

## Wimborne Minster Historic Urban Character Area 2 North West Wimborne Minster

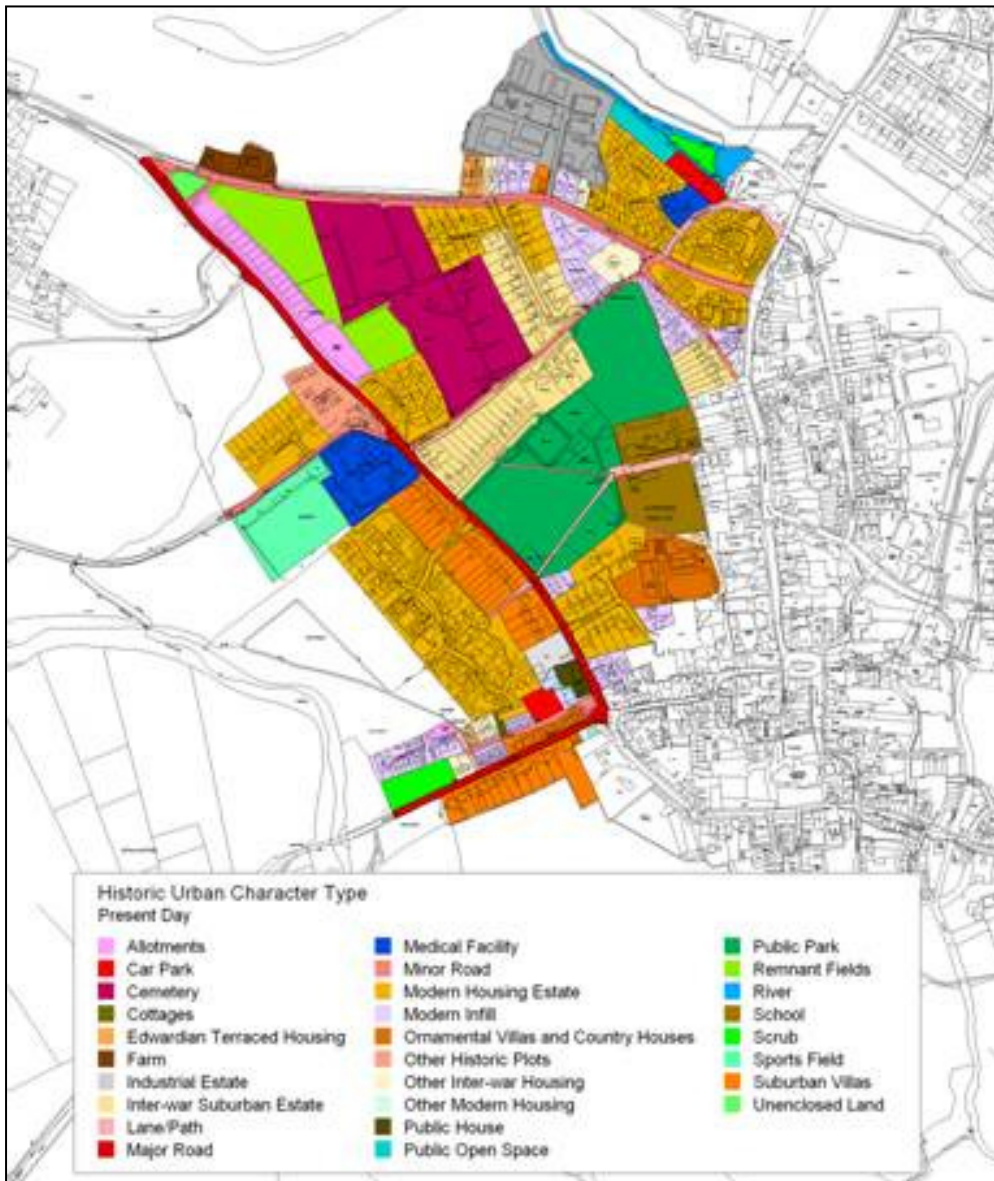


Figure 55: Map of Historic Urban Character Area 2, showing current historic urban character type



Figure 56: St Margaret's Chapel and Alms-houses, St Margaret's Hill



Figure 57: View west across Redcott's Recreation Ground with Victoria and Cemetery Roads behind.

