

## Sherborne Historic Urban Character Area 3 Coldharbour

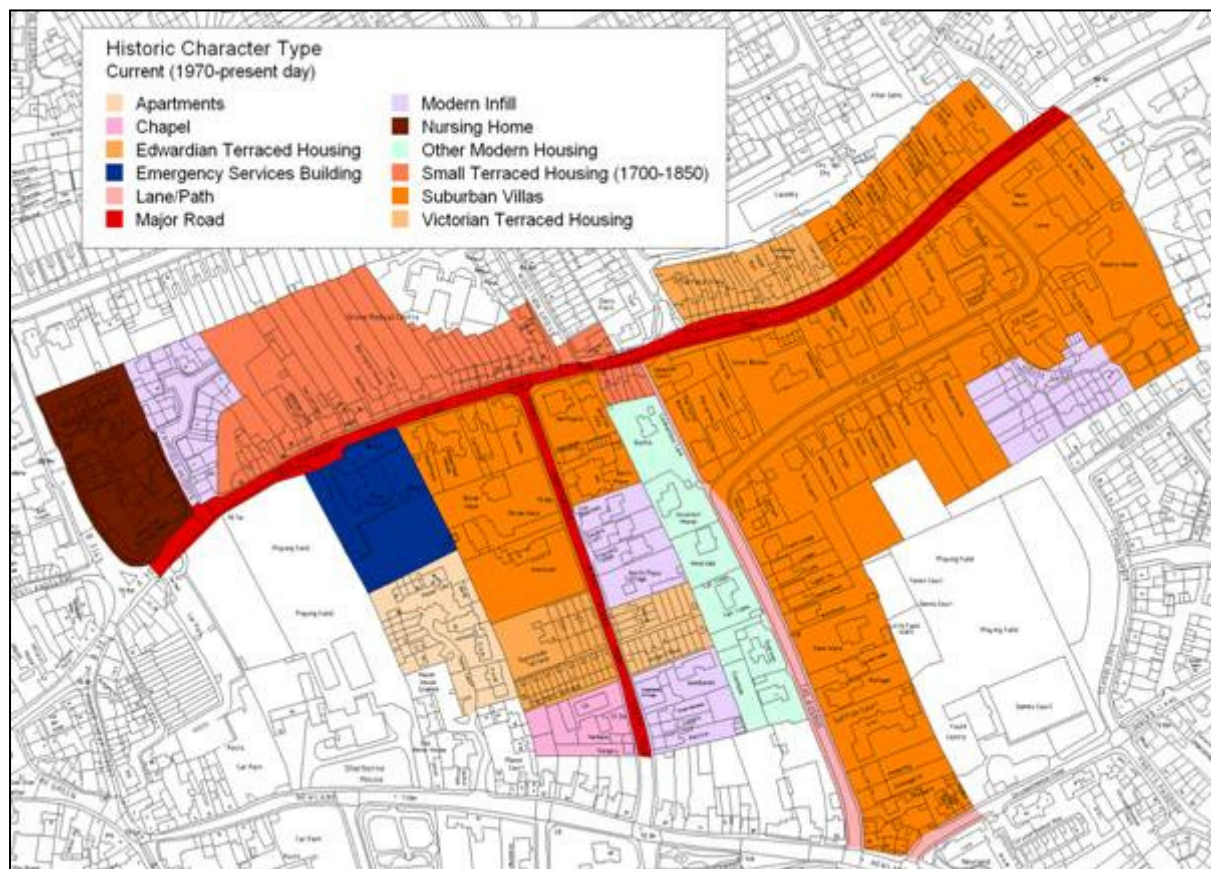


Figure 111: Map of Historic Urban Character Area 3, showing current historic urban character type



Figure 112: Numbers 53-64 Coldharbour



Figure 113: View west along The Avenue

### Sherborne Historic Urban Character Area 3

## Structure of Character Area

### Overview

This area centres on the historic road and suburb of Coldharbour (now the modern A30). The western part comprises a nursing home and modern housing estate on the site of the former Fairfield. Coldharbour Road itself has 18<sup>th</sup> and 19<sup>th</sup> century terraces while the area to the south is dominated by 19<sup>th</sup> and 20<sup>th</sup> century suburban villas in pre-existing field plots. .

