

Christchurch Historic Urban Character Area 5 Avon Industrial Zone & Latch Farm

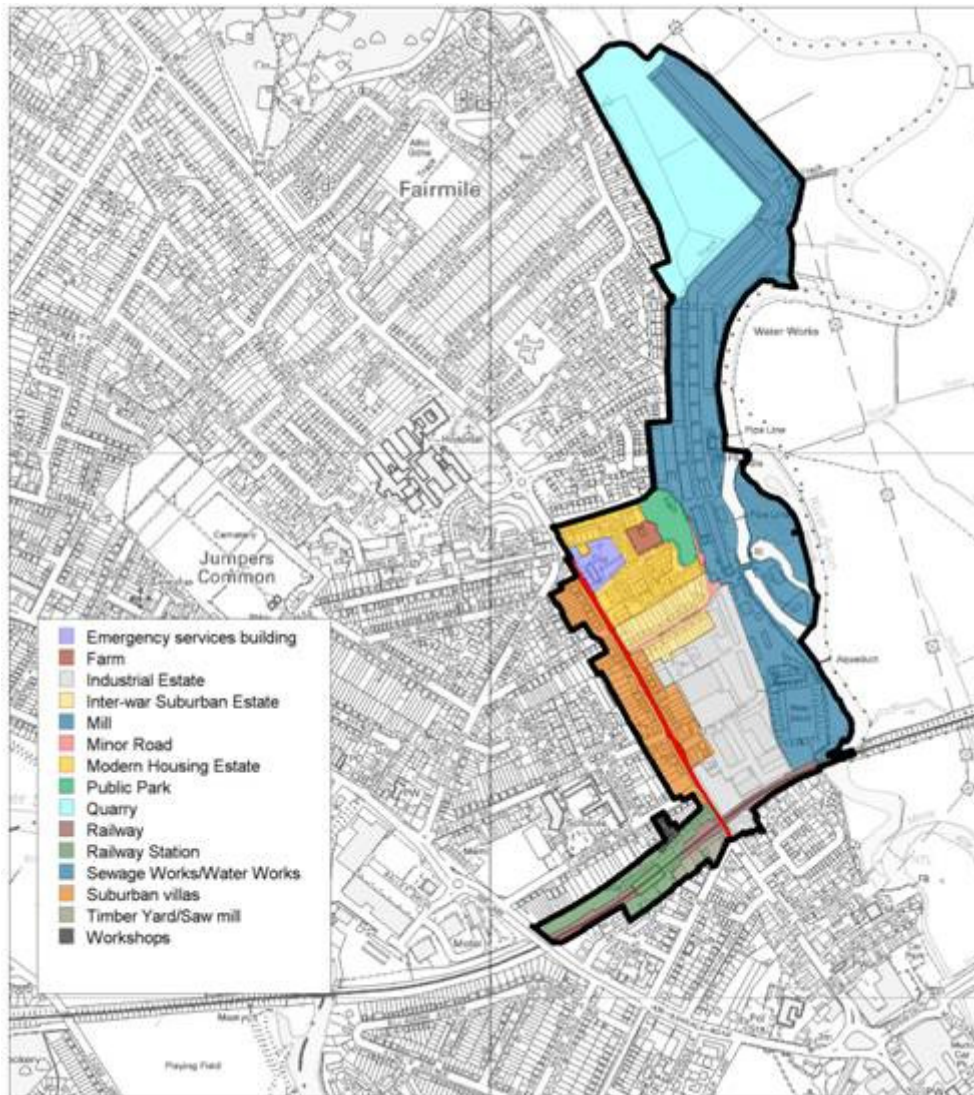


Figure 79: Map of Historic Urban Character Area 5, showing current historic urban character type.



Figure 80: Christchurch Waterworks



Figure 81: Mill Plain and former railway yard

Christchurch Historic Urban Character Area 5
Structure of Character Area

Overview

This area comprises a strip along the western bank of the River Avon. There has been extensive gravel extraction and modern industrial development predominates.

Topography and Geology

This character area forms a thin strip of land on the west bank of the River Avon, a factor which has influenced its industrial development.

