

Sherborne Historic Urban Character Area 9 North East Sherborne Housing Estates

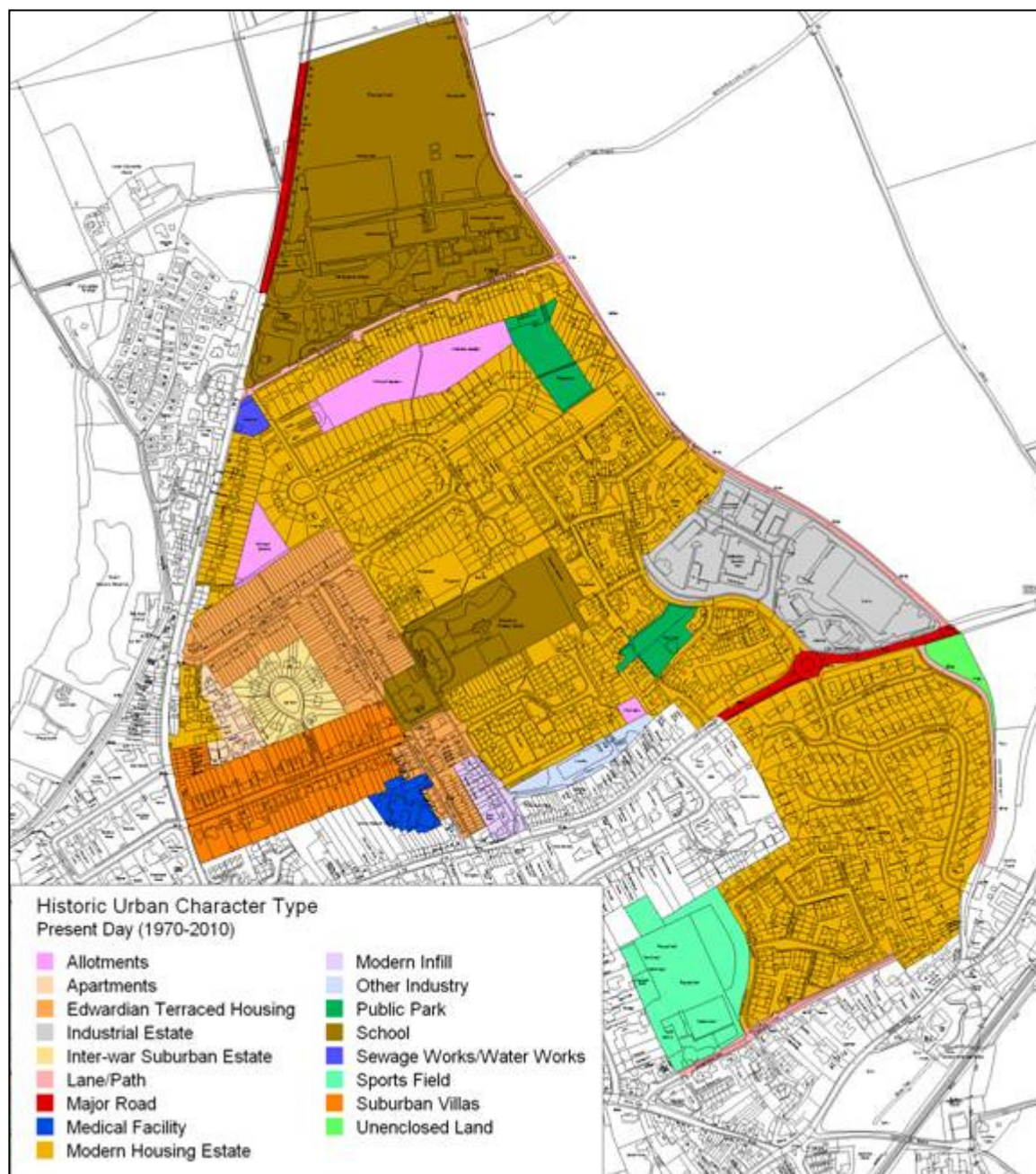


Figure 171: Map of Historic Urban Character Area 9, showing current historic urban character type

Sherborne Historic Urban Character Area 9

Structure of Character Area

Overview

This area is a triangle between the Bristol Road, Coldharbour, and Castletown Way, with a small extension south of the A30. It runs from the Gryphon School in the north to Tinney's Lane in the south, and is characterised by modern housing estates which have developed in a piecemeal fashion out from the town through the 20th century. Important elements include The Gryphon School, Coldharbour Business Park, Coldharbour Steam Laundry and the King's Road housing estate. Playing fields and houses at Tinney's Lane are on the site of Foster's Grammar School and a Bronze Age pottery production site.

