

Christchurch Historic Urban Character Area 17 Mudford

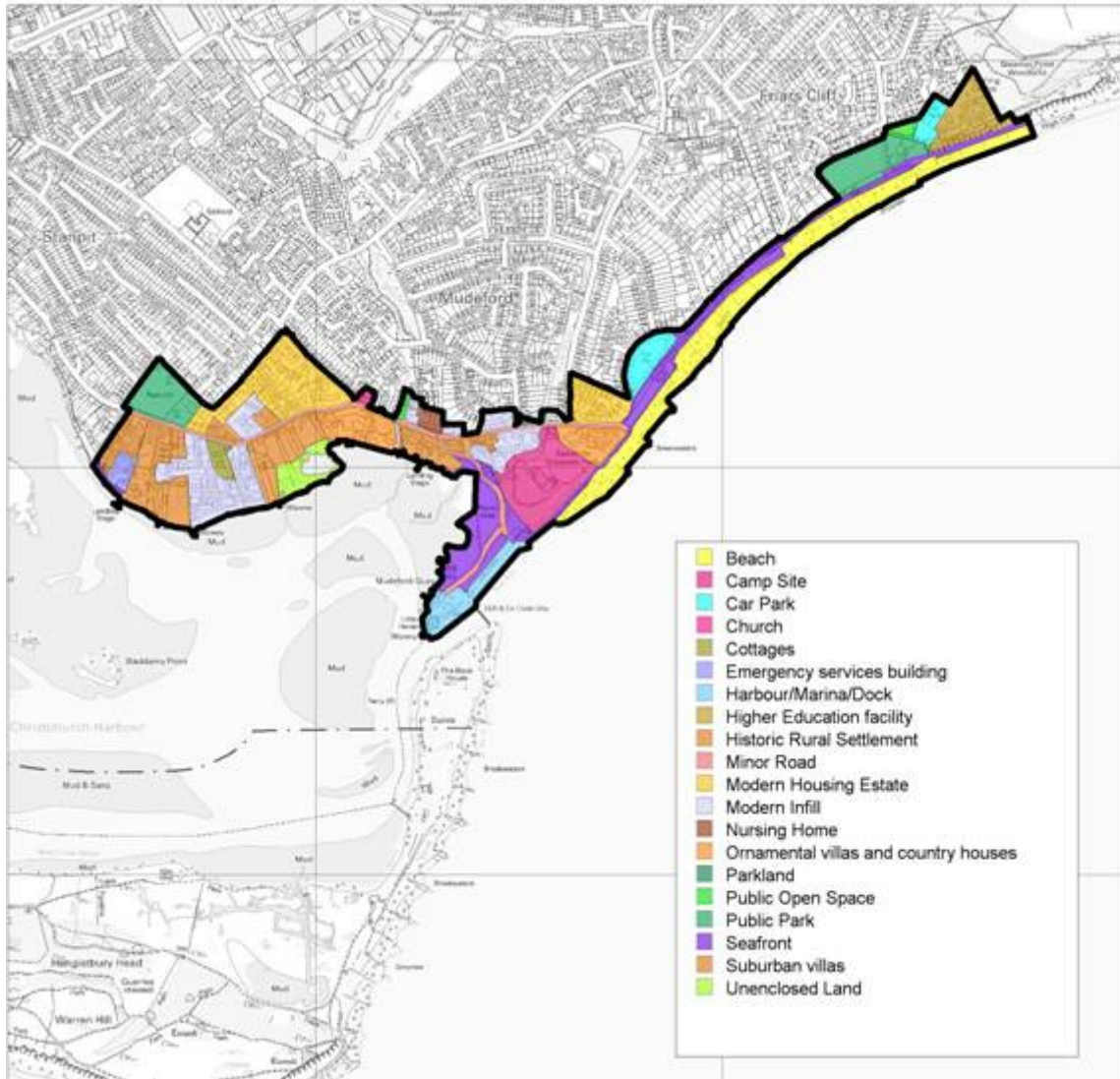


Figure 133: Map of Historic Urban Character Area 17, showing current historic urban character type.



Figure 134: The Anchorage



Figure 135: Mudford Quay

Christchurch Historic Urban Character Area 17
Structure of Character Area

Overview

This area represents the gradual expansion of settlement and recreational facilities along the coastal fringe between formerly rural hamlets. It is defined by its position on the coast and the edge of Christchurch Harbour.

