

## Lyme Regis Historic Urban Character Area 6 Uplyme Road

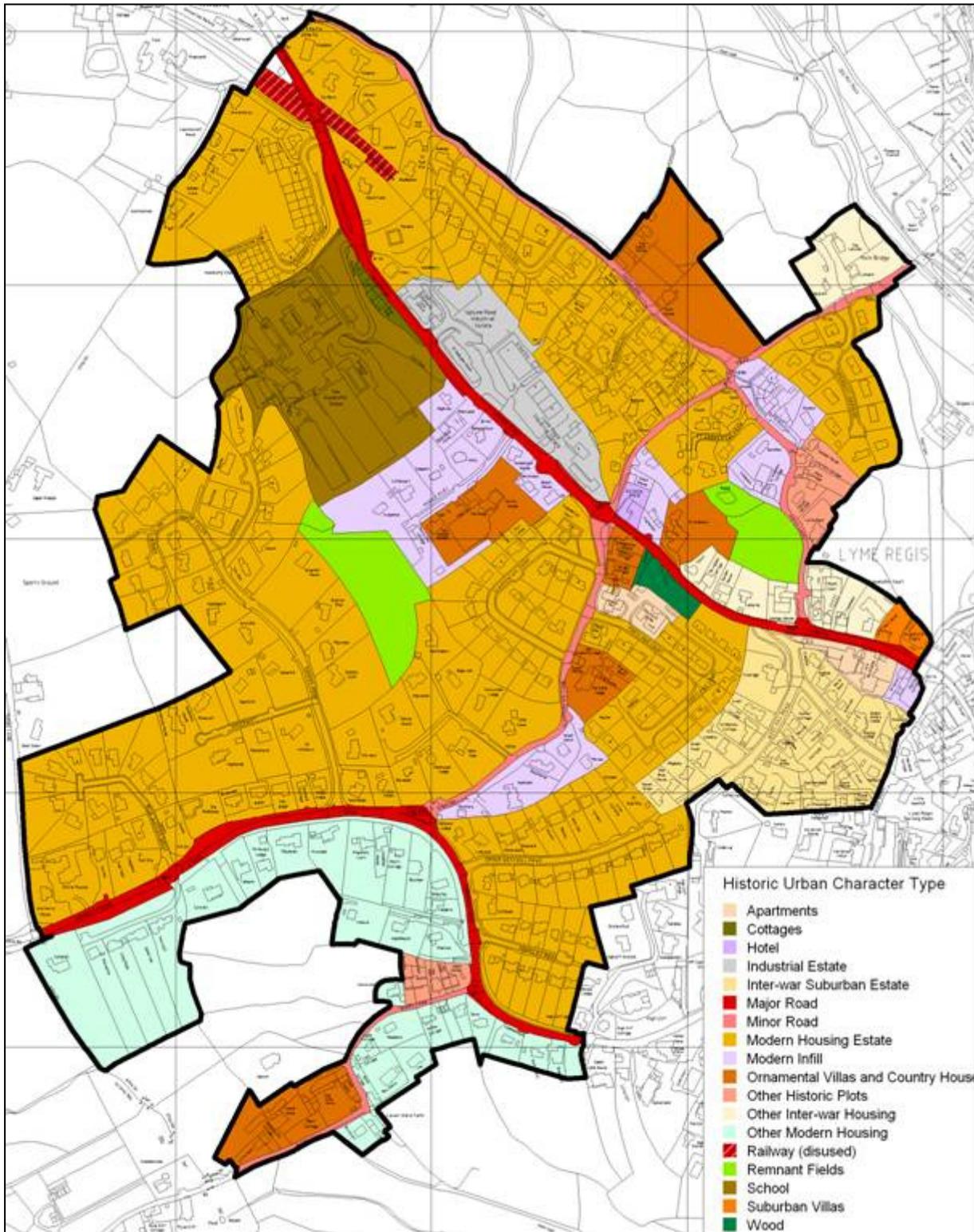


Figure 92: Map of Historic Urban Character Area 6, showing current historic urban character type

## Lyme Regis Historic Urban Character Area 6

### Structure of Character Area

#### **Overview**

This comprises an area of largely 20<sup>th</sup> century suburban expansion on the northwest side of the town, along Uplyme Road and Sidmouth Road. It is defined partly by the extensive modern housing estates, with relatively few historic buildings. The boundaries of the area are largely formed by the urban edge and by the county boundary.

