

## Beaminster Historic Urban Character Area 5 Newtown

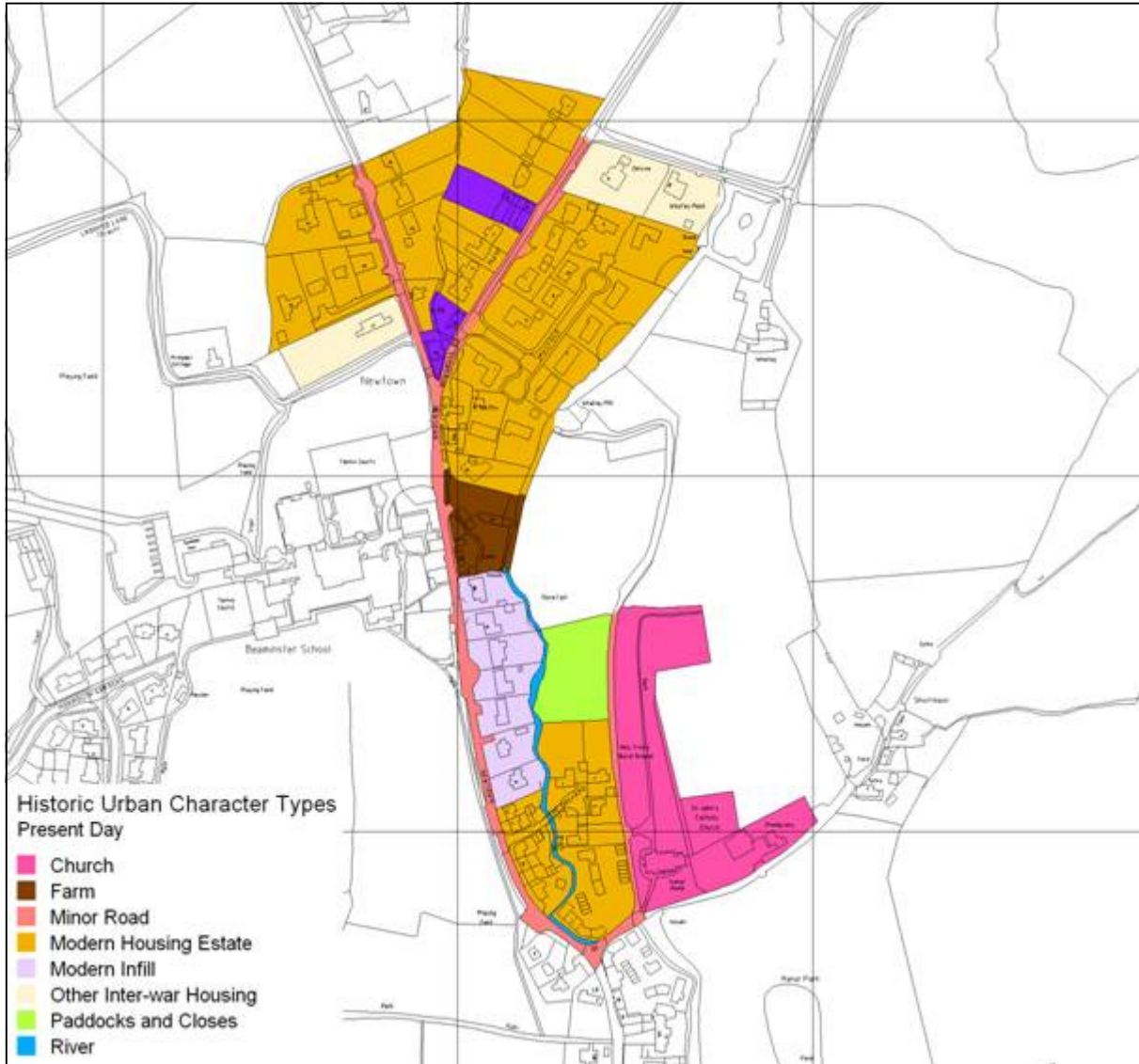


Figure 80: Map of Historic Urban Character Area 5, showing current historic urban character type



Figure 81: View northwards along Newtown.



Figure 82: View southwest along Bowgrove Road.

## Beaminster Historic Urban Character Area 5 Structure of Character Area

### Overview

This area is the suburb of Newtown and consists primarily 20th and 21st century suburban housing development beyond the northern end of the historic core of the town.

### Topography and Geology

This area lies along the course of a stream running almost due south. The ground rises steadily to the north. The whole of the area lies on Fuller's Earth Clays.

