

Christchurch Historic Urban Character Area 20 Hoburne

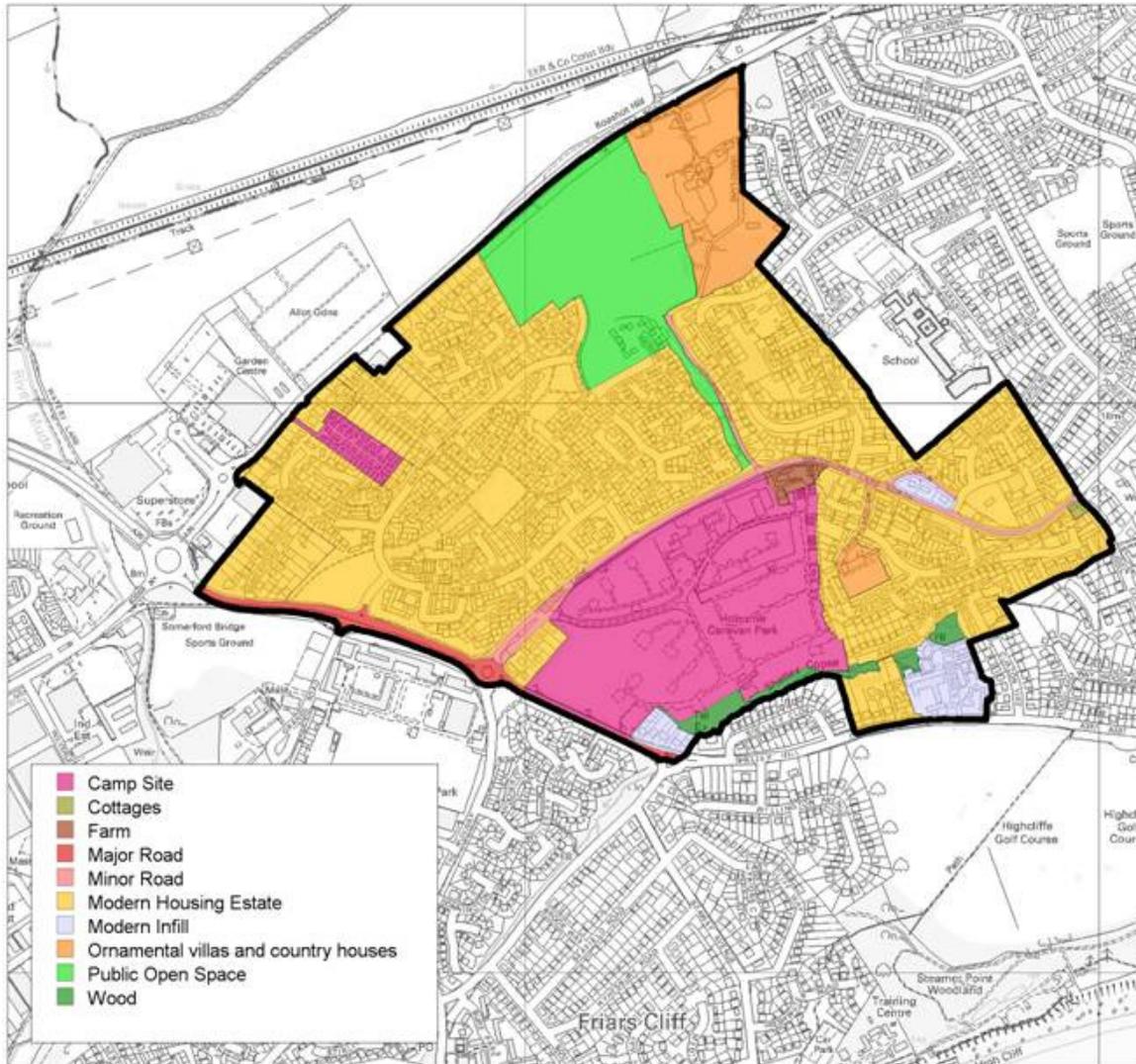


Figure 146: Map of Historic Urban Character Area 20, showing current historic urban character type.



Figure 147: Hoburne Farm buildings



Figure 148: Saulfland House

Christchurch Historic Urban Character Area 20 Structure of Character Area

Overview

This area represents modern suburban expansion into formerly rural areas. There are still some relatively large open spaces within the area.

Topography and Geology

The area is hilly. The geology of the area consists almost entirely of Bracklesham Beds.

