

Bridport Historic Urban Character Area 20 West Bay Road

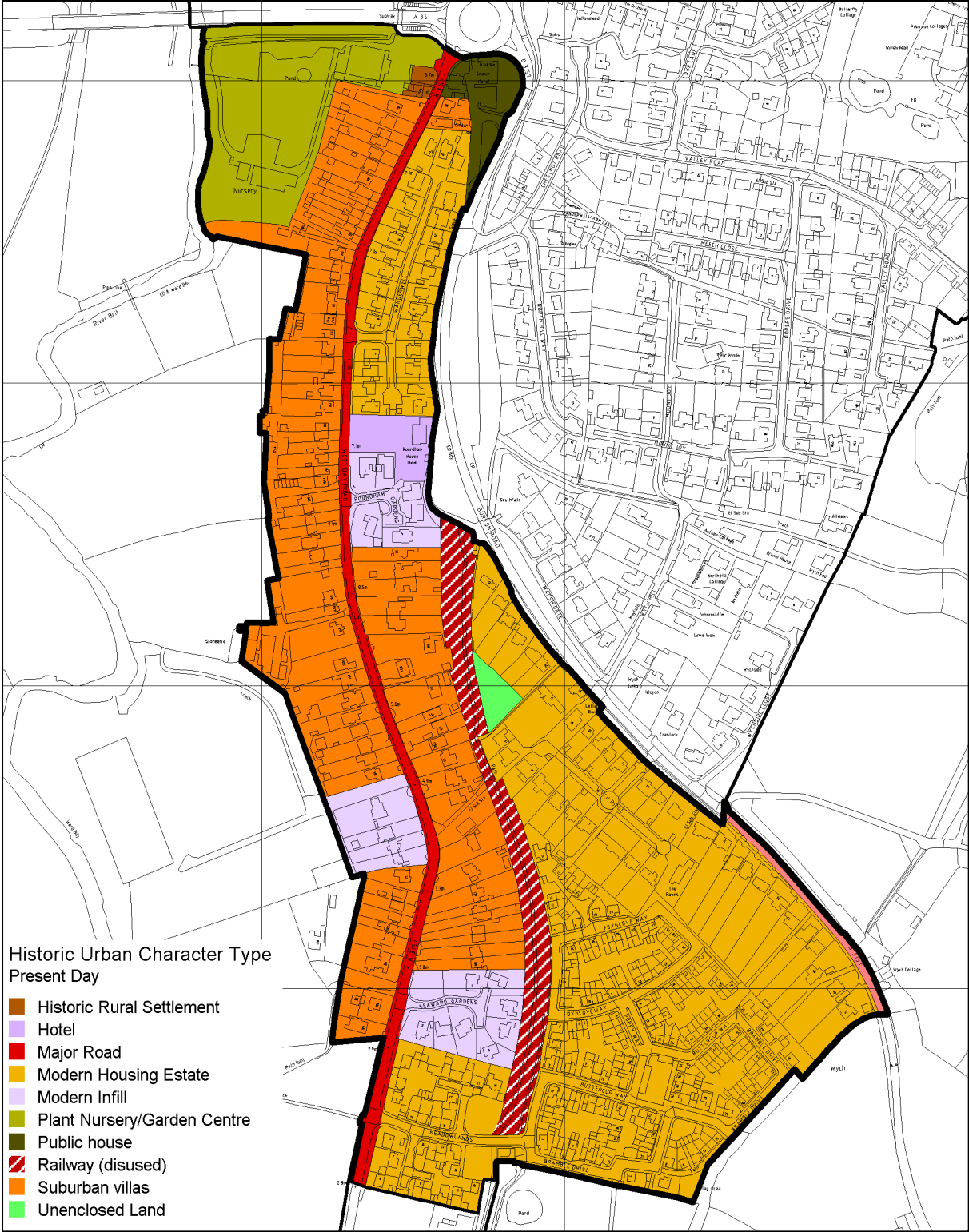


Figure 196: Map of Historic Urban Character Area 20, showing current historic urban character type.

Bridport Historic Urban Character Area 20 Structure of Character Area

Overview

This character area comprises suburban expansion along West Bay Road. The eastern side is defined largely by the line of the former railway and the west by the edge of the settlement in the Brit floodplain. It consists of ribbon development along both sides of West Bay Road and is almost exclusively composed of settlement components, with an area of commercial development to the north.

Topography and Geology

The area lies along the eastern edge of the Brit valley with the ground rising up around the rounded eastern end of a ridge running south of Bothenhampton. Most of the area lies on mudstone of the Frome Clay Formation, with calcareous mudstone of the Fuller's Earth Formation at the southern end and with superficial deposits of Alluvium on the lower ground.

