

# Bridport Historic Urban Character Area 7 West Allington

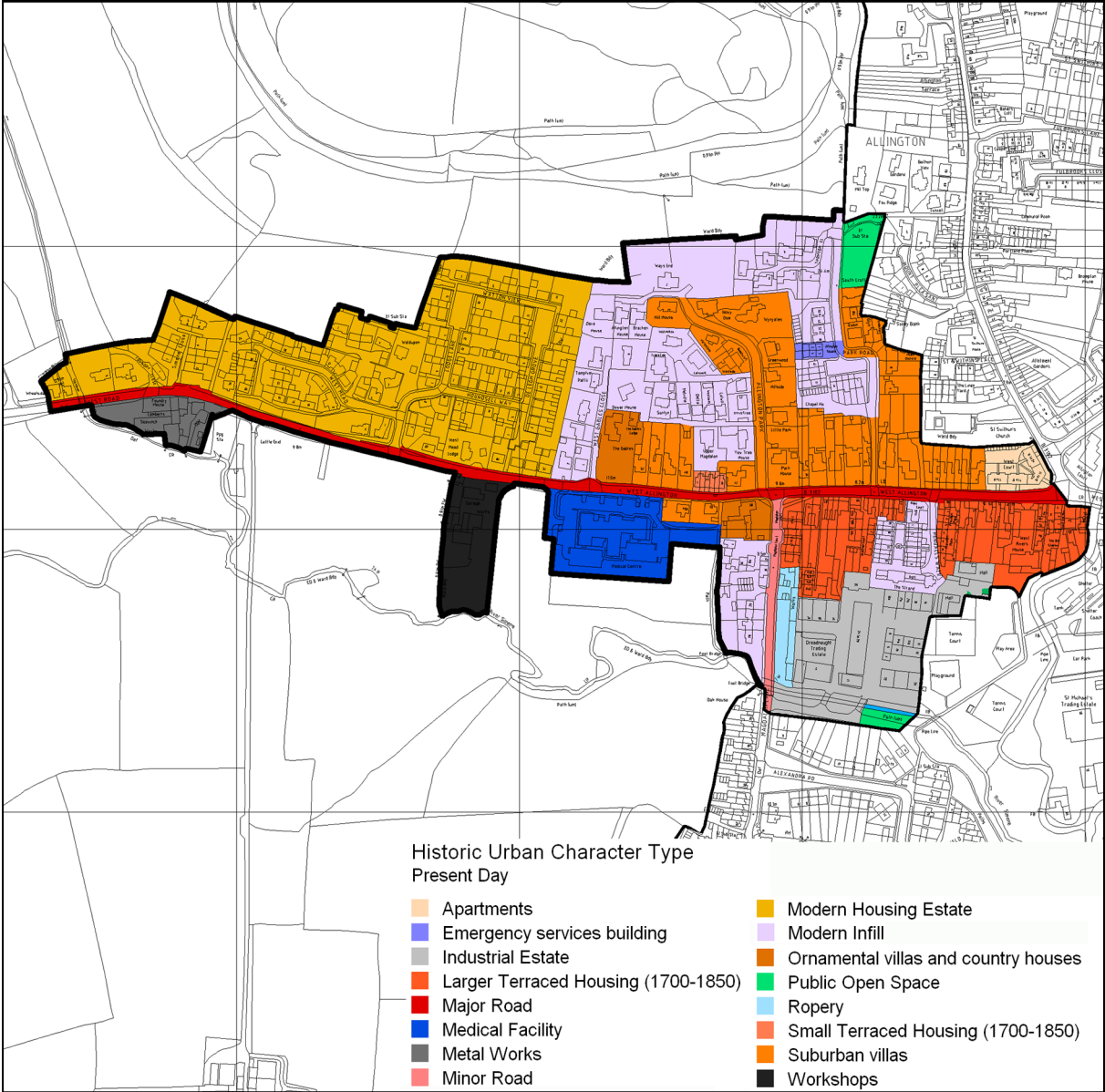


Figure 93: Map of Historic Urban Character Area 7, showing current historic urban character type.



