

Weymouth Historic Urban Character Area 6 Radipole and Greenhill

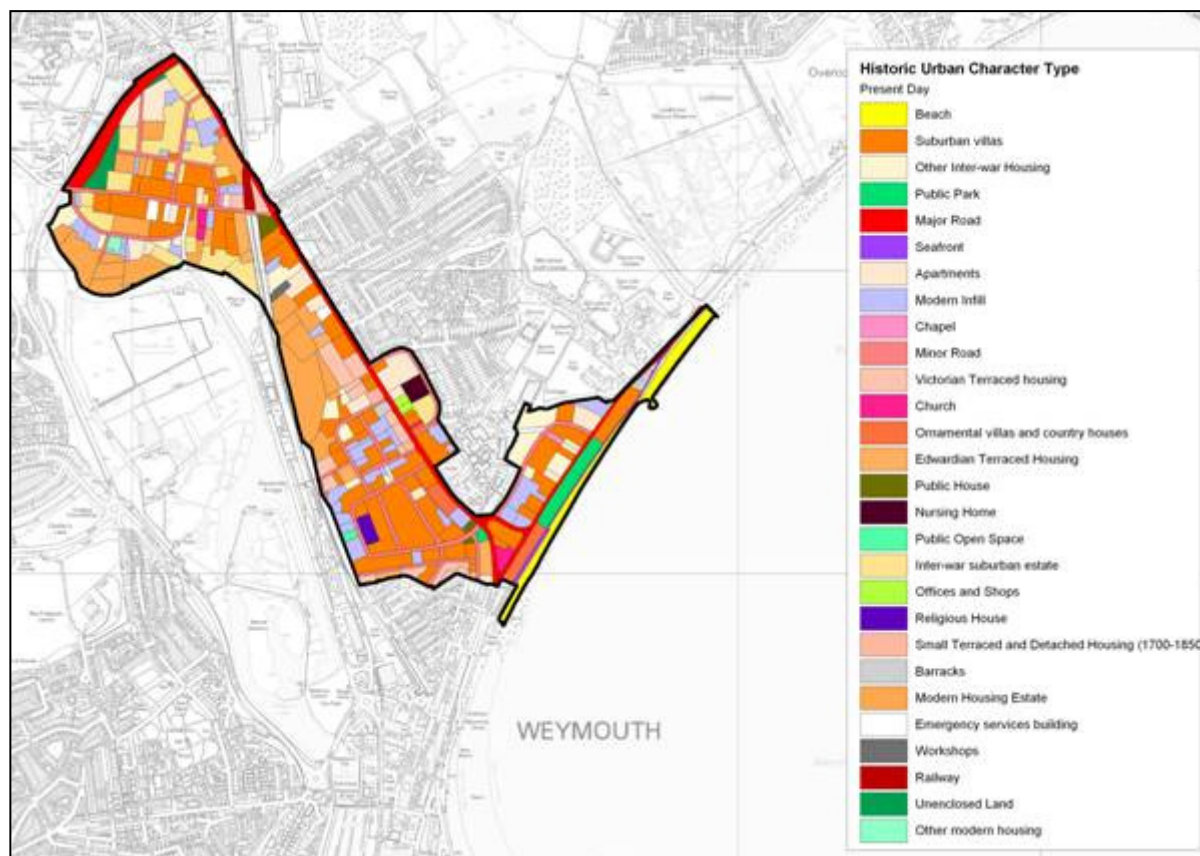


Figure 87: Map of Historic Urban Character Area 6, showing current historic urban character type



Figure 88: St John's Church



Figure 89: Dorchester Road, Late 19th century terraced housing

Weymouth Historic Urban Character Area 6 Structure of Character Area

Overview

This is an area of 19th and 20th century expansion of Weymouth towards the village of Radipole. It is defined by its building types and mostly lies between Dorchester road and the railway.

Topography and Geology

The ground rises gently from the coast, dipping down again as Radipole is reached. Most of the area lies on Oxford Clay, but a small area near Radipole lies on the Cornbrash.

Urban Structure

The area is focussed on three main streets of Greenhill running northeast-southwest, Dorchester Road running northwest-southeast, and Spa road running eastwards at the northern end of the area. The minor roads are laid out on a loose grid, though more recent developments have a curvilinear form.

The plots vary in size from the suburban villas in large gardens to smaller terraced houses with long, narrow plots.

Present Character

Figure 87 shows the present day historic urban character types. There are suburban villas, along Dorchester Road and towards the railway, interspersed with short terraces of smaller houses. Around Spa Road the houses are smaller, and form a diverse mixture of short terraces, detached and semi detached houses, many with large gardens.

