

## Milton Abbas Historic Urban Character Area 3 Catherine's Well

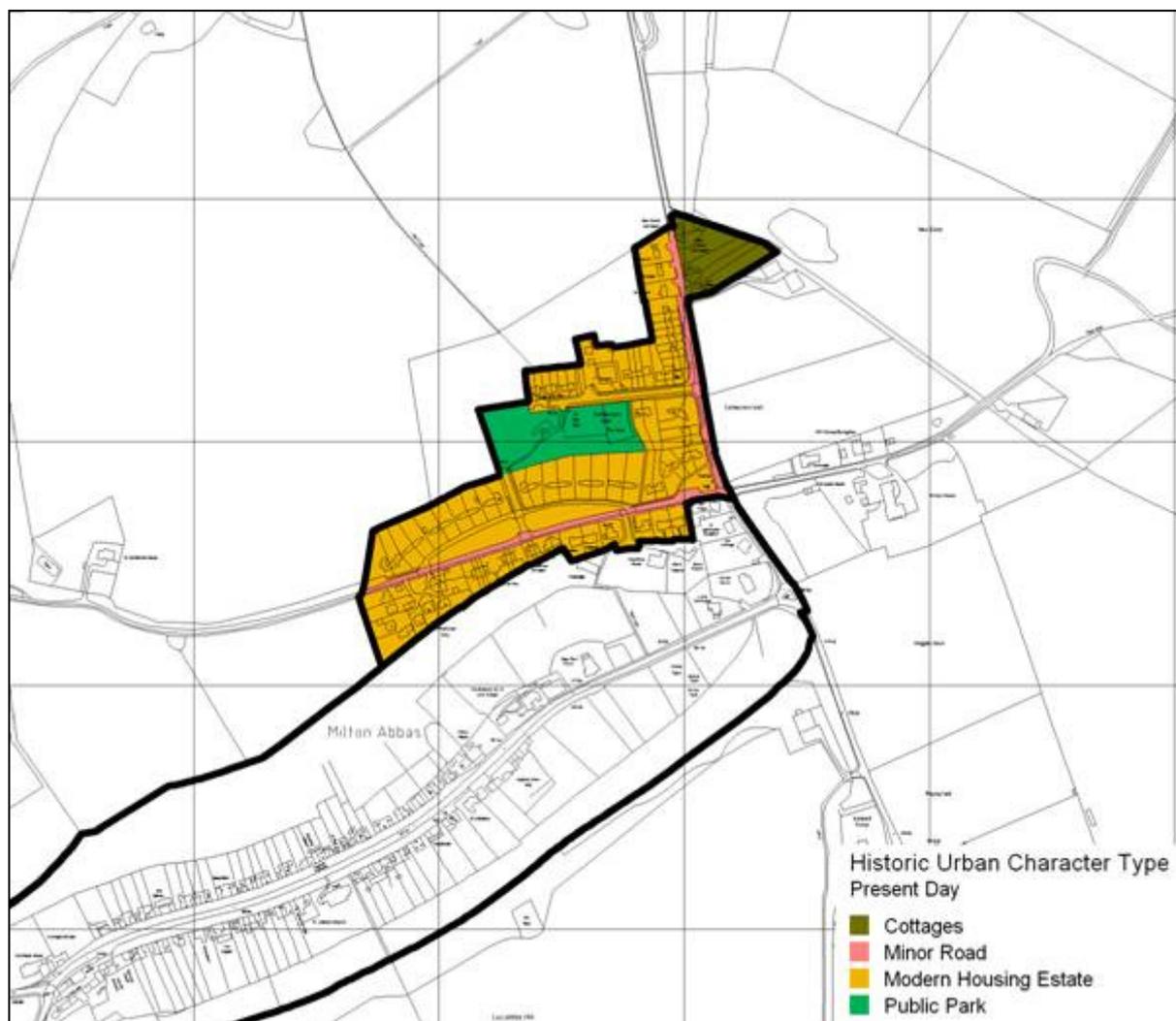


Figure 44: Map of Historic Urban Character Area 3, showing current historic urban character type



Figure 45: Catherine's Well, 1950s council housing estate set around a crescent.



Figure 46: Post-war council houses at north end of Catherine's Well.

### Milton Abbas Historic Urban Character Area 3

## Structure of Character Area

### **Overview**

This is the area of post-war council house estate and later private housing estate development to the north-east of Milton Abbas. It is defined by its concentration of post-war housing.