Topography and Geology

The area sits on a gentle south-facing dip slope of the inferior Oolite beds on the north side of the upper Yevo Valley. It slopes upwards from Tinney's Lane to the northern tip of the playing fields. The geology is Inferior Oolite limestone with a small area of Fuller's Earth clay on the south east side of Tinney's Lane.

Urban Structure

This character area has an essentially suburban structure. Settlement consists entirely of housing estates arranged around linear and curvilinear culs de sac. The pre-existing roads were Vernall's Lane (now St Aldhelm's Road), Coldharbour Road, Castletown Way and Tinney's Lane, and Harbour Way was a track and footpath. Of these, only Coldharbour Road had any settlement before the 20th century.

Present Character

Figure 171 shows the present day historic urban character types. The area is dominated by modern housing estates. Its northern part contains the modern Gryphon School (Figure 172). Remnants of once large allotments pepper the modern suburban estates, as well as small public parks. The Coldharbour Business Park sits at the junction of Coldharbour Road and Castletown Way (Figure 173). Edwardian villas on King's Road form an early 20th-century estate with terraces on Wooton Grove (Figure 174), Simon's Road and Vernall's Road and a central inter-war addition (King's Crescent). There is modern infill around the fringes of the estate apartments, The Grove Medical Centre, Sherborne Primary School and the Coldharbour Steam Laundry. Another block of modern suburban housing lies on the south side of Coldharbour Road.

Time Depth

Before development the area consisted of enclosed fields on a NNW-SSE alignment typical in the Sherborne region, and possibly late prehistoric in origin. St Aldhelm's Road and Castletown Way follow these alignments in part and may also be of ancient origin; they certainly existed by the 19th century. Bristol Road and Coldharbour are medieval or earlier in origin. The reservoir at the junction of Bristol Road and Vernall's Road was built in the 19th century. The houses on King's Road, Simon's Road and Vernall's Road and the laundry on Harbour Way were built just before World War I. Coldharbour Business Park was developed as a WWII naval hospital, and converted to psychiatric use in peace time before being demolished in the 1990s. The post-war period saw the building of Foster's School on Tinney's Lane; it has been redeveloped for housing. Housing estates have also been built on former allotments at St Aldhelm's Road and south of Coldharbour.

Settlement Pattern and Streetscape

The settlement pattern is one of suburban housing arranged around linear and curvilinear culs de sac, though there is some variation within this pattern. The earliest part of the estate around King's Road comprises semi-detached and detached suburban villas and short terraces set back from the street frontage in long rectangular plots on straight roads. The inter-war addition of King's Crescent comprises short terraces set back from an oval close. The estate south of Coldharbour is detached bungalows around curvilinear culs de sac. The McCreery Road area is a typical post-war estate of brick semis with hipped roofs around geometrically designed closes. Late 20th and early 21st century estates, fitted in around the earlier core estates, are a mix of small semi-detached houses and short terraces within small plots around linear culs de sac, greens and courtyards (Figure 175).



Figure 172: The Gryphon School

Sherborne Historic Urban Character Area 9 Built Character

Building types

None of the buildings in the character area date to before the early 20th century. The character area lies entirely outside the Sherborne conservation area. Key buildings include the Coldharbour steam laundry on Harbour Way, built in 1901 and still functioning as a laundry (Figure 176). The old Sherborne Primary School building on Simon's Road was built in 1910 and has a bell cupola topped with a fine decorative weather vane (Figure 67). It is set within the contemporary housing estate on King's/ Vernall's Road. King's Road itself contains a mixture of detached and semi-detached suburban villas (Figure 178). The modern Sherborne Primary School building has a modern bell cupola and weather vane mimicking the original. Roofs are also varied between gabled and hipped with some hipped dormers. The Simon's Road/ Vernall's Road Edwardian Terraces are plainer. Inter-war and post-war semi-detached houses on King's Crescent and McCreery Road have hipped roofs.