Figure 94: 15 and 17 West Allington.



Figure 95: 26 West Allington.

## Bridport Historic Urban Character Area 7 Structure of Character Area

### Overview

This character area lies to the west of the medieval town, along West Allington, the main route west from Bridport. It is defined by its late 18th /early 19th century suburban villa development and by its former use for rope and netmaking.

### Topography and Geology

This area lies to the west of the River Brit and, generally, the ground slopes down to the south towards the river Simene floodplain. The ground rises up to the north onto the lower slopes of Allington Hill. Most of the area lies on siltstones and limestones of the Eype Clay Member with sandstone of the Bridport Sand Member to the north.

### Urban Structure

West Allington forms the main axis through the area and there is a shift from a more urban structure with buildings on the frontage to a more suburban structure with estates laid out around culs-de-sac, in the grounds of West Mead House and on former spinning walks at Simene Close. Other minor streets give access to the area behind the West Allington frontage. Magdalen Lane gives access to Skilling.

The plots are generally rectangular or rectilinear in shape with a range of differing proportions. Along the eastern part of the area south of West Allington, the plots are regular long narrow plots, formerly with industrial premises behind, but now truncated by the Dreadnought Trading Estate. The north side of West Allington is primarily suburban villa development, with post-WWI development in Allington Park behind and modern housing on the site of the former Port Bredy Hospital.

### Present Character

Figure 93 shows the present day historic urban character types. The western part of the area is Modern Housing Estate. The eastern half has a mixture of Small Terraced Housing, Larger

Terraced Housing and Suburban Villas. Behind the frontage is largely Modern Infill, with areas of Ropery and an Industrial Estate to the south. Other minor historic urban character types include Apartments, Emergency Services Building, Medical Facility, Metal Works, Ornamental Villas and Country Houses, and Public Green Space.

### Time Depth

The oldest element in this area is likely to be West Allington, which may have its origins as a Roman road and was certainly the medieval route westwards from Bridport. The medieval leper hospital of St Mary Magdalen lay north of the road probably close to the Magdalen Almshouses. The first major suburban settlement along West Allington is in the late 18th century, with further early 19th century suburban villa development, and larger villas built later in the century further west. The area down to the Simene was used by the net and rope industry. There is some modern infill and development.

### Settlement Pattern and Streetscape

The settlement pattern is primarily ribbon development along West Allington with both high density attached housing on the street frontage to the west and low-medium density detached housing set back from the frontage behind garden walls further to the west. Behind the main street frontage is medium density housing set back from the frontage in mainly curvilinear cul-de-sac layouts.

Public open green space forms only a small element of this character area but there are numerous trees and mature plantings in many gardens. Views up to Allington Hill and down into the Simene floodplain can be seen from many parts of this area.



Figure 96: View along south side of West Allington.



Figure 97: Late Regency/Early Victorian villas at 50 and 52 West Allington.

## Bridport Historic Urban Character Area 7 Built Character

### **Building types**

West Allington contains a mixture of late 18th/19th century two and three storey terraced and attached houses, elegant early 19th century detached and semi-detached villas, and modern detached and semi-detached houses. The east end of West Allington has terraces and rows of brick houses (Nos. 1-71) on or very close to the street frontage and terraces and houses (Nos. 4-18) set slightly back from the street frontage. Further west, the houses are generally set much further back from the road in gardens, giving a more open texture of buildings. The significant groups of historic buildings are 18-34 West Allington, an early 19th century group of Regency villas, 46-52, a group detached villas, built 1836-7 and 43-71, a group of late 18th and early 19th century two-storey terraces, attached and detached houses. Nos. 27-29 have a distinctive flamboyant 19th century shop front. 87 West Allington is an early 19th century red brick toll house associated with the former turnpike road to Lyme Regis.