Urban Structure

The area comprises a strip of industrial estates and short streets, some with culs-de-sac, running from Fairmile to the west. There are few through roads, since the character area is bounded by the river Avon to the east. The route of the Ringwood and Christchurch branch line, closed in the mid-late 20th century, can still be partially traced on the ground and the large railway yard to the east of Christchurch Station is now developed for housing.

Present Character

Figure 79 shows the present day historic urban character types. The character area comprises a small housing estate around Latch Farm bounded by Mill Road, Knapp Mill Avenue and Fairmile. The area includes an area of settlement recorded in the 18th century which may be historically associated with Knapp. There are mid 20th century houses along Fairmile Road and Mill Road, with a later modern housing estate in the Latch Farm area. The area is dominated by industrial activity in the vicinity of Christchurch Station and railway yard and vast water works to the north.

Time Depth

The manor of Knapp is first mentioned in Domesday, where it is described as having a mill and a fishery, belonging to the Priory. The mill is likely to have been in the same location as the modern Knapp Mill. Other parts of this area are dominated by 19th-20th century gravel extraction. Some pits are still visible as depressions, notably the site of the Fire Station on Fairmile Road. Late 19th-20th century waterworks and WWII defences are key components of the area.

Settlement Pattern and Streetscape

The streetscape in the vicinity of Christchurch Station has an historical component surviving from the late 19th-early 20th century.

Latch Farm still retains some limited open space around the farmhouse.

Christchurch Historic Urban Character Area 5
Built Character

Building types

The surviving historic fabric of the area is essentially limited to the 19th century grade II listed Latch Farmhouse.

The building currently on the site of Knapp Mill was built in 1921 by the West Hants Water Co. Other Edwardian style brick buildings on the waterworks site were built c.1937.

The historic Fairmile frontage has been lost, having been demolished and rebuilt in the 1950s in the style of semi-detached red brick suburban villas with hipped tile roofs. The later 20th century development around Latch Farm comprises short red brick terraces and some semi-detached houses.

Building Materials

Latch Farmhouse is a two-storey house constructed in red brick, with a tiled roof gabled with fretted wooden barge boards. It has large chimneys of 3 and 4 diagonal stacks, with heavy cornices, rising from common square plinths. Some of the modern terraces around Latch Farm have been painted white in a manner sympathetic with older brick terraces in the Bargates area.