## Wimborne Minster Historic Urban Character Area 2

### Structure of Character Area

#### **Overview**

This area comprises suburban expansion to the north west of the historic town of Wimborne Minster, between the rivers Stour and Allen. This expansion mostly took place during the 19<sup>th</sup> and 20<sup>th</sup> centuries, although St Margaret's Chapel was built during the 13<sup>th</sup>.

#### **Topography and Geology**

This area lies on a ridge of clay between the rivers Stour and Allen. The north east corner of the area lies upon geologically recent alluvial deposits in the Allen flood plain.

#### **Urban Structure**

This character area lies outside the late Saxon town and the medieval suburbs. It is broadly defined by the two main roads of Victoria Road and Stone Lane and development on either side of them. The central part of the area, between Victoria Road and Stone Lane is still relatively undeveloped.

#### **Present Character**

Figure 55 shows the present day historic urban character types. The area is broadly defined by the two main roads of and development on either side of them. A mixture of suburban villas, inter-war housing and modern housing and infill, line Victoria Road and Stone Lane together with culs de sac of modern housing estates. The Victoria Hospital lies at the junction of Victoria Road and Cowgrove Lane, adjacent to Wimborne Town FC's football ground and the historic St Margaret's Almshouses (Figure 56). The central part of the area comprises remnant fields, allotment gardens, the municipal cemetery, Redcott's recreation ground (Figure 57) and Wimborne First School. Stone Lane has historic dispersed settlement at Stone Farm and Angel Cottage, as well as an industrial estate on the site of a former brick works. A modern Doctor's surgery, car park and public open space lie close to Walford Mill on Knobcrook Road.

#### **Time Depth**

Elements of a regular co-axial late prehistoric landscape are fossilised within the pattern of roads and lanes within this area. Victoria Road and Blind Lane run parallel, whilst Cowgrove, Cemetery and Knobcrook Roads all run perpendicular to them. Although no secure dating evidence for this field system has been recovered to date, similar field patterns in Dorset are dated to the late prehistoric period

(Davey, 2010). The first recorded settlement was the establishment of St Margaret's leper hospital during the 13<sup>th</sup> century (Figure 56). 18<sup>th</sup> century maps show houses along Old Road and isolated cottages on Victoria Road. During the mid-late 19<sup>th</sup> century suburban housing developed along Julian's Road and Victoria Road. This extended during the early-mid 20<sup>th</sup> century along Cemetery Road (Figure 57) and Culverhayes Road. The 19<sup>th</sup> century also saw the construction of the Victoria Cottage Hospital (Figure 58) and the Municipal Cemetery (Figure 59). Redcotts Recreation Ground and Wimborne First School (Figure 60) were established during the early 20<sup>th</sup> century. A brickworks and clay pits are recorded on the north side of Stone Lane by the late 19<sup>th</sup> century. This seems to have been disused by the later 20<sup>th</sup> century and Stone Lane industrial estate established on its site.

#### **Settlement Pattern and Streetscape**

The settlement pattern was dispersed until the suburban expansion of Wimborne Minster in the 19<sup>th</sup> century. Isolated settlements existed at Angel Cottage, St Margaret's Almshouses and along Old Road during the 18<sup>th</sup> century. Suburban development from the mid 19<sup>th</sup> to the mid 20<sup>th</sup> century comprised detached or semi-detached houses and suburban villas set back from pre-existing streets. Later 20<sup>th</sup> century housing estates were arranged around culs de sac either behind the earlier houses or filling in blocks of land between the pre-existing roads.