#### **Topography and Geology**

This area lies on the eastern side of a Greensand hill, with the land dropping down quite steeply to the southeast, east and northeast. The whole of the area lies on Upper Greensand geology.

#### **Urban Structure**

There are two major roads within this area. Uplyme Road climbs northwestwards from Silver Street to the Dorset/Devon border in the northeast part of the area and Sidmouth Road which curves round to the west in the southern part of the area. These major routes are joined together by a minor, but formerly important route, Clappentail Lane, which is continued to the northeast by Roman Road, joining Colway Lane and the Charmouth Road. Another minor ancient route, Little Park/Haye Lane, runs roughly parallel to Uplyme Road. Between these roads is a network of looped roads and culs-de-sac giving access to the widespread suburban housing estates that have filled most of this area.

#### **Present Character**

Figure 92 shows the present day historic urban character types. The area is predominantly modern housing estates, with a small area of inter-war suburban estate and other inter-war housing. There are some surviving large villas scattered across the area and some modern infill housing, either in the former grounds of the



Figure 93: View down Sidmouth Road to Morgan's Grave.

villas or infilling other small areas between developments. There is some other modern housing along the south side of Sidmouth Road. The Woodroffe School forms a large block on Uplyme Road and on the opposite side of the road is an industrial estate. There are occasional small areas of remnant fields trapped within the housing estates. At the north end of the area is the disused railway line.

#### **Time Depth**

The earliest elements in this character area are some of the roads. Roman Road, Clappentail Lane, Haye Lane and Sidmouth Road are of considerable antiquity, some are possibly prehistoric in origin. Haye House is probably also medieval in date; it was certainly in existence in the early post-medieval period. The other large historic houses are mainly 18<sup>th</sup> to early 19<sup>th</sup> century in date. The railway line and station date to 1903. An industrial estate was built on the site of the station in the 1980s. Suburban development along Uplyme Road and West Hill primarily begins in the 1920s, but the main period for suburban estate development follows WWII, with development along Haye Lane and High Cliff Road in the 1950s-60s and to the north of Sidmouth Road and Clappentail Lane in the 1960s-70s. Further small housing estates have continued to be built in the area up until the present day.

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

The settlement pattern is one of low and medium density housing in a rather open pattern, with the majority of buildings set well back from the roads behind often quite extensive gardens. Some of the more recent development off Haye Lane, is more tightly packed, with the houses closer to the street frontage. The layout of the suburban estates is typical of their period, with largely curvilinear culs-de-sac and the houses set well back in their own gardens. Most of the buildings are not visible from the major roads as they are set well back, often hidden by mature hedges and garden vegetation. Roman Road, Haye Lane and to a lesser extent Clappentail Lane have a narrow rural aspect with dense vegetation and, in places, hedgebanks.

The extensive gardens, often with mature planting and the relatively large number of mature trees, particularly around Woodroffe School, Ware Lane and Haye Lane, together with the extensive views over the countryside and down to the coast underscore the location of this area on the edge of the town.

## Lyme Regis Historic Urban Character Area 6

### Built Character

#### **Building types**

The area is primarily characterised by the large number of modern estate houses, with some inter-war houses primarily along the major roads. There are a small number of large historic houses and several 18th and 19th century cottages. More specialised buildings include the Victoria Hotel, Woodroffe School and the modern units of Lyme Regis Industrial Estate.

The earliest buildings in the area date to the 18<sup>th</sup> and early 19<sup>th</sup> centuries. The larger houses include Clappentail House, Colway House, Haye House and Lower Ware, and are of two storeys and of three or four bays. Haye House has an elegant first floor iron balcony and Colway House has a thatched veranda.

The more modest historic buildings include the 18<sup>th</sup> century thatched Little Park Cottage on Haye Lane, the early 19<sup>th</sup> century Spring Cottages and Braeside on Uplyme Road, the early 19<sup>th</sup> century suburban villas, Hillcrest and Ware Corner, and an early 19<sup>th</sup> century terrace of three houses on Ware Lane,

The inter-war houses include large two storey detached estate houses along West Hill Road and Hill Rise Road. Along Uplyme Road and Sidmouth Road are a number of large two storey houses, some thatched, including the octagonal 'Thatch', some of which have been converted into hotels and guest houses.

The modern buildings are largely residential estate houses of one or two storeys, with a range of styles typical of their period of construction. Blue Water Drive, Somers Road, Portland Close and Haye Close are primarily bungalows. The more recent housing developments at St Andrews Meadow, St George's Hill, Spring Hill, Woodroffe Meadow, etc are in neo-vernacular style. At Portland Court are a number of flat-roofed three storey blocks of flats.