### Topography and Geology

This area lies on 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 eastern. The bedrock is Inferior Oolite beds.

### Urban Structure

This area originally took the form of ribbon development eastwards along Coldharbour Road from The Green. Historically the only roads leading off Coldharbour were Coldharbour Lane to the south (in existence by 1733) and Harbour Way to the north (by the late 19<sup>th</sup> century). North Road was built c. 1880 and The Avenue was widened and extended in the early 20<sup>th</sup> century, representing suburban colonisation of fields south of the main road. Both lie entirely within and preserve the boundaries of former, probably medieval, fields.

### Present Character

Figure 111 shows the present day historic urban character types. The axial road of Coldharbour runs through the northern part of the area. The north side of the road is dominated by small terraced and Edwardian terraced housing (Figure 112), with modern developments at the western end on the site of a fair field. The southern and eastern side of Coldharbour is dominated by 19<sup>th</sup> and early 20<sup>th</sup> century suburban villas in North Road and The Avenue



Figure 114: Westcott, North Road

(Figure 113). The southern end of North Road has a block of Victorian (Figure 114; Figure 63) and of Edwardian terraced housing on both sides, with small areas of modern infill and a 20<sup>th</sup>-century Baptist chapel. Modern apartments have been built in the gardens of The Manor House with Sherborne Fire Station facing the south side of Coldharbour.

### Time Depth

The name *Coldharbour* possibly derives from a roadside shelter in the medieval period. The road follows late prehistoric alignments identified in the region and is shown on an estate map dated between 1564-1571. No significant buildings appear on this map but there is known to have been medieval activity at the western end of Coldharbour (Valentin 1997). Coldharbour may have been less important as an E-W route than Pinford Lane until the advent of the turnpike trusts in 1752. In 1802 it was described as *the Higher Road to Shaftesbury and London* (Ayres). The earliest surviving buildings are 18<sup>th</sup> century and most of the area is late 19<sup>th</sup> and early 20<sup>th</sup>-century suburban development, with a little modern infill.

### Settlement Pattern and Streetscape

Three broad types of settlement pattern occur in this area. Small terraces set back slightly from the street frontage, and within long rectangular plots, line the north and part of the south side of Coldharbour (Figure 115). Large villas in large rectangular plots dominate North Road and The Avenue. On North Road two of these plots have been filled with compact rows of small terraces perpendicular to the street frontage. The third type is modern infill arranged around curvilinear culs de sac in previously vacant plots or former gardens.



Figure 115: View west along Coldharbour

### Sherborne Historic Urban Character Area 3 Built Character

#### **Building types**

Coldharbour Road has a mixture of 18th-19<sup>th</sup> century vernacular terraced houses and cottages (particularly on the north side) and larger Victorian semis towards the east. There are five groups of listed buildings along Coldharbour; nos 33-38 (Figure 116); 46-7; 51-2, on the north side; and 1-6 on the south side (Figure 59). The large late 19<sup>th</sup> century timber and corrugated iron house *Devan Hays* on North Road has recently been designated a grade II listed building. Goodlands Cottage on North Road dates from the 19<sup>th</sup> century and is built in stone rubble with a tile roof.

Other notable buildings include the late 19<sup>th</sup> century terraces of Albert Row and Westcott on North Road, and a group of late 19<sup>th</sup> century stone-built suburban villas at the south end of The Avenue. Hill House is a stone villa with Tudor detail built in 1899 in a prominent position on The Avenue (Figure 117). The Baptist Chapel on North Road was built in the mid 20<sup>th</sup> century in plain red brick.

