

Abbotsbury Historic Urban Character Area 4

East Farm

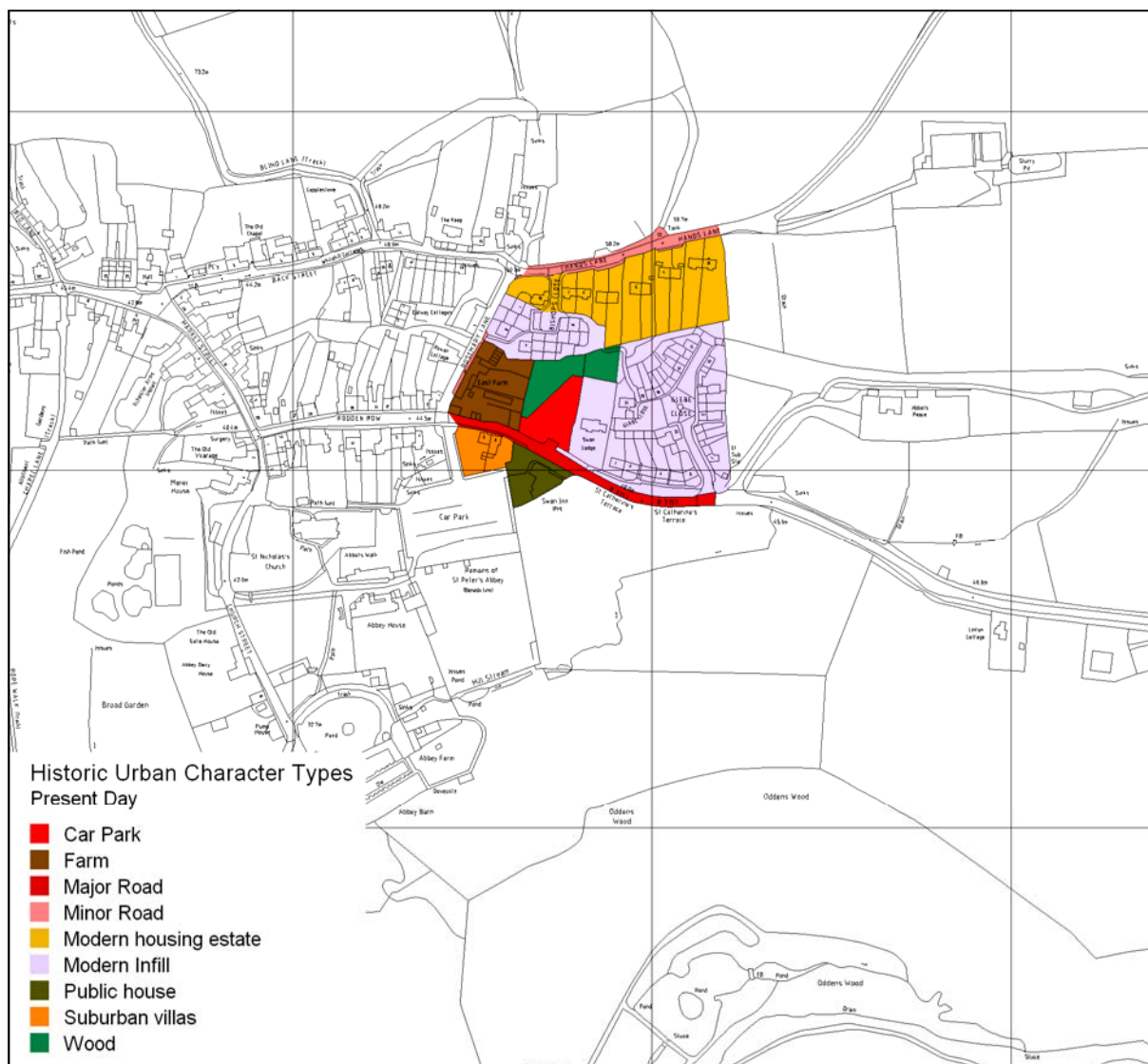


Figure 79: Map of Historic Urban Character Area 4, showing current historic urban character type.



Figure 80: Numbers 3-10 Hands Lane.



Figure 81: Glebe Close from Rodden Row.

Abbotsbury Historic Urban Character Area 4 Structure of Character Area

Overview

This is essentially an area of modern development on the east side of the town lying south of Hands Lane and including the east end of Rodden Row, east of Rosemary Lane. Historically this area has comprised a small group of arable strips and the occurrence of Glebe field names suggests that it belonged to the vicarage of Abbotsbury. East Farm is likely to represent a post-enclosure farmstead of the early 19th century. During the mid-late 19th century Abbotsbury Railway station was built immediately east of but outside the character area. The area was gradually developed for modern housing between the early 1950s and 1996.

Topography and Geology

The character area sits in a slightly elevated position above the town centre to the east on a slight spur between the Mill Stream and the stream issuing from the Lady's Well spring to the north of the town. Generally the ground slopes gently from the northeast to the southwest. The geology of the area is Kimmeridge Clay.