At Greenhill there are some suburban villas though some have been redeveloped to form small apartment blocks. Along the coast lies Greenhill gardens.

Time Depth

This area represents an area of 19th century expansion of the town, this can be seen in the varying building types, the larger villas are generally earlier with gradual infill of short terraces and smaller houses. To the north Radipole Spa provided a focus for development in the early 19th century.

Settlement Pattern and Streetscape

The settlement pattern is medium density housing in an irregular layout, with many of the older houses set back from the street frontage with gardens in front. Later houses tend to follow this pattern, though the gardens are smaller.

Greenhill Garden is the most significant open space in the area. Apart from this, the only open areas are the private car parks associated with public houses and small hotels.



Figure 90: Dorchester Road, St Augustine's Church



Figure 91: Dorchester Road, Late 19th century villa

Weymouth Historic Urban Character Area 6
Built Character

Building types

This area is characterised by Victorian and Edwardian terraced housing with suburban villas along the principal streets, with modern housing estates behind and some areas of modern infill.

There is a striking group of large early 19th century houses, some purpose-built as hotels, some as gentry town houses, near the seafront at Greenhill. These houses are mostly semi-detached, of two storeys with attic and basement. Later features of this area are the mid 19th-century church of St John the Evangelist, and an early 20th century commemorative statue to Queen Victoria, facing along the esplanade.

Buildings associated with Radipole Cavalry Barracks - the former barrack master's house at Alexandra Road, now converted to a pair of semi-detached bungalows, and former officers' accommodation at Radipole Terrace comprise a notable late 18th century feature; they originally faced onto a large parade ground.

Historic buildings tend to be concentrated on the southern part of Dorchester Road, and include early 19th century terraced houses, detached and semi-detached houses, The Royal Oak Public House, and St Augustine's church and former vicarage.

Building Materials

Apart from a few buildings of stone, such as St John's church, all the buildings are of brick with slate roofs. A few houses are cement rendered or have been painted. The surviving buildings of the barracks are timber framed or part timber framed and part brick with rendered walls and slate roofs. The Royal Oak public house is Portland stone squared block or rendering with slate roof. St Augustine's has a Portland stone front on a brick building with rendered walls and slate roofs.

Key Buildings

Victoria Statue
Greenhill Gardens
St John the Evangelist's Church
Radipole Terrace
Spa Hotel