Woodroffe School is an imposing building on a prominent site. The Victoria Hotel has interesting ornamental features and Arts and Crafts detailing.

#### **Building Materials**

Most of the historic buildings are constructed from the local Blue Lias limestones, but because of its poor weathering properties, the majority are rendered, stuccoed, roughcast or pebbledash. The roofs are mainly slate, with a small number of tile. Some buildings including Clappentail House and 'Thatch' have thatched roofs. Woodroffe School is in red brick with Ham Hill stone dressings.

The modern houses are of red, brown and buff brick with a mixture of render, pebbledash, tile hanging, reconstituted stone cladding. The roofs are of clay and concrete tiles and slate. Some of the neo-vernacular houses have thatched roofs.

#### **Key Buildings**

*Larger Historic Houses:* Colway House, Clappentail, Portland Lodge, Haye House, Woodville, Lower Ware.

*Smaller Historic Houses:* Braeside and Spring Cottages, Uplyme Road; Little Park Cottage & Little Park, Haye Lane; Thatch, Uplyme Road; Hillcrest & Ware Corner, Ware Lane.

*Other Buildings:* Woodroffe School, Victoria Hotel.



Figure 94: Victoria Hotel.



Figure 95: Woodroffe School.



Figure 96: Colway House, with modern infill housing.

