

Christchurch Historic Urban Character Area 16 Stanpit

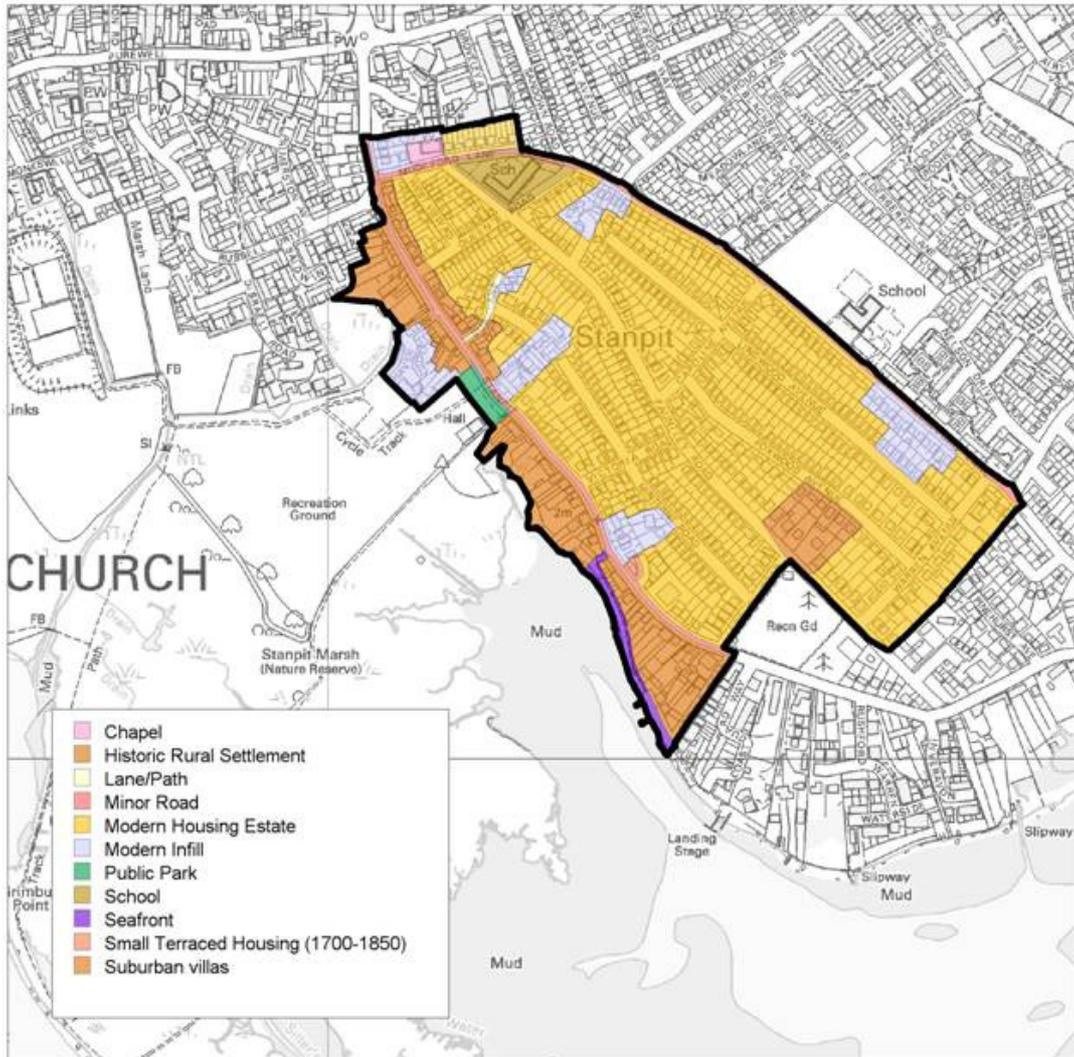


Figure 128: Map of Historic Urban Character Area 16, showing current historic urban character type.



Figure 129: Stanpit



Figure 130: Mudeford Lane (Stanpit Field)

Christchurch Historic Urban Character Area 16 Structure of Character Area

Overview

This area represents suburban expansion to fill the gaps between historic coastal hamlets.

Topography and Geology

Stanpit lies along the eastern edge of Christchurch Harbour. There is a low-lying fringe adjacent to the harbour, rising slightly eastwards. The geology consists of a strip of alluvium along the western fringe of the area, with the rest being Bracklesham Beds.

