

Christchurch Historic Urban Character Area 21 Highcliffe North Housing Estate

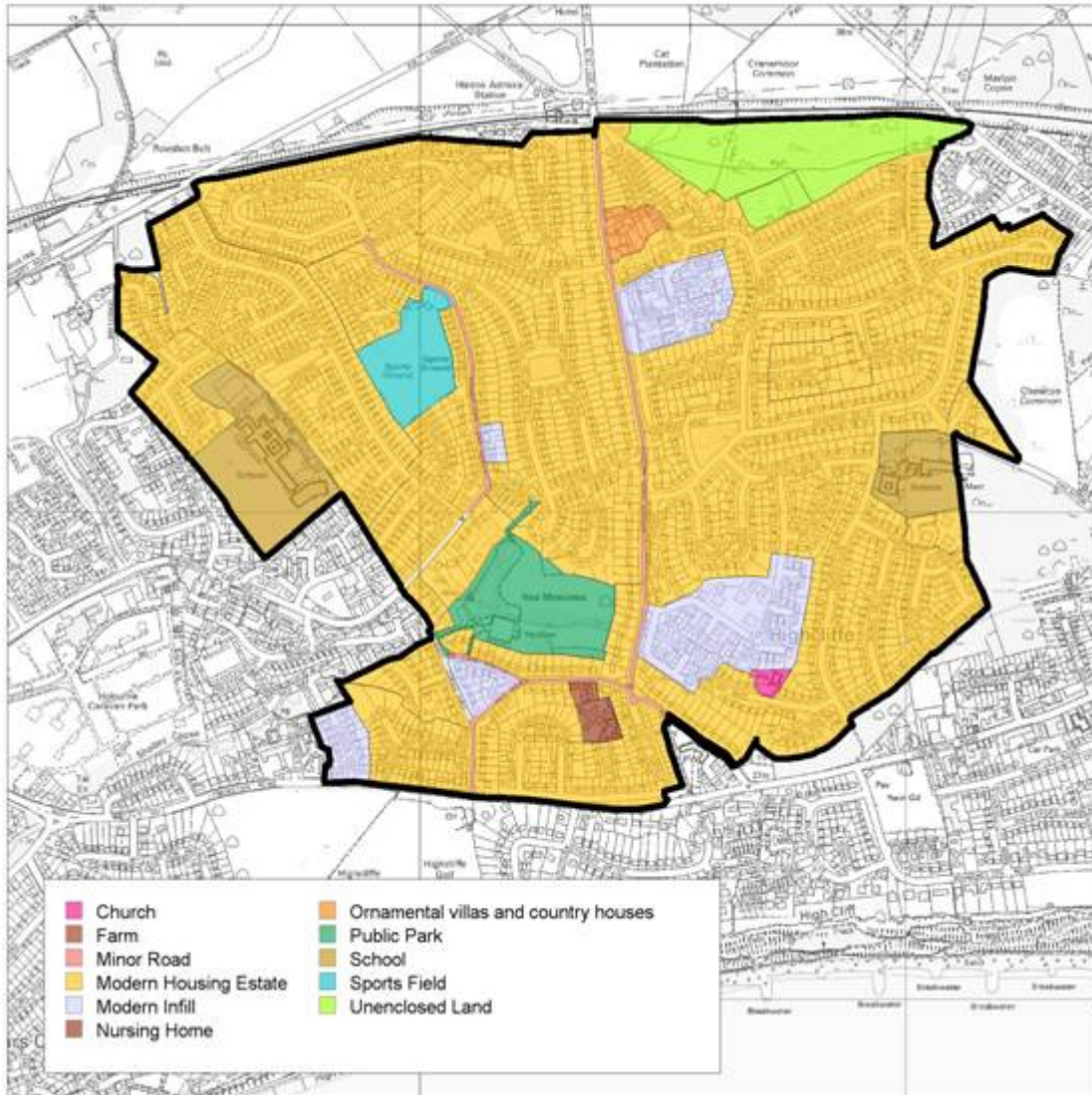


Figure 150: Map of Historic Urban Character Area 21, showing current historic urban character type.



Figure 151: The Meadow



Figure 152: 75-7 Smugglers Lane North

Christchurch Historic Urban Character Area 22
Structure of Character Area

Overview

This area represents post-war expansion of housing estates into the rural area north of Highcliffe. Its boundaries are formed by the main London to Weymouth railway line to the north, and the older settlements of Hoburne, Highcliffe and Chewton.