Urban Structure

The major route into the east side of Abbotsbury is Rodden Row, with a minor route from the northeast along Hands Lane, linked by Rosemary Lane along the west side. Between these routes the area has been infilled with small housing estates accessed by culs-de-sac.

Present Character

Figure 79 shows the present day historic urban character types. The area essentially comprises small modern housing estates, some infilling former fields, together with a farm, a public house and its attendant car park and a small

area of woodland.

Time Depth

The earliest surviving features within this area are the boundaries that formerly separated medieval strip fields. These survive as boundaries to Swan Lodge and the eastern boundary of the character area. These strips were enclosed in the early 19th century when East Farm was established. The rear plots of the farmyard also date from this time. Development along Rodden Row also dates from the 19th century. The development along Hands Lane dates to the 1950s (Figure 80). Swan Lodge was built as the new vicarage in 1962. Bishop's Close was built in the mid 1970s and Glebe Close was completed in the 1996 (Figure 81).

Settlement Pattern and Streetscape

The settlement pattern is essentially mixed, comprising linear developments along the pre-existing roads of Rodden Row and Rosemary Lane. Apart from piecemeal 19th century development, a row of 1950's semi-detached houses are set back from the road within large narrow rectangular plots on Hands Lane. Only later in the 20th century did development encroach on the interior of the area in the form of small estates accessed by culs-de-sac. The 1970's bungalows of Bishops Close are set back from the road in geometrically arranged plots. The imposition of modern culs-de-sac on a former area of arable fields is unknown elsewhere in Abbotsbury.



Figure 82: Numbers 3-5 Rodden Row.



Figure 83: View of Swan Lodge from The Swan Inn car park.

Abbotsbury Historic Urban Character Area 4 Built Character

Building types

The area is characterised by modern housing development. It is the only part of Abbotsbury to have significant numbers of houses built in non-local materials in a non-vernacular style. These include an early 1950's row of semi-detached houses (1-10 Hands Lane), built in brick and with tiled roofs and set back from the road. Number 1a Hands Lane is a detached former police house built at a similar time and style (Figure 84). Behind it is Bishops Close, a cul-de-sac of brick bungalows built during the 1970s, also with tile roofs and set back from the road (Figure 85). Swan Lodge, built in 1962, is also in pale brick with a tile roof. The latest development has been built in a more sympathetic mock vernacular style of stone built terraces arranged around a cul-de-sac (Glebe Close). East Farm is an early 19th century farmhouse with slate roof (Figure 86). 3-5 Rodden Row is a pair of cottages of 1 ½ storeys with steeply pitched roof and gabled attic windows fronting on to the street. The Swan Inn (Figure 87) was purpose built as a pub at the turn of the 20th century to replace an earlier pub of the same name closer to town on Rodden Row.

Building Materials

The houses in this area fall into three groups: those built during the 19th century and early 20th century in local stone with Welsh slate roofs; those built during the mid-late 20th century in pale brick and tile roofs; and those built in the 1990s in a neo-vernacular style, faced with local stone and slate or thatched roofs.

Key Buildings

Commercial Premises: The Swan Inn

19th century houses: East Farm, 3-5 Rodden Row.



Figure 84: Number 1a Hands Lane.



Figure 85: View of Bishops Close with the rear of East Farm centre picture.



Figure 86: View of East Farmhouse along Rosemary Lane.



Figure 87: The Swan Inn.

Abbotsbury Historic Urban Character Area 4 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **weak**. There is only a minor contribution from the 19th century historic buildings. 93% of the houses in the area were built during the second half of the 20th century. Only the most recent of the later 20th century developments have been planned with a sympathetic eye towards the historic character of Abbotsbury. Many of the medieval plot boundaries were lost in the process of modern housing development, although a few survive as plot boundaries for Swan Lodge and the eastern boundary of the character area.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. This is because, even though the character area in itself does not have significant time depth or historic character, it is adjacent to the late Saxon and medieval core of Abbotsbury. Any large scale development would have to take this historic context and built environment into consideration. Large scale development is always going to be sensitive in the Abbotsbury area where the town itself is on a relatively small scale.

Archaeological Potential

The archaeological potential of this area is judged to be **medium**. There is no great time depth to the urban development of the area and archaeology is unlikely to provide much useful data on the urban development of Abbotsbury. However, there is higher than average potential for Roman or prehistoric archaeology. The prehistoric and Roman settlement pattern of the region is poorly understood. An enhanced knowledge of prehistoric settlement may help in the understanding of putative field systems and tracks identified in the area.

This area has the potential to provide information which would contribute to Research Questions 1- 4, 18-20 (Part 7).

Key Characteristics

- Medieval arable strips
- Early 19th century enclosure farm
- 19th century buildings on Rodden Row
- Modern housing development