Lyme Regis Historic Urban Character Area 6  
**Archaeology**

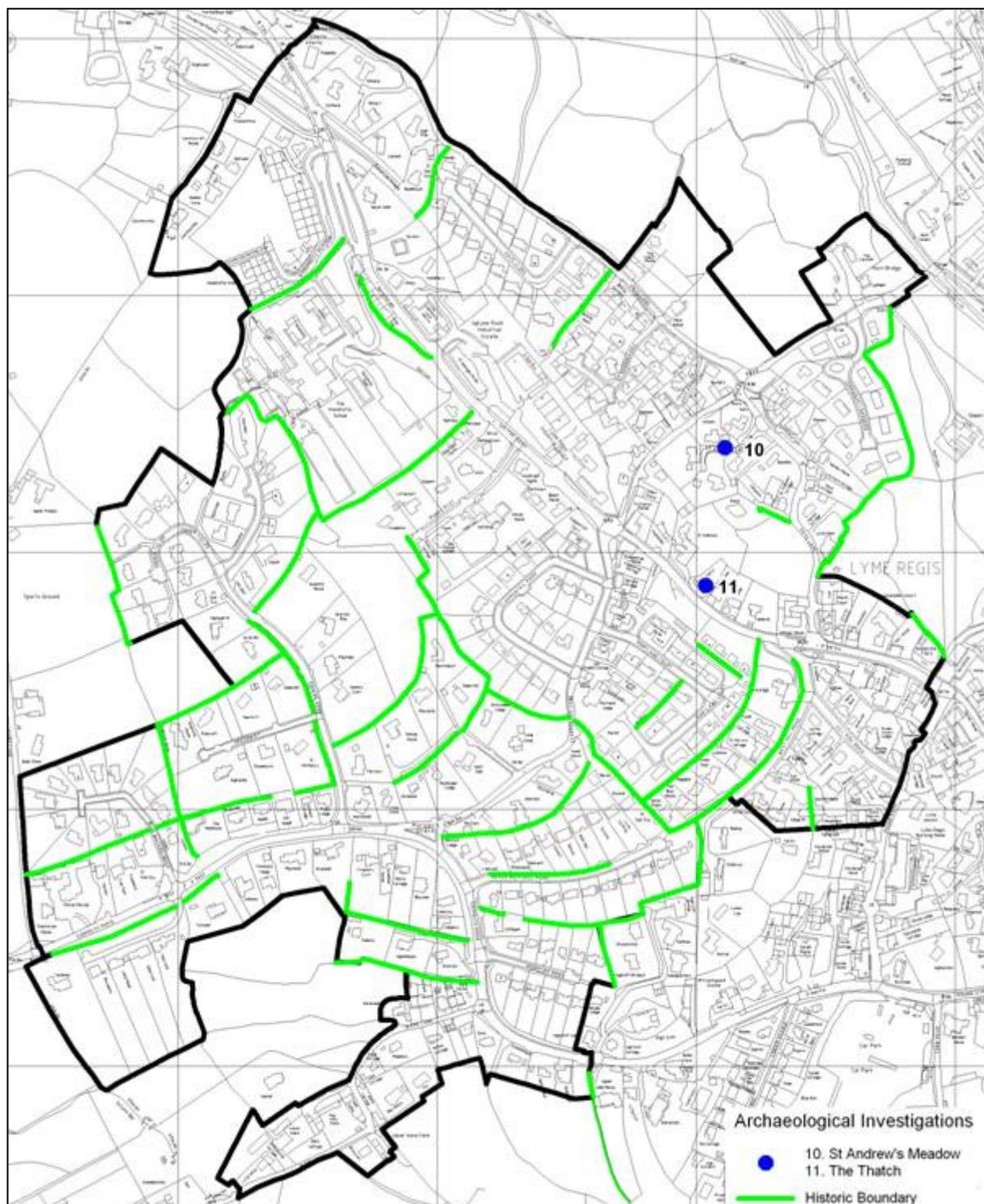


Figure 97: Archaeological features within Historic Urban Character Area 6.

## Lyme Regis Historic Urban Character Area 6 Archaeology

### **Archaeological Investigations**

Two archaeological investigations have been undertaken in this area (Appendix 3, Nos 10-11). A single trench was excavated prior to development of St Andrews Meadow which revealed no archaeological features (Wallis 1998) and observations at 'Thatch', Uplyme Road recorded a large stone drain of probable 18<sup>th</sup> century date associated with road improvements (Draper 1998).

### **Archaeological Character**

The archaeological investigations in this area have been very limited and do not give a full picture of the likely archaeological character of this area. There are a number of historic boundaries preserved within the layout of the various housing developments. These are 19<sup>th</sup> century or earlier in date and are former field boundaries. There are a number of curvilinear boundaries defining narrow curving fields that may have originated in the enclosure of strips in former medieval open fields.

It is unlikely that the potential archaeological resource of this area will contribute much to our knowledge of the urban development of Lyme Regis as it lies well beyond the historic core. On the other hand, it lies on a historic east-west route comprising Roman Road and Clappentail Lane. It is possible that evidence of activity along this route may survive. Morgan's Grave at the junction of Clappentail Lane and Sidmouth Road is probably the site of the burial of a criminal or suicide, originally in the corner of a field, but later exposed by the widening of the road junction. It illustrates the possibility for unexpected discoveries to be made within what was a rural landscape until the 19<sup>th</sup> and 20<sup>th</sup> centuries. The area includes Haye House, which was one of the headquarters of the Royalist forces during their siege of Lyme during the Civil War and there may be the remains of fortifications and camp sites still surviving in this area.

## Lyme Regis Historic Urban Character Area 6 Designations

### **Listed Buildings**

There are 11 Listed Buildings in the Character Area. All are Grade II.

### **Conservation Areas**

Only a very small part of the southeast corner of this area lies within the Lyme Regis Conservation Area (Figure 36).

### **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 98: Post-war housing estate, Clappentail Park.



Figure 99: Modern neo-vernacular houses, St Andrews Meadow.