Urban Structure

This character area is structured around Hoburne Lane and Smugglers Lane North with suburban housing estates running off them to the north and south. Lymington Road, Highcliffe Road and Lyndhurst Road form the northern, western and southern boundaries of the character area.

Present Character

Figure 146 shows the present day historic urban character types. The 19th century Verno House lies to the north of Hoburne, within landscaped grounds. This may also represent the site of a small 18th century hamlet, a group of three houses and paddocks occupied the site in 1796. The grounds of Verno House are themselves a survival from the 19th century. A modern housing estate which now encompasses the entire area of Hoburne Court gardens. The area is dominated by Modern Housing Estates with some Modern Infill, and a Camping Site.

Time Depth

Hoburne is first mentioned in the Domesday survey and was granted to the priory about AD 1100. The estate was one of the hamlets within the manor of Somerford (Page, 1912, 83-101). In 1796 It consisted of 4-5 farms and associated buildings arranged around a small sub rectangular green. By the late 19th century the settlement consisted of a single farm, Hoburne Farm, and Hoburne House. A few of the 18th century buildings may have been incorporated as farm outbuildings and a lodge. The village green became part of the formal gardens of the Court. These 19th century buildings remain largely intact today, although the 18th century lodge was demolished in the mid-late 20th century. The gardens have been developed as a housing estate.

The fields around Hoburne in the 18th century were split into three distinct areas. Those to the east are not counted in the character area. To the west lay the open arable fields called *Hoburne Field*. To the south lay an area of apparent unenclosed common woodland or

heath, now occupied by Saulfland House and housing estate. Some of the buildings associated with Hoburne Farm may date from the 18th century. The farmhouse is locally listed and dates from the 19th century. The fields associated with the farm to the south west are now a large holiday park.

The 19th century house *Woodend* lay to the south of the Bure Stream and was replaced by modern apartments in the late 20th century.

Settlement Pattern and Streetscape

Today the fields around the historic settlements of Hoburne and Verno are dominated by modern housing. The route of Smuggler's Way North, Hoburne Lane, Verno Road, property boundaries to plots fronting on to Smuggler's Wood Road and further 18th and 19th century field boundaries survive to the west of Verno House.

Christchurch Historic Urban Character Area 20

Built Character

Building types

Hoburne House was built in the 19th century and demolished in the late 20th century, replaced by a modern apartment block. The house was set in 20 acres of landscaped garden with two Lodges, Lilac Lodge on Hoburne Lane and another on Smuggler's Lane North. It is possible that elements of these lodges were already in existence in the late 18th century, prior to the construction of Hoburne House, although only Lilac Lodge survives today at 155-157 Hoburne Lane. Little Thatch is an 18th and 19th century L-shaped cottage to the north of Verno House on Roeshott Hill. Two further villa style houses were built to the south of the historic settlement. The first, *Woodend* was constructed in woodland on the north side of Lymington Road at Shelley Hill during the 19th century. It was demolished in the late 20th century, although its late 19th century lodge (72 Lymington Road) survives. Saulfland House was not constructed until the early 20th century set within grounds carved out of former unenclosed heath to the

south of Smuggler's Way North. It survives today as the centrepiece of a modern residential development on Saulfland Drive.

Building Materials

Little Thatch, as its name suggests, has a thatched roof.

Key Buildings

Cottage: Little Thatch, Roeshott Hill

Country House: Verno House lodge, outbuildings and garden features; Lilac Lodge (formerly lodge to Hoburne House), Hoburne Lane

Civic and Institutional: milestone at junction of Hoburne Lane and Highcliffe Road.

Christchurch Historic Urban Character Area 20
Archaeology

Archaeological Investigations

No archaeological work has been undertaken, or finds made in this character area.

Archaeological Character

The lack of archaeological investigations constrains consideration of the archaeological character of this area. However there may be evidence relating to the origin and form of the historic settlement and associated fields. There may also be surviving features associated with Hoburne House and its landscaped grounds.