Weymouth Historic Urban Character Area 6 Archaeology

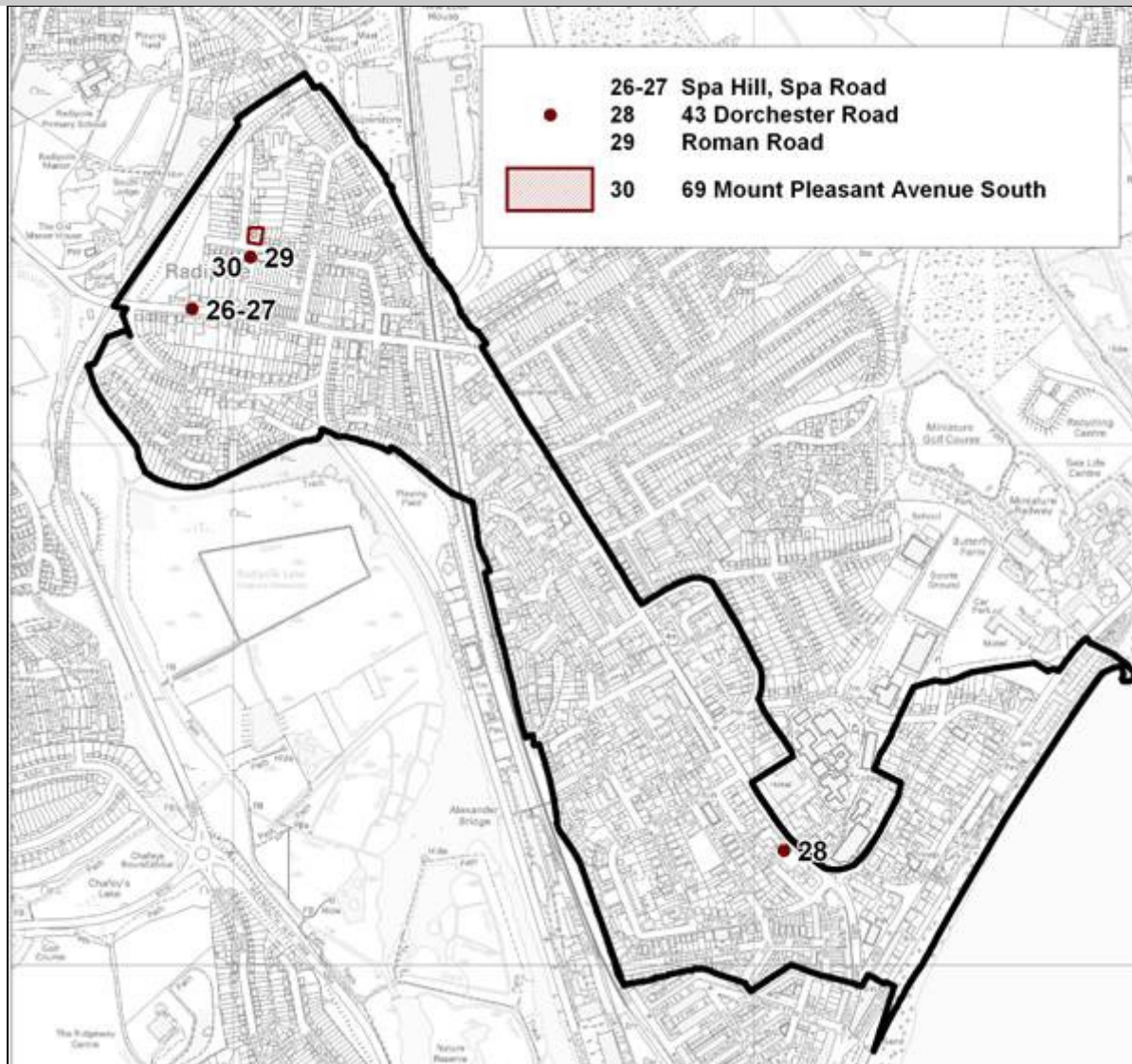


Figure 92: Archaeology of Historic Urban Character Area 6

Archaeological Investigations

Three archaeological investigations have been undertaken in this character area – excavations in Spa Road, and two evaluations at 43 Dorchester Road and 69 Mount Pleasant Avenue.

At least seven skeletons were excavated at the crest of Spa Hill in 1884, before the area was developed. Excavators recovered quantities of Roman pottery of various types, and reported the remains of a feature described as a Roman causeway, and more archaeological deposits in adjoining fields. Numerous other chance finds and observations indicate the presence of an extensive cemetery and settlement in the Spa Hill area. More recently, this evidence has been considered in a desk-based assessment for a site at Roman Road (Hewitt 1996).

The evaluation at 43 Dorchester Road was limited in scope. Two trial pits to determine archaeological constraints on future development revealed no archaeological deposits or finds (AC Archaeology 1995).

The evaluation at 69 Mount Pleasant Avenue South was limited in scope but revealed a quarry pit of post-medieval or modern date and other modern finds and features (Trevarthen 2010).

Archaeological Character

The very limited recent below-ground investigation constrains any consideration of the archaeological resource. The medieval and post-medieval settlement of Weymouth did not extend into this area, but there may be some evidence relating to the town's extension along

the seafront in the 19th century and along the Dorchester Road.

It is clear from Victorian excavations and subsequent chance finds and observations that there is an extensive Romano-British settlement and cemetery in the vicinity of Spa Hill. Reported evidence clusters around the crest of Spa Hill, but the extent of these deposits is not clear on present evidence.

