

Weymouth Historic Urban Character Area 7 Broadway, Elwell and Littlemoor

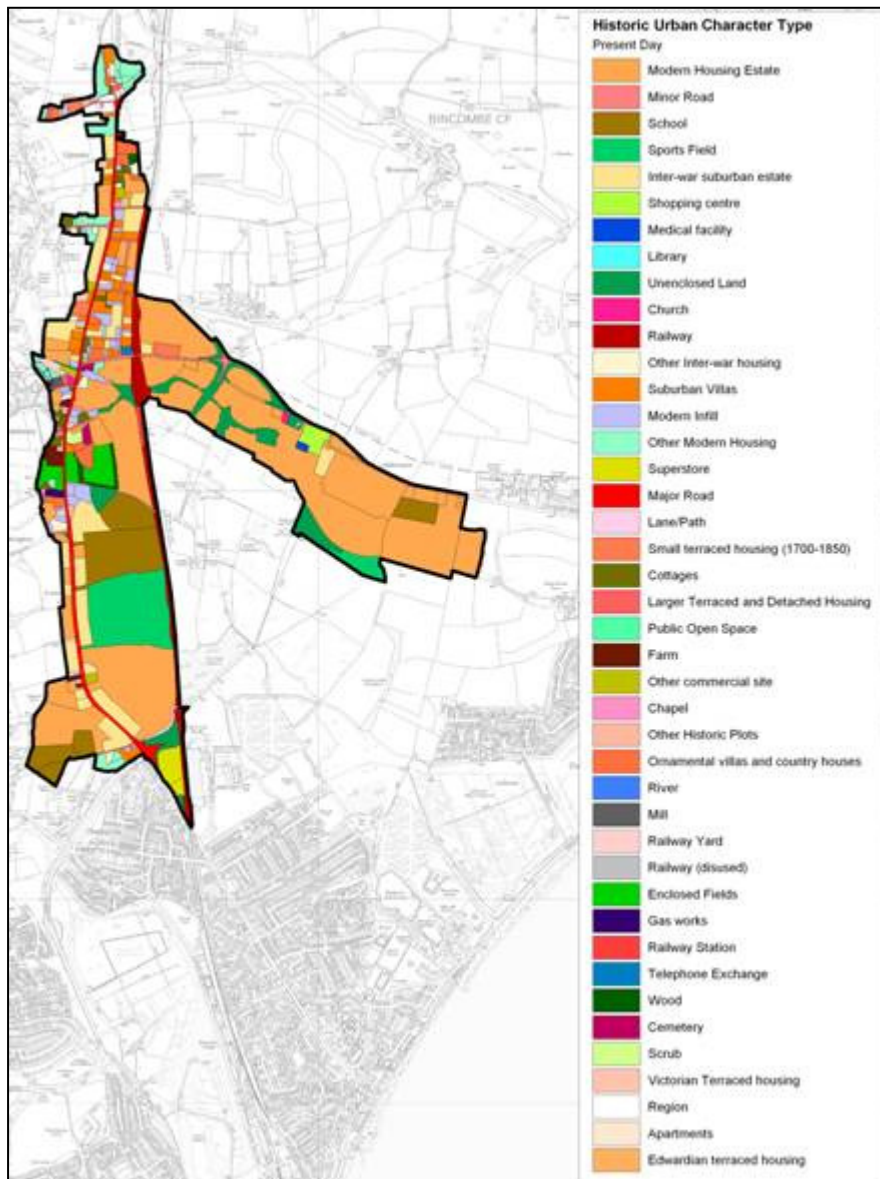


Figure 94: Map of Historic Urban Character Area 7, showing current historic urban character type



Figure 95: Broadway, former Methodist Church



Figure 96: Broadway, Edwardian housing 1901

**Weymouth Historic Urban Character Area 7
Structure of Character Area**

Overview

This area lies along the main road to the north of Weymouth, with a spur of primarily modern development leading off to the east. It is defined primarily by its topography, occupying a strip on either side of Dorchester Road and a similar area to the south of Littlemoor Road.

Topography and Geology

Generally, the ground rises gently from south to north with some slight undulations. At the north end the ground rises sharply on the approach to Bincombe Hill. Moving from south to north again the area begins on Oxford Clay, followed by Corallian limestone and Kimmeridge clay.

Urban Structure

The primary focus is the north-south Dorchester Road with the east-west Littlemoor Road providing a secondary focus to the east. Short roads, often curving, run off on either side of Dorchester Road and to the south of Littlemoor Road.

Plot size is very varied reflecting the complex history of development in this area.

