

Blandford Historic Urban Character Area 5 North and East Blandford

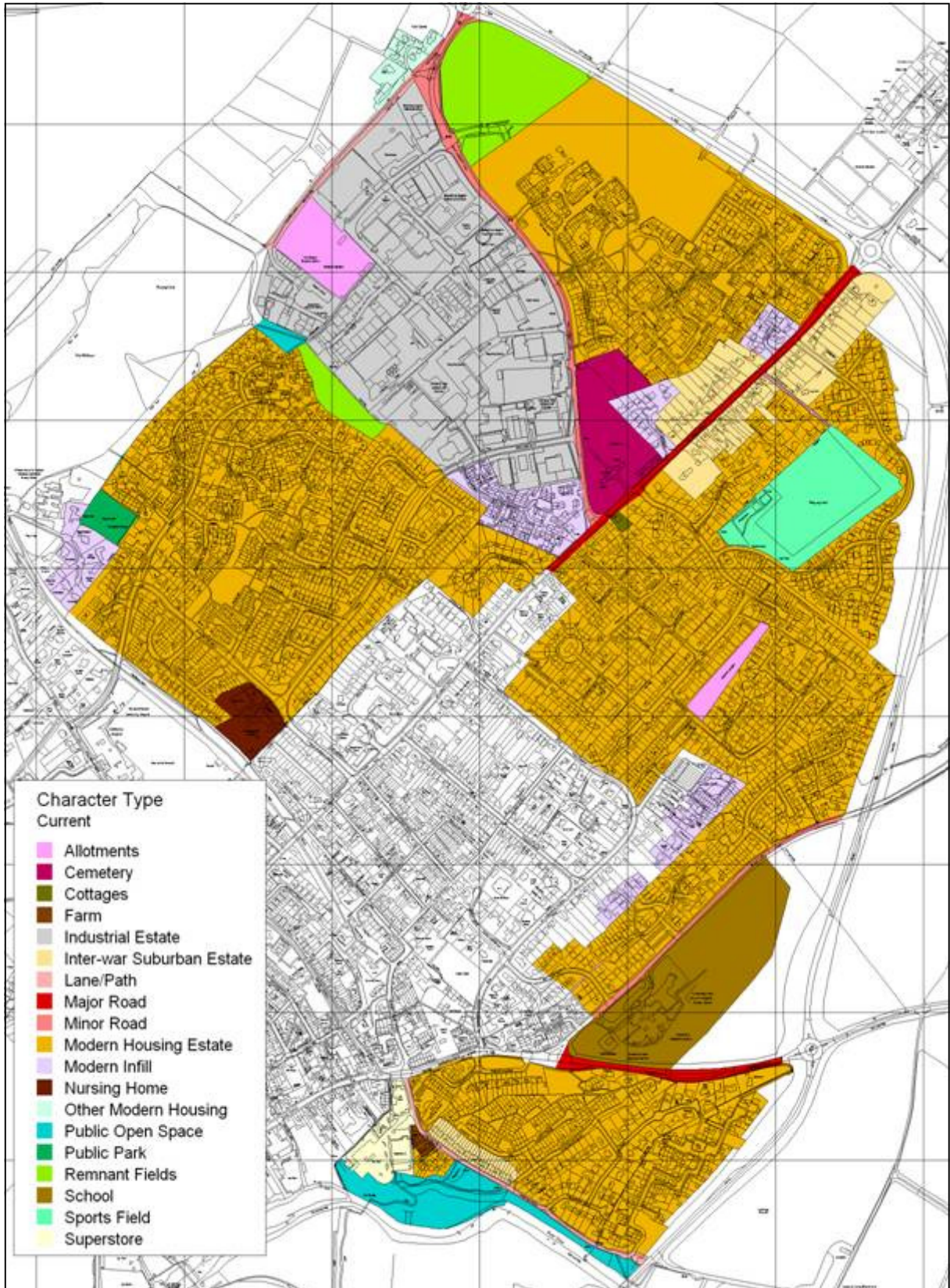


Figure 83: Map of Historic Urban Character Area 5, showing current historic urban character type

Blandford Historic Urban Character Area 5 Structure of Character Area

Overview

This area comprises the extensive modern housing and industrial estates to the north and east of the town centre, bounded by the Blandford by-pass.