Weymouth Historic Urban Character Area 6 Designations

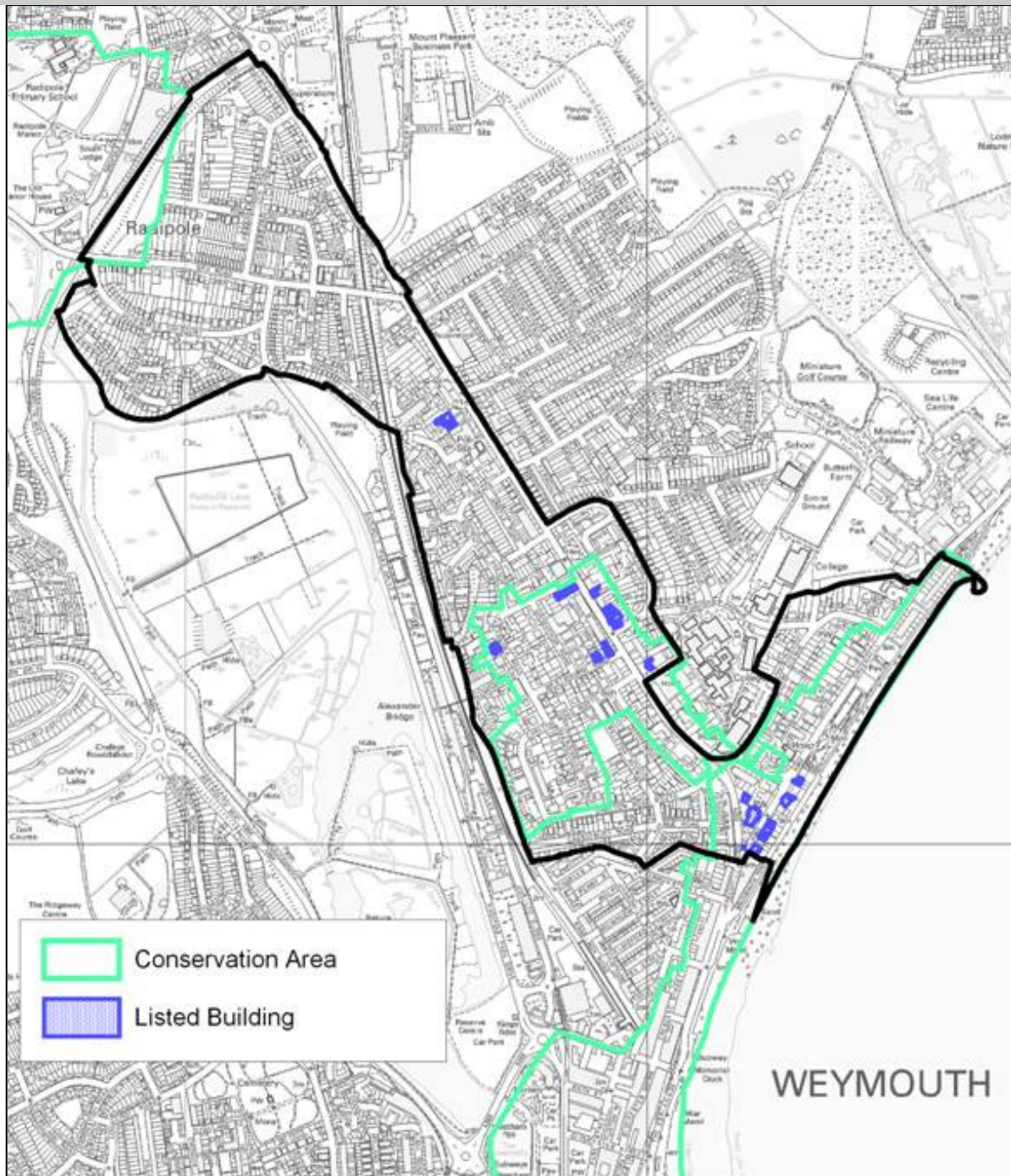


Figure 93: Listed Buildings and other designations in Historic Urban Character Area 6

Listed Buildings

There are 22 Listed Building designations in the character area. All are grade II except the church of St John the Evangelist on Dorchester Road, which is Grade II*.

Conservation Areas

Almost all of the Lodmoor Hill Conservation Area and the northern tip of the Weymouth Conservation Area lie within this character area.

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.

Weymouth Historic Urban Character Area 6 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **medium**. It is situated outside the area of the medieval and post-medieval town, but reflects the later development of Weymouth as a resort. Historic buildings, concentrated at Greenhill near the sea front and along Dorchester Road, make some contribution. There is a range of different building types from gentry town houses at the sea front to suburban villas and terraced housing behind, largely of 19th century date (one or two notable earlier survivals).

Areas of modern housing estate and modern infill are concentrated in areas away from the main street frontages.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. The level of sensitivity varies between the conservation areas, which are highly sensitive to development on any scale, and the modern housing estates which already represent large scale development. However, the modern housing developments are on a scale in keeping with the suburban character of the area. Large scale development of a type not in keeping with the suburban nature of the area would have a potentially detrimental effect on the historic character of the area.

Archaeological Potential

The archaeological potential of this area is judged to be **high**, though limited in respect of urban archaeology.

Most of this potential relates to pre-urban activity in the late prehistoric and Roman periods, and the probable Romano-British settlement and cemetery in the vicinity of Spa Hill. The extent of these deposits and the degree to which they may have been disrupted by the development of housing in this area are not clear from current evidence.

Historic buildings and outbuildings in this area, though predominantly 19th century in date, have the potential to provide information on the growth of Weymouth and its development as a spa and seaside resort.

This area has the potential to provide information which would contribute to Research Questions 2, 3, 19, 21, 24, 25 (Part 7).

Key Characteristics

- Seafront
- Ribbon development along Dorchester Road
- Hotels and large gentry houses at Greenhill
- Victorian and Edwardian terraced housing along and adjacent to Dorchester Road