

## Weymouth Historic Urban Character Area 3 Wyke Regis and Ferrybridge

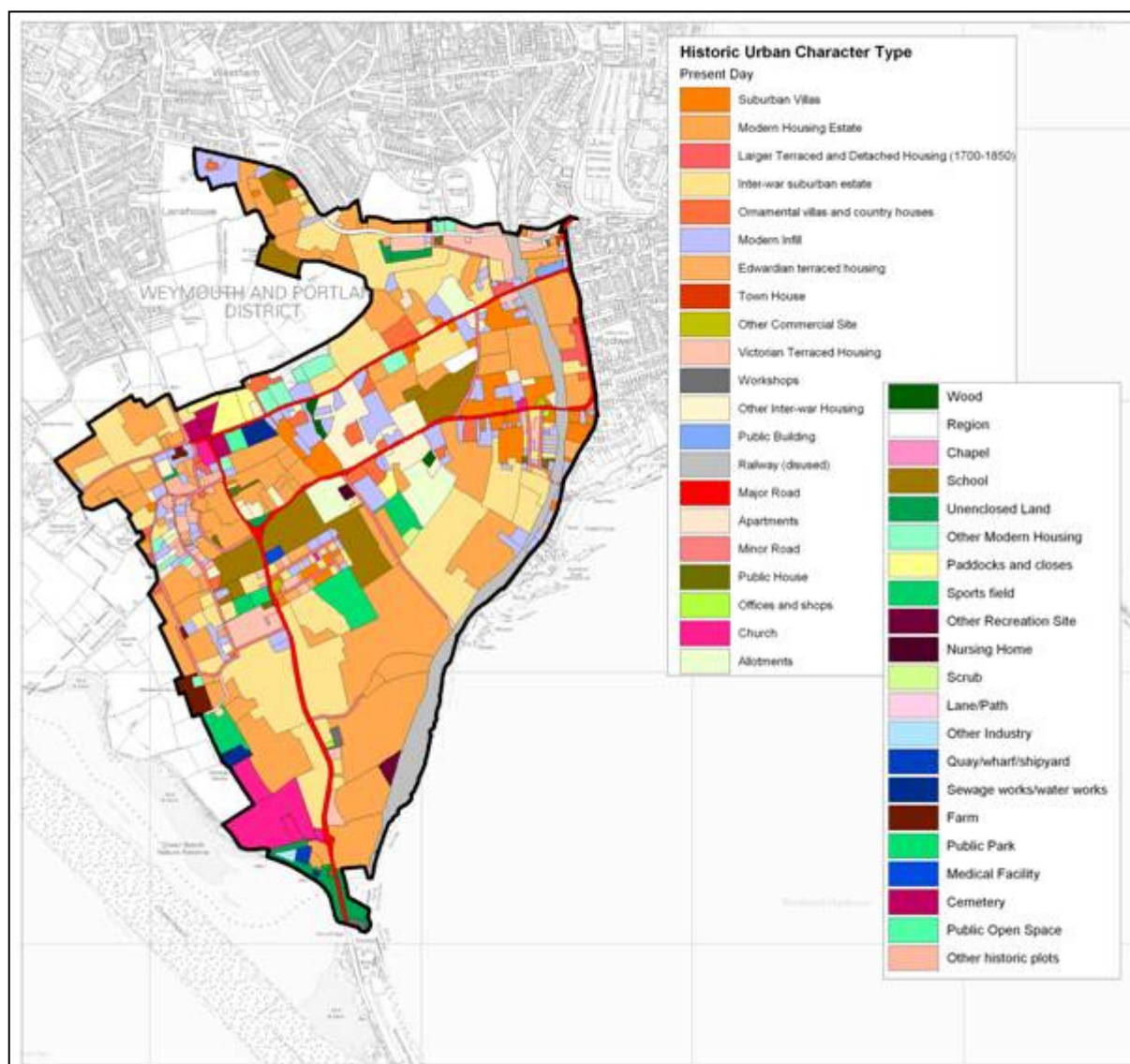


Figure 60: Map of Historic Urban Character Area 3, showing current historic urban character type



Figure 61: Wyke Regis, All Saints Road, former school



Figure 62: Belfield House

### Weymouth Historic Urban Character Area 3 Structure of Character Area

#### Overview

This area lies to the south west of Weymouth, and includes the historic village of Wyke Regis, as well as surrounding areas of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century development. To the east and west its boundaries follow the edge of the existing development, to the north they follow the edge of the twentieth century development.