The modern housing estates in Allington Park have a very mixed range of houses of different styles. The estates at West Mead are modern faux-vernacular, in a range of different 'traditional' styles.

### **Building Materials**

The range of materials used on the historic buildings include red brick along the south side of the road, stucco and painted brick on the Late Regency/Early Victorian villas and some buildings have a stone plinth. No. 42 West Allington has an ashlar front. The roofs are mainly slate, with some plain clay tiles.

### **Key Buildings**

*Regency and Early Victorian Villas:* 20-34 West Allington, 46-52 West Allington, 69-71 West Allington.

*Workers' Housing:* 43-57 West Allington.

*Other Houses:* 42 West Allington, 83 West Allington, Magdalen Almshouses.

*Commercial Premises:* 5 West Allington, 27-29 West Allington.

*Toll House:* 87 West Allington.



Figure 98: Regency Villas, 34 West Allington with 32 West Allington in background.



Figure 99: 69 and 71 West Allington.



Figure 100: 27 and 29 West Allington.



Figure 101: Former toll house, 87 West Allington.

### Bridport Historic Urban Character Area 7 Archaeology

#### Archaeological Investigations

There have been no archaeological investigations in this character area.

#### Archaeological Character

The lack of any below-ground investigation constrains consideration of the archaeological resource. The area is outside the medieval town along the main historic route into Bridport. It may contain evidence for historic roadside development and in particular there may be buried remains relating to the medieval Hospital of St Mary Magdalen.

Figure 102 shows historic boundaries taken from historic maps, including 18th and 19th century property boundaries to the east and field and other boundaries further west.

