

Sherborne Historic Urban Character Area 2 Newland, Hound Street and Long Street

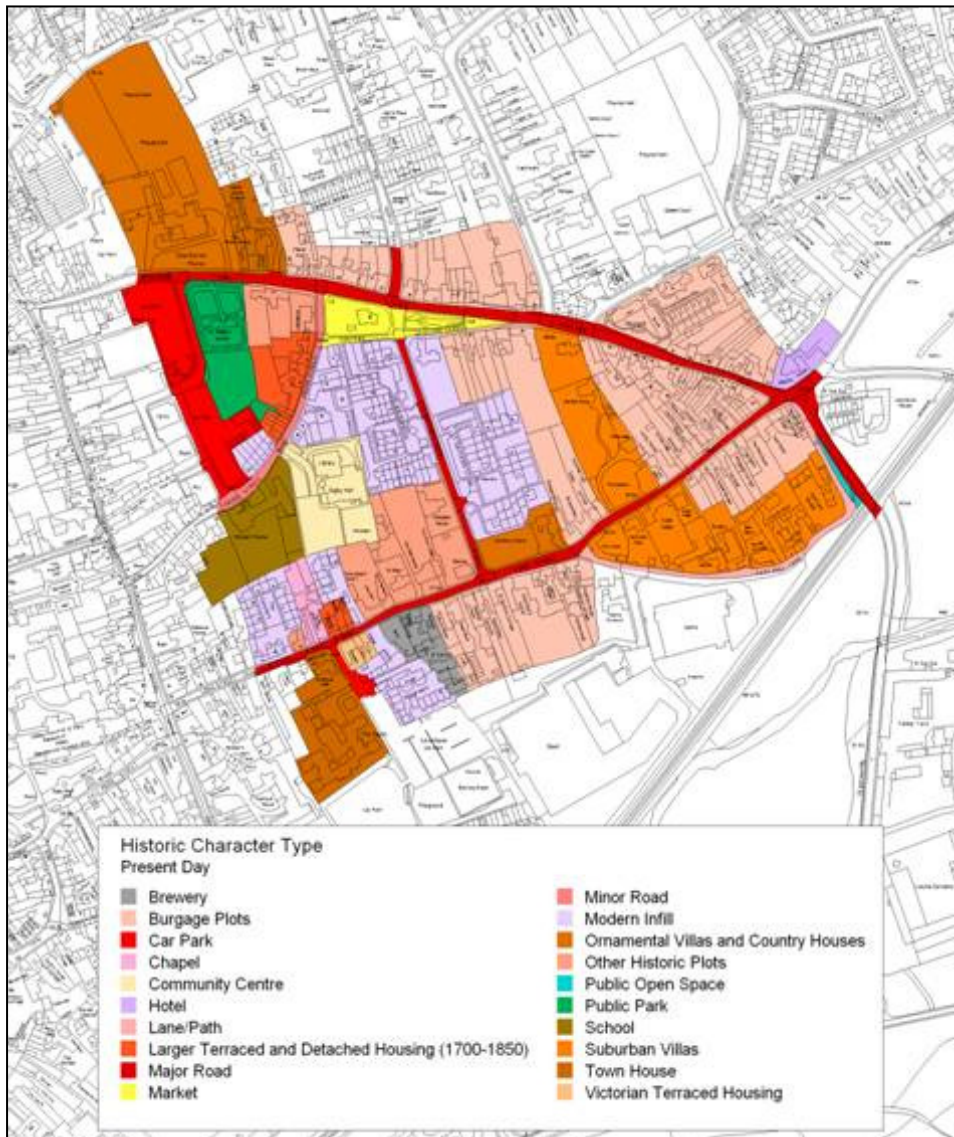


Figure 100: Map of Historic Urban Character Area 2, showing current historic urban character type



Figure 101: View north east of Newland Gardens



Figure 102: View west along Long Street towards Sherborne Abbey

Sherborne Historic Urban Character Area 2

Structure of Character Area

Overview

A triangular area defined by the three medieval streets of Hound Street, Newland and Long Street. The 13th-century borough of Newland has well preserved burgage plots around the triangular green of Newland Gardens. Other potential medieval burgages exist on Long Street. The area has a consistent street frontage of historic buildings in local Sherborne Stone, plot boundaries defined by walls of Sherborne stone, and occasional larger 17-20th century detached houses set in large plots.