Key Buildings

Latch Farmhouse, Waterworks

**Christchurch Historic Urban Character Area 5
Archaeology**

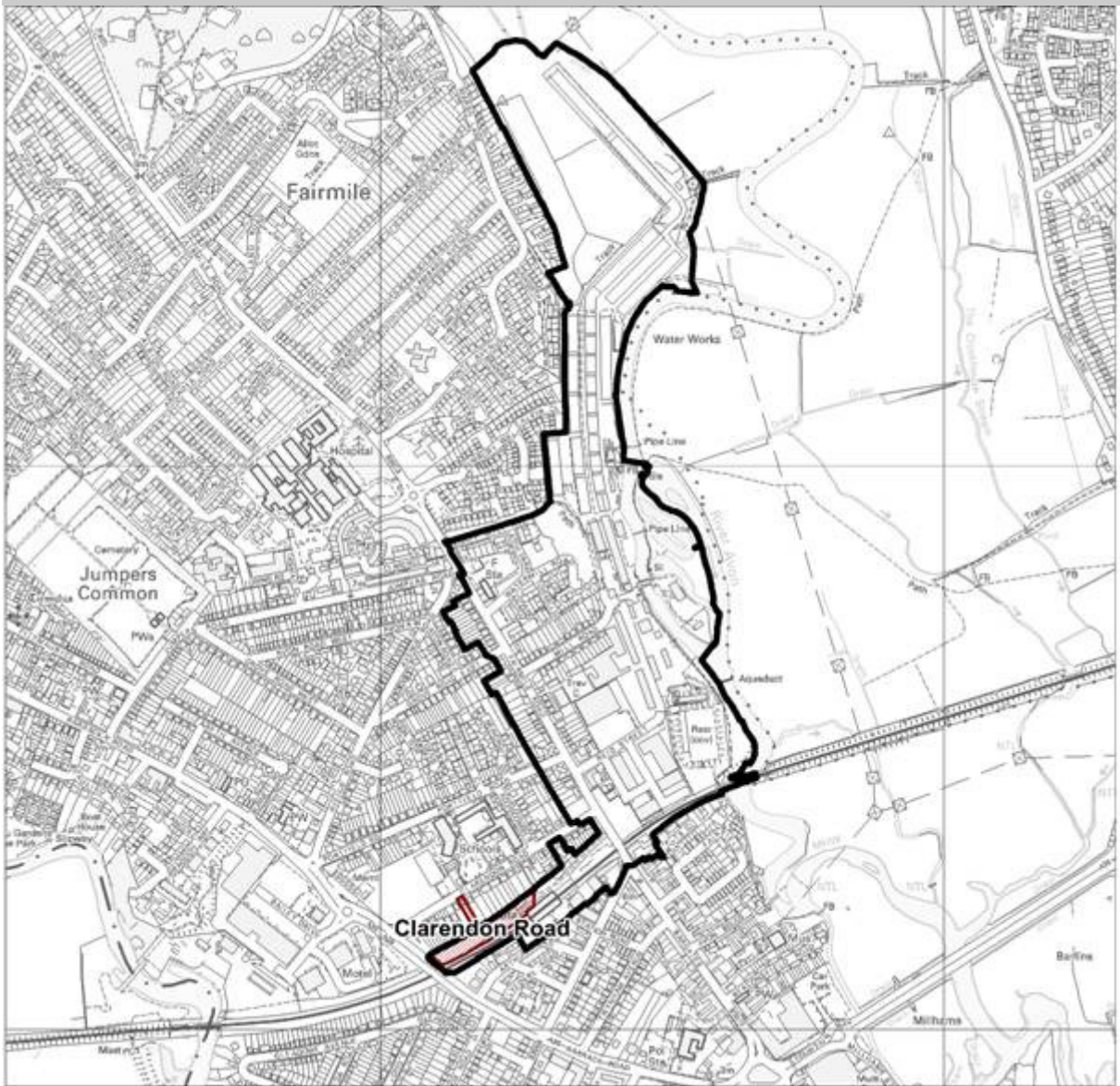


Figure 82: Archaeological features in Historic Urban Character Area 5

Archaeological Investigations

There has been one archaeological investigation within this character area (Appendix 3). An evaluation of the site to the rear of Clarendon Road during 2006 by Wessex Archaeology revealed only a single undated pit and concluded that the potential for surviving archaeology on the site was low (Trevarthen, 2006).

Other discoveries have generally been observations and chance finds in the course of gravel extraction. Two main sites, Mill Plain and Furzy or Furzy Hatch, have produced a large number of Palaeolithic handaxes, Mesolithic and Neolithic flints, Bronze Age flints and

pottery and Iron Age and Romano-British artefacts.

A middle Bronze Age tri-partite urn, now held at Birmingham Museum, was also recorded as being found ‘behind Christchurch Station’ circa 1886 (OS record card, SZ 19 SE 7).

Archaeological Character

Despite a number of archaeological investigations, the archaeological character of this area is not clear. However, the quantity and range of material suggests the presence of a late prehistoric urnfield, a Romano-British settlement, and possibly evidence of sporadic settlement from Neolithic to the Iron Age.