#### **Building Materials**

All the historic buildings on the north side of Coldharbour are constructed from Sherborne stone rubble with tile or slate roofs. Some of the later buildings have Sherborne stone ashlar dressings. Nos. 53-63 is a particularly attractive 19<sup>th</sup> century terrace on the north side of Coldharbour, with casements and various porches. Unfortunately some listed and unlisted buildings on Coldharbour are losing character through the replacement of doors and windows. The suburban semis at the east end of Coldharbour are built in red brick with ashlar dressings, sash windows, scalloped tiles and decorative ridge tiles on the gables (Figure 118). The terraces on North Road use a mixture of local stone and red brick. Westcott has an ashlar façade slate roof and brick stacks. Sunnyside Terrace has a squared stone rubble façade with brick dressings and side elevations, decorative ridge tiles and brick garden walls topped with decorative iron railings. The large villas on The Avenue similarly display a range of materials including ashlars, squared rubble, brick and decorative ridge tiles in an array of combinations.

#### **Key Buildings**

*18<sup>th</sup>-19<sup>th</sup> century vernacular houses:* Numbers 33-8, 46-7, 51-2 and 1-6 Coldharbour

*Late 19<sup>th</sup> and early 20<sup>th</sup> Suburban Villas:* Devan Hays and Goodlands Cottage, North Road; Hill

House, Pencarrow, Amberley and Stonegarth The Avenue

*Public buildings:* The Baptist Chapel North Road



Figure 116: Numbers 33-38 Coldharbour



Figure 117: Hill House, the Avenue



Figure 118: Suburban Villas on the north side of Coldharbour

### Sherborne Historic Urban Character Area 3 Archaeology

#### Archaeological Investigations

Only one archaeological investigation has been undertaken in this character area (Figure 119; Appendix 3, No 56).

An archaeological evaluation of land to the rear of Sherborne House was undertaken in 1997. No archaeological features were revealed, although medieval and post-medieval pottery was recovered.

#### Archaeological Character

There has been little archaeological work and only a few chance finds. This does not necessarily reflect the area's archaeological character or potential. It is on a gentle well-drained south-facing slope, ideal for cultivation from the Neolithic period onwards. Research has shown that this region was parcelled into a rectilinear system of land division from the late prehistoric period onwards (Davey 2005; 2010) and that alignments relating to this field system can be fossilised in the modern landscape.

Coldharbour Road itself follows these early alignments. The name *Coldharbour* and the chance find of a 3<sup>rd</sup> century Roman coin hint at the possibility of further Roman discoveries in this area. It has been suggested that fields on the south side of Coldharbour are aligned slightly further to the north from the prevailing alignments in the region. These northerly boundaries reflect the alignment of the late Saxon monastic precinct and may date from that period. Excavation has also shown that there was medieval activity along the western Coldharbour street frontage.

Figure 119 shows historic boundaries visible on 18<sup>th</sup> and 19<sup>th</sup> century maps. The 18<sup>th</sup> century or earlier boundaries on the south side of Coldharbour may be late Saxon in origin.