Urban Structure

West Bay Road forms the major route through this area connecting the town centre of Bridport with the harbour at West Bay. The historic plots all relate to this road and these are separated from the modern housing estates to the east by the disused railway. The properties are set back from the road within rectangular or short rectilinear plots of varying widths. There are some modern infill along the road set around short culs-de-sac rather than related directly to the main road. The modern housing estates to the east are based on looped networks or face on to Burton Road, which forms the eastern edge of the area.

Present Character

Figure 196 shows the present day historic urban character types. The area consists of Suburban Villas along West Bay Road with small areas of Modern Infill and Hotel. There is a Modern Housing Estate to the north at Wanderwell and in the eastern part is a large area of Modern



Figure 197: West Bay Road, with early 19th century villas in background.

Housing Estate divided from the properties along West Bay Road by the Disused Railway Line. At the northern end is a small area of Historic Rural Settlement, a Public House and a Plant Nursery/Garden Centre.

Time Depth

This character area is largely based on 19th and 20th century elements, with a small area of earlier rural settlement to the north at Wanderwell. This part of West Bay Road was built in 1819. The earliest components are the early 19th century Crown Inn and the early 19th century group of houses 90-102 West Bay Road, on the west side of the road, near the northern end of the area. There is some early 20th century development of larger detached houses and villas primarily on the east side of the road, but the majority of suburban development along the west side of the was in the 1920s and 1930s. At the north end of the area, the grounds of the demolished Wanderwell House was redeveloped with an estate of detached bungalows in the post-WW2 period. The grounds of the large villa, Roundham House, have been infilled with modern housing and other gaps along the road frontage have been infilled with modern housing also. At the south end of the area, is a large modern housing estate, which extends on both sides of the former railway line.

Settlement Pattern and Streetscape

The settlement pattern is low density one- and two-storey housing in a ribbon development along West Bay Road. The houses are set back from the frontage with a varying building line. The street frontage is defined by low stone or brick walls and hedges, although a number have been removed.

There are few open spaces but views across the Brit and down to the coast can be seen from many places in this area. There are a number of mature trees and plantings in some gardens. The disused railway line survives as a green footpath.

Bridport Historic Urban Character Area 20 Built Character

Building types

The general built character is one of 1930s detached and semi-detached houses along the west side of West Bay Road and a mixture of modern houses and a variety of large early 20th century detached houses along the east side.

The historic buildings are at the north end of the area in Wanderwell and comprise the 18th century thatched stone cottage No. 74 West Bay Road, a former rural survival in the suburban area, and a group of early-mid 19th century houses and the Crown Inn. The Crown Inn, probably the earliest of the 19th century buildings is a two-storey stuccoed building with a hipped slate roof with overhanging eaves and a central porch. The group of early-mid 19th century houses, No. 61 and Nos. 90-102 West Bay are two-storey stuccoed houses with hipped slate roofs with wide eaves on cut brackets.

The larger Edwardian houses are built in a variety of styles and materials, from ashlar to red brick and include the distinctive mock Tudor house 'Apple Garth'. The largest of these villas is No. 111, a two-storeyed ashlar building with a hipped slate roof.

The inter-war housing is typical of the period, much of it comprising semi-detached houses with pebble-dashed walls and hipped roofs. Some houses are also rendered and one is mock Tudor in style. The Wanderwell estate is of uniform red brick bungalows with hipped tiled roofs. The modern estate in the southern end of the area is built in the now familiar neo-vernacular style with a range of stone, brick and rendered houses.

Building Materials

The historic buildings are either stone rubble or ashlar, or brick, some rendered and the roofs are mainly slate.

Key Buildings

The key buildings are the Crown Inn, No. 74 West Bay Road, Nos. 90-102 West Bay Road, and No. 61 West Bay Road.



Figure 198: The Crown Inn, West Bay Road.

Bridport Historic Urban Character Area 20 Archaeology

Archaeological Investigations

There have been no archaeological investigations in this character area.

Archaeological Character

The lack of archaeological investigation in this area constrains consideration of the

archaeological resource. The land was mainly farmland until the 19th century. The archaeological character remains unknown.

Figure 199 shows the relatively few surviving historic boundaries depicted on maps dating from the 19th century.

