

Bridport Historic Urban Character Area 16 Bothenhampton Suburbs

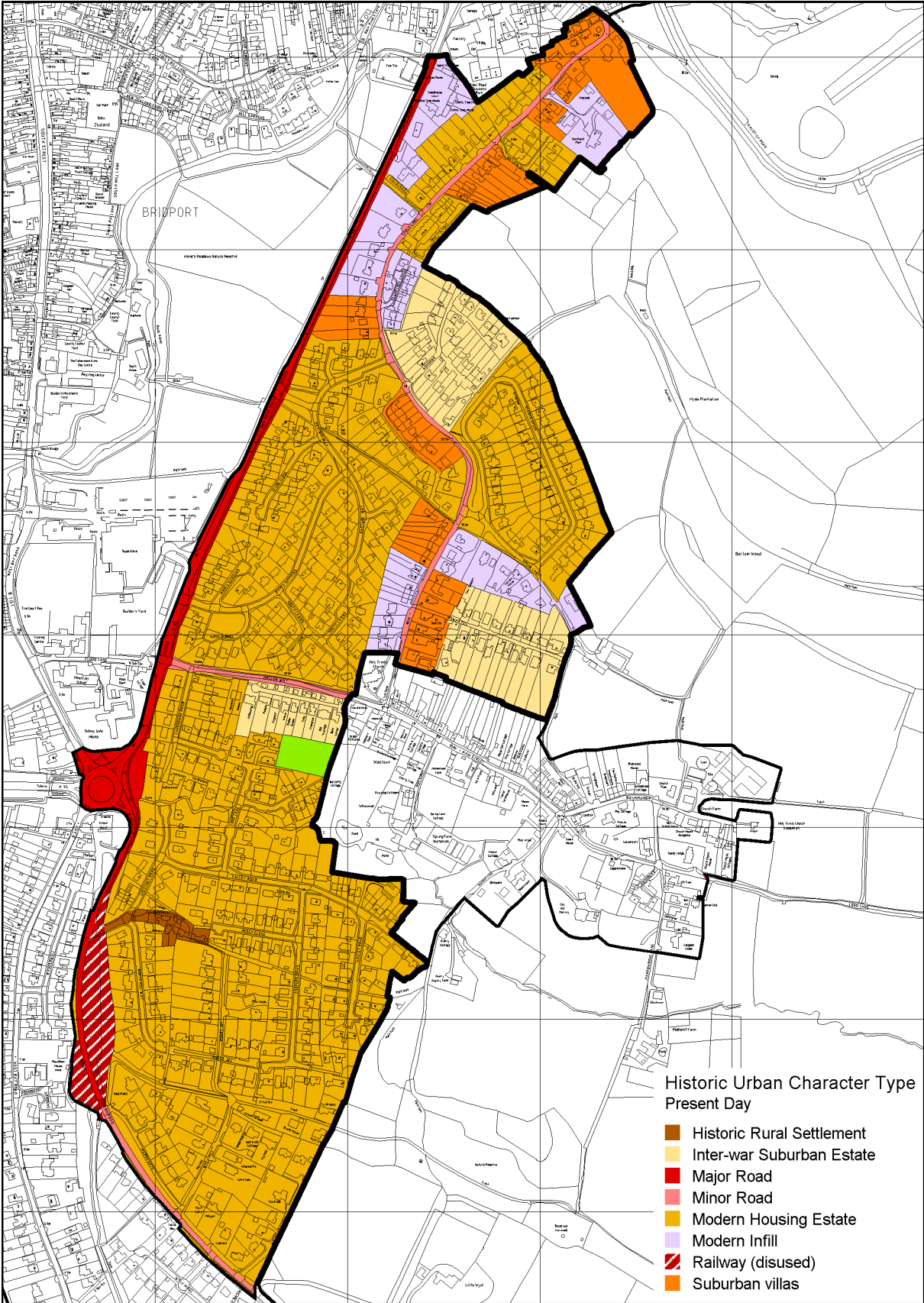


Figure 170: Map of Historic Urban Character Area 16, showing current historic urban character type.

Bridport Historic Urban Character Area 16 Structure of Character Area

Overview

This character area lies on the slopes to the east of Bridport and partially surrounds the historic settlement of Bothenhampton. It is separated from the historic town centre by Sea Road South. It is an area of largely 20th century suburban expansion.

Topography and Geology

This area lies on the hillslopes along the eastern side of the Asker Valley. The middle part dips down into a small valley formed by a stream running just south of Bothenhampton. The western edge of the area runs along the edge of the floodplain. The northern part of the area lies on sandstones of the Down Cliff and Thorncombe Sand Members and the southern half on mudstones of the Frome Clay and Forest Marble Formations.