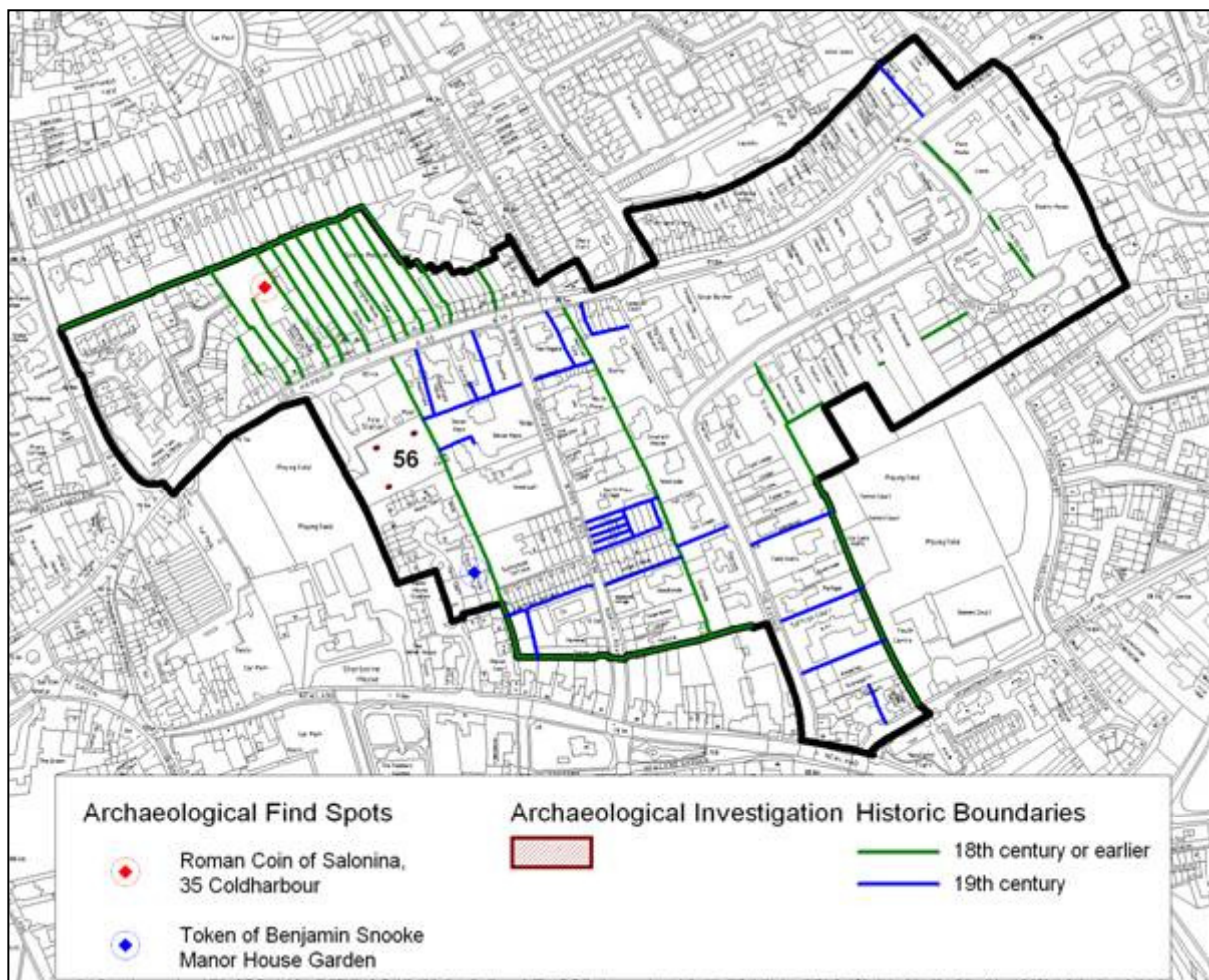


Figure 119: Archaeological Sites and Investigations in Historic Urban Character Area 3