**Christchurch Historic Urban Character Area 5
Designations**

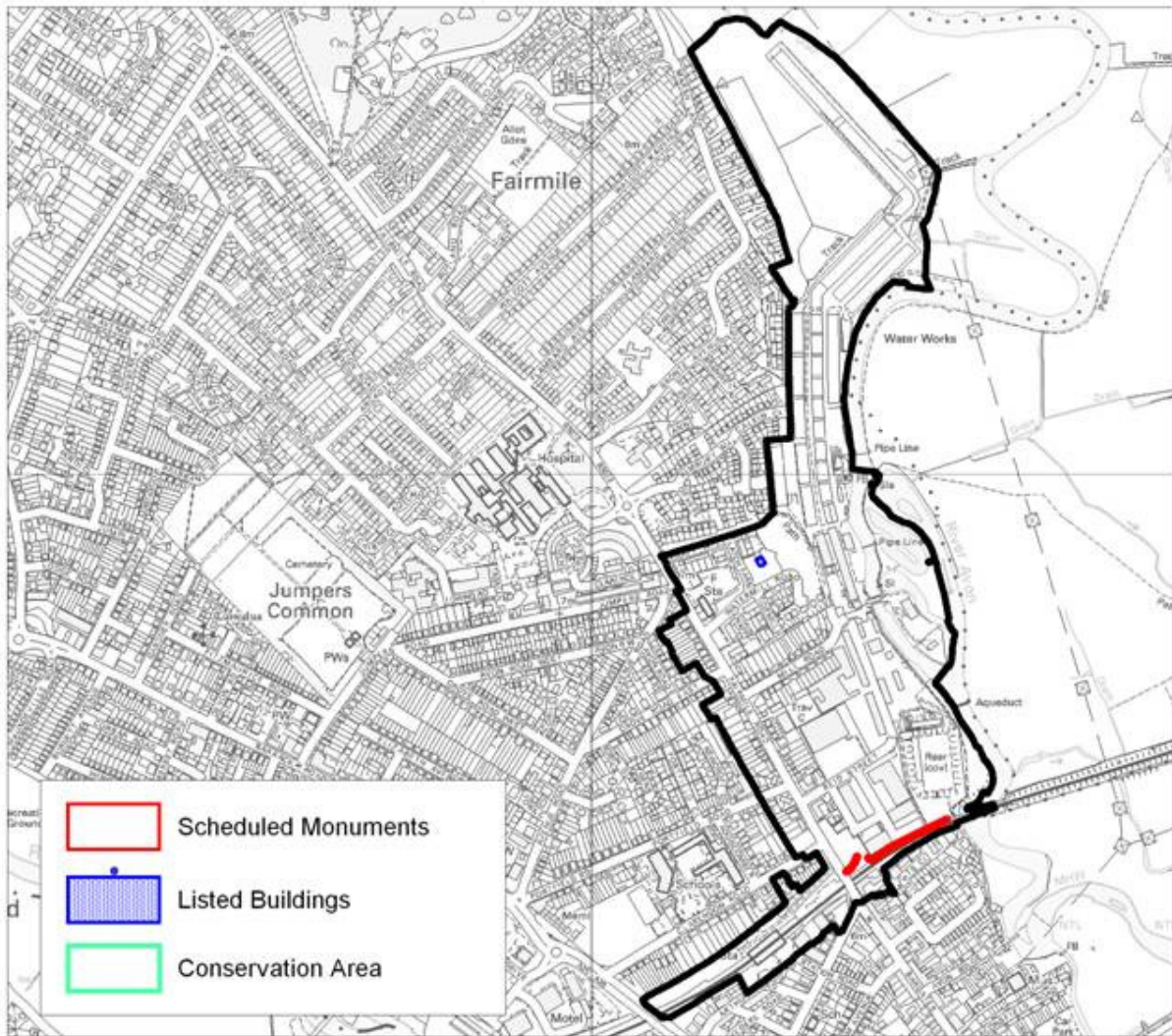


Figure 83: Listed Buildings and other designations in Historic Urban Character Area 5

Listed Buildings

There are no Listed Building designations in the Character Area.

Conservation Areas

There are no Conservation Areas within this Character Area.

Registered Historic Parks and Gardens

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

Scheduled Monuments

There is one Scheduled Monument within this Character Area: World War II tank traps and pill box near the railway line.

**Christchurch Historic Urban Character Area 5
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **low**. The area around Christchurch Station has retained some historic character, and some areas are of industrial archaeological interest.

Questions 1-2, 9-10, 12-13, 17-21 and 23-26 (Part 7).

Sensitivity to Large Scale Development

The area has a **low** sensitivity to large scale development. There has been a significant amount of modern development with in this area.

Archaeological Potential

The overall archaeological potential for the area is considered to be **medium**. It must be noted that much of the archaeological potential has been removed through gravel extraction. However, the poor quality of recording at the time of the discoveries suggests that the opportunity must remain for more detailed information to be recovered, even if it is only in the form of isolated pockets of in situ archaeology, or re-deposited material.

This area has the potential to provide information which would contribute to Research

Key Characteristics

- Knapp Mill and Latch Farmhouse
- Sub surface archaeological deposits
- Historic medieval settlement
- Christchurch Station
- WWII anti-tank traps