Urban Structure

The area is structured around Stanpit running south from Purewell along the edge of the harbour. The large modern housing estate to the east is served by straight roads such as Pauntley Road and Mudeford Lane, also running south from Purewell and parallel to Stanpit and joining it as it curves round following the line of the coast to Mudeford. Mudeford Road forms the eastern boundary of the area.

Present Character

Figure 128 shows the present day historic urban character types. Modern Housing Estates form the major part of this area, with areas of Modern Infill. Historic Rural Settlement lines Stanpit, and there is a block of Suburban Villas at the seafront at the southern tip of the area.

Time Depth

Stanpit (*Stanpeta*) is first mentioned in Domesday when it comprised two estates. Christchurch Priory was granted an estate in Stanpit by William II of just over a hide confirmed in 1175. It had a common arable field enclosed in 1827 (Page, 1912, 83-101). This lay to the east of Mudeford Lane and is now occupied by a suburban housing estate. Tutton Well is reputed to be of some antiquity and certainly provided the village's water supply in the 19th and early 20th centuries. It may be that this water source dictated the location of the medieval settlement. Stanpit was an important centre for fishing in the Christchurch region and smuggling became important during the 18th century. In the late 18th century profits from smuggling were ploughed into legal businesses such as brewing and snuff mills. During the 19th and 20th centuries Stanpit inexorably lost much of its individual identity through the development of the resort at Mudeford and other large housing estates.

Settlement Pattern and Streetscape

The character area can be subdivided into three

parts; Historic Stanpit, (largely coterminous with the Stanpit and Fisherman's Bank conservation area); West Stanpit Housing Estate, a modern housing estate to the south west of Purewell Cross, comprising modern short terraces in curvilinear culs de sac; and East Stanpit, a large inter-war housing estate, formerly Stanpit Field.

The western subdivision lies on the north side of Stanpit Marsh and was drained through the digging of field boundary ditches visible on the 1796 estate map. The eastern subdivision (Stanpit field) was divided into a series of strips 200 yards or 1 furlong in length in 1796. The Tithe map (c.1842 DRO T/CC) shows the same area after enclosure amalgamated into larger blocks owned by the major landholders. Remarkably, all modern developments have occurred within pre-existing fields so that many modern boundaries, including those that define the character areas themselves, still follow exactly boundaries visible on 18th and 19th century maps.

Christchurch Historic Urban Character Area 16

Built Character

Building types

A large number of the houses lining the modern street frontage of Stanpit are depicted on the late 19th century OS 1st edition map, suggesting that all or some of the fabric of these houses is late 19th century or earlier in date. These include numbers 29-31, 44-48, 62, 64-66 (The Ship in Distress), 49-53, 82-4, 63-9, 102-4, 112-118, 151-5 and 142-156. Of these numbers 29-31, 44-48, 62-66 and 69 are possibly depicted on the 1796 Malmesbury estate map (HRO 9M73/139). Yet more of the standing buildings lining Stanpit date from the turn of the 20th century.

The site of the Avon Brewery at the turn of the 20th century was at 56-58 Stanpit, now converted into residences.

There are no surviving historic buildings in the western part of the area, although number 28

Minterne Road (formerly Stanpit Villa) was built in the 19th century.

Building Materials

The 18th century or earlier Stanpit House (69 Stanpit) is with a roughcast façade and a slate or modern tiled roof with cresting.

The former Stanpit field area now comprises an estate of detached brick bungalows with tile roofs. The majority of modern buildings are built in non-local materials, generally in brick with tiled or slate roofs.

Key Buildings

Town House: Stanpit House (69 Stanpit), Stanpit Villa (28 Minterne Road)