Topography and Geology

The land generally rises from the SW to the NE, but is undulating, with a small ridge running from east to west, parallel to the north bank of the Stour. This ridge is separated from the main mass of chalk in the northern part of the area by a small tributary to the Stour. North of this, the ground rises steeply. The upper part of this main chalk ridge is relatively flat, although still undulating and dropping away gently to the north and west. The geology of the area is chalk with a strip of alluvium next to the River Stour.

Urban Structure

This character area primarily consists of a series of modern suburban housing estates and an industrial estate off a major axial road, Salisbury Road, and a small number of smaller roads and lanes. Salisbury Road has ribbon development along it. The modern suburban estates are mainly behind the main roads and arranged around a series of looped networks and curvilinear culs-de-sac.

Present Character

Figure 83 shows the present day historic urban character types. The area is dominated by Modern Housing Estates and Industrial Estate. There are two areas of Inter-war Suburban Estate and areas of School, Cemetery, Allotments, Public Park and Public Open Space. Minor character types include Cottages, Farm, Superstore and Remnant Fields.

Time Depth

The earliest components of this area are the major roads, which may be medieval or earlier

in origin. A small number of cottages and farmhouses are 19th century in date. The cemetery is mid 19th century. Housing development along Salisbury Street and Langton Road dates to the 1920s-30s. The Elizabeth Road council house estate dates from the late 1940s onwards. Most of the other Modern Housing Estates date from the 1980s-2000s. The industrial estate was established in the post-war period.

Settlement Pattern and Streetscape

The settlement pattern is one of medium and low density suburban housing. The post-war housing estates in the Elizabeth Road area comprise short terraces of four houses arranged in rows around linear roads (Figure 42). The later 20th century and early 21st century houses tend to be smaller and arranged in a mixture of short terraces, semi-detached and detached houses set in small plots.

The main roads are mainly fronted with inter-war and post-war detached houses set back from the road behind front gardens. Wimborne Road has been widened and the junctions enlarged.

Mature trees are not common in this area and tend to be restricted to former sections of hedgerows preserved within the suburban landscape. There are occasional examples of mature walnut trees planted by the owner of the Damory Court estate in the early 20th century (Sackett 1984, 83).



Figure 84: View south along Larksmead, from Salisbury Road.



Figure 85: Archbishop Wake's Primary School

Blandford Historic Urban Character Area 5 Built Character

Building types

The area is characterised by a high proportion of late 20th century detached housing, together with a relatively small amount of inter-war and post-war detached houses and short terraces. There are also a small number of 19th century or earlier buildings. The most decorative are the two identical but mirrored gothic chapels facing each other at Blandford cemetery (Figure 88). The cemetery also has gothic lodge mirrored by a modern addition adjacent to it. The former Damory Court Cottages (89 Salisbury Road) and Cemetery Farm house (11 and 12 Dairy Field) are also 19th century survivals. Number 1 Fisher's Close is a surviving outbuilding associated with a former farm on Wimborne Road. The matron's lodge for the late Victorian isolation hospital survives on Shaftesbury Lane (Figure 89). The Pines is an early commercial unit built on the site of the former isolation hospital in a 1950s style. Modern Industrial units are also a feature of the Blandford Heights area. The BOCM animal feeds mill dominates the skyline here.

Building Materials

The 19th century gothic funerary chapels in Salisbury Road cemetery are stone built with stone bell turrets and plain tile roofs. The Lodge and its modern counterpart (86 and 88 Salisbury Road) both have plain tile roofs. Damory Court Cottages and the former Cemetery farmhouse both have imported slate roofs. The former farmhouse has a half hipped roof with gabled dormers. In general the 19th century domestic buildings have brick walls with polychrome detail. Earlier 20th century houses on Salisbury Road have brick walls and gabled ended roofs with a mixture of slate and tile. The mid 20th century bungalows on Salisbury Road and the post war houses at Elizabeth Road are built in brick with tile roofs. Modern housing tends to be built from non-local brick and tile. The Pines on Shaftesbury Lane is a 1950s commercial unit in block work with corrugated asbestos roof. Modern industrial units here are built from a variety of non-local materials.

Key Buildings

19th century public buildings: Salisbury Rd cemetery chapels and lodge, Pines House.