Figure 58: Victoria Hospital looking south from Cowgrove Lane

## Wimborne Historic Urban Character Area 2

### Built Character

#### **Building types**

The area is dominated by 19<sup>th</sup> and 20<sup>th</sup> century suburban housing. The small number of 18<sup>th</sup> century or earlier vernacular houses and cottages that existed on Stone Lane, Victoria Road and Old Road have largely been demolished. The exceptions are the Angel Cottage (Figure 28) and the adjacent Stone Farmhouse. There is however one medieval stone building in the area, St Margaret's chapel. A series of later cottages were added to the north of the chapel as almshouses from the 16<sup>th</sup>-18<sup>th</sup> centuries. A Gothic stone lodge and gatehouse and two chapels were built within the municipal cemetery in 1855 and 1856. The 19<sup>th</sup> century suburban villas along Victoria Road and Julian's Road were built in local red brick with hipped roofs and gabled dormer windows (Figure 57). The original 19<sup>th</sup> century building of the Victoria Hospital was constructed in brick on two storeys with a gabled roof and stone mullioned windows and string courses (Figure 58).

#### **Building Materials**

Brick is by far the most common walling material in the character area, although later 20<sup>th</sup> century housing tends to use non-local materials. The 19<sup>th</sup> and earlier 20<sup>th</sup> century suburban houses were generally built from local red brick with imported slate roofs and occasional limestone or polychrome brick detail. Westfield House on Redcotts Lane was built during the 19<sup>th</sup> century in pale brick with limestone foundations and a slate roof (Figure 61). The use of stone is more common in public buildings. The chapel of St Margaret has Ironstone walls, a modern tiled roof and a timber bell turret at its west end. The south wall of the adjoining priest's house has been re-built in brick. The adjacent cottages on St Margaret's Hill date from the 16<sup>th</sup>-17<sup>th</sup> century and are timber framed

with brick noggin, thatched roofs and brick chimney stacks. Numbers 6-9 St Margaret's Hill were built during the 18<sup>th</sup> century and have plastered brick walls with thatched roofs and brick stacks. Similar materials were used on the 18<sup>th</sup> century Angel Cottage on Stone Lane, although this has a partition wall of cob with a thatch capping. The 19<sup>th</sup> century Gothic chapels and lodge at Wimborne Cemetery are stone walled with tiled roofs. The Lodge has a brick chimney stack and the chapels have bands of fish-scale tiling and stone bell turrets (Figure 59).

#### **Key Buildings**

*19<sup>th</sup> century town houses and suburban villas:*

Westfield House, 21-29 (odd) Julian's Road

*Public buildings:* St Margaret's Chapel, 1-9 St Margaret's Hill, Cemetery Lodge and Chapels, Victoria Cottage Hospital, Wimborne First School

*18<sup>th</sup>-19<sup>th</sup> century vernacular cottages:* Angel Cottage, Stone Farm House