Topography and Geology

The character area is relatively flat, except for the small valley of the Bure Stream which crosses the area. The geology of the area consists almost entirely of Barton Clay.

Urban Structure

This character area is structured around the axial Hinton Wood Road running N-S between the Lymington Road at Highcliffe and the Lyndhurst Road, which crosses the railway line at Hinton Admiral. Post-war suburban housing estates lie to east and west of Hinton Wood Road. The estates are fairly homogeneous in character, with a curvilinear road layout and some culs-de-sac.

Present Character

Figure 150 shows the present day historic urban character types. North Highcliffe housing estate is a large post-war housing estate constructed essentially in one phase in the former area of Nea Wood. The Ornamental Villa of Cranemoor House and its ground provide a small area of rather different character. There are one or two small areas of Modern Infill, and some open areas provided by the Sports Field and Schools.

Time Depth

The area bears very little relation to its earlier topography. Very few boundaries of the late 18th century regular rectangular enclosures visible on the Malmesbury Estate map to the east of Hoburne survive in the modern landscape. Rare exceptions are the south and west boundaries of the Wingfield Avenue sports ground and the line of Clive Road a little to the north which follows an 18th century tithing boundary. Much of the eastern part of the housing estate lies in the area of the 18th century Bure Common. The western part of this common later became Nea Wood and the eastern part had become enclosed land by the late 19th century. An oval protrusion of Milton Parish is marked on the Malmesbury Estate map in the late 18th century. This block of enclosures lie around a large house called Belvoirdere (later Wolhayes). The oval area measures approximately 52 acres and may represent an early enclosure from the

common of approximately half a hide associated with a dispersed settlement or precursor to Wolhayes House. Little trace of this enclosure survives in the modern townscape, although the line of Braemar Drive approximates to its northern boundary and is followed by an electoral ward boundary.

Settlement Pattern and Streetscape

During the 19th century the area of commons and woodland was taken over by ornamental villas and country Houses set in extensive parkland. These houses included Wolhayes, Belvedere, Latimers and Cranemoor. All except Cranemoor were demolished during the later 20th century and replaced by modern infill. The majority of the post-war housing estate had already been developed by that time. The modern housing estate comprises large detached bungalows set within medium-large plots arranged on linear roads in geometric patterns.

Apart from the nature reserve of Nea Meadows, there is relatively little open space within this character area. There are some open green areas formed by the school playing fields, and the Recreation Ground is an important recreational space.

Christchurch Historic Urban Character Area 22
Built Character***Building types***

The large detached bungalows of the extensive post-war housing estate dominate this character area. It formerly contained a number of large 18th and 19th century houses set in large plots within Nea Woods, but the grounds of all these houses have recently been developed for housing. These include Latimers House for which there may be some surviving fabric at numbers 12-18 Brookside Way. The 18th century Wolhayes, and 19th century Holmhurst and Wingfield houses were demolished in the mid-late 20th century. Some unlisted 19th century buildings do survive however. The former Nea Close Farm (number 75-7 Smuggler's Lane North) is an example, as are the nearby numbers 62-4 Smuggler's Lane North. .

Building Materials

The early 19th century Cranemoor House has a stucco facade with wide eaves and a hipped, double span and slate roof. It is of two storeys with a 1st floor veranda on the south, or garden facade. The majority of modern buildings are built in non-local materials, generally in brick with tiled or slate roofs.

Key Buildings

Ornamental Villa: Cranemoor House and lodge (103 Hinton Wood Avenue)

Agriculture: Nea Close Farm

Vernacular buildings: 62-4 Smuggler's Lane North

Christchurch Historic Urban Character Area 22
Archaeology

Archaeological Investigations

Highcliffe North Housing Estate has no recorded archaeological investigations or finds.

Archaeological Character

An old gravel pit is recorded at Copse Way on late 19th century OS maps and the sites of demolished 18th and 19th century houses may be of some potential. A Mesolithic tranchet axe was found in the Walkford area (NMR, SZ 29 SW 11), although no other information is available.