### Urban Structure

The spine of this area is formed by the road running northwards to Buckham Down with a branch off towards Meerhay near the northern end. The lane to Shortmoor forms the southern limit. The majority of plots front onto the road.

### Present Character

Figure 80 shows the present day historic urban character types. The area predominantly comprises modern housing estates and modern infill housing. Whatley Farm lies in the centre of the area and there are scattered remnants of historic suburban settlement and some inter-war housing on the margins. The former Holy Trinity Church and St John's Roman Catholic Church form the southeast corner of the area, separated from the modern development by a lane, which runs to Whatley Mill just outside the area.

### Time Depth

The oldest elements are undoubtedly the roads running up towards the downs to the north, which are certainly medieval (and most probably much earlier in date), possibly having their origins in the prehistoric period. The earliest settlement component is Whatley Farm, which dates to the 17th century or earlier. There are a small number of plots and houses that

date to the late 18th or early 19th century, but most of the development of this area dates to the 20th and 21st centuries. Holy Trinity Church is mid 19th century, but the current extent of the churchyard dates to the 20th century, as does the adjacent St John's Church.

### Settlement Pattern and Streetscape

The settlement pattern is low density housing in a ribbon layout, with some small cul-de-sac layouts also present. The houses are generally detached, set well back from the street frontage in the centre of the plot, with gardens fronting on to the street. A small number of historic 19th century buildings are directly on the street frontage and one short terrace is at right angles to the road line. The modern Barnfleet housing estate has a more built-up frontage, with attached houses set back behind small front areas or behind a watercourse.

The long narrow shape of this area and the generally small-scale development and lack of prominent buildings means that open countryside views are visible from most of this character area. The building line set well back from the roads also gives an open suburban edge feel to this area.



Figure 83: Junction of Chantry Lane and Bowgrove Road, Newtown.



Figure 84: Bungalows along Bowgrove Road.

## Beaminster Historic Urban Character Area 5 Built Character

### **Building types**

The buildings are primarily one or two storey detached houses and bungalows of later 20th century date, with little local distinctiveness. There is only a small number of pre-20th century buildings. These include the 17th century thatched Whatley's Farmhouse and a few adjacent buildings on the street frontage, a short terrace of early 19th century houses on Bowgrove Road, and the former Holy Trinity Church, built in the mid-19th century.

There are also a small number of large detached 1920s-30s houses, including one prominent mock-Tudor house at 27 Newtown (Figure 27).

The early 21st century Barnfleet development is in neo-vernacular style.

### **Building Materials**

Local yellow-brown Inferior Oolite stone is used for the historic buildings, which have slate or thatched roofs. The modern houses have brick or stone-clad walls and tiled roofs and the Barnfleet houses have a number of different roof treatments. A small number of buildings are rendered.

### **Key Buildings**

Whatley Farmhouse, 24 Newtown, 27 Newtown, Holy Trinity Church, St John's Church.



Figure 85: 19th century terraced cottages on Bowgrove Road.



Figure 86: Historic boundary walls and mock-Tudor interwar house, 27 Newtown.



Figure 87: Modern bungalows on Millfield.



Figure 88: Barnfleet, a modern neo-vernacular housing development.



### Beaminster Historic Urban Character Area 5 Archaeology

#### **Archaeological Investigations**

There have been no archaeological investigations within this character area.

#### **Archaeological Character**

The very limited below-ground investigation constrains any consideration of the archaeological resource. Its location beyond the historic core of the town indicates there is unlikely to be any significant urban archaeological evidence. There are few surviving historic boundaries in this area. The line of Crooked Lane may be of some antiquity and the lane or track running up to Whatley Mill is likely to be medieval or earlier in date. Whatley Mill, which lies just outside the character area may be the site of a Saxon mill mentioned in the Domesday survey.

Some evidence for pre-urban activity may survive in this character area. Although nothing has been found to date, a Neolithic flint axe was found at Beaminster School immediately adjacent to this area. It also lies along the line of a possible prehistoric route from the river valley up on to the downs to the north.