Topography and Geology

This area sits near the foot of the south facing dip slope of the Inferior Oolite beds on the northern side of the upper Yeo valley. The ground rises gradually and evenly from south to north. The bedrock is nearly all Inferior Oolite, with Fullers Earth clay in the south-eastern part.

Urban Structure

Newland was laid out as a new borough with burgage plots of c 0.5 acres. Some of these survive in modern property boundaries, and the location of others may be surmised from surviving back plot boundaries south of Newland Gardens. Possible burgage plots sit on the south side (associated with the place-name *Eastbury*) and at the eastern end of Long Street (*East Field*). All the historic plots front on to the three medieval roads. There is late 19th-century suburban development on the fringes of the area and modern development in the centre.

Present Character

Figure 100 shows the present day historic urban character types. The area is shaped by Newland and Long Street, each with discrete blocks of burgages. Newland Green, the site of the former Newland market is located centrally on Newland (Figure 101). A mixture of large terraced and detached houses, public gardens



Figure 103: View east along East Mill Lane

and car parks lie west of it, on the west side of Hound Street. The remainder of the plots comprise town houses, suburban villas, Victorian terraces and other historic plots. Modern infill dominates the centre of the area.

Time Depth

The essential elements of the street plan may have been established as early as the 12th century following the construction of Sherborne Castle. Long Street may have connected the Castle to the Abbey east gate and market place (Figure 102), and Newland to the fair site at The Green. Both roads cut across rectilinear alignments, either associated with a late prehistoric or late Saxon field system aligned on the monastic precinct. The borough of Newland was created in 1227. Hound Street was first mentioned as a tithing in the 1327 lay subsidy (*Hundestrete*), the form of the name suggests that it related to a possible hundredal meeting place at Newland Gardens, the site of the market and court. Long Street was first recorded by name in 1437. The Digby Hall and library were built in the 1970s on the site of a former fair field. The 19th-century cattle market is now a car park.

Settlement Pattern and Streetscape

This area (Figure 103) is greener and more open than the town centre, with groups of detached houses set back from the street frontage and interspersed with mixed terraces of vernacular houses of medieval and later date, a large number from the 16th and 17th centuries (Figure 104). There are more gardens with significant numbers of mature trees, as well as two small public gardens. In general the consistent use of the local Sherborne stone, many gardens and green areas create a semi-suburban effect.



Figure 104: View east along Long Street

Sherborne Historic Urban Character Area 2

Built Character

Building types

This character area contains many historic buildings. Elements of medieval buildings survive at 101 Newland (Figure 105) and 16 Hound Street and possibly at the Manor House (Newland) and *Tudor Rose* (Long Street). There are large numbers of 16th and 17th century buildings along Long Street and Newland, with period features including mullioned windows and flat-arched doorways. There are significant numbers of 18th and 19th-century gentry houses (Figure 106) and smaller vernacular and estate cottages. Of the gentry houses, Sherborne House was built in 1720 and retains its original plot.

Key public and commercial buildings include the former congregational chapel (early 19th century) on Long Street, the early 19th-century former Foster's School (Harper House), the late 18th-early 19th century former brewery in Long Street (now *The Maltings*), the early to mid 18th-century Eastbury Hotel and the early 20th century Osborne House (a former hotel retaining art deco elements in a prominent position).

Building Materials

Most buildings in this character area are built in Sherborne Building Stone. Ashlar facades are common, with rubble stone side walls. Ham stone dressings are also common, as are Sherborne stone ashlar. Rubble stone is common in the facades of vernacular cottages and boundary walls, which also include some local Forest Marble. Piers are usually of dressed stone or ashlar. Some rubble stone buildings have rendered facades and two early 18th century buildings, *The Red House* and the Eastbury Hotel, are built in Flemish bond brick, with Sherborne stone dressings. The boundary walls of Sherborne House are also in brick. Several 19th century buildings also have brick dressings. Roofs use a wide variety of materials with earlier roofs dominated by stone and plain tiles. Victorian buildings commonly use pan tiles, scalloped tiles and decorative ridge tiles. Chimney stacks are commonly in stone, brick or render (WDDC 2007).

Key Buildings

Medieval houses: 101 Newland, The Manor House.