**Christchurch Historic Urban Character Area 22
Designations**

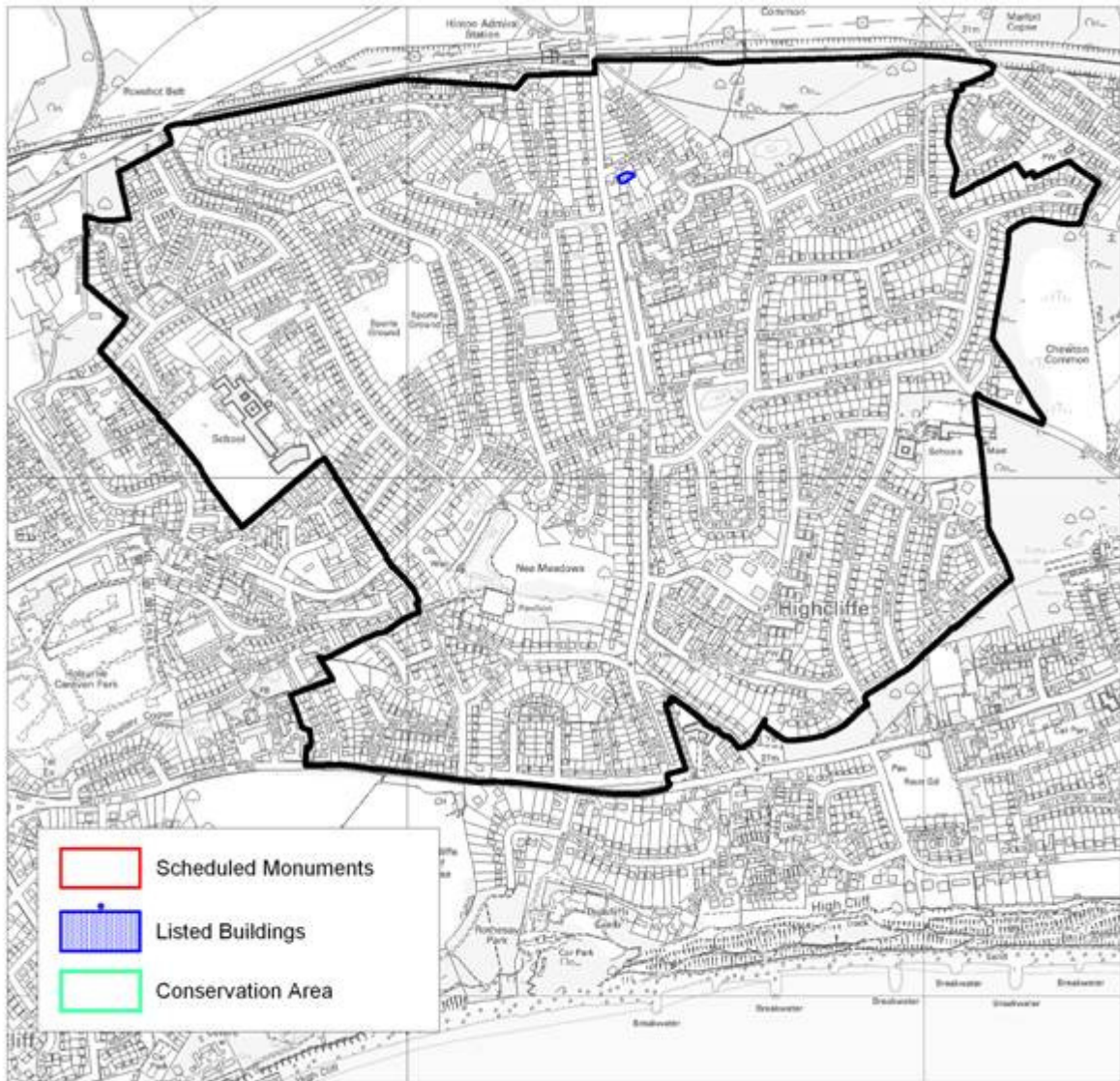


Figure 153: Listed Buildings and other designations in Historic Urban Character Area 22

Listed Buildings

There is one Listed Building designation in the Character Area, the Grade II Cranemoor House.

Conservation Areas

There are no Conservation Areas 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 Monuments within the Character Area.

**Christchurch Historic Urban Character Area 21
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **low**. It is characterised almost entirely by 20th century suburban housing developments and has retained little historic character.

Sensitivity to Large Scale Development

The area has a **low** sensitivity to major change. Since the area is largely 20th century suburban housing, the few surviving historic buildings and their settings have particular value.

Archaeological Potential

The area has a **medium** archaeological potential, although the potential is low for any archaeological activity dating between the Roman period and the 18th century. This is because it consisted of large tracts of

unenclosed common and woodland with areas of enclosed fields. During the 18th and 19th centuries the area was progressively taken over by country houses and parkland. There is a medium potential for Roman or earlier deposits.

Key Characteristics

- Post-war housing estate
- Isolated 19th century buildings
- Cranemoor House