Present Character

Figure 94 shows the present day historic urban character types. The area is very mixed, with mid to late 20th century housing estates dominating the southern part of the area, as well as all the land to the south of Littlemoor Road. However around Broadwey there are a number of character types, reflecting its long history, north of Broadwey there is a mixture of modern housing with early 20th century houses and terraces. Other minor historic urban character types include the playing field at Redlands and the farmland to the south of Broadwey.

Time Depth

This area includes the historic village of Broadwey, as well as ribbon development along the main road to the north of Weymouth. Littlemoor is one of the most extensive areas of late 20th century development in Weymouth.

Settlement Pattern and Streetscape

The settlement pattern is rather mixed. In Broadwey, and to a lesser extent in Elwell, there is dense settlement of varying ages, with the houses set along the street frontage. Elsewhere the houses are set back from the road with gardens in front.

There are a number of open spaces in this area. Large playing fields at Redlands alongside Wey Valley School and in Littlemoor, where there are also a number of smaller green spaces. To the south of Broadwey there are areas of farmland that separate the areas of housing.



Figure 97: Broadwey, St Nicholas Church



Figure 98: Main street, Elwell

Weymouth Historic Urban Character Area 7 Built Character

Building types

The area is characterised by a large number of 20th century buildings, which range from Edwardian villas and terraced houses to extensive late 20th century housing estates.

Around the historic settlement of Broadwey there are a number of older buildings, including farmhouses reflecting the rural origins of this village.

The houses are two or two-and-a-half storey houses or short terraces, with occasional three storey buildings. The houses are all different in size, window arrangement and detail and roof pitch. There are no architecturally remarkable buildings in this area, and the uniformity of the development at Redlands and Littlemoor gives it a very bland appearance.

Building Materials

Older buildings are built of a variety of materials, rubble stone, dressed stone and brick. The twentieth century houses are almost all brick, with concrete being used sparingly in some. Roofs are a mixture of slate and tile, with stone slates on a few older buildings.

