

# Christchurch Historic Urban Character Area 19 Bure

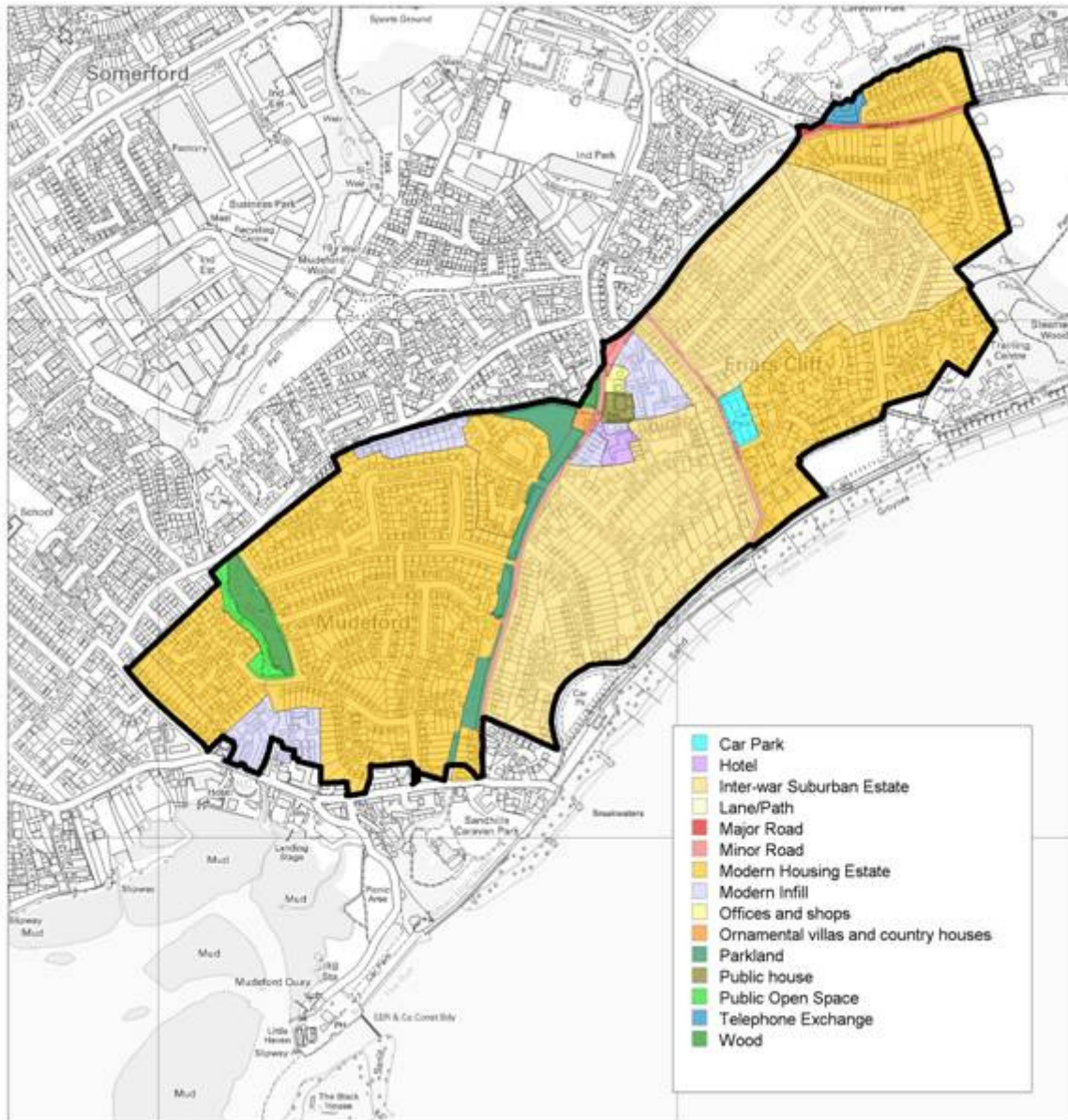


Figure 141: Map of Historic Urban Character Area 19, showing current historic urban character type.



Figure 142: Bure Homage Lodge



Figure 143: Waterford Lodge

**Christchurch Historic Urban Character Area 19**  
**Structure of Character Area**

**Overview**

This area represents the gradual expansion of settlement and between the formerly isolated rural hamlet of Bure and scattered country houses and ornamental villas. It is defined by its position on either side of the Bure Stream and proximity to the coast and the edge of Christchurch Harbour.

**Topography and Geology**

The Bure Stream crosses this character area to flow into Christchurch Harbour. The geology of the area consists of Bracklesham Beds.