16th and 17th century vernacular buildings: 43 and 45 Hound Street, 40 and 64-8 (even) Newland

18th and 19th century town houses and suburban villas: Sherborne House, Eastbury Hotel,

Red House; Cromwell, Belmont, Wisteria and Brecon Houses, Long Street; Harper House, Hound Street; Newland Corner, Hound Street

Public and commercial buildings: the Congregational Chapel and Old School House, Long Street; former Dorsetshire Brewery, Long Street; former Foster's Grammar School, 38-42 (even) Hound Street (Figure 107); Osborne House (formerly the Black Horse Hotel)



Figure 105: Number 101 Newland



Figure 106: Newland Corner (formerly Newland Villa) Hound Street



Figure 107: Former Foster's Grammar School, Hound Street

Sherborne Historic Urban Character Area 2 Archaeology

Archaeological Investigations

Twenty Six archaeological investigations have been undertaken in this character area (Figure 108; Appendix 3, Nos 44-69).

The earliest investigations and archaeological discoveries were the chance unearthing of burials during 19th century building work in the Newland Gardens area [44-6]. These burials are thought to be medieval and associated with a putative chapel of St Swithin. C E Bean recorded burials in the same area in the mid 20th century [47-8], and another burial was recorded in 1997 at Island House [49].

Observations and salvage exercises by C E Bean include work at the former Black Horse Hotel car park [50] and Long Street, opposite Eastfield [51]. Keen observed renovation work at The Manor House [52] and J H P Gibb conducted a buildings survey at 101 Newland [53], both in 1981. Later investigations include work at the former Foster's School in 1993 [54],

land to the rear of Sherborne House in 1997 [55-7], Lord Digby's School [58] *The Vines* in 1991 [59], and *Brecon House* in 2000 [60-62]. These events produced evidence of medieval settlement on the frontages of Hound Street, Long Street and Coldharbour, with field boundaries to the rear. The remains of post-medieval gardens were recorded to the rear of Harper House [63-4], the site of Child's Garage [65-7], Melrose [68-9] and Sherborne House [55-7].

Archaeological Character

Very little evidence for prehistoric activity has come from this area, although a major Bronze Age settlement and pottery production site has been excavated only 200m to the north east on Tinney's Lane (Best forthcoming). The prevailing boundary alignments are slightly to the north, when compared with the late prehistoric alignments recognised in the wider region. The more northerly alignments correspond with those of the late Saxon