Urban Structure

Hollow Way to Bothenhampton and Crock Lane which winds its way round the hillslopes to the north are the main routes through this area. There is a small amount of housing directly on Crock Lane, but mainly the area consists of a series of later 20th century housing estates that do not relate to either Hollow Way or Crock Lane, but are focussed on a series of linear and curvilinear looped estate roads and culs-de-sac. The estates are relatively small and each have their own individual road layouts. The more recent housing estates are accessed from Sea Road South. The earlier development consists of narrow rectilinear plots perpendicular to Crock Lane and the later estates generally have wider rectangular properties.

Present Character

Figure 170 shows the present day historic urban character types. This area is dominated by Modern Housing Estates with smaller areas of Inter-war Suburban Estates, Suburban Villas and Modern Infill. There is a small area of Historic Rural Settlement at Wanderwell Farm.



Figure 171: View down Crock Lane, Bothenhampton.

The western edge of the area is formed by Major Road and Disused Railway.

Time Depth

This is an area of 20th century suburban expansion, but contains some small 19th century housing developments and an earlier farm, Wanderwell Farm. Crock Lane, which runs through the northern part of the area and Hollow Way to Bothenhampton village are routes of some antiquity, probably medieval or earlier in origin. The majority of the plan elements are 20th century in date and comprise modern housing estates. Many of these estates have earlier field boundaries preserved within their layout, in particular, the smaller inter-war and immediately post-war estates, which were mainly built within a single field. The size and shape of the fields suggest they were 17th/18th century in origin. The railway line was built in 1884 and Sea Road South was constructed along the line of the disused railway in the 1980s.

Settlement Pattern and Streetscape

The settlement pattern is primarily low density housing within planned housing estates. Their layout is typical of their period, with largely linear or curvilinear looped networks and culs-de-sac and the houses laid out in a regular pattern along the estate roads. These housing estates do not relate directly to the pre-existing road network. Crock Lane and Hollow Way retain a largely rural aspect with high banks and hedges, which screen much of their course from the surrounding housing estates.

Bridport Historic Urban Character Area 16 Built Character

Building types

The predominant building type is modern suburban estate housing. Detached bungalows form the most common element in the 1960s-80s estates and are typical of this period in Britain, with no local distinctive features or materials. The 1990s estates off Burton Road are built in the fashionable neo-vernacular style, stone clad, but not reflecting any particular local tradition. The inter-war housing is typical of the 1920s-30s suburban housing, often with pebble-dashed walls and hipped roofs. Again bungalows are common.

The 19th century housing is of more interest, but again typical of its period. In the northern end of the area, at Hyde Corner is a small group of Late Regency/Early Victorian stuccoed villas with low pitched roofs with wide eaves. Close by is a large semi-detached house of two storeys and attics with a yellow brick frontage with red brick detailing, which sits imposingly above Crock Lane (Figure 172). Further south is a small development of red brick Edwardian villas, with stone window surrounds, typical of the period, but with interesting differences in detail in each house. Nordons, a late 19th century villa is of rubble construction, but with an extravagant stucco front (Figure 173). Wanderwell Farm house is an 18th/19th century stone house, a rural vernacular survival in the suburban setting.

Building Materials

Overall, the materials used in the buildings in this character area are non-local, stock brick and concrete pantiles. Most of the earlier buildings are also of brick, with slate roofs, the exceptions being Nordons and Wanderwell Farm, which use local Bothenhampton stone.

Key Buildings

The key buildings are Nos. 1-3 Crock Lane, Nos. 13-15 Crock Lane, Nos. 17-33 Crock Lane, Nordons, and Wanderwell Farm.



Figure 172: 13-15 Crock Lane, Bothenhampton.



Figure 173: Nordons, 51 Crock Lane, Bothenhampton.

**Bridport Historic Urban Character Area 16
Archaeology**

Archaeological Investigations

There have been no archaeological investigations in this character area.

Archaeological Character

The lack of any archaeological investigation in this area constrains consideration of the archaeological resource and the archaeological character remains unknown. However, the area lies on the hillslopes beyond the historic town and is separated from it by the Asker valley, so is unlikely to contain archaeological evidence relating to the historic development of Bridport, but may contain evidence of medieval land use and prehistoric activity, though its precise form is unclear on present evidence. A number of boundaries dating to the 19th century or earlier still survive fossilised within later development (Figure 174).

**Bridport Historic Urban Character Area 16
Designations**

Listed Buildings

There are no Listed Buildings in this Character Area.

Conservation Areas

This Character Area lies outside of the Bothenhampton Conservation Area (Figure 41).

Registered Historic Parks and Gardens

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

Scheduled Monuments

No Scheduled Monuments lie within this character area.