**Urban Structure**

This character area straddles Bure Lane which runs alongside the Bure Stream through the centre of the area.

**Present Character**

Figure 141 shows the present day historic urban character types. The area of Bure Homage house is now occupied by a modern housing estate, although part of the grounds and the Lodge survive as Bure Homage Lodge and gardens. Waterford Lodge also survives, although much altered, as Waterford Lodge Hotel. Bure Farm has been demolished and replaced by the Sandpiper public house. Modern shops and post office lie to the north of the pub.

**Time Depth**

Bure has been a tithing in the hundred of Christchurch since at least AD1316 (Page, 1912, 81-2), although 'The land of Beora and Chiuentone' was recorded early in the 12<sup>th</sup> century as being granted to the Priory (ibid, 83-101). The Malmesbury estate map of 1796 depicts Bure as comprising two clusters of houses on either bank of the Bure Stream and facing on to a village green. The hamlet was set within a landscape of enclosed rectangular fields, with arable open fields to the north (HRO 9M73/139). By the late 19<sup>th</sup> century, the green had been enclosed and the western half of the hamlet emparked for the creation of Bure Homage and its associated grounds and lodge. The only other building in the former hamlet at this time was Bure Farm on the eastern side of the brook. At the end of the 19<sup>th</sup> century Waterford Lodge was built, and three further buildings to the north of Bure Farm. Bure Homage became an officer's mess for the American Air Force during WWII and in 1945 it was used as barracks attached to the SRDE. It

fell into decline and was demolished in 1957 (ibid).

**Settlement Pattern and Streetscape**

The area to the south of the village, Bure Homage and Friars Cliff Housing Estates was developed between the wars from an area of enclosed rectilinear fields. Some sections of Bure Lane and Bure Homage Lane predate 1796 and may be medieval in origin. The views along Bure Lane also retain aspects of historic character, particularly in the region of Bure Homage. Some field boundaries have survived as property boundaries at the eastern end of the Friars Cliff estate but also around Bure Park and to the south of Waterford Lodge.

Bure Homage Gardens represent the remnants of the grounds of Bure Homage. Bure Lane to the south also retains a lining of trees originally planted as part of the landscaping around the house.

**Christchurch Historic Urban Character Area 19**  
**Built Character**

***Building types***

The few surviving historic buildings are generally ancillary buildings to large houses, being lodges and a stable block converted to residential use.

***Building Materials***

The 19<sup>th</sup> century lodge to Bure Homage has a stucco façade with a slate roof. The 19<sup>th</sup> century cast iron gates are of unusual design with ball finials to each alternate bar. The majority of modern buildings are built in non-local materials, generally in brick with tiled or slate roofs.

***Key Buildings***

Ornamental Villas and Country Houses: 12 Bure Homage Lane, former stable block to Bure Homage; 159 Bure Lane