Commercial: The Ship in Distress

**Christchurch Historic Urban Character Area 16
Archaeology**

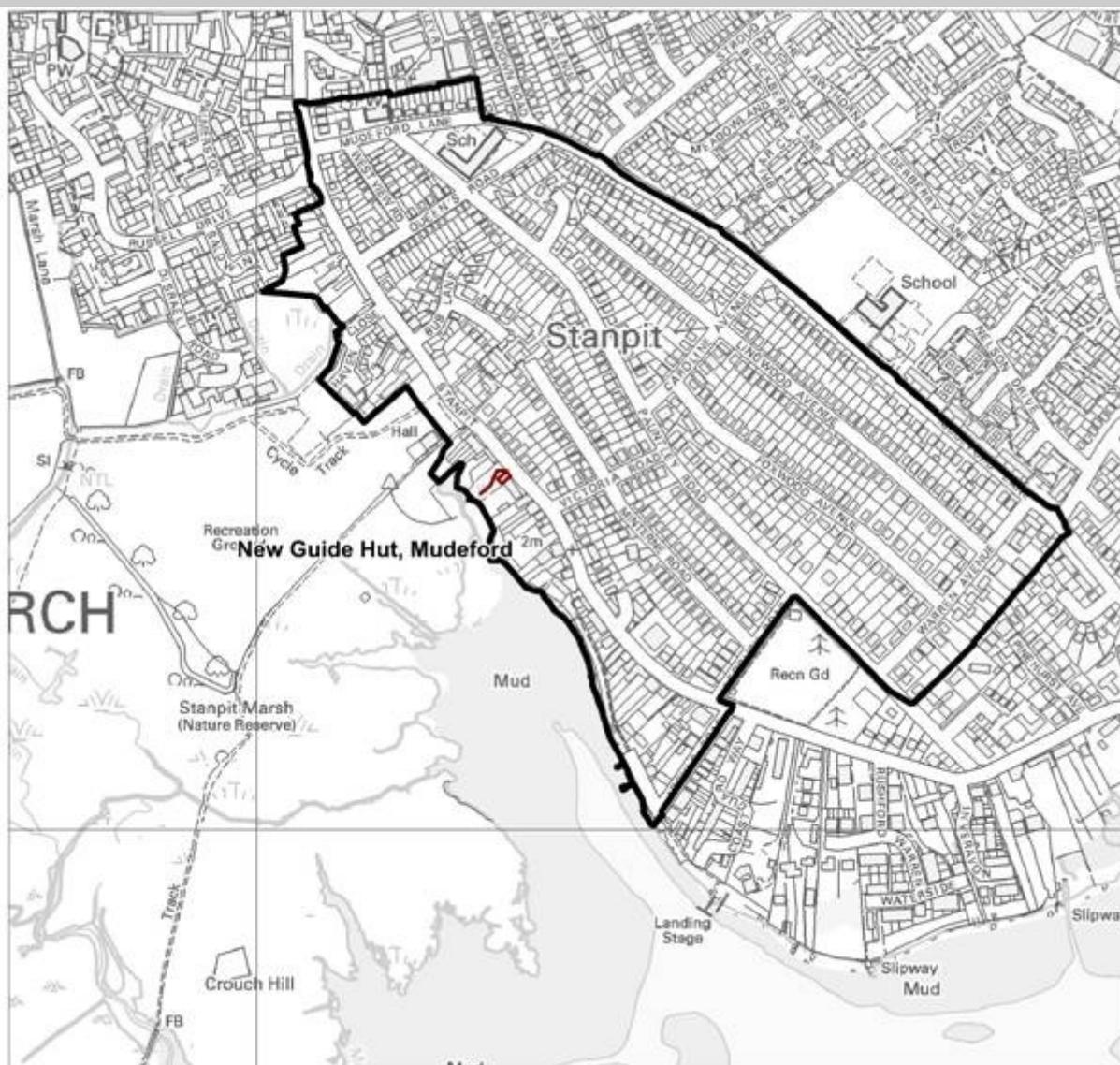


Figure 131: Archaeological features in Historic Urban Character Area 16

Archaeological Investigations

One archaeological investigation has been undertaken within the character area. Observations and recording during construction of a new Guide hut and associated services at Mudeford recorded no archaeological finds or deposits (Morse & McKinley, 2004).

Archaeological Character

The archaeological character of this area is not clear. Part of a Bronze Age bucket Urn was found when houses were built on Pauntley Road in 1930 (Calkin, Catalogue of the Druitt Collection, 146). This serves to underline the general background potential for archaeology from any period in the Christchurch region.