#### Topography and Geology

The ground rises towards the centre of the area, where the summit is crowned with a modern television mast. There are slopes of a varying degree of steepness on all sides. The higher ground lies on Corallian Limestone with Kimmeridge Clays to the south.

#### Urban Structure

The historic village of Wyke Regis is the focus of this area; two main roads run towards it from Weymouth meeting the north-south road to Portland. The village of Wyke lies just off these roads and is centred around a small square. Between the roads lies a network of smaller roads of various dates serving the 19<sup>th</sup> and 20<sup>th</sup> century development.

There is great diversity in the size of plots, from early nineteenth century villas to Victorian terraces and modern housing.

#### Present Character

Figure 60 shows the present day historic urban character types. The area is extremely diverse, with the oldest buildings in the village of Wyke to the south and west of the church. There are a range of large 18<sup>th</sup> and 19<sup>th</sup> century villas along the roads from Weymouth, as well as one large country house. At Wyke and at Ferrybridge there are areas of Victorian terraces, at Ferrybridge these are associated with the

torpedo factory (opened 1891). In the post war period there has been extensive development, both around Wyke as well as along and between the older roads.

#### Time Depth

This area represents the historic core of the village as well as extensive areas of more recent development. The village retains its older form of buildings clustered around a small square to the side, and below, the parish church. The roads from Weymouth are lined with villas, of late 18<sup>th</sup> or 19<sup>th</sup> century date. In the later 19<sup>th</sup> century there were some areas of industrial housing in the form of short terraces, either close to Wyke or at Ferrybridge. The majority of the area was developed in the late twentieth century, in the form of housing estates, based around a network of interlinking minor roads and short culs-de-sac.

#### Settlement Pattern and Streetscape

The settlement pattern is generally high density housing in an irregular organic pattern around the historic core of Wyke Regis. Ribbon development, with the houses set back from the road with large gardens followed the main roads out of Weymouth. Elsewhere there are larger areas of varying types of more recent housing, with small areas of Victorian terracing interspersed.

There is a variety of open spaces in this area, ranging from large formal areas in Wyke Regis cemetery to small areas of public open space within the modern developments. Small paddocks on the edge of the area merge imperceptibly with the farmland which surrounds the area on the north-west and south-west sides.



Figure 63: Wyke Castle



Figure 64: 'Ferrybridge Cottages', workers housing built for the Whitehead torpedo Works

**Weymouth Historic Urban Character Area 3  
Built Character**

**Building types**

The area is characterised by a large number of 19<sup>th</sup> and 20<sup>th</sup> century buildings, with a smaller number dating to the 18<sup>th</sup> century or earlier. Historic buildings are predominantly residential, and comprise a range of types from terraced and attached houses, to individual artisan's cottages and more substantial villas. Most are of two storeys, with occasional three storey buildings. Belfield House is a notable large villa.

Some buildings are associated with historic uses, such as the coastguard cottages and lookout tower at Westhill Road, farm buildings at Manor Farm, Wyke Regis, and the former workhouse of Portwey Hospital. Late 19<sup>th</sup> century terraced cottages at Ferrybridge were built to house workers at the Whitehead Torpedo Factory.

Modern buildings in the character area are predominantly residential, in typical housing estate style, and architecturally unremarkable.

Coastguard Cottages & lookout tower, Westhill Road

**Building Materials**

Local brick is used for the majority of houses, with stone used in the older and grander buildings such as the parish church and Belfield House. The villas are frequently cement rendered.

**Key Buildings**

- All Saints Church
- Old Rectory, Wyke
- Belfield House
- Portwey Hosapital
- Ferrybridge Cottages