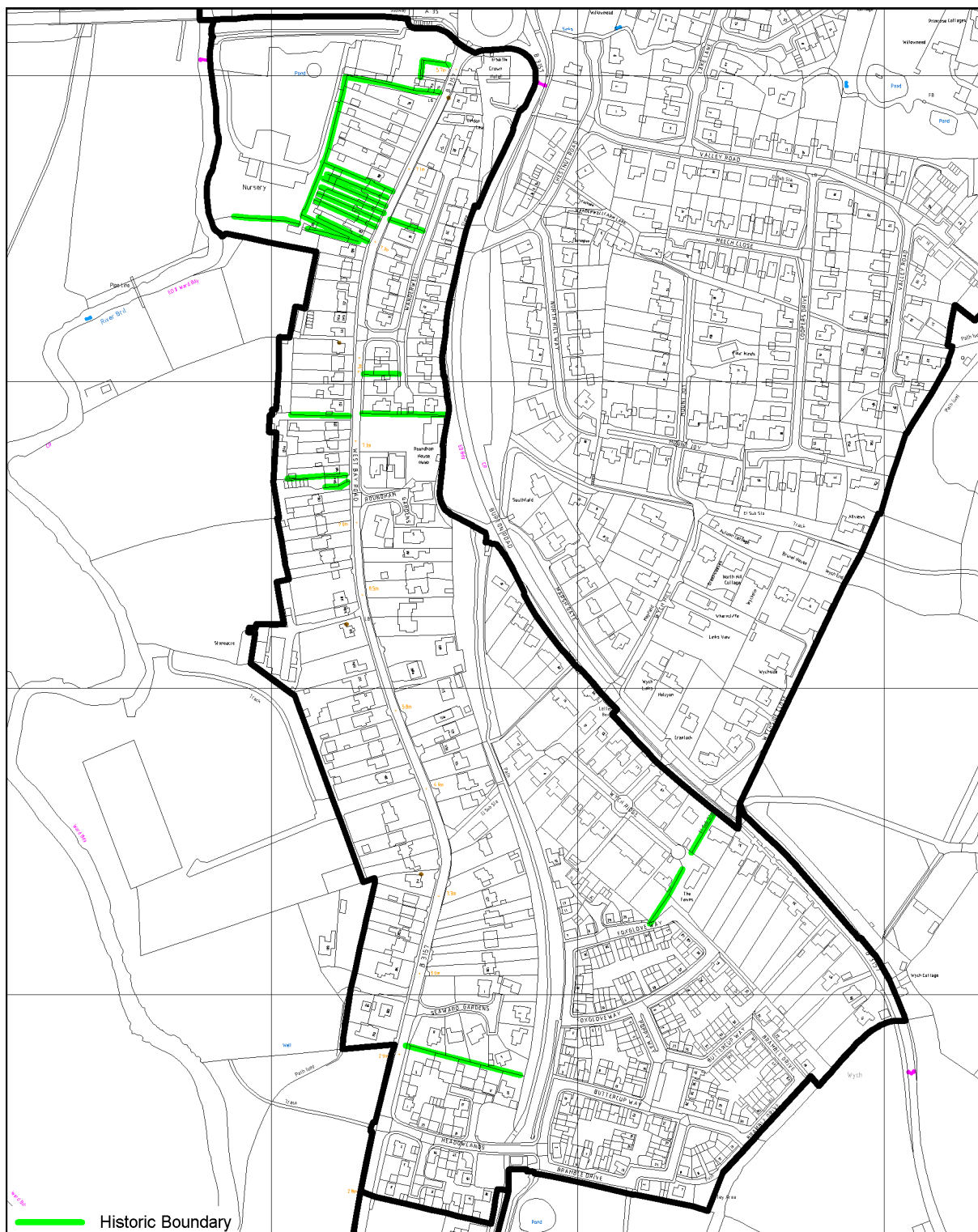


Figure 199: Archaeological features in Historic Urban Character Area 20.