Topography and Geology

Mudeford, lies on the north eastern shores of Christchurch Harbour, at the mouths of the River Mude and the Bure Stream. The geology of the area consists of a strip of alluvium along the coast, with the rest of the area being Bracklesham Beds.

Urban Structure

This character area is structured around the axial Mudeford running along the edge of Christchurch Harbour and the coast to the east. Bure Lane is the major road running north eastwards away from Mudeford Quay. Avon Run Road runs along the sea front in the eastern part of the area.

Present Character

Figure 133 shows the present day historic urban character types. The area is very mixed. Historic Rural Settlement, interspersed with Ornamental Villas and Country Houses, Suburban Villas and Cottages, extends along Mudeford. There are some areas of Modern Infill, and several types associated with the recreation use of this area, such as Camping Site and Public Park.

Time Depth

Mudeford does not appear to have been a medieval settlement in its own right. It is depicted on Isaac Taylor's 1759 map of Hampshire and the Malmesbury estate map of 1796 (HRO 9M73/139) reveals that there was a sizeable settlement in existence by the end of the 18th century. This may represent what was essentially a 'squatter' settlement, having little land associated with it but with a workable economy derived from the sea (fishing and smuggling). However, whilst smuggling was still at its height, Mudeford was already gaining a reputation as a retreat and inspiration for notables (Powell, 1995, 51).

The suburban development of land around Christchurch was prefaced by the development of a number of great houses along the coast in the late 18th - early 19th century including Sandhills (c.1785) and Bure Homage (early 19th century). The area became popular as a coastal retreat in the 19th century, and slightly smaller

private residences continued to develop throughout the 19th century at the Mudeford sea front. The rapid rise of Mudeford in the 18th and 19th centuries is revealed in the fact that in 1803-4 there were two quays in Christchurch harbour; Town Quay and Mudeford Quay. The rise of Mudeford as a resort however, was eclipsed by that of Bournemouth in the 19th and 20th centuries. In the post-war period the village was subsumed into the suburban sprawl of Christchurch.

Settlement Pattern and Streetscape

Historic settlement is concentrated in a strip along Mudeford. Small roads run to the north from the coastal roads, some connecting, others into culs-de-sac.

The character of the Quay is completed by the slipways and piers, some of which have occupied the same site since at least the 19th century.

Christchurch Historic Urban Character Area 17

Built Character

Building types

All Saints Church, built in 1871, is at an important location in terms of character, at a curve in the road and a junction opposite the early 19th century Christchurch Harbour Hotel (formerly Avonmouth Hotel). These two buildings lie to the west of the River Mude. Mudeford Farm granary, on the north side of the road to the east of the River Mude, dates from the 18th-19th century. It was part of Mudeford Farm, since demolished and replaced by the Avon Reach nursing home.

Sandhills is a large house of irregular plan. It is thought to have been completed in 1807, although it is depicted on the 1796 Malmesbury estate map (HRO 9M73/139). Another important building in this group is the early 19th century, Gundimore House and Scotts Cottage (once part of Gundimore). This structure was built in the style of a Turkish tent, complete with gilt Arabic inscriptions, in order to remind the owner of his extensive travels.

The historic character of the quay area is provided in part by the late 17th-early 18th century Dutch Cottages and Haven Cottages (numbers 1-4 Mudeford Quay). The Haven House, once the Haven Inn, and Little Haven are also impor-

tant. The modern public buildings have little local character and tend to be of simple block form with flat roofs.

Building Materials

Most buildings in the historic settlement are 19th century and constructed in brick, either stuccoed or painted, frequently with a hipped slate roof. All Saints Church is of brick banded with stone. Mudeford Farm granary is weather-boarded with a hipped slate roof. Sandhills is built in painted brick and with a slate roof. Haven Cottages have a stucco façade and tiled roof.

The majority of modern buildings are built in non-local materials, generally in brick with tiled or slate roofs.

