

Christchurch Historic Urban Character Area 25 Highcliffe

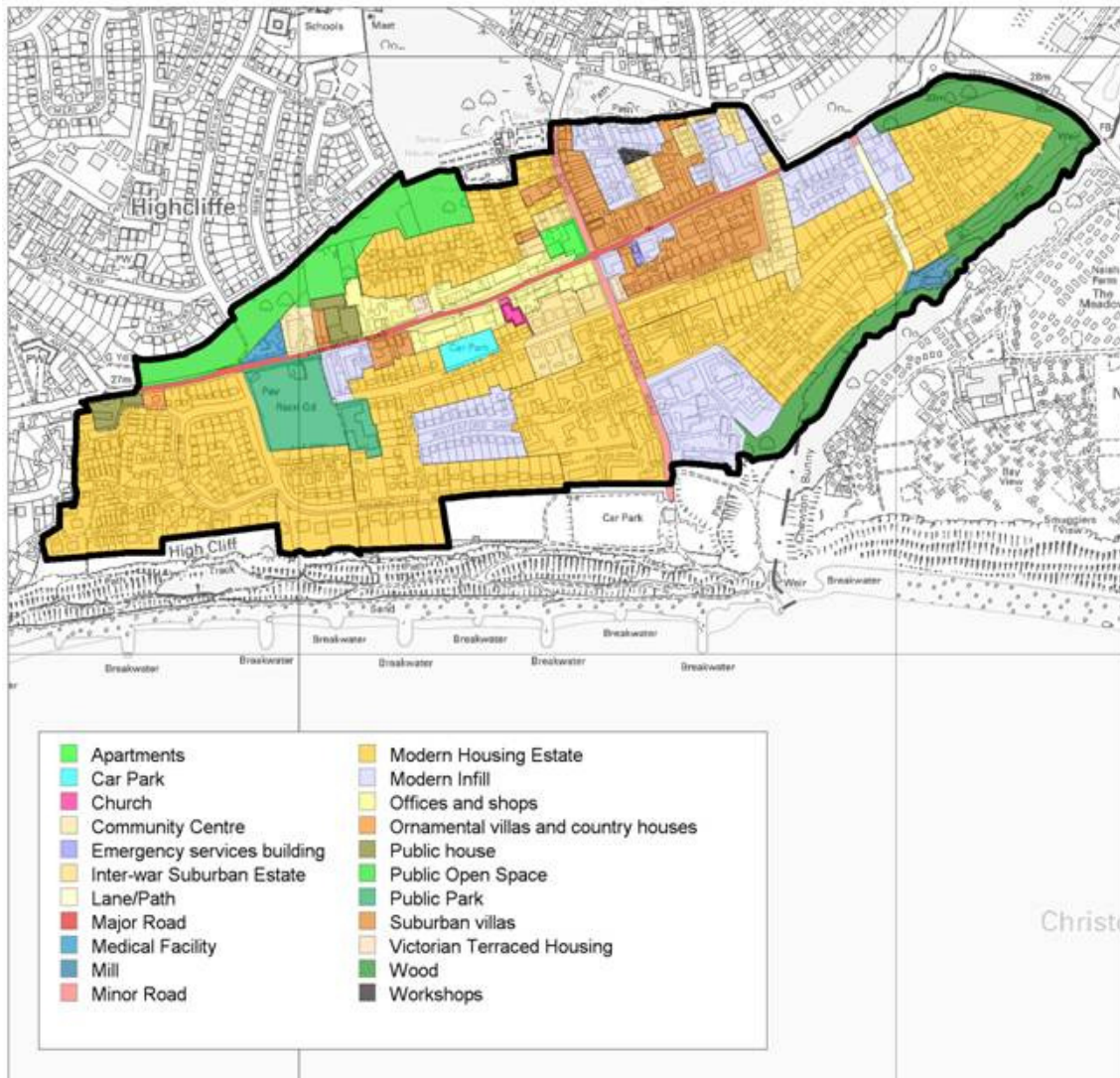


Figure 167: Map of Historic Urban Character Area 25, showing current historic urban character type.