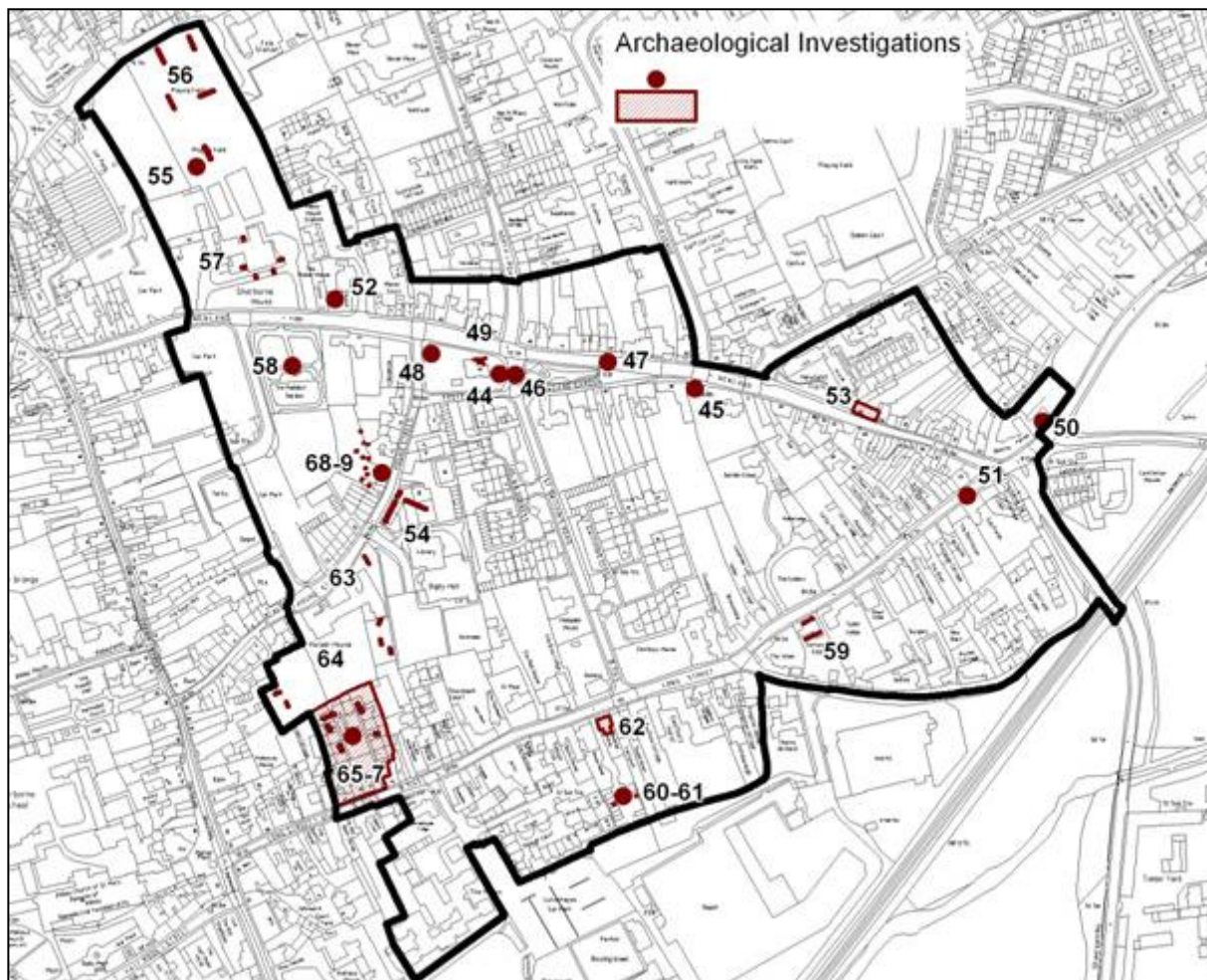


Figure 108: Archaeological Investigations in Historic Urban Character Area 2

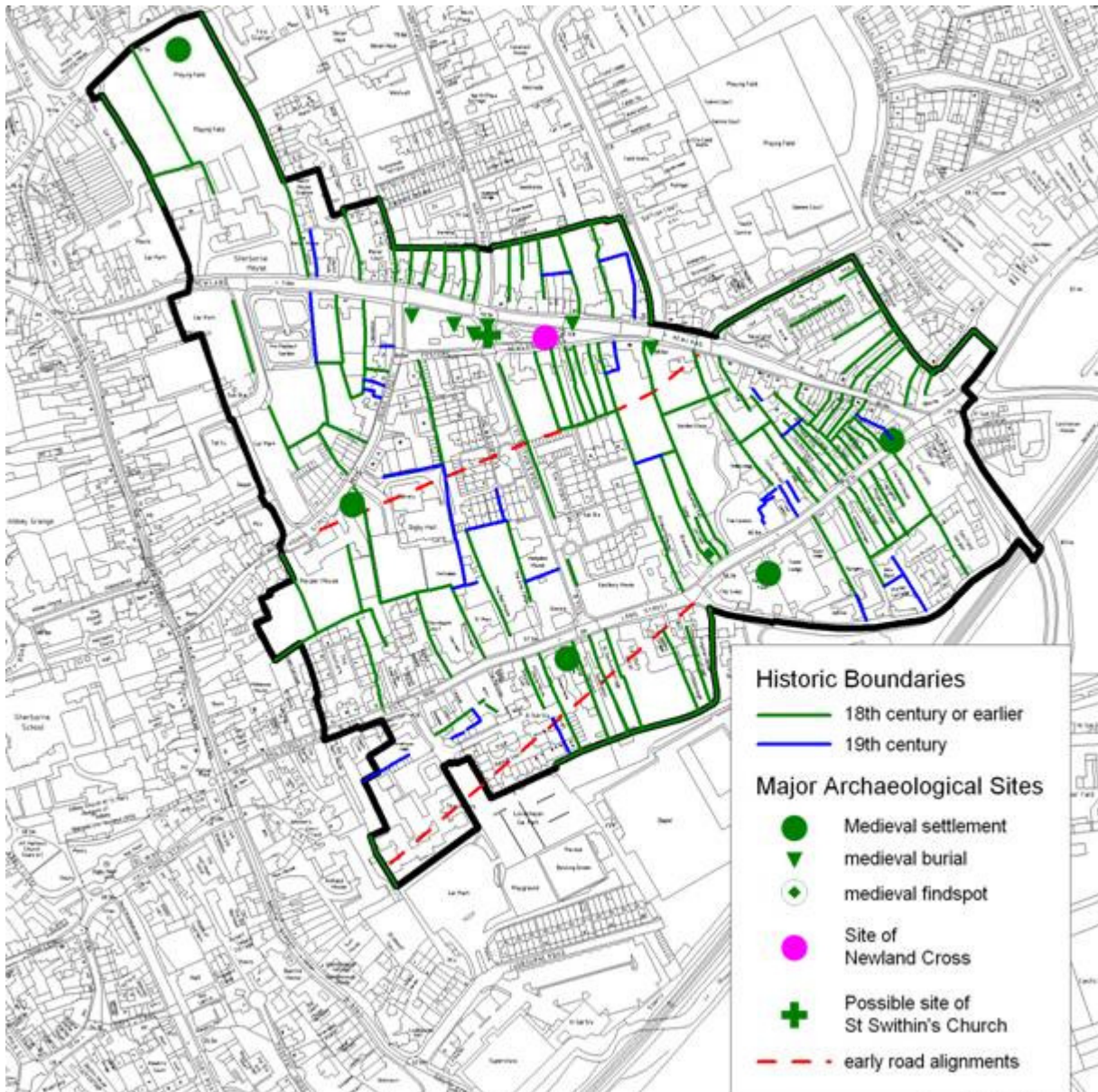


Figure 109: Archaeological Sites in Historic Urban Character Area 2

monastic precinct, suggesting that these fields were laid out during the late Saxon period under the auspices of Sherborne Abbey.

Perhaps the most significant archaeological site is at Newland Gardens, identified as the possible location of the medieval Newland market and cross. It has been speculated that the Newland cross may mark the site of the hundredal meeting place and that Hound Street (*Hundestrete* in 1327) may originally have led to it. Several burials have been found in the vicinity, leading to the suggestion that Newland Gardens may also have been the site of a church dedicated to St Swithin (Figure 109), since Newland Garden used to be known as St Swithin's Street and a font was found during demolition of a house on the South Side of Newland; however there is no documentary evidence for a church here.

Documentary evidence for a 13th century borough at Newland and another at Eastbury by the 14th century is corroborated by the distribution of medieval burgage plot boundaries. There is also evidence that the course of Long Street was altered, possibly during the 12th century, to enter Sherborne at the Abbey east gate (Bellamy 2000). Evidence for post medieval activity is largely in the form of garden features and small quarries.

Figure 109 shows historic boundaries visible on 18th and 19th century maps. Burgage-style plots visible on 18th and early 19th century maps are presumed to be of medieval origin.