Key Buildings

Wey Valley School

Lorton Farmhouse

Broadwey Methodist Church

St Nicholas' Church, Broadwey

Old Mill

Former Congregational chapel

St Francis of Assisi Church, Littlemoor



Figure 99: Dorchester Road, Broadwey, old Congregational Chapel



Figure 100: Littlemoor, St Francis Roman Catholic Church

Weymouth Historic Urban Character Area 7 Archaeology

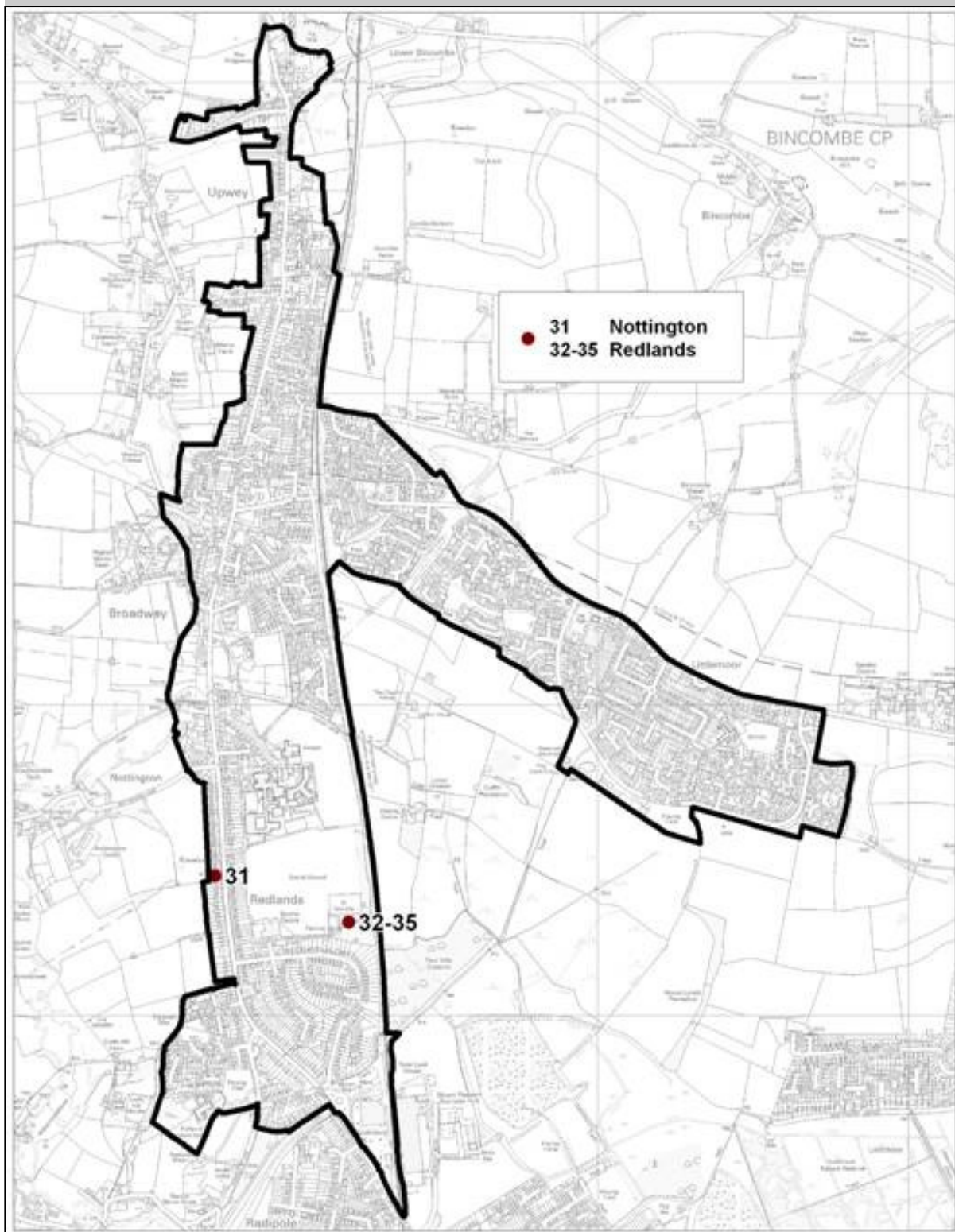


Figure 101: Archaeology of Historic Urban Character Area 7

Archaeological Investigations

Nine archaeological investigations have been undertaken in this character area – sequences of excavations at Redlands and of a round barrow at Nottingham, and part of the area was covered by a variety of work in connection with evaluation of proposals for Dorchester-Weymouth road improvements.

Excavations by an amateur group and subsequent evaluation in advance of development (Valentin 1997) at Redlands revealed well preserved deposits of Romano-British date, including burials and buildings, at least one of which was built of stone. The extent of this settlement is not clear from current evidence.

A Bronze Age barrow at Nottingham was excavated in 1938. Notes in the Dorset County Museum indicate that there was one main burial, and two more burials were inserted at a later date.

Archaeological Character

The lack of below-ground investigation constrains 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 the line of the major approach

road to the town runs through this area, and it contains the historic settlements of Elwell and Broadway, with ribbon development between these and formerly isolated farms along the Dorchester Road. Medieval and post-medieval pits, as well as other evidence of settlement, may exist in the rear of the historic plots, together with evidence for earlier property boundaries and structures.

A number of prehistoric and Roman finds indicate the presence of prehistoric and Roman activity in this area. Relatively limited excavations suggest extensive Romano-British settlement, but its precise nature and extent is unclear on present evidence.