Bridport Historic Urban Character Area 20 Designations

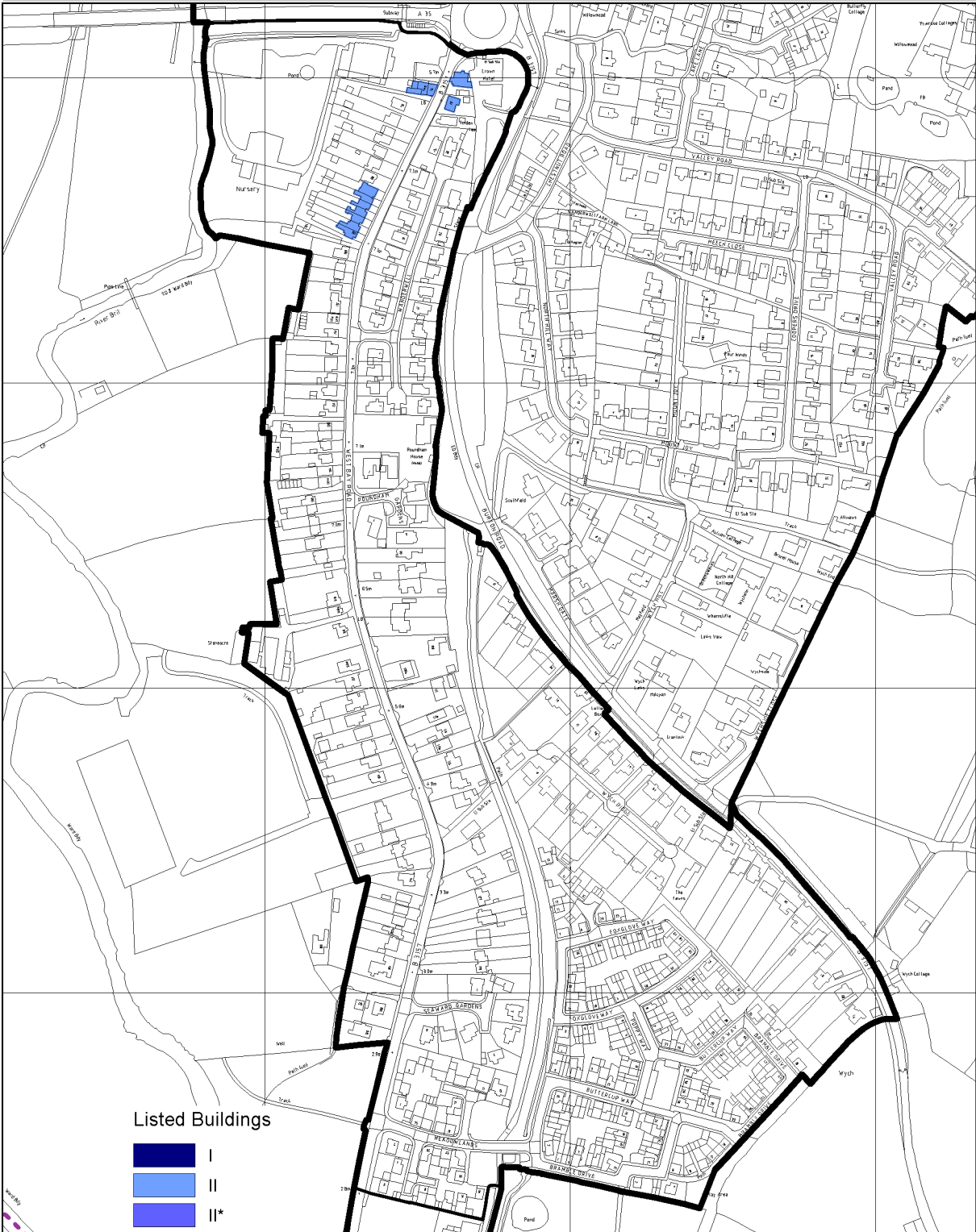


Figure 200: Listed Buildings and other designations in Historic Urban Character Area 20.

Listed Buildings

There are 7 Listed Buildings in the Character Area, all Grade II.

Conservation Areas

This Character Area does not lie within a 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.

**Bridport Historic Urban Character Area 20
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **Medium**. This area retains much of its character as a 19th century route to West Bay with suburban villas developing along its length with the earliest closest towards the historic core and gradual development of large villas further out representing the movement of the more wealthy middle classes out of the urban area. This historic character is diluted by extensive modern development, including the demolition of large houses and infilling the grounds with modern houses.

Sensitivity to Large Scale Development

The area has a **Medium** sensitivity to major change. This overall sensitivity score is a combination of the northern part of the area, with the greatest concentration of historic buildings and the larger houses with extensive grounds, having a fairly high sensitivity for major change and the remaining area of modern housing estates which have a low sensitivity to large scale development.

Archaeological Potential

This character area has a **Low** archaeological potential. It lies well beyond the historic core of the town in an area largely developed in the 20th century. There is a higher potential for buried remains of earlier settlement around Wanderwell. The survival of archaeological deposits and features is assessed to be low to medium.

Key Characteristics

- Former rural vernacular cottage at 74 West Bay Road
- Early 19th century villas
- Disused railway line
- Large detached early 20th century houses
- Inter-war suburban housing
- Modern housing estate