Building Materials

The earliest building in the area seems to be the Coldharbour Stream Laundry which is in painted brick with a large and prominent vitrified brick chimney. The Edwardian suburban villas on King's Road are in brick, sometimes with ashlar detail, sometimes rendered or half rendered, and with a mixture of slate and tiled roofs. Occasional decorative ridge tiles are a feature as are decorative iron railings atop low brick garden walls. The Edwardian housing estate on Simon's and Vernall's Roads includes short terraces in red brick with yellow brick window and door arches and ground floor bays. Roofs tend to be slate or plain tile. The former Sherborne Primary School on Simon's Road is also in red brick with ashlar detail and slate roof. The inter-war and post war semi-detached houses are in red brick, sometimes half rendered or painted and with tiled roofs.

The majority of buildings in the character area are constructed from pale brick, block work and other non-local materials, although the most recent estates are faced with Sherborne stone and have plain tile, thatched or slate roofs.

Key Buildings

Early 19th century buildings: Coldharbour Steam Laundry; The former Sherborne Primary School, Simon's Road; Mount Lands, Kings Road

Modern buildings: Gryphon School, Sherborne Primary School



Figure 173: Coldharbour Business Park



Figure 174: View north along Wootton Grove



Figure 175: Numbers 83-93 Granville Way



Figure 176: Coldharbour Steam Laundry

Sherborne Historic Urban Character Area 9 Archaeology

Archaeological Investigations

Six investigations have taken place in the character area (Figure 177; Appendix 3, Nos. 91-6), all on the site of the former Foster's School, Tinney's Lane.

Survey and evaluation produced evidence for medieval/post-medieval field boundaries, Neolithic/Bronze Age settlement and cremation burials [91-5]. Excavations revealed an extensive Late Bronze Age pottery production site and multi-phase prehistoric settlement.

Archaeological Character

The discoveries at Tinney's Lane are of national significance. The settlement excavated here is a unique example of a Late Bronze Age specialised production site, and the Late Bronze Age pottery assemblage one of the largest recovered from a single excavation. The site is well placed to exploit a range of natural

resources. There is a string of Iron Age/Romano-British settlements along the spring line on the north side of the Yeo valley. These excavations have shown that these sites were of value from at least the Neolithic onwards.

A further isolated find includes a possible Mesolithic or Neolithic flint core, together with several scrapers recovered from somewhere near Tinney's Lane (Wymer 1977, 73).

No other archaeological work or finds have been reported from anywhere else in the character area. This does not mean, however, that archaeology was not disturbed during construction of the housing estates, but that it went unrecognised or unreported.

Figure 177 depicts Historic boundaries visible on 18th and 19th century maps. The 18th century or earlier boundaries may be medieval in origin and are aligned with the prevailing late prehistoric rectilinear field system in the region.