Weymouth Historic Urban Character Area 7 Designations

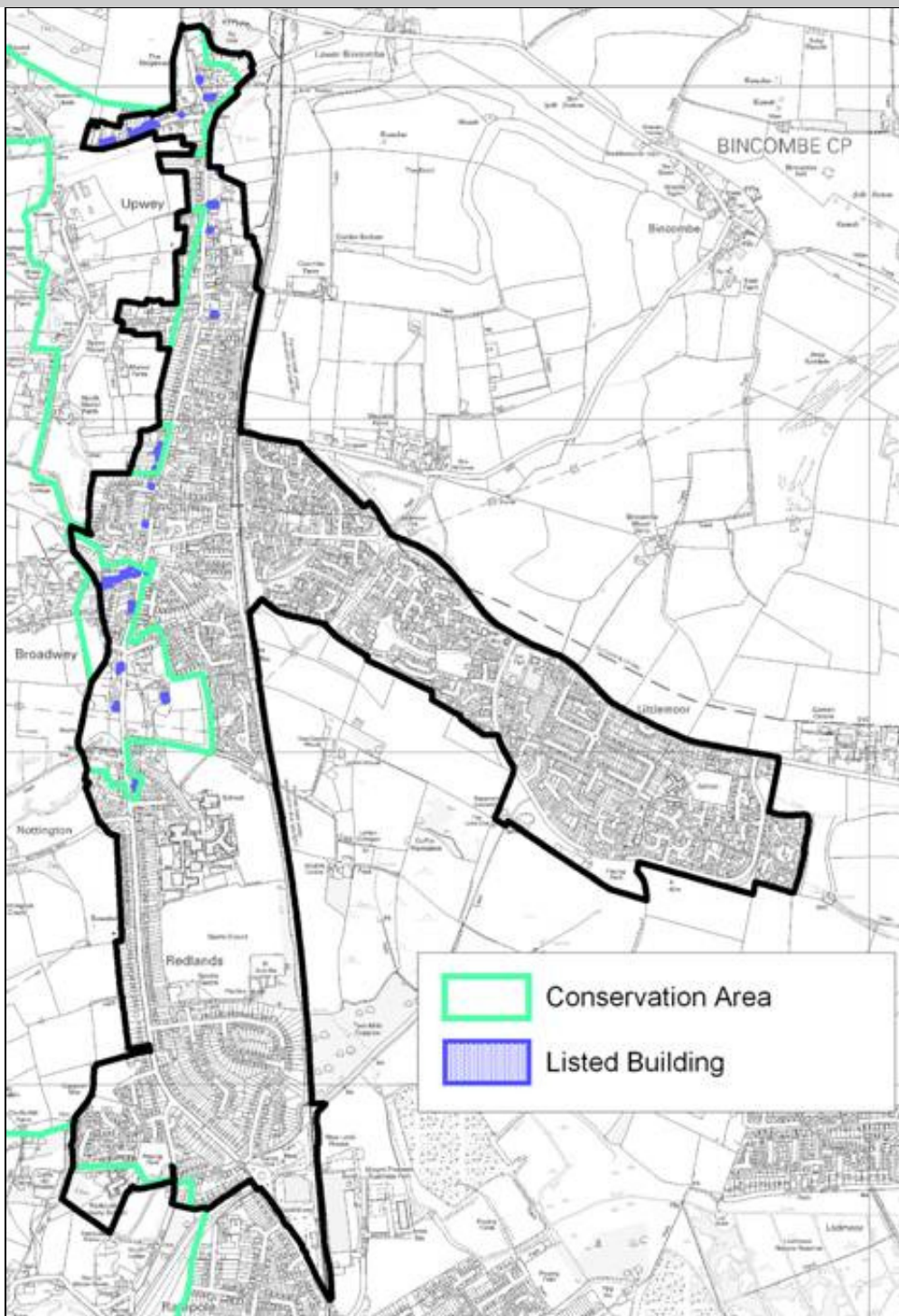


Figure 102: Listed Buildings and other designations in Historic Urban Character Area 7

Listed Buildings

There are 52 Listed Building designations in the character area, all Grade II.

Conservation Areas

Most of the Broadway Conservation Area lies within this character area. Smaller parts of the Upwey Conservation area and the Radipole

Conservation Area fall into this 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 7 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **medium**. Pockets of historic settlement, some with frontages along the Dorchester Road, and later suburban villas have a more distinct and coherent character. In these areas there is a strong contribution from historic buildings, mostly domestic in character and of 18th and 19th century date, with some being re-built or incorporating material from earlier buildings. Here, the widespread use of local materials creates a pleasing whole to the built character.

Elsewhere, large areas of modern housing development and relatively modern infill present a less distinct character, further reduced in places by the use of non-local building materials and generic styles. Large parts of this area have been subject to development in relatively modern times, and it appears that these developments did not in general preserve or respect the line of any surviving historic field boundaries. However, this is by no means clear, and further research may throw some light on this point.

Sensitivity to Large Scale Development

This area has a **medium** sensitivity to major change. The line of Dorchester Road and the street frontages and the scale and shape of historic plots of the historic farms and in the historic village cores reflect considerable time depth and provide the underlying structure which gives the area its historic character.

Susceptibility to impact from change is varied. The street frontages formed mainly by historic buildings are sensitive to anything other than small-scale change, and any opening up of the frontages or increase in height is likely to have a

major impact upon the character.

A different sensitivity is seen elsewhere, where areas of open fields and the surviving larger gardens of suburban villas and older terraces may preserve within them evidence of prehistoric, Roman and medieval settlement and activity in the area.

The topography of the area means that the majority of the character area is overlooked from a number of vantage points, particularly from the north. Consequently any large-scale development would be very visible.

Archaeological Potential

The archaeological potential of this area is judged to be **medium**. Its location beyond the historic core of the medieval and post-medieval town and was largely developed in the 19th and 20th century, indicating that there is unlikely to be much urban archaeology. However, there is potential for recovery of evidence relating to the development of the historic villages and farmsteads, their property divisions, small-scale craft and agricultural activity. There is potential for recovery of evidence relating to the development, construction and use of the Dorchester to Weymouth road.

There is also potential for recovering archaeological information on the pre-urban activity (as suggested by the Bronze Age and late Iron Age/Roman monuments and deposits).

This area has the potential to provide information which would contribute to Research Questions 2, 4, 11, 12, 13, (Part 7).

Key Characteristics

- Dorchester to Weymouth road
- Small historic settlements and farmsteads
- Ribbon development