Christchurch Historic Urban Character Area 16 Designations

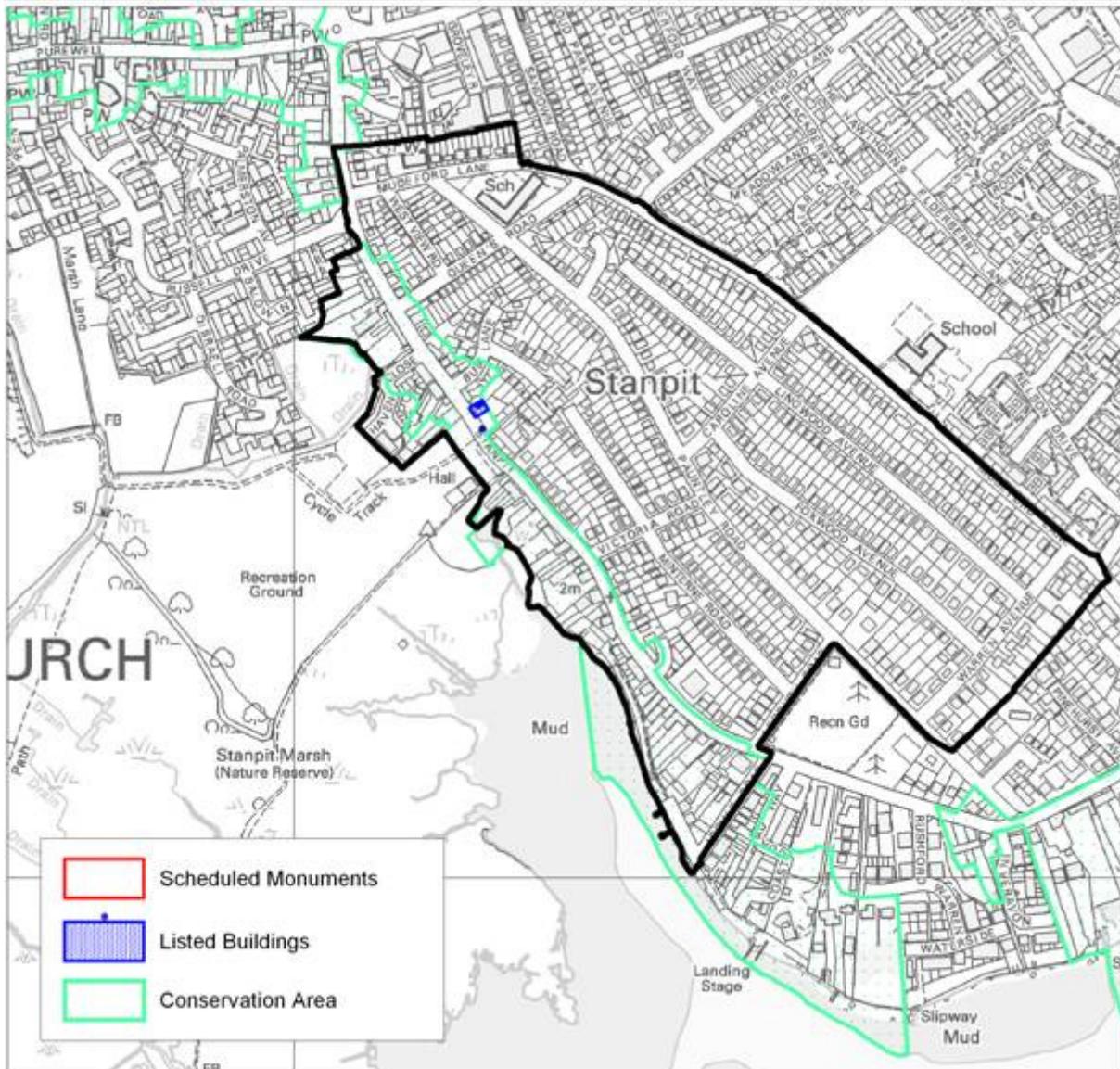


Figure 132: Listed Buildings and other designations in Historic Urban Character Area 16

Listed Buildings

There are two Listed Building designation in the Character Area, Stanpit House and its boundary wall, both Grade II.

Conservation Areas

Most of the Stanpit and Fisherman's Bank Conservation Area lies within the Character Area.

Registered Historic Parks and Gardens

There are no Registered Parks and Gardens within the Character Area.

Scheduled Monuments

There are no Scheduled Monument designations within the Character Area.

**Christchurch Historic Urban Character Area 16
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **medium**. The surviving historic fabric of the Stanpit area lies entirely within the locality of the historic settlement.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. Although 20th century suburban housing developments already characterise this area, the historic settlement of Stanpit has retained historic character. Future development needs to be on a scale that does not impact visually on views to and from the historic town.

Archaeological Potential

The historic core of Stanpit must be considered to have a **high** archaeological potential. There

is potential for medieval settlement remains as well as post medieval settlement and industrial remains. There are also a number of medieval or earlier field boundaries fossilised in the modern landscape and potentially as subsurface deposits. The westernmost part of the character area also has potential for post-medieval building remains associated with the settlement of Street.

Key Characteristics

- Medieval rural settlement
- Medieval land division
- Historic street frontage