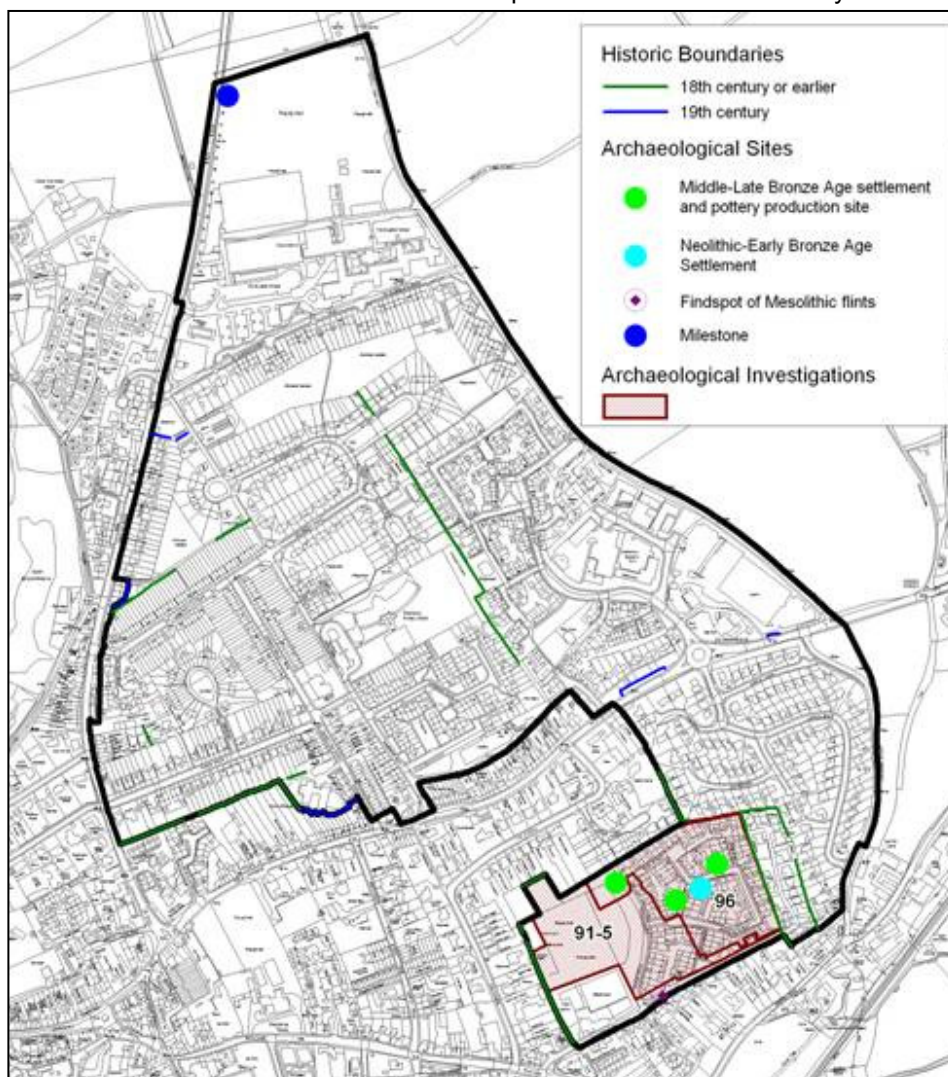


Figure 177: Archaeological Sites and Investigations in Historic Urban Character Area 9

**Sherborne Historic Urban Character Area 9
Designations**

Listed Buildings

The only listed structure within the character area is a grade II milestone on the Bristol Road (Figure 179). It relates to the Shaftesbury and Sherborne Turnpike Trust which was active between 1752 and 1877.

Conservation Areas

The Character area lies entirely outside the Sherborne conservation area (Figure 88).

Registered Historic Parks and Gardens

No Registered Parks and Gardens lie within the Character Area.

Scheduled Monuments

No Scheduled Monuments lie within the Character Area.



Figure 178: View west along King's Road



Figure 179: Milestone, Bristol Road

Sherborne Historic Urban Character Area 9 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **low**. There is a positive contribution from the Edwardian housing estates along King's Road and Simon's Road as well as from the below-ground archaeology at Tinney's Lane and fragments of surviving field boundaries and lanes. Nevertheless, the overriding character of the area is one of large modern housing estates and modern industrial units at Coldharbour Business Park.

This area has the potential to provide information which would contribute to Research Questions 2-3, and 21-24 (Part 7).

Sensitivity to Large Scale Development

The area has a **low** sensitivity to major change. The area already has the character of an extensive modern housing and industrial development. However, any future developments need to take the visual impact on the historic environment of Sherborne into account. Surviving field boundaries should be preserved and the potential of the sub-surface archaeology fully realised.

Archaeological Potential

The Bronze Age sites around Tinney's Lane are of national importance. There is potential for more significant discoveries in this area. There is also potential for better understanding a putative late prehistoric field system identified in the Sherborne Region. Nevertheless, considering the lack of finds from the majority of the area and the lack of urban development prior to the 20th century, the overall archaeological potential of the area is **medium**.

Key Characteristics

- Extensive modern housing estates
- Edwardian Housing Estate and steam laundry
- Modern industrial and business park
- Significant sub-surface archaeology
- Rectilinear field system