Figure 60: Wimborne First School, School Lane



Figure 59: Wimborne Cemetery Gatehouse



Figure 61: Westfield House, Redcott's Lane



**Wimborne Minster Historic Urban Character Area 2  
Archaeology**

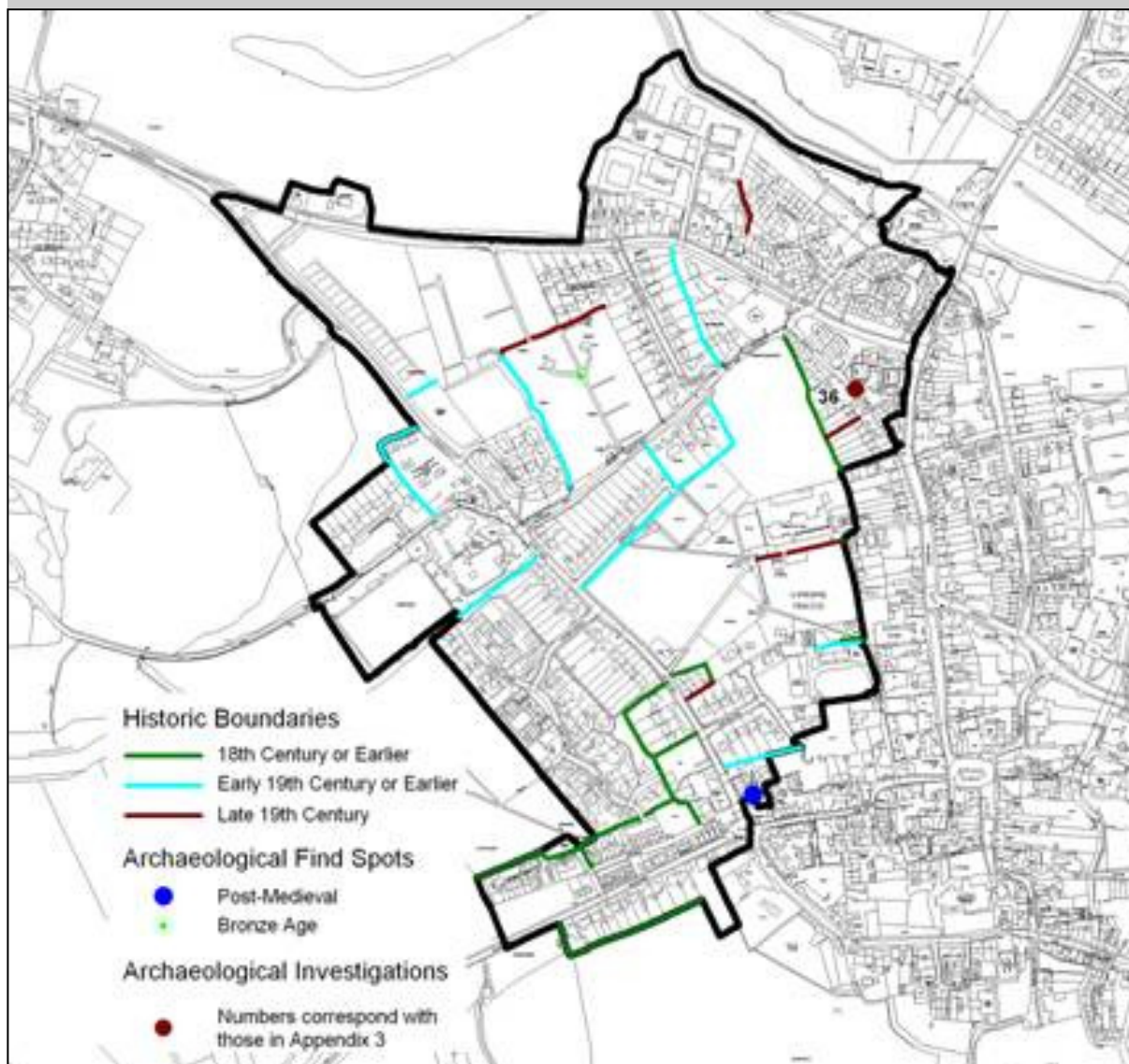


Figure 62: Archaeology of Historic Urban Character Area 2

### **Archaeological Investigations**

One archaeological investigation has been undertaken in this character area (Figure 62, Appendix 3, No. 36). A builder reported the finding of hundreds of broken clay pipes at basement level during building works at the Department of Health and Social Security on Blind Lane in the 1970s. The pipes were covered up by the builders.

### **Archaeological Character**

The lack of archaeological investigations is a reflection of the lack of development since 1991 rather than a lack of archaeological potential for the area.

There is an unconfirmed report of the discovery of three cinerary urns at Wimborne cemetery (James 1982, 9). It is possible that this

represents the remains of a Bronze Age cemetery. No further evidence for prehistoric settlement has been recorded, although cartographic evidence suggests that the entire Allen Valley was subdivided into a regular rectilinear field system during the late prehistoric and Romano-British periods.