Figure 65: Memorial to Torpedo Works & modern estate



Figure 66: All Saints Church, Wyke Regis



### Weymouth Historic Urban Character Area 3 Archaeology

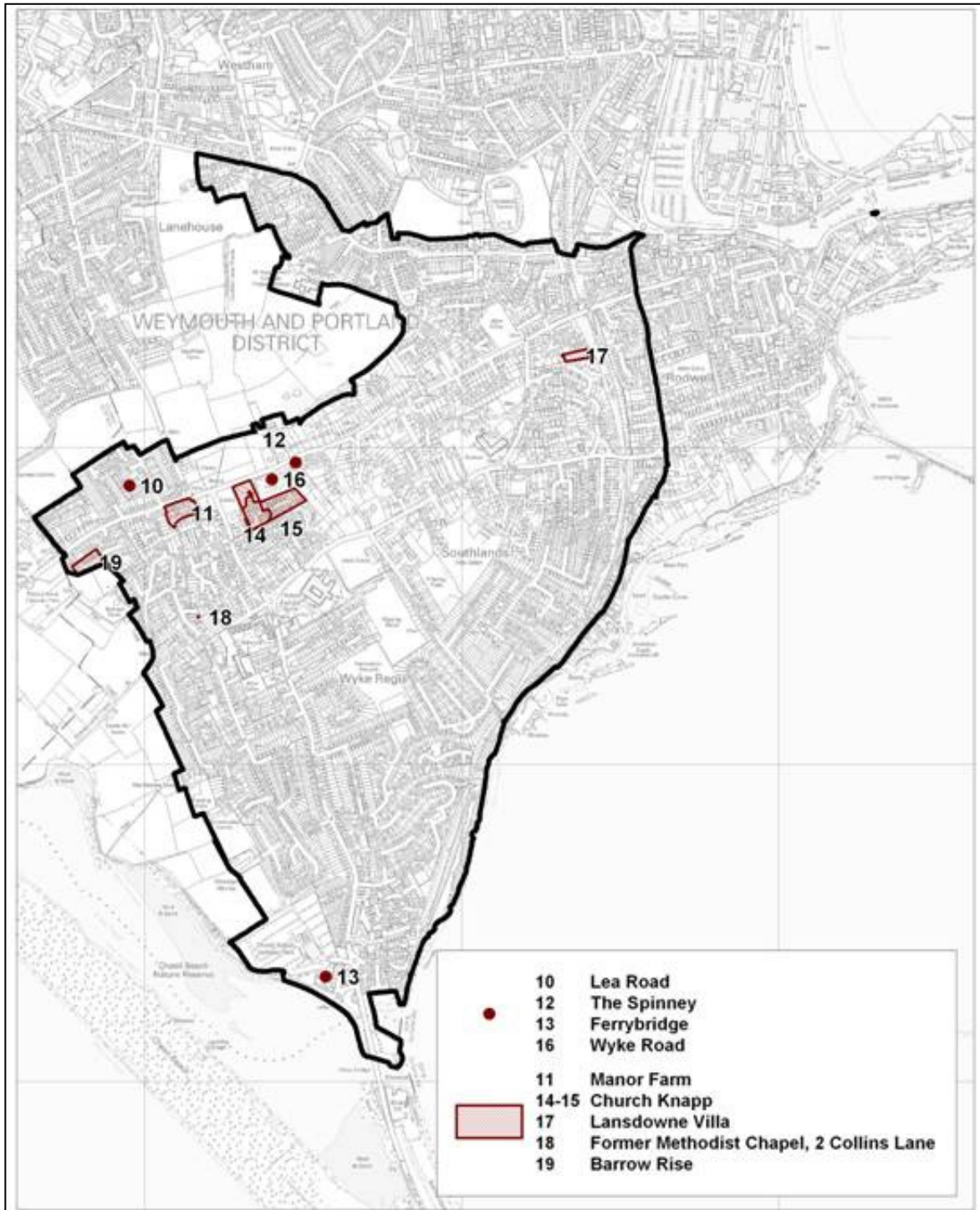


Figure 67: Archaeology of Historic Urban Character Area 3

#### Archaeological Investigations

A number of archaeological investigations have been undertaken in this character area. Most have been small-scale, being either salvage excavations carried out as a consequence of chance discoveries during development, or evaluations of limited scope addressing specific

development proposals.

Investigations at Ferrybridge and associated with a proposed water treatment building (13-16) revealed areas of reclamation and features and deposits associated only with the use of the area in the 20<sup>th</sup> century (Brett 1995).

Monitoring of groundworks for a new water main in Wyke Road (17) recorded the presence of deep deposits of Romano-British occupation soils.

A salvage excavation of burials and other material of late Iron Age/Romano-British date in Lea Road (18) in 1975 provided additional evidence of what is probably an extensive cemetery and settlement, similar remains having been observed at Overlands Road and Wyke Regis Reservoir (Dockrill 1981).