### Christchurch Historic Urban Character Area 19 Archaeology

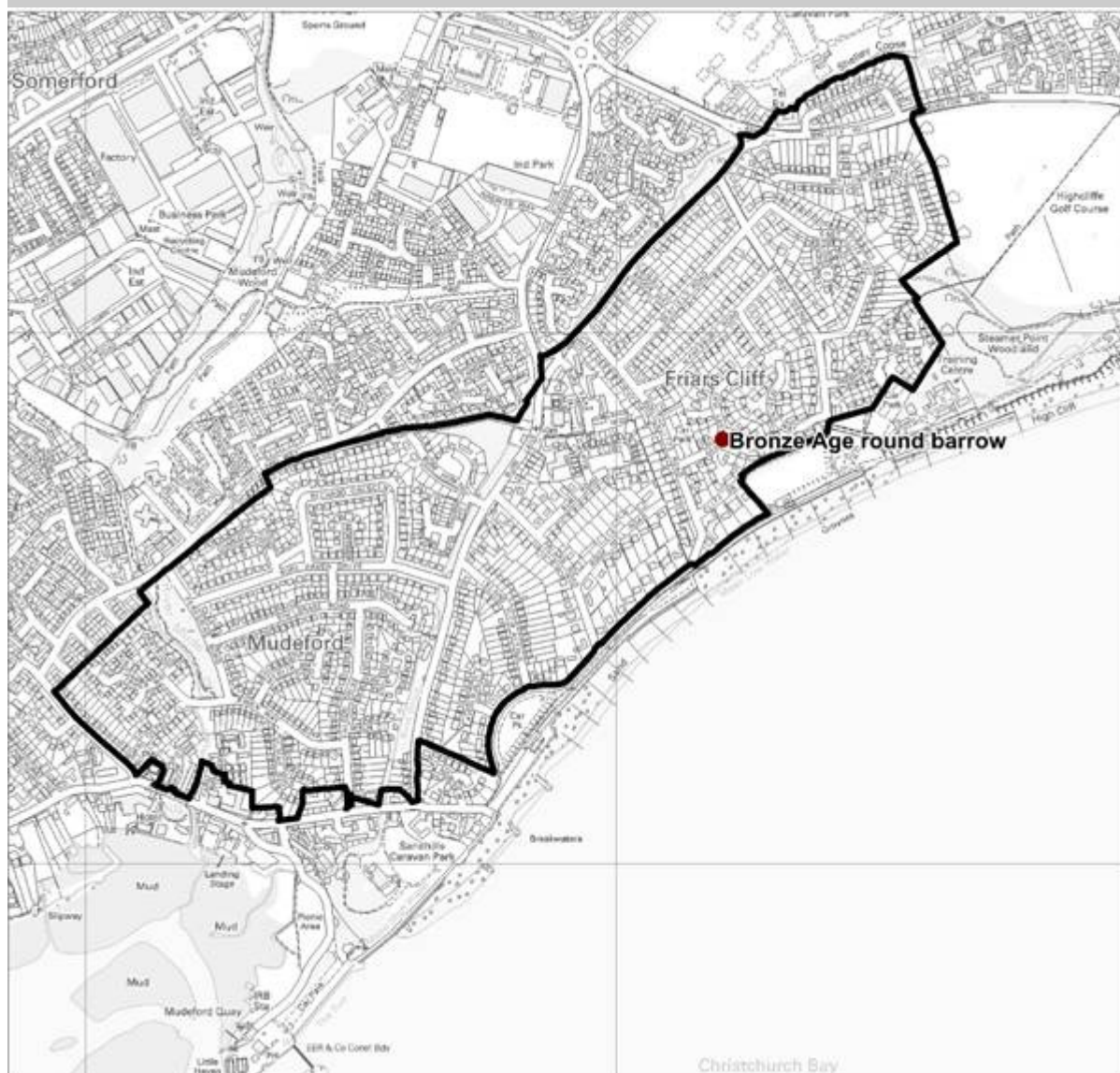


Figure 144: Archaeological features in Historic Urban Character Area 19

#### **Archaeological Investigations**

There has been one archaeological investigation in the area. An excavation in advance of development. This investigated the area adjacent to a scheduled Bronze Age round barrow (DO821). No evidence of occupation or ring ditches was found in any of the trenches (Jarvis, 1982).

A number of prehistoric finds seem to have been made during the construction of the Friars Cliff estate. These include Late Bronze Age/ Early Iron Age potsherds, a Neolithic leaf arrowhead, 2 Early Bronze Age barbed and tanged arrowheads, and a triangular arrowhead. Late Bronze Age pottery was found 1932 at Seaway Avenue. Early Iron Age pottery has been reported from the Bure Lane area. A

round barrow was reportedly destroyed during building work. Two Lower Palaeolithic handaxes were found at Friars Cliff estate and Bure Farm, in an area of Terrace 5 Gravel geology (Roe, 1968, 82; Wymer, 1992, 147). A socketed bronze axe, looped and with a square section with six decorated ribs, was found in 1962, by contractors repairing the bridge south of Bure Homage.

#### **Archaeological Character**

The paucity of archaeological investigations constrain consideration of the archaeological character of the area. There was clearly prehistoric activity here.