Christchurch Historic Urban Character Area 20 Designations

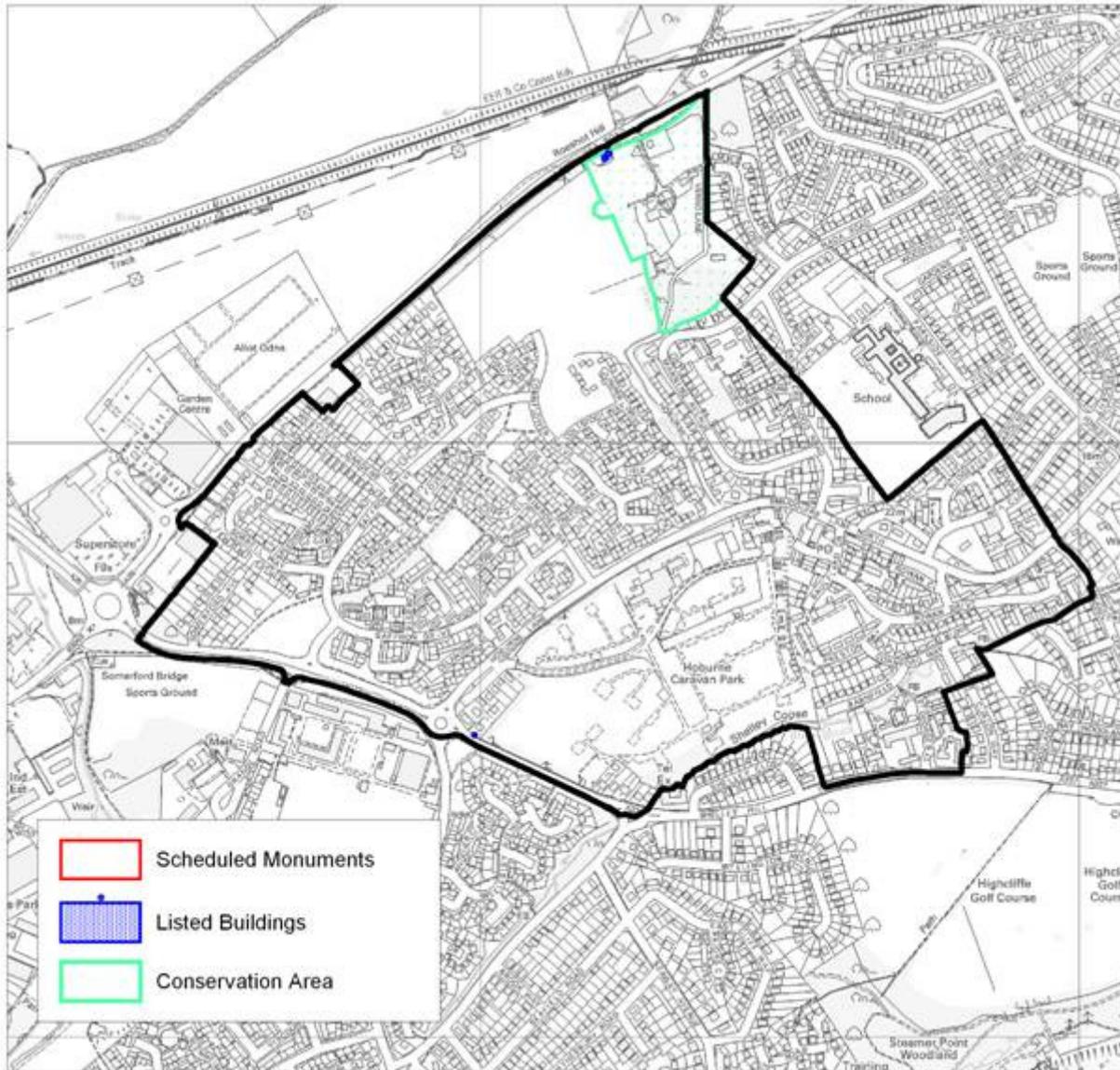


Figure 149: Listed Buildings and other designations in Historic Urban Character Area 20

Listed Buildings

There are two Listed Building designation in the Character Area: the cottage Little Thatch on Roesholt Hill, and a milestone at the junction of Hoburne Lane and Highcliffe Road, both Grade II.

Conservation Areas

The Verno Lane Conservation Area lies 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 this Character Area.

**Christchurch Historic Urban Character Area 20
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **low**. Much of it consists of modern suburban development.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. Although 20th century suburban housing developments already characterise this area, there are open areas within it. Some elements of historic settlement and former field systems may be preserved within the present layout.

Archaeological Potential

The potential for the former fields of the settlement must be considered low. However, there is still a **high** potential for archaeological

deposits relating the medieval settlement. The possibility for an earlier precursor to the medieval settlement must also be considered.

Key Characteristics

- Medieval rural settlement
- 19th century Verno House and garden
- Surviving medieval lanes and boundaries