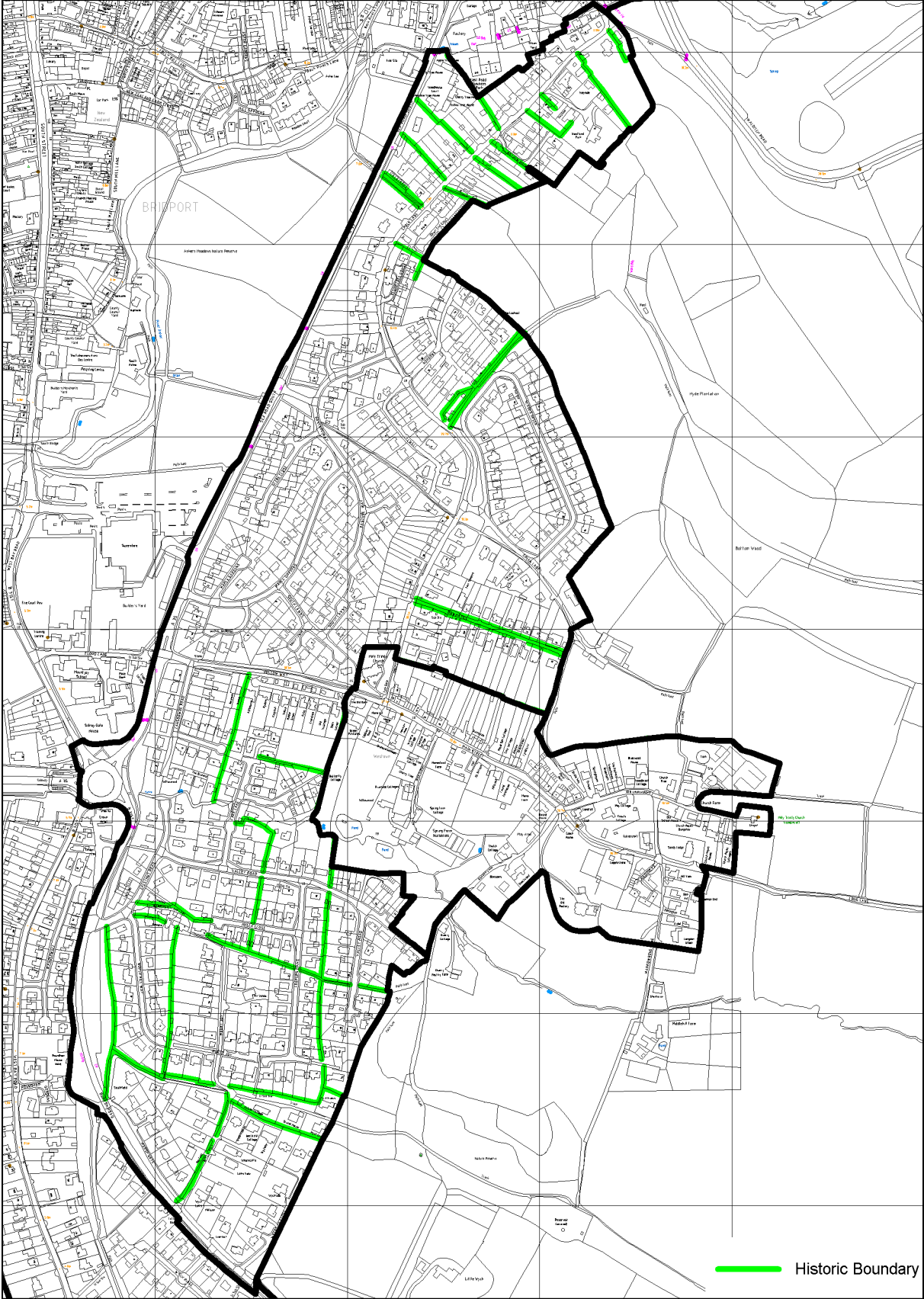


Figure 174: Archaeological features in Historic Urban Character Area 16.

**Bridport Historic Urban Character Area 16
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **Weak**. Almost all of this area was farmland until after the First World War and much of it remained agricultural land until after the Second World War. There are few historic buildings and a small number of historic boundaries fossilised in modern housing estate boundaries. The majority of this area is modern suburban housing estates.

Sensitivity to Large Scale Development

The area has a **Low** sensitivity to major change. It lies beyond the historic town centre and is largely characterised by twentieth century suburban housing estates. The area of greatest sensitivity lies adjacent to the historic core of Bothenhampton.

Archaeological Potential

This character area has a **Low** potential to answer questions about the development of Bridport. The area is physically separated from Bridport by the river Asker and the generally sloping topography suggests that it was not a probable focus of early settlement activity. There is some possibility of earlier buried settlement remains at Wanderwell Farm and the place name Crock Lane suggests the existence of an earlier, perhaps medieval, pottery production site. The survival of potential archaeological deposits and features is assessed to be low to medium.

Key Characteristics

- Narrow hollow ways
- Victorian and Edwardian houses along Crock Lane
- Housing estates hidden from roadside
- Modern housing estates