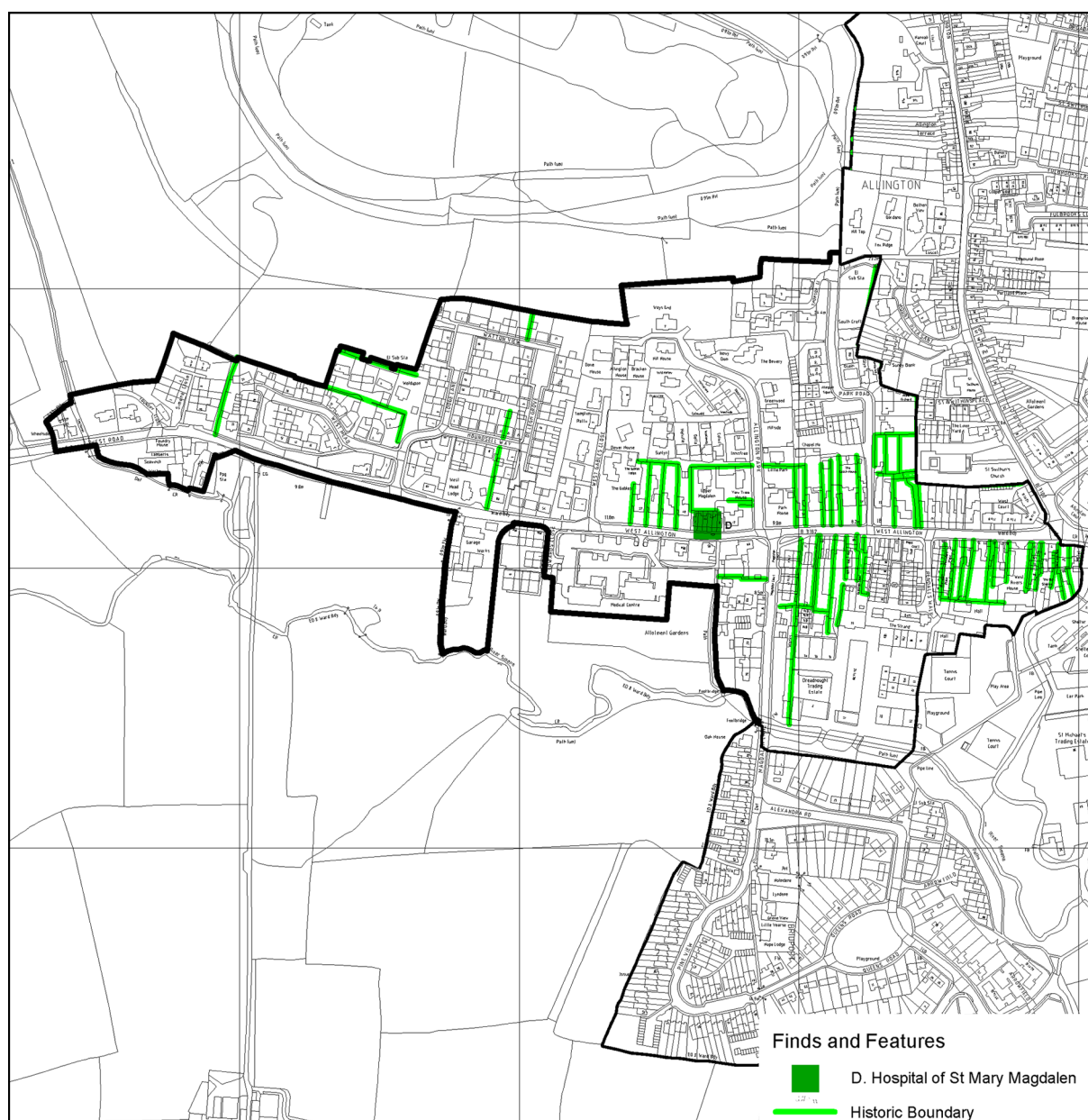


Figure 102: Archaeological features within Historic Urban Character Area 7.