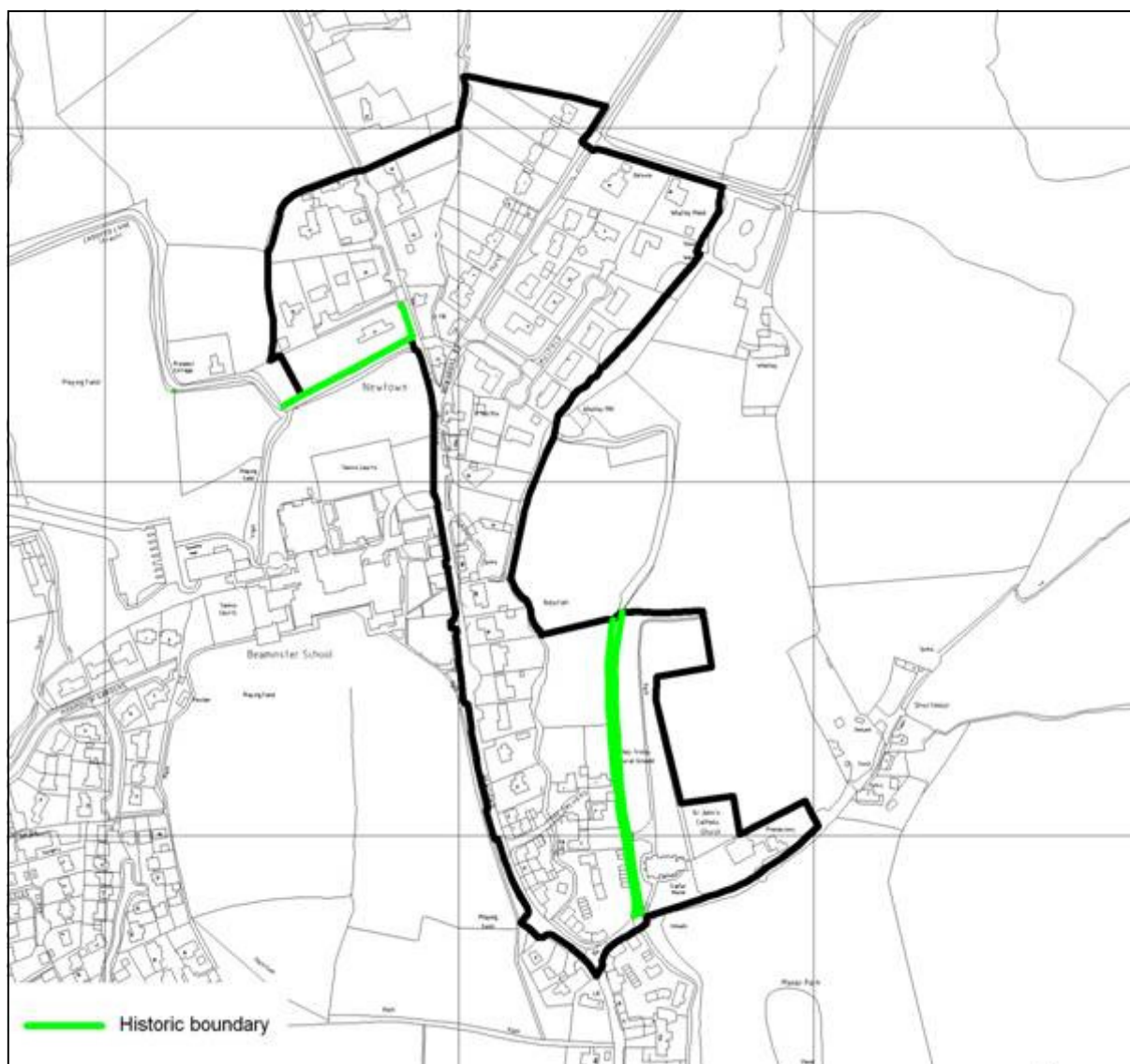


Figure 89: Archaeological features in Historic Urban Character Area 5.