A rapid photographic record was made of the remains of the former Methodist Chapel in Collins Lane (19) during demolition, a simple, single storey rectangular chapel built in 1842.

A small-scale evaluation in advance of residential development in the garden of Rodwell Villa (20) revealed garden soil deposits on top of natural subsoil. No archaeological finds, features or deposits were observed (Tatler 2002)

Evaluation of the Glebe Allotments and subsequent excavation of part (Church Knapp) (21-22) of the site in advance of residential development revealed a complex of features spanning several centuries, particularly Roman features and finds including burials, ditches, pits, postholes and kerbed surface of packed limestone. This features was interpreted as possibly being a ritual platform associated with the nearby cemetery.

An evaluation at Barrow Rise (23) noted the presence of surviving structures associated with the use of the site as a military camp during World War II. However, no archaeological finds, features or deposits were revealed (Robinson 2003).

The evaluation at Manor Farm, Wyke Regis (24) revealed a dark soil layer containing material of 14<sup>th</sup> century date, which was interpreted as representing the ground surface before the building of the present Manor Farm in the 16<sup>th</sup> century, and more recent deposits associated with the construction and subsequent use of the farm at later periods. This site is situated within the presumed extent of the Saxon settlement of Wyke Regis, but no evidence of this was revealed (Wessex Archaeology 1990).

### ***Archaeological Character***

The small scale and limited results of most below-ground investigations carried out to date constrain consideration of the archaeological resource of the wider character area. Its location beyond the historic core of the town indicates that there is unlikely to be any significant urban archaeological evidence. However, in the historic core of Wyke Regis medieval and post-medieval pits may exist in the rear of the historic plots, together with evidence for earlier property boundaries and structures.

Excavations at Glebe Allotments/Church Knapp and a concentration of chance finds and observations indicate the presence of significant activity in the general vicinity of the historic settlement of Wyke Regis in the late prehistoric and Roman periods. Some aspects of this activity appear to be settlement, others to pertain possibly to some kind of ritual activity. The precise nature and extent of these complex deposits is not clear on present evidence.