### Lyme Regis Historic Urban Character Area 6 Designations

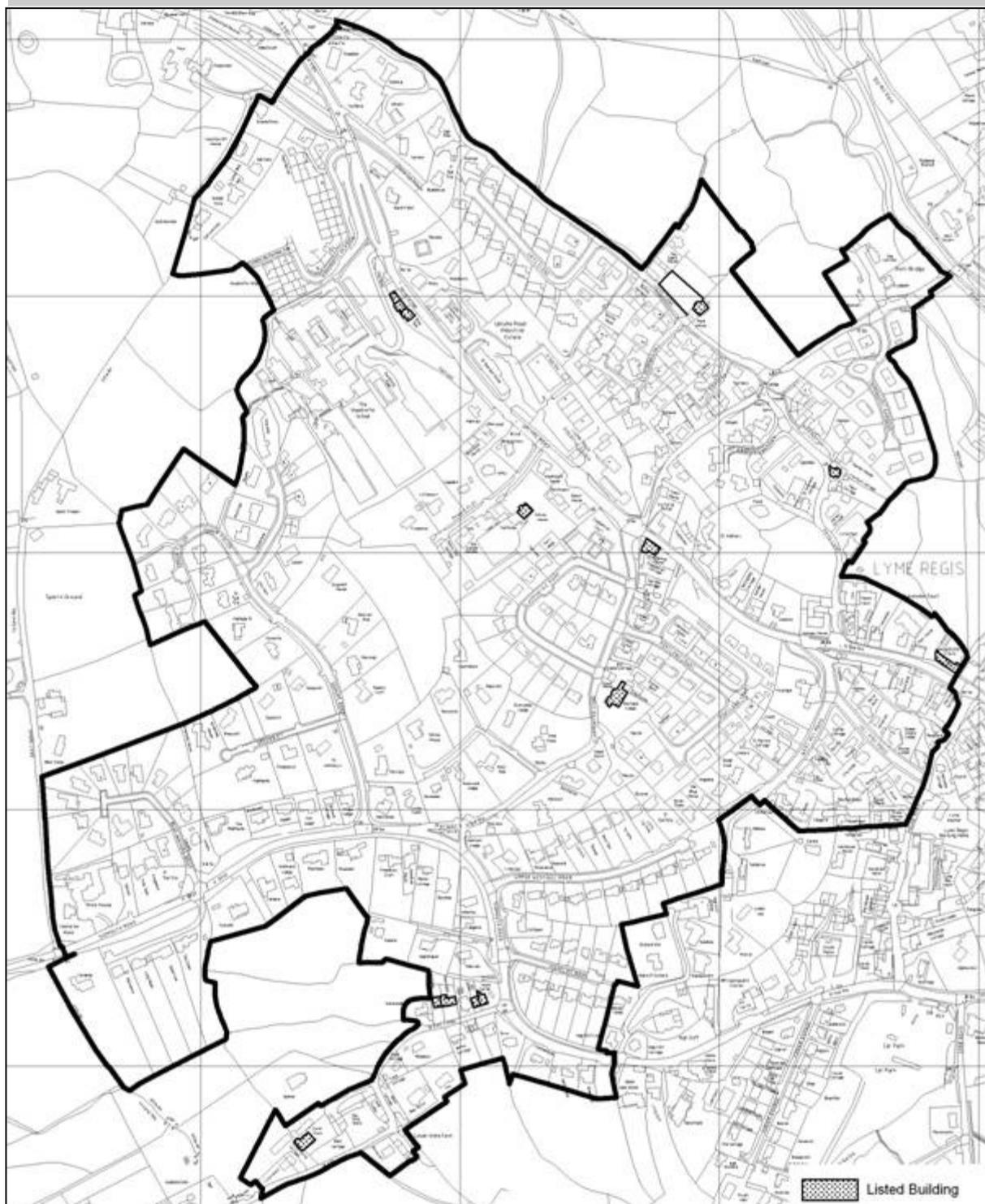


Figure 100: Listed Buildings and other designations in Historic Urban Character Area 6.

## Lyme Regis Historic Urban Character Area 6 Evaluation

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

The strength of character of this area is judged to be **medium**. The ancient routes of Roman Road, Clappentail Road and Haye Lane, which survive as hollow ways or with hedge banks in places, give a strong sense of historic character, enhanced by the large numbers of mature trees and vegetation that obscures some of the more modern development along them. However, there are relatively few historic buildings in this area, some of which are not very visible and their grounds have been truncated and developed for modern suburban housing, diluting the effect of the historic character.

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

The area has a **medium** sensitivity to major change. Large parts of the area have already been developed for housing during the last 70 years or so, but some of the inter-war and immediately post-war developments now have significant mature gardens and planting which is a very visible element of the historic character of this area. Any major development which would have a significant impact on these mature landscaping elements would have a negative effect on the historical context of this area.

### ***Archaeological Potential***

The archaeological potential of this area is judged to be **medium**. Although it lies well beyond the historic core of the town and has relatively low potential to reveal details on the development of the town, there is a higher potential to reveal some evidence on the Civil War activity immediately outside the town and earlier pre-urban activity, perhaps associated with the ancient routes through this area, though it is unclear what range of activities could be represented. There is also some potential to reveal elements of the medieval field system, though evidence for this is likely to be limited.

This area has the potential to provide information which would contribute to Research Questions 1, 2, 3, 18, 24 (Part 7).

### **Key Characteristics**

- Ancient routes, some with surviving hedgebanks along Haye Lane, Roman Road and Clappentail Lane
- Some fossilised historic boundaries including possible remnants of enclosed medieval strip fields
- Small number of large 18th and early 19th century houses
- Small number of smaller historic houses and cottages
- Semi-rural setting of Little Park and Haye Lane
- Modern suburban housing estates, some with extensive gardens and low density housing
- Mature trees and gardens
- Woodroffe School