The medieval hospice of St Margaret was established here during the 13<sup>th</sup> century, at this time much of the area was given over to dispersed settlement and strip fields called Redcots. The town of Wimborne Minster expanded into this area during the 18<sup>th</sup> and 19<sup>th</sup> centuries. There is potential for industrial archaeology at Julian's Brewery and the Stone Lane Brickworks.

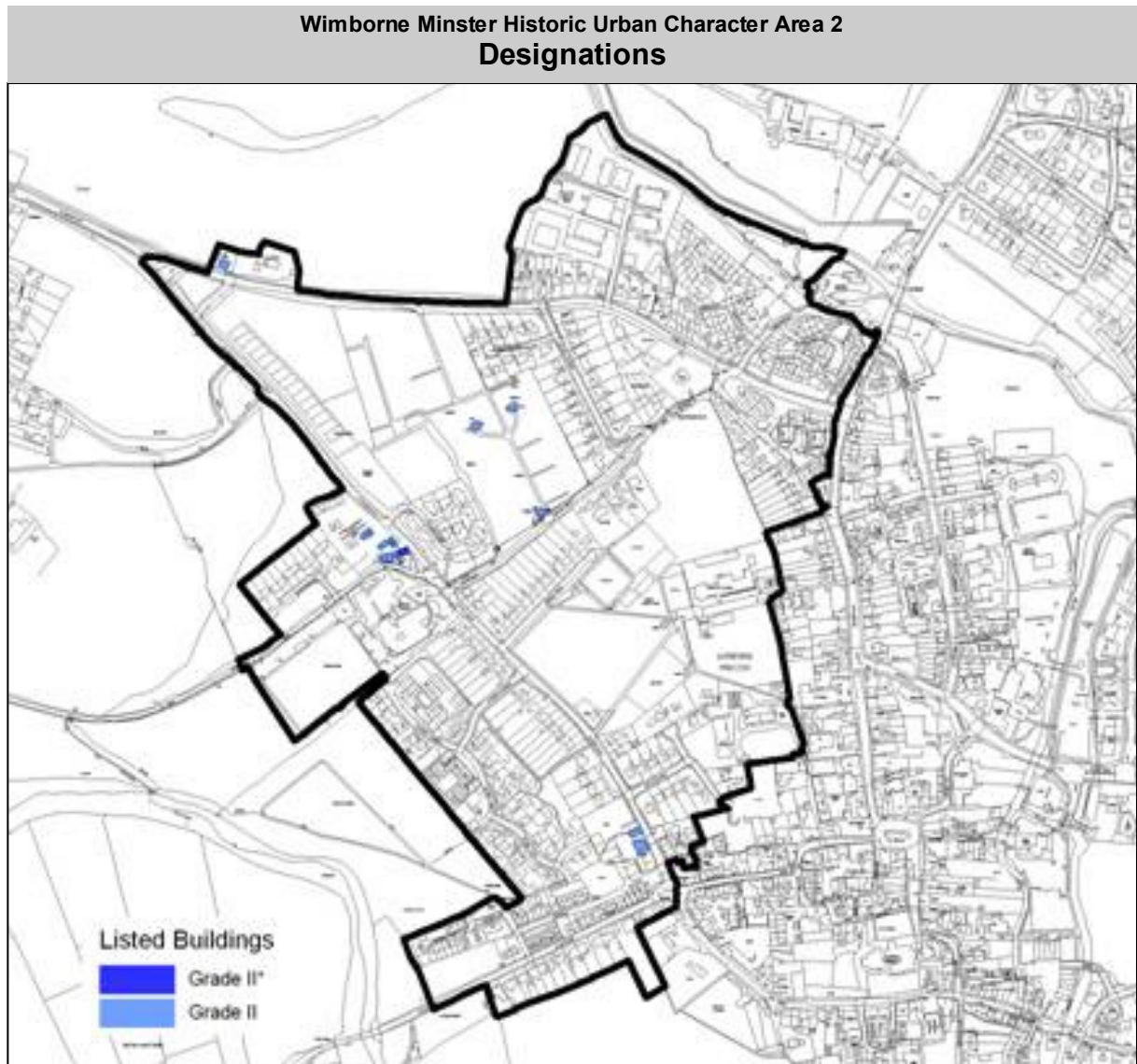


Figure 63: *Listed Buildings and Scheduled Monuments in Historic Urban Character Area 2*

### **Listed Buildings**

There are 11 Listed Building designations in the Character Area. St Margaret's Chapel is Grade II\*, the remainder are all Grade II (Figure 63).

### **Conservation Areas**

Only the southernmost and north easternmost parts of this character area lie within the Wimborne Minster Conservation Area. The southern part includes Julian's Road and Old Road and the north eastern part includes the area between Blind Lane and Knobcrook Road. (Figure 45). Furthermore, Victorian and Inter-war suburban housing along Victoria Road and Redcotts Road has been designated as a Special Character Area in the East Dorset District Local Plan (EDDC 2005, 49-51).

### **Registered Historic Parks and Gardens**

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

### **Scheduled Monuments**

There are no Scheduled Monuments within the Character Area.

## Wimborne Minster Historic Urban Character Area 2 Evaluation

### **Strength of Historic Character**

The strength of character of this area is judged to be **medium**. There is a strong contribution from listed historic buildings in the vicinity of St Margaret's Almshouses and the municipal cemetery. This is supported by well preserved 19<sup>th</sup> and earlier 20<sup>th</sup> century streets frontages along Julian's, Victoria, and Cemetery Roads. Other important 19<sup>th</sup> century buildings include the Victoria Cottage Hospital and Westfield House. The layout of the early roads in this area also adds to the sense of time depth and historic landscape. However, this positive contribution is tempered by a high proportion of modern housing behind Victoria Road and Stone Lane as well as a modern industrial estate, football ground and hospital buildings. The area retains a higher proportion of open spaces and trees than the town centre, reflecting its rural status during the medieval period