### Weymouth Historic Urban Character Area 3 Designations

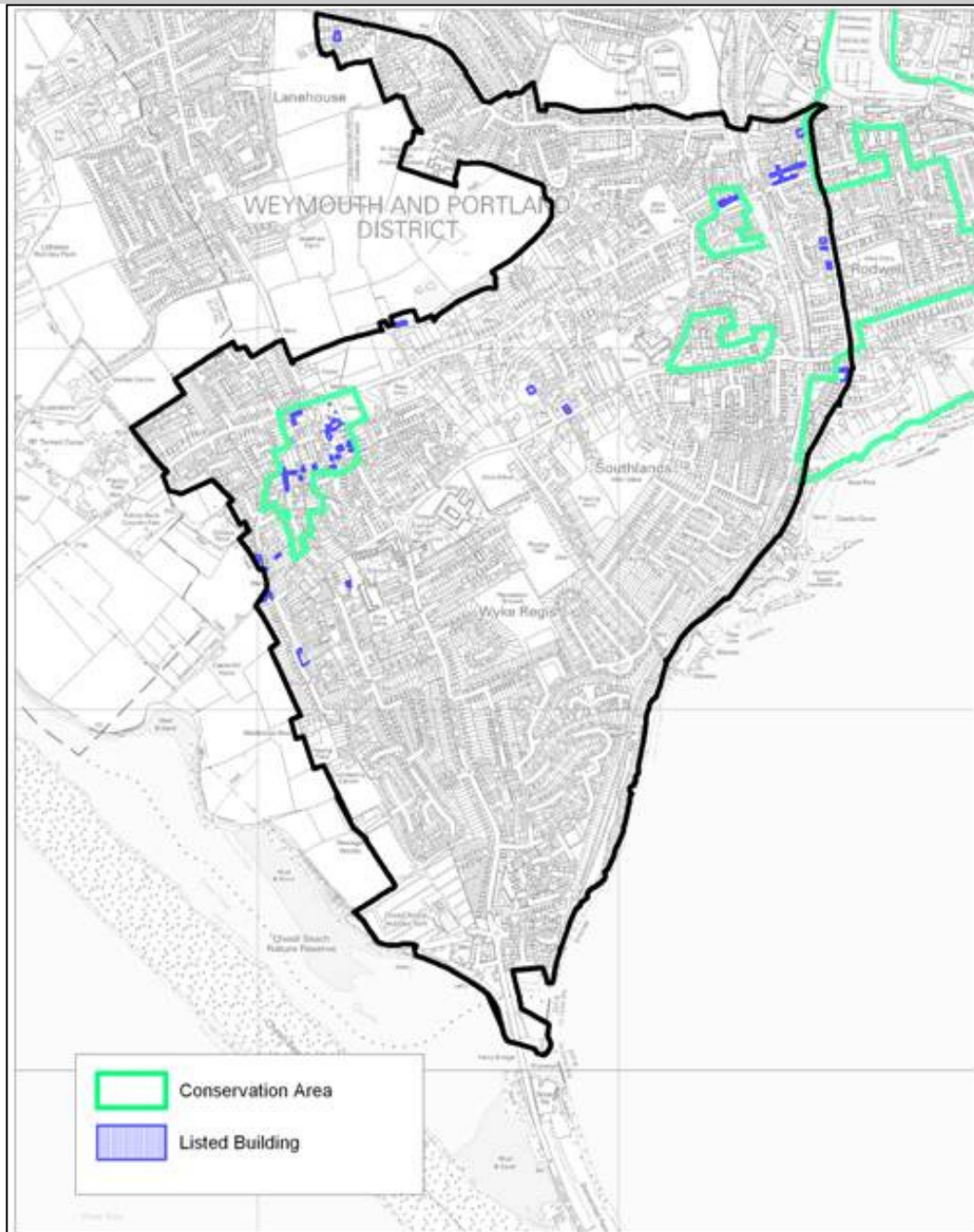


Figure 68: Listed Buildings and other designations in Historic Urban Character Area 3

#### **Listed Buildings**

There are 53 Listed Building designations in the character area, of which one is Grade I (All Saints' Church, Portland Road, Wyke Regis) and two are Grade II\* (Belfield House and Netherton House, Rodwell Road).

#### **Conservation Areas**

Three Conservation Areas lie wholly within this character area (Wyke Regis Conservation Area, Lansdowne Square Conservation Area, and Connaught Road Conservation Area). A small

part of the western end of the Belle Vue Road Conservation Area falls into the eastern part of the character area.

#### **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.

### Weymouth Historic Urban Character Area 3 Evaluation

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

The strength of historic character of this area is judged to be **medium**. There is a strong contribution from historic buildings in some parts, notably the historic core of Wyke Regis. Elsewhere there are single or small groups of historic buildings scattered particularly along Rodwell Road and Wyke Road. The majority of these are survivals from earlier periods and do not relate to the residential development which now surrounds them. Even so, some of these buildings are particularly characterful and make a strong contribution to the area.

Areas of suburban villas and some 19<sup>th</sup> and early 20<sup>th</sup> century terraces, with their generally quite large gardens, are a very distinct element of Weymouth's history, and combine to create an open, green character for much of the area.

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

The area has a **medium** sensitivity to major change. In some parts the scale and shape of the historic streets and plots reflect considerable time depth and contribute strongly to local historic character. The street frontages formed mainly by historic buildings are sensitive to anything other than small-scale change and any opening up of the frontages would have a major impact upon the character.

Elsewhere, individual historic buildings, though somewhat isolated, provide a strong contribution to character and may offer a significant point of contrast to surrounding buildings.

Though of relatively limited time depth, areas of

suburban villas and larger terraced housing may be particularly susceptible to loss of character through the impact of development in garden areas.

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

The archaeological potential of this area is judged to be **medium**. It lies outside the area of the medieval and early post-medieval town, and consequently has little to reveal in terms of urban archaeology. However, some aspects of the later suburban development of the town may be revealed. The historic core of Wyke Regis has the potential to provide information on the medieval predecessor to the town, and its possible Saxon or Roman predecessors, as well as information on local trades such as agriculture and fishing.

Gardens associated with suburban villas or larger terraced housing may preserve within them evidence of pre-urban activity as below-ground deposits or as surviving historic boundaries.

This area has the potential to provide information which would contribute to Research Questions 2, 4, 11, 25 (Part 7).

#### **Key Characteristics**

- Historic core of Wyke Regis
- Ribbon development along older roads
- Suburban villas set in large gardens
- Later 19<sup>th</sup> and early 20<sup>th</sup> century large terraced housing
- Former farm houses of early 19<sup>th</sup> century and earlier date