### **Topography and Geology**

This area lies on south- and southwest-facing slopes above the northeast end of Luccombe Bottom and the model village of Milton Abbas. The southern edge of the area is more steeply sloping. The underlying geology is Chalk.

### **Urban Structure**

The area has two minor roads at right angles along the eastern and southern sides. There is a crescent of 1950's council houses fronting on to a semicircular green off the south road. The remaining houses in this area are set back along the minor roads or on short culs-de-sac.

### **Present Character**

Figure 44 shows the present day historic urban character types. Almost all the area comprises modern housing estates, with a public park and a small area of cottages.

### **Time Depth**

New Close Cottages are probably mid-19<sup>th</sup> century in date. The remainder of the area dates from the 1950s onwards.

### **Settlement Pattern and Streetscape**

The settlement pattern is low density housing with the houses primarily aligned along the streets, set back behind front gardens and with relatively wide grass verges. The properties are defined by a mixture of hedges, chainlink wire fences and wooden fences. The original 1950's housing development is built on a crescent with wide green verges. The most recent development at Athelstan Way is built to a

higher density with the houses accessed by a short curvilinear cul-de-sac. The roads have a semi-rural aspect with good views onto the surrounding countryside.



Figure 47: View of public park at Catherine's Well.



Figure 48: New Close Cottages from north.

**Milton Abbas Historic Urban Character Area 3  
Built Character**

**Building types**

This area is characterised by post-war suburban estate houses. The most distinctive is the original 1950's council house estate at Catherine's Well where a series of semi-detached two storey houses with hipped roofs are set around a semi-circular green, together with some single-storey houses on the periphery. Other 1950's — 1960's houses are two-storey semi-detached and short terraces or bungalows.

The 1990's housing is more varied in character, but typical of the period, comprising semi-detached houses at Middleton Row, semi-detached one-and-a-half storey houses with a catslide roof to the front porches south of Catherine's Well and neo-vernacular housing at Athelstan Way.

The only non-domestic building is the doctor's surgery, a low single storey building with car park to rear.

**Building Materials**

The 1950's housing is of red brick or painted brick with tile roofs. The later housing is of red, brown and yellowish brick with tile or slate roofs. New Close cottages are rendered with tiled roofs. Some of the houses on Athelstan Way are partially rendered.

**Key Buildings**

1950's Catherine's Well council housing estate.



Figure 49: Middleton Row, 1990s housing development.



Figure 50: Sylvan Row, on south side of Catherine's Well.



Figure 51: Modern housing development, Athelstan Way.



Figure 52: Doctor's Surgery, Catherine's Well.

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Milton Abbas Historic Urban Character Area 3  
**Archaeology**

***Archaeological Investigations***

There have been no archaeological investigations within this character area. However, an archaeological evaluation of the area immediately to the north revealed nothing of archaeological significance (Wessex Archaeology 2003).

***Archaeological Character***

There are no recorded archaeological remains within the character area. A possible ploughed out Bronze Age round barrow has been recorded just north and west of this area (RCHME 1970, 200). However, the results of the adjacent evaluation excavation, which produced nothing more than a single worked flint, do not suggest a major concentration of prehistoric activity (Wessex Archaeology 2003).

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Milton Abbas Historic Urban Character Area 3  
**Designations**

***Listed Buildings***

No Listed Buildings lie within this Character Area.

***Conservation Areas***

The southern edge of this area, to the south of Catherine's Well road lies within the Milton Abbas Conservation Area (Figure 22).

***Registered Historic Parks and Gardens***

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

***Scheduled Monuments***

No Scheduled Monuments lie within this Character Area.

**Milton Abbas Historic Urban Character Area 3  
Evaluation**

***Strength of Historic Character***

The strength of character of this area is judged to be **weak**. It comprises a number of small housing estates with little local distinctiveness or unifying elements in their layout. This area is screened from the more historic areas of Milton Abbas by trees.

***Sensitivity to Large Scale Development***

The area has a **low** sensitivity to major change. The area does not have an overarching structure, but comprises a number of small housing developments. The area is well screened from the historic village and park by extensive tree plantings.

***Archaeological Potential***

The archaeological potential of this area is judged to be **low**. It lies in an area of former agricultural land beyond the historic foci of Milton Abbas and Milton Abbey. It is situated on south-facing downland slopes not developed until 1950. It is unlikely to contain any archaeological evidence that would inform on the development of settlement at Milton Abbas.

This area has the potential to provide information which would contribute to Research Questions 1-2, 17 (Part 7).

**Key Characteristics**

- 1950s council housing estate
- 1990s suburban housing