### Beaminster Historic Urban Character Area 5 Designations

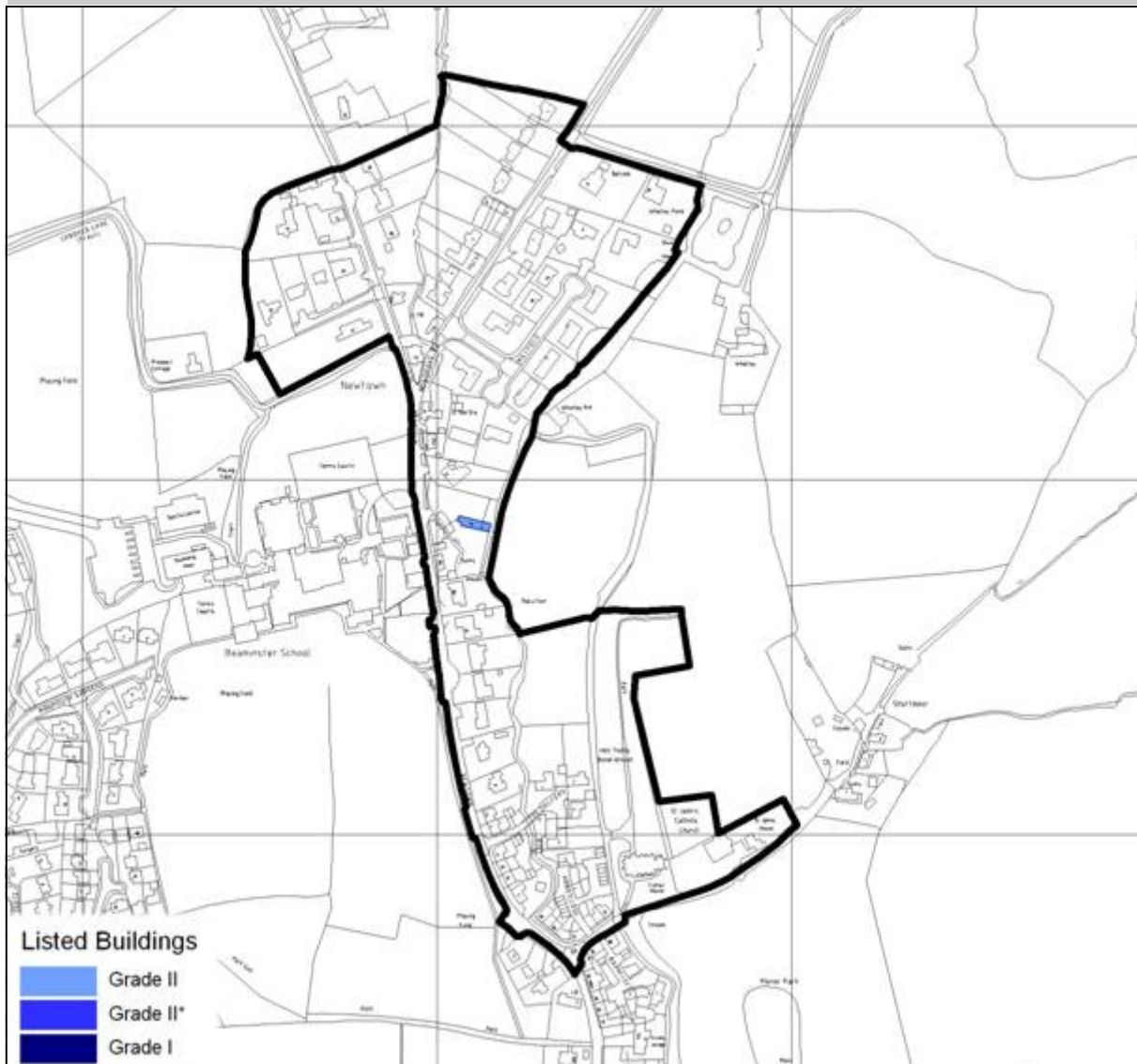


Figure 90: Listed Buildings and other designations in Historic Urban Character Area 5.

#### **Listed Buildings**

There is one Listed Building in the Character Area: the Grade II Whatley's Farmhouse.

#### **Conservation Areas**

This Character Area lies completely outside the Beaminster Conservation Area (Figure 33).

#### **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 91: Historic Housing at Newtown.

### Beaminster Historic Urban Character Area 5 Evaluation

#### ***Strength of Historic Character***

The strength of character of this area is judged to be **weak**. There is little time depth evident in this area and a number of elements of the initial late 18th and 19th century suburban development have been demolished and replaced by 20th century housing. Most of the buildings in the area have little local distinctiveness.

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

The area has a **low** sensitivity to major change as the majority of the area comprises modern suburban housing development, with few surviving historic components.

#### ***Archaeological Potential***

The archaeological potential of this area is judged to be **low**. It lies beyond the historic core of the medieval and post-medieval town and was largely developed in the 19th and 20th century, indicating there is unlikely to be much urban archaeology. There is also potential for recovering archaeological information on the pre-urban activity, but the character of this is as yet undefined.

This area has the potential to provide information which would contribute to Research Questions 1 and 14 (Part 7).

#### **Key Characteristics**

- Historic route up on to the downs
- Piecemeal 19th century suburban development
- 17th century Whatley's Farm
- Former Holy Trinity Church