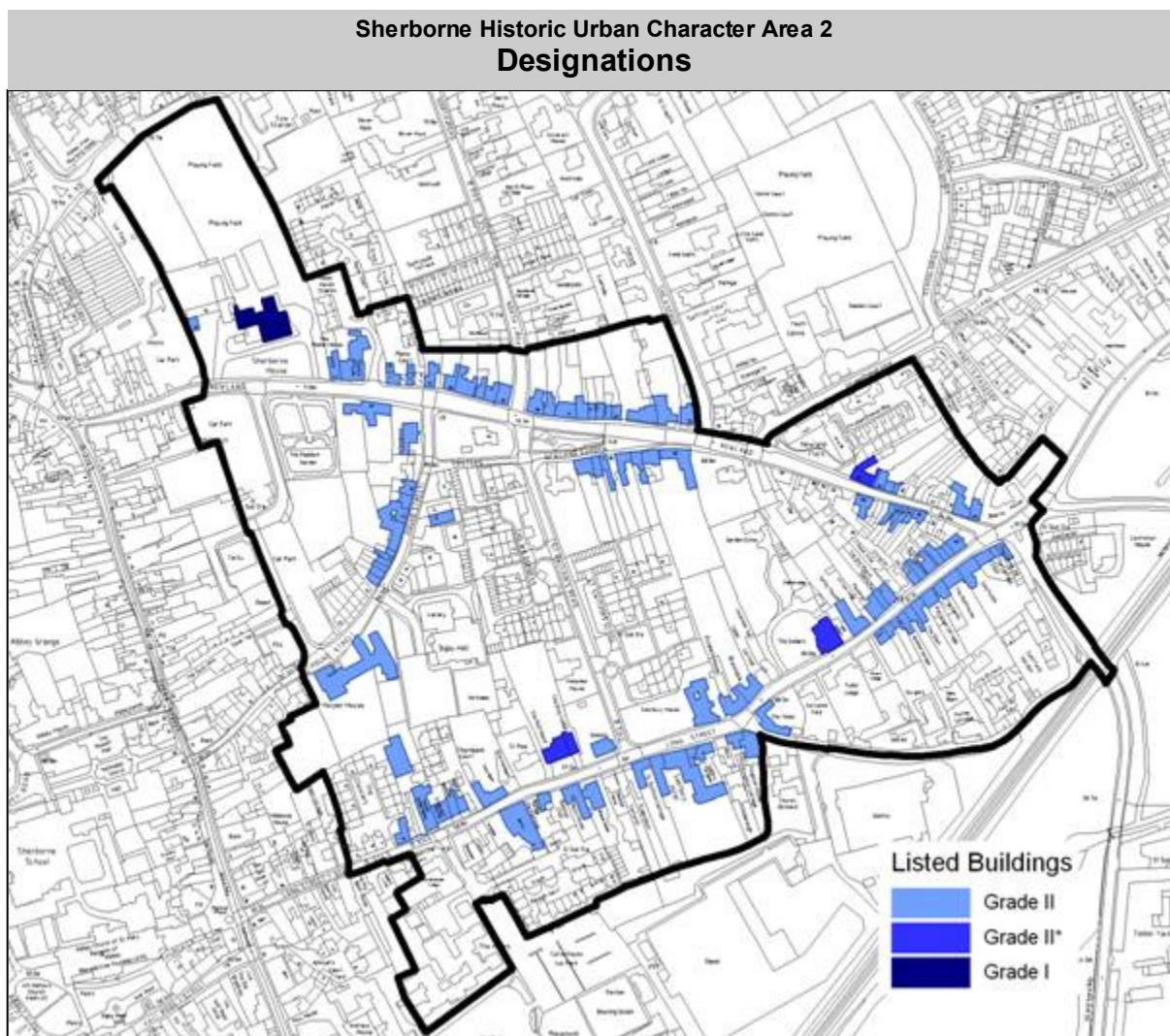


Figure 110: Historic Buildings in Historic Urban Character Area 2

Listed Buildings

There are 92 Listed Building designations in the Character Area, one of which is Grade I (Sherborne House). Three are grade II* (101 Newland, the Cedars and the Red House/Grey Lodge) and the remainder are Grade II (Figure 110).

Conservation Areas

Almost all of this Character Area lies within the Sherborne Conservation Area. Only Chrysanthemum Row and Chrysanthemum Close lie outside the Conservation Area (Figure 88).

Registered Historic Parks and Gardens

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

Scheduled Monuments

There are no Scheduled Monuments in the character area

Sherborne Historic Urban Character Area 2 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **strong**, being a combination of the significant historical background and time depth, the positive contribution made by a very high number of historic buildings and the rich archaeological record. Approximately 55% of the buildings within the character area date from the late 19th century or earlier. The area also contains three structures with significant medieval fabric and several houses dating from the 16th and 17th centuries. The consistent use of Sherborne stone both for houses and boundary walls forms a significant aspect of the historic character, especially through its harmonious interaction with the high number of mature trees and other green spaces. Furthermore, the area displays good survival of its medieval urban structure, including the road layout and burgage plot boundaries.

Sensitivity to Large Scale Development

The area has a **high** sensitivity to major change. Although there are significant areas of modern housing, these tend to lie behind the historic street frontages which are largely intact. Many modern housing developments in the area also respect historic boundaries and sometimes incorporate historic Sherborne stone boundary walls into their design. It is partly the survival of large gardens, enclosed by stone boundary walls that contributes to a sense of tranquillity into the character of this area. Any modern developments need to take into account the importance of the historic boundaries, coupled with the significance of the intact historic street frontages.

Archaeological Potential

Considering the early date at which this character area was fully developed, the potential for surviving archaeology must be considered to be **high**. The economy of the area declined in the post-medieval period, so there has been relatively little modern development to disturb below-ground deposits. There must be significant potential for the survival of evidence relating to the possible church and cemetery of St Swithin's, and to the medieval economy of Newland and Eastbury. There is significant potential for survival of deposits pertaining to land division at the rear of the medieval plots. Archaeological deposits may also survive with the potential to inform the date and nature of the economic decline in the area, including any post-medieval economic activity.

Some historic buildings have potential to provide detailed information on the survival of earlier phases of building and to contribute to the understanding both of individual properties and of stages of development in medieval and post-medieval Sherborne.

This area has the potential to provide information which would contribute to Research Questions 1-3, 11, 14 and 16-24 (Part 7).

Key Characteristics

- **Saxon field boundaries**
- **Potential site of hundredal stone and St Swithin's church and fair**
- **Medieval boroughs of Newland and Eastbury**
- **Medieval planned burgages**
- **High proportion of historic buildings**
- **Consistent use of local stone for buildings and plot boundaries**
- **Well preserved historic street frontages**
- **Significant sub-surface archaeological potential**