Key Buildings

Ecclesiastical: All Saints Church

Agricultural: Mudeford Farm granary

Commercial: Avonmouth Hotel, Haven House Inn

Ornamental Villas and Country Houses: Sandhills, Gundimore House, Scotts Cottage

Cottages: Dutch Cottages, Haven Cottages

**Christchurch Historic Urban Character Area 17
Archaeology**

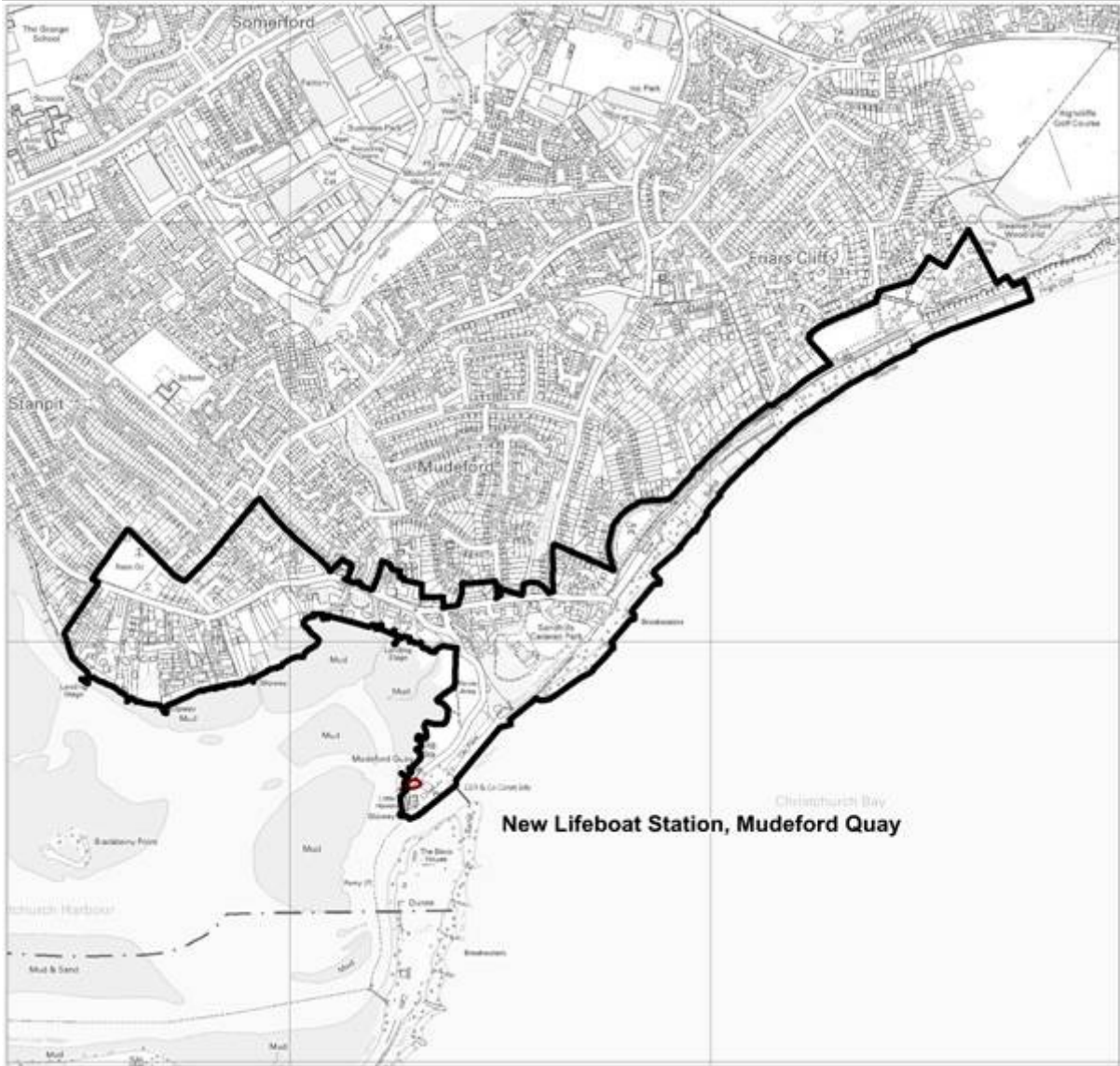


Figure 136: Archaeological features in Historic Urban Character Area 17

Archaeological Investigations

Eleven archaeological investigations have been undertaken in this character area (Appendix 3). These have mainly been very small in extent and the majority have been watching briefs. The investigations have been mainly concentrated around the gardens of Roper’s Lane and Tinker’s Lane and on West Walls, where evidence for Roman activity was found in the 1950s. More recent watching briefs have recorded little evidence other than a dark humic soil layer.

Archaeological Character

Despite a number of archaeological investigations, the archaeological character of this area is not clear. .