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

The area has a **medium** sensitivity to large scale development. Although there are already large areas of modern housing, these frequently lie behind an earlier 19<sup>th</sup> century street frontage. The buildings within these areas are of a scale that does not visually impact upon the historic streetscape. Furthermore, the central area remains relatively unencumbered from modern housing and includes large areas of public open space (The cemetery, Redcotts Recreation Ground and allotment gardens). This central area reflects an earlier rural character and is particularly sensitive to large scale development.

### **Archaeological Potential**

The archaeological potential of this area is judged to be **medium**. Although the area was largely unsettled until the 18<sup>th</sup> and 19<sup>th</sup> centuries, there are pockets of earlier development such as Old Road, St Margaret's

Almshouses and Angel Cottage. Furthermore, there is potential for surviving archaeological deposits relating to a putative late prehistoric field system in this area. The nature of pre-urban settlement patterns might also be revealed through surviving deposits. For example; is the Stone Farm/ Angel Cottage settlement on the site of an earlier medieval settlement? The area lies on a ridge between two rivers and has the potential for surviving deposits relating to rural settlement from the late prehistoric period onwards. There is also some potential for surviving archaeological deposits relating to the find of clay pipes on Blind Lane. Any deposits here would help to better inform us on the nature of industrial or commercial activity at the north end of West Borough.

This area has the potential to provide information which would contribute to Research Questions 1, 3-6, 22-4, 26 and 28-30 (Part 7).

### **Key Characteristics**

- Late Prehistoric field and communications pattern
- Medieval dispersed settlement
- Medieval leper hospital and later almshouse
- 19<sup>th</sup> and 20<sup>th</sup> century suburban expansion