Vernacular houses and cottages: Damory Court Cottages (89 Salisbury Road); Cemetery Farmhouse (11 and 12 Dairy Field); 1 Fisher's Close.



Figure 86: 1 Fisher's Close, Wimborne Road



Figure 87: Post-War housing, King's Road



Figure 88: Victorian gothic mortuary chapel, Blandford Cemetery, Salisbury Road



Figure 89: Pines House; the former matron's lodge for the Victorian Isolation Hospital, Shaftesbury Lane

Blandford Historic Urban Character Area 5 Archaeology

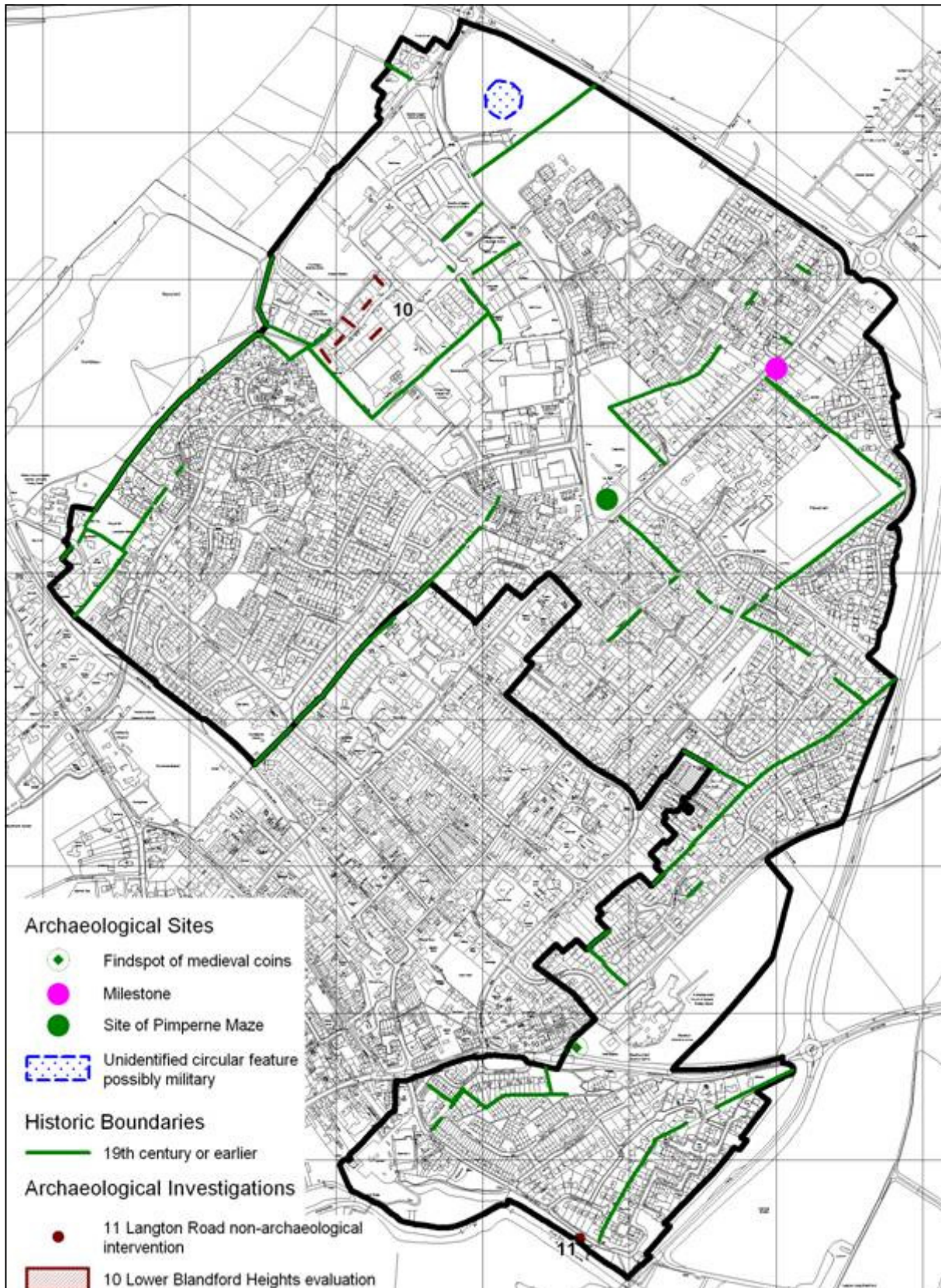


Figure 90: Archaeology of Historic Urban Character Area 5

Archaeological Investigations

Two archaeological investigations have been undertaken in this character area (Figure 90; Appendix 3, Nos. 10-11).