Figure 168: Lyminster Road



Figure 169: Greystones

Christchurch Historic Urban Character Area 25
Structure of Character Area

Overview

This character area comprises the town centre of what is now called Highcliffe-on-sea. However, it was created as a Newtown in the 19th century on marginal land to the east of the historic nucleus of Highcliffe manor which lay in the vicinity of Highcliffe Castle and Nea.

Topography and Geology

The character area lies on a relatively flat area south of the Bure Stream. The geology of the area consists almost entirely of Barton Clay overlain by sand and gravel.

Urban Structure

This character area is structured around the axial Lymington Road running east from Highcliffe with ribbon development along it and suburban housing estates running off it to the north and south.

Present Character

Figure 167 shows the present day historic urban character types. The centre of this area comprises commercial properties along either side of Ringwood Road with blocks of Suburban Villas at the eastern end. Modern Housing Estates form the major part of this area, with

Modern Infill.

Time Depth

The settlement of Newtown at Black Cliff was created on land formerly known as Slop Pond lying on the Lymington Road to the east of Highcliffe Castle in the earlier 19th century. Captain Hopkins of Hoburne bought a plot of land here and built about 20 houses on it.

Settlement Pattern and Streetscape

New Town developed gradually, within a regular grid plan centred on Lymington Road, throughout the last 150 years. The 1st edition OS map of the area suggests that the area comprised enclosed fields south of Chewton Common prior to the construction of the new village. It is the limit of these enclosures that defined the size and shape of the village, with many modern property boundaries following the line of the 19th century enclosures.

Christchurch Historic Urban Character Area 25
Built Character

Building types

The dominant building type is 19th and suburban estate detached houses of one and two storeys, which are typical of their time and with no reference to local character.

Building Materials

The early 19th century Globe Hotel (266 Lymington Road) and the mid 19th century St Mark's primary school (now a community centre) are stuccoed with slate roofs. Greystone's, built 1911-1912 is an important house by E.S. Prior. It is in coursed grey stone with red brick dressings and a steeply-pitched tiled roof. The lodge to Greystones House is built in rusticated stone with tile roof and tall red brick chimney.

Key Buildings

Greystones House and lodge

Public and Institutional: St Mark's primary school.

Commercial: The Globe Hotel

Christchurch Historic Urban Character Area 25
Archaeology

Archaeological Investigations

No archaeological investigations or finds have been recorded within this character area.

Archaeological Character

The lack of any below-ground investigation constrains the consideration of the archaeological resource.

Figure 100 shows historic boundaries depicted on maps dating from the 18th and 19th centuries. Some of these are likely to represent garden plot boundaries fossilised in the modern townscape and subdivided during the 19th century and later, partly as building plots.

