is little attempt at incorporating the local vernacular.

Vernacular historic houses are restricted to a group of two storey cottages at Little Down. Highbank Cottage and Yew Tree House are aligned with the road and 27 Little Down is set transversely. Other historic houses include Little Content House (formerly Barton Villa) an early 19<sup>th</sup> century stuccoed villa and a group of six semi-detached large Victorian villas (1-6 Grosvenor Road) at Ivy Cross.

The modern industrial and commercial estates contain typical steel-framed units and warehouses.

### **Building Materials**

Greensand is an uncommon building material in this area, restricted to the cottages and suburban villas at Little Down and Ivy Cross. Roofs are predominantly slate but some have been replaced with concrete tile. Little Content House is stuccoed with a slate roof.

Brick is the dominant building material for the inter-war and modern houses and a variety of colours are present in the different periods. Many of the 1990s and 2000s houses have contrasting colours of brick used for decorative effect. Roofing material includes both slate and a variety of plain and concrete tiles. A number of the 1990s and 2000s houses have been rendered.

### **Key Buildings**

*Early 19<sup>th</sup> century villas:* Little Content House.

*18<sup>th</sup>-19<sup>th</sup> vernacular houses:* Yew Tree House, Hillbank, 27 Little Down.

*19<sup>th</sup> century suburban villas:* 1-6 Grosvenor Road.



Figure 130: Highbank Cottage, Little Down.



Figure 131: Little Content House, formerly Barton Villa.



Figure 132: Late Victorian suburban villas, 1-6 Grosvenor Road.



Figure 133: Thomas Hardy Drive, a modern housing development, dated 2000.

### Shaftesbury Historic Urban Character Area 8 Archaeology

#### **Archaeological Investigations**

Three archaeological investigations have been undertaken in this character area, in Mampitts Lane cemetery and the adjacent Mampitts Road School (Figure 129; Appendix 3, 63-5).

In 1949 and 1950 two Late Neolithic/Early Bronze Age pits containing some possible settlement debris were excavated in Mampitts Lane cemetery (Appendix 3, 63-4). On the opposite side of Mampitts Road an evaluation on the site of the former first school revealed some possible medieval boundary ditches and a single Late Neolithic flint core (AC archaeology 2007). In addition, a desk-based assessment of land around Cockram's Field (in the adjacent Historic Urban Character Area 4) included a consideration of the possible location of Barton Manor House (Cox and Chandler 1997). This may have been sited in the western part of this character area just to the north of Wincombe Lane (Figure 129).

#### **Archaeological Character**

In general the archaeological character of this area is likely to have been one of open agricultural land. This means that the likely range of features will include boundary ditches and scatters of pottery derived from manuring practices.

There are also two areas which may have more intensive archaeological remains. The discovery of two Late Neolithic/Early Bronze Age pits in Mampitts Road may indicate a prehistoric settlement site in this area. The suggested location of Barton Manor house in the area of Longmead Industrial Estate, just north of Wincombe Lane (Figure 129) may include evidence of medieval (and possibly earlier) structures and features.

A small number of historic boundaries are marked on Figure 129. These include areas of former roadside common at Little Down and Royal Chase, as well as potentially medieval and post-medieval field boundaries depicted on 18<sup>th</sup> and 19<sup>th</sup> century maps.

### Shaftesbury Historic Urban Character Area 8 Designations

#### **Listed Buildings**

There is one Listed Building designation in this Character Area, the Grade II Little Content House (Figure 129).

#### **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 8 Evaluation

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

The strength of character of this area is judged to be **low**. Most of this the area was farmland until the late 20<sup>th</sup> century. A few roads such as Wincombe Lane and Mampitts Roads lie on the line of ancient lanes but have been greatly altered in appearance through the construction of modern housing, pavements and the removal of field hedge boundaries. The few historic buildings lie on the main trunk road through Shaftesbury amid a mass of modern development..

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

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

### ***Archaeological Potential***

The archaeological potential of this area is judged to be **low** overall, as it was mainly agricultural land until the post-war period. There are two areas of slightly higher archaeological potential. In the possible Barton Manor area adjacent to Wincombe Lane, there is a greater potential for medieval archaeological deposits and in the Mampitts Cemetery area there is potential for prehistoric features associated with the previously discovered Late Neolithic/Early Bronze Age pits.

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

### **Key Characteristics**

- Modern suburban housing and industrial estates
- Bounded by main roads
- Some 19th century cottages at Little Down
- Small amount of Late Victorian and inter-war suburban housing
- Part of the medieval manor of Barton