An archaeological evaluation in advance of development for new industrial units at Blandford Heights revealed no finds or features earlier than the 20th century. During the demolition of a thatched cottage somewhere on Langton Road in 1949 a pit containing 17th century clay tobacco pipe stems was found.

Archaeological Character

The very limited archaeological investigations in this area constrains our understanding of its archaeological character. However, it lies well beyond the historic core of the town in an area that is likely to have been agricultural land from the prehistoric period onwards. As this area occupies a south east facing slope on well drained fertile land, it is likely to have been an area favoured for agriculture and settlement, so is likely to have had archaeological deposits relating to settlement and land division dating to any period from the Neolithic onwards. However, what is not clear is the extent to which archaeological deposits may have survived the wholesale development of the area during the late 20th century.

The presence of 19th century dispersed farms and cottages may reflect an earlier dispersed settlement pattern in the region. Investigations during the demolition of an old cottage on Langton Road in 1949 suggested that the site had been occupied since at least the 17th century.

The area of the cemetery contained a famous earthwork labyrinth or *Troy Town*, destroyed by the plough around 1730 (Barker 1989).

Figure 90 also depicts a number of 19th century boundaries fossilised within the modern townscape. The rectilinear nature of these boundaries suggests that they may reflect the earlier alignments of a late prehistoric field system.

Blandford Historic Urban Character Area 5 Designations

Listed Buildings

There are no Listed Building designations in the Character Area.

Conservation Areas

Almost the whole of this Character Area lies outside the Blandford Forum Conservation Area (Figure 44). Only numbers 3-29 (odd) King's Road, 14 Hambledon Gardens and Lynden Lea, St Leonard's Avenue, lie inside the conservation 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.



Figure 91: 1950s industrial building, Blandford Heights Industrial Estate, Shaftesbury Lane.

Blandford Historic Urban Character Area 5 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **low**. It is essentially an area of large scale late 20th century housing development, coupled with industrial development at Blandford Heights. There are isolated examples of surviving historic buildings, most notably the pair of Gothic chapels at Salisbury Road Cemetery. But generally these are subsumed within the modern housing. It must also be noted that the Elizabeth Road estate is a well preserved example of a post-war council housing estate and includes some mature walnut trees planted during the early 20th century as part of the Damory Court Farm estate.

Sensitivity to Large Scale Development

The area has a **low** sensitivity to major change. The greater part of the area has already been developed with large modern housing or industrial estates. The remainder comprises some important rural open spaces, a primary school and grounds and other recreational spaces. These spaces are at particular risk from large scale development.

Archaeological Potential

The archaeological potential of this area is judged to be **medium**. Investigations during the

construction of the Blandford By pass have demonstrated the potential for Prehistoric and Roman sites within the character area (Wessex Archaeology 1994). There is also potential for subsurface remains relating to a possible rectilinear field system within the area. The existence of this system of ancient land division has been indicated through the study of 19th century field and communications patterns, although the date of its creation remains unknown. Only archaeological survey and excavation can add weight to the theory. This field system would have been integrated with a dispersed settlement pattern. It is possible that 19th century dispersed settlements such as Coward's Farm, Cemetery Farm, Yew Tree Farm and Londonderry may indicate the sites of earlier medieval or post-medieval settlement sites. The site at Londonderry has been shown to date from at least the 17th century through excavation (Watkins 1967).

Salisbury Road cemetery was placed on the site of the earlier Pimperne Maze, a potentially medieval earthwork site destroyed by the plough circa 1730; it is possible that some sub surface remains of this site are preserved here.

This area has the potential to provide information which would contribute to Research Questions 1-2, 4-6, 13 and 22 (Part 7).

Key Characteristics

- Extensive modern suburban housing estates
- Post-war council house estate
- Modern industrial estate
- Dispersed 19th century or earlier small farms and cottages
- Possible prehistoric and later field system and communication pattern