**Christchurch Historic Urban Character Area 25
Designations**

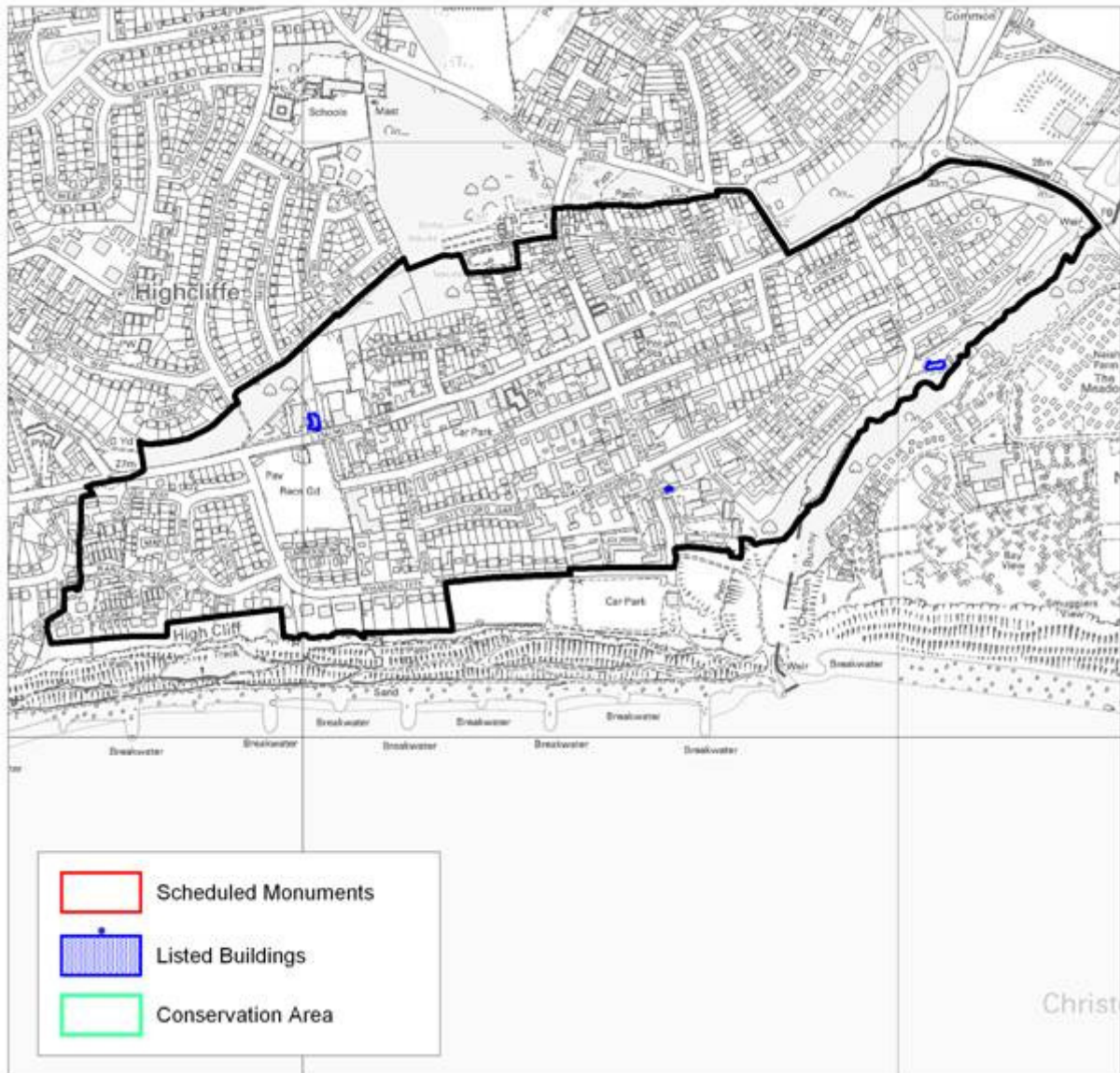


Figure 170: Listed Buildings and other designations in Historic Urban Character Area 25

Listed Buildings

There are three Listed Building designations in the Character Area, all Grade II.

Conservation Areas

No part of this Character Area lies within a Conservation 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 this Character Area.

**Christchurch Historic Urban Character Area 25
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **medium**. The late 19th and early 20th century housing estates have retained their historic character, and preserve within them earlier field boundaries. The planned modern town of Newtown is significant.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. Nineteenth and early 20th century suburban housing developments characterise this area, and it has retained this character. Future development needs to be on a scale that does not impact on the character of Newtown or affect earlier field boundaries.

Archaeological Potential

The archaeological potential of this area is judged to be **low**. Although a lack of finds does not necessarily mean a lack of archaeological potential, Newtown was planted on agricultural land in the 19th century and has a low potential for any archaeological activity dating between the Roman period and the 19th century and a medium or background potential for Roman or earlier deposits.

Key Characteristics

- Early 20th-century Greystones House and lodge
- 19th -20th century new town
- Field boundaries fossilised in town plan