**Christchurch Historic Urban Character Area 19  
Designations**

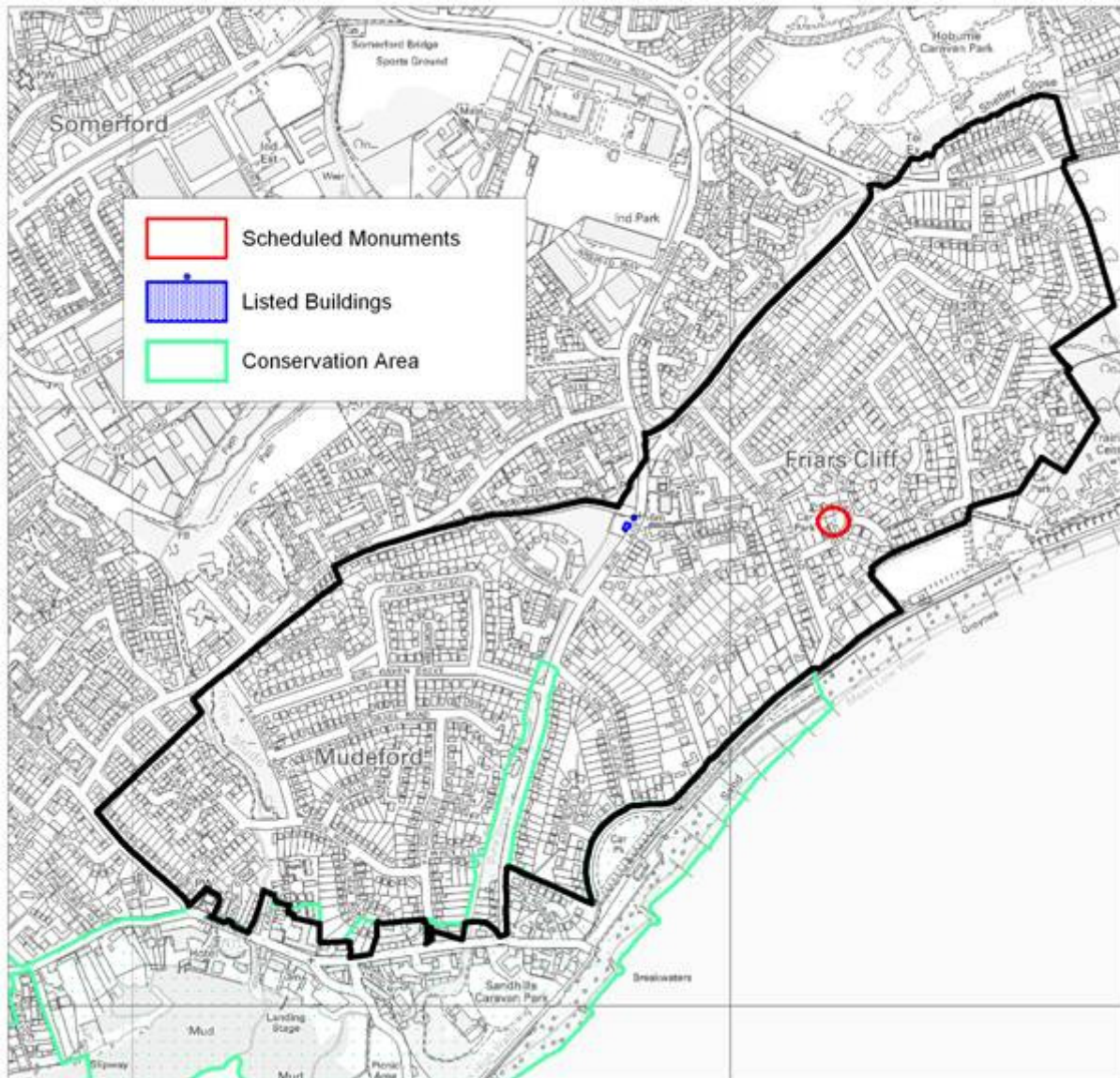


Figure 145: Listed Buildings and other designations in Historic Urban Character Area 19

**Listed Buildings**

There is one Listed Building designation in the Character Area, the Grade II Bure Homage Lodge and its associated gate and gate piers.

**Conservation Areas**

Part of the Muddeford Quay Conservation Area extends into this Conservation Area.

**Registered Historic Parks and Gardens**

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

**Scheduled Monuments**

One Scheduled Monument (Dorset 821), a Bronze Age round barrow lies within this character area.

**Christchurch Historic Urban Character Area 19  
Evaluation**

***Strength of Historic Character***

The strength of character of this area is judged to be **low**. The former hamlet of Bure and surviving features associated with large houses and their grounds have retained some character, but are now surrounded by suburban development.

***Sensitivity to Large Scale Development***

The area has a **medium** sensitivity to major change. Although inter-war and modern suburban housing developments already characterise this area, some elements of the historic settlement and of the ornamental landscaping around Bure Homage in particular are evident.

***Archaeological Potential***

There is a **high** potential for surviving archaeological deposits relating to the historic settlement. It is possible that such material might elucidate the origins and form of the settlement, probably in the medieval period. There is also potential for deposits associated with Bure Homage and its landscaped grounds to survive beneath the modern housing estates. The potential for the Friars Cliff estate area seems to lie predominately in the prehistoric period.

This area has the potential to provide information which would contribute to Research Questions 1-4 (Part 7).

**Key Characteristics**

- Medieval rural settlement
- 19<sup>th</sup> century country house and garden
- Inter-war housing estates