### Sherborne Historic Urban Character Area 3 Designations

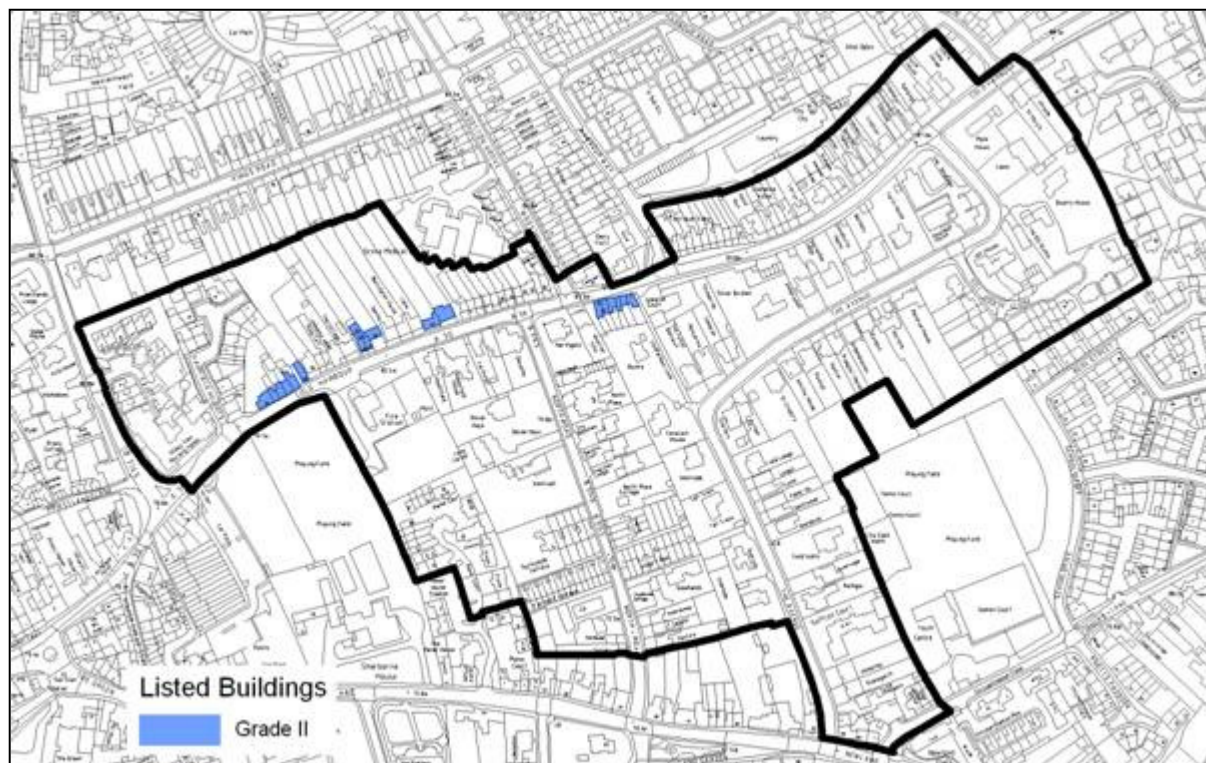


Figure 120: Historic Buildings in Historic Urban Character Area 3

#### **Listed Buildings**

There are 5 Listed Building designations in the Character Area, encompassing a total of 19 properties, all Grade II (Figure 120).

#### **Conservation Areas**

Almost all of this Character Area lies within the Sherborne Conservation Area. Only the northern parts of Fairfield and Fairfield Heights and a few plots on the Avenue lie outside the Conservation Area (Figure 88).

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

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

#### **Scheduled Monuments**

No Scheduled Monuments lie within the character area.

### Sherborne Historic Urban Character Area 3 Evaluation

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

The strength of character of this area is judged to be **medium**. There is a strong contribution from the historic buildings on Coldharbour and the intact Victorian and Edwardian suburban streetscape of North Road and the Avenue. Property boundaries also respect earlier field boundaries. Nevertheless, the heavy traffic and parked cars on the A30 corridor detracts from the historic character. There is also a significant area of modern development at a prominent position at the junction of Coldharbour and Bristol Road.

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

The area has a **medium** sensitivity to major change. There are already significant areas of modern development in the oldest part of the character area. A modern fire station and housing developments sits on either side of Coldharbour closest to the historic town centre. Nevertheless, there are also intact terraces of 18<sup>th</sup> and 19<sup>th</sup> century vernacular housing which considerably enhance the eastern approach to the town and are in need of protection. Late Victorian suburban housing estates at the east end of Coldharbour and along North Road and The Avenue make up the bulk of the character area. These are well preserved, contain many impressive villas in a variety of styles and set within tranquil tree lined streets.

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

The archaeological potential of the area is considered to be **medium**. The fact that little archaeology has been recorded from Coldharbour is likely to be a reflection of the small amount of investigative work conducted here rather than a lack of archaeological potential. A significant late Bronze Age pottery production site has been excavated at Tinney's Lane, and similar activity may be anticipated here. This site borders the Coldharbour area to the south east, and late prehistoric or late Saxon field boundaries are fossilised in property boundaries in the southern part of Coldharbour. There is potential for Roman, medieval and post-medieval deposits associated with the Coldharbour Road corridor.

There is some potential for study of buildings to contribute to the understanding both of individual properties and of stages of development in post-medieval Sherborne.

This area has the potential to provide information which would contribute to Research Questions 2, 11, 14, 16, and 20-24 (Part 7).

#### **Key Characteristics**

- **Main eastern approach to Sherborne**
- **Late prehistoric and late Saxon field boundaries**
- **18<sup>th</sup> century ribbon development**
- **Late Victorian and Edwardian suburb**