**Christchurch Historic Urban Character Area 17
Designations**

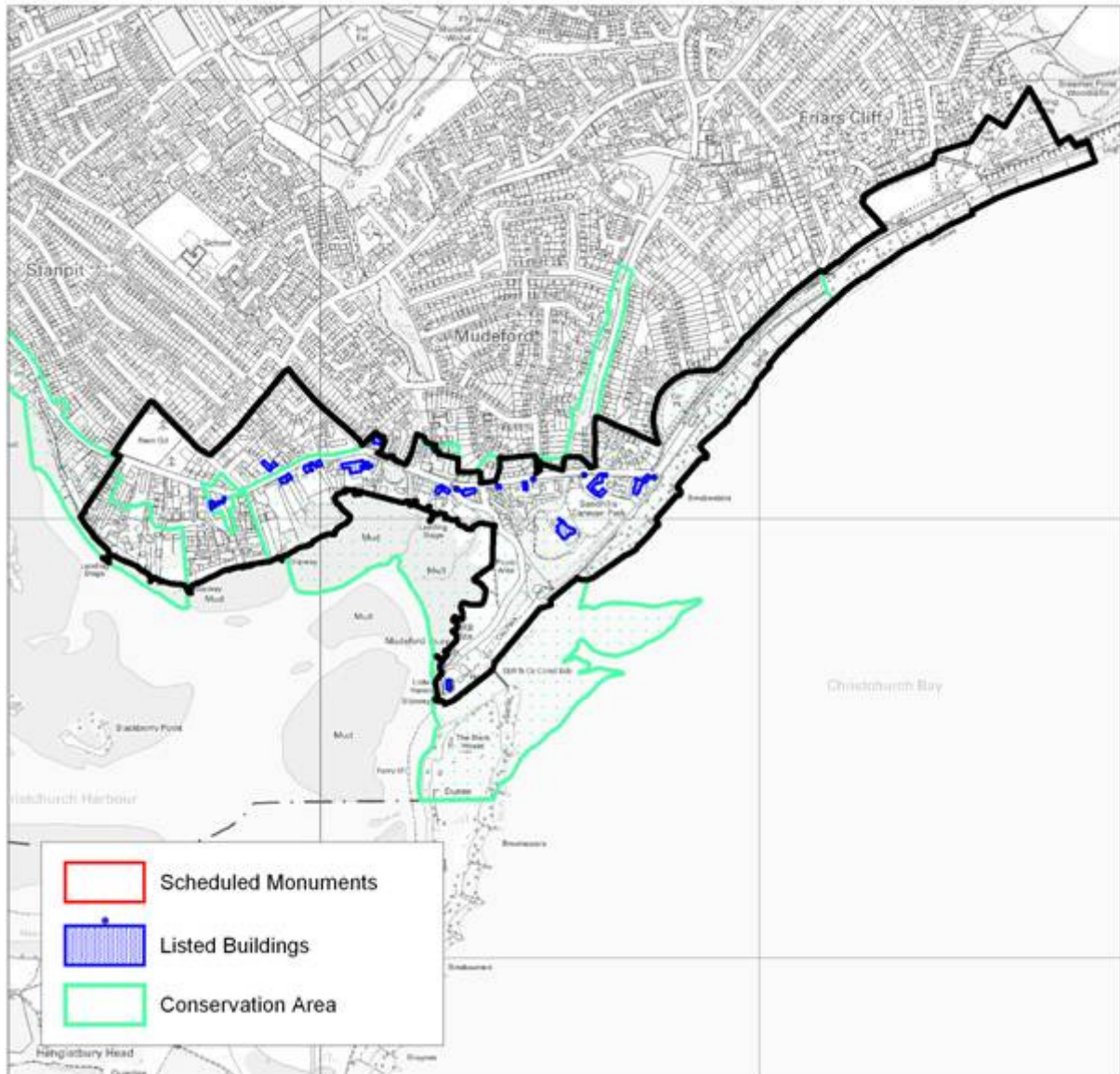


Figure 137: Listed Buildings and other designations in Historic Urban Character Area 17

Listed Buildings

There are 27 Listed Building designation in the Character Area, all Grade II except The Moorings which is Grade II*.

Conservation Areas

The Mudeford Quay Conservation Area and part of the Stanpit and Fisherman's Bank 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 Monument designations within the Character Area.

**Christchurch Historic Urban Character Area 17
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **high**. Mundeford contains the highest number of 19th century listed buildings for a single street in Christchurch.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. Although 20th century suburban housing developments already characterise much of this area, in parts it has retained considerable 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 archaeological potential of this area is judged to be high. There is potential for surviving archaeology relating to the origins of the historic settlement and quay, although prior to the development of the settlement, at some time before the late 18th century, the area had been marginal land.

Key Characteristics

- Post-Medieval rural settlement
- Post-Medieval quay and seafront
- Historic street frontage