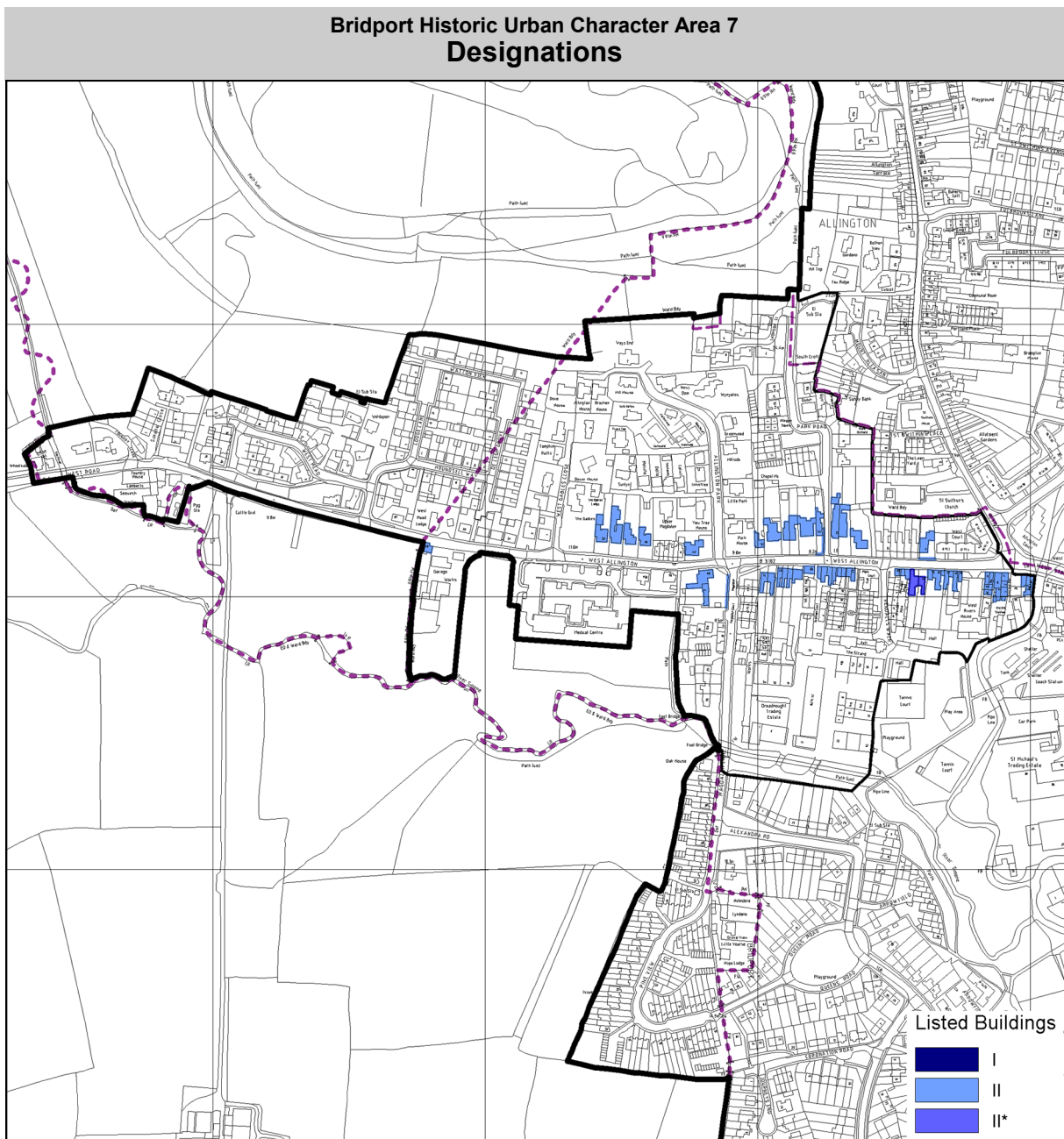


Figure 103: Listed Buildings and other designations in Historic Urban Character Area 7.

**Listed Buildings**

There are 30 Listed Buildings in the Character Area. Nos. 27 and 29 West Allington are Grade II\* and the remaining 29 buildings and structures are Grade II.

**Conservation Areas**

This Character Area partially lies within the Bridport Conservation Area. This includes the properties fronting on to West Allington in the eastern part of the 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 7 Evaluation

### **Strength of Historic Character**

The strength of character of this area is judged to be **Strong**. It has a good survival of historic boundaries and historic buildings preserving the early 19th century transition from urban to suburban settlement. The historic character is strongest in the eastern half of the area with good survival of historic houses and shops, together with fragmentary remains of the rope and net-making industry. Further west are a group of Late Regency/Early Victorian villas reflecting the early suburban expansion of the town.

### **Sensitivity to Large Scale Development**

The area has an overall **Medium** sensitivity to major change. This is divided between a high sensitivity in the eastern part where there are unbroken lines of historic buildings and a high survival of historic boundaries, fragile remains of former rope and net-making industry and early 19th century suburban villa development and the western part that is primarily 20th century housing estates, which has a low sensitivity to major change

### **Archaeological Potential**

The archaeological potential of this area is judged to be **Medium**. This character area has potential to provide information about the

medieval hospital of St Mary Magdalen and establish the nature of medieval activity in this area. Was it a medieval suburb? There are a small number of industrial archaeological remains, which could merit detailed recording. Elsewhere, the archaeological potential is low, as this area was largely agricultural land until the 18th and 19th centuries, but there may be pre-urban activity along the side of this road. The survival of archaeological deposits and features is assessed to be low to medium.

This area has the potential to provide information which would contribute to Research Questions 24, 26-29 (Part 7).

### **Key Characteristics**

- Late Regency /Early Victorian detached and semi- detached villas
- Covered rope walks and other industrial archaeological remains
- Historic 18th/19th century plots with houses and commercial premises
- Historic Shopfront