

Milton Abbas Historic Urban Character Area 2 Milton Abbas Village

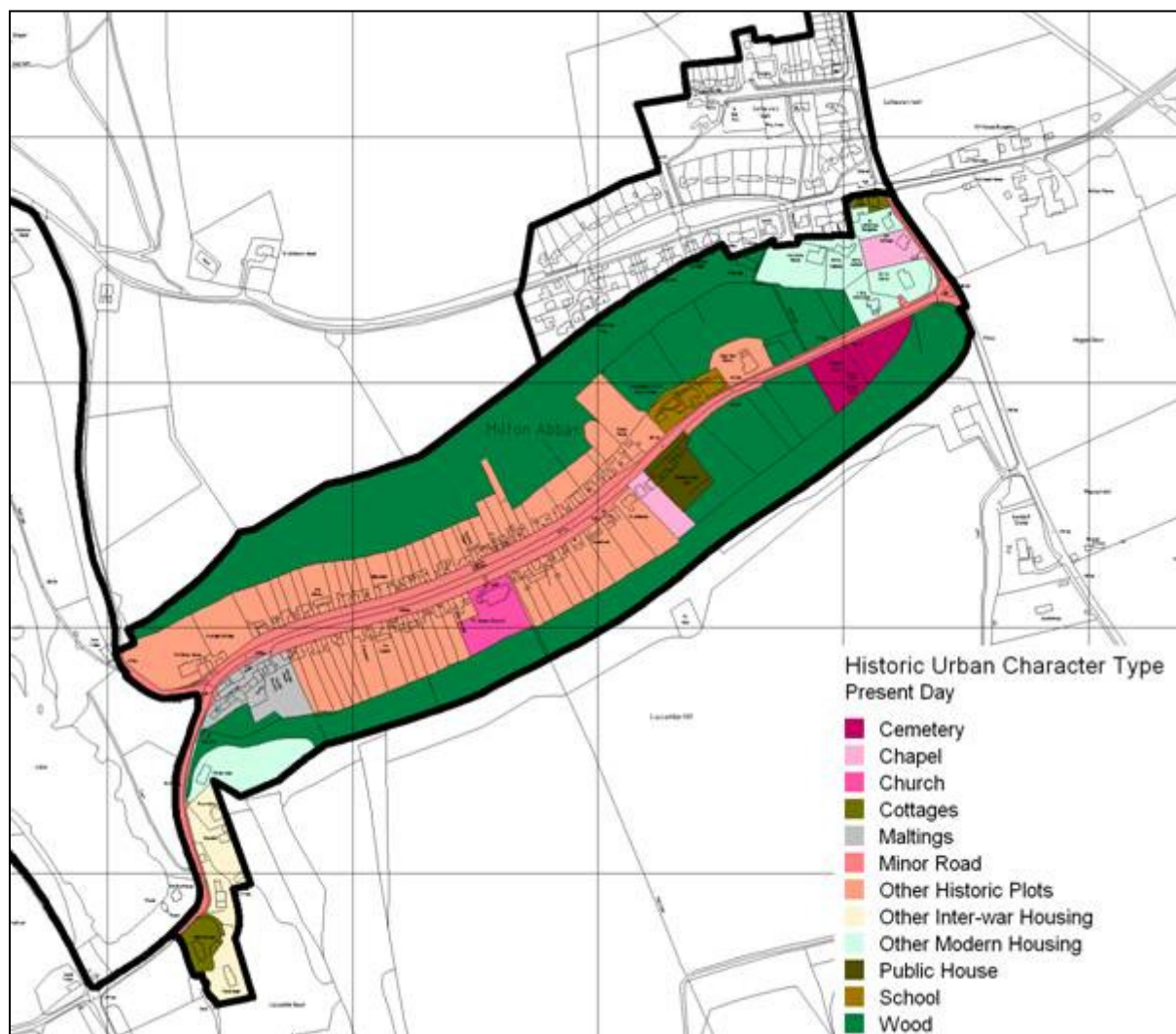


Figure 33: Map of Historic Urban Character Area 2, showing current historic urban character type.



Figure 34: View eastwards along village street, with St James's Church on the right.



Figure 35: Western end of the village, with former brewery buildings on the right.

Milton Abbas Historic Urban Character Area 2

Structure of Character Area

Overview

This is the picturesque late 18th century model village created as part of the landscape park of the Milton Abbey estate. The area also includes Dale Cottage and other houses immediately southeast of the landscape park.

Topography and Geology

The village is located in Luccombe Bottom, a steep-sided narrow valley running down to the southwest to join the Milborne Brook valley. The underlying geology is Chalk.

Urban Structure

Milton Abbas village comprises a single street running along the base of the valley with settlement on both sides of the road, set back behind wide grass verges. The plots and buildings are similar in size and proportions.

Present Character

Figure 33 shows the present day historic urban character types. The area is predominantly historic plots along either side of a minor road with the church on the south side, set midway between the Public House and the former maltings of Milton Brewery. The former Methodist Chapel lies adjacent to the Public House. The former school lies on the north side. There are cottages in the northeast and southwest of the area and adjacent small areas of other inter-war and other modern housing. The slopes of the valley are wooded. The current graveyard lies at the east end of the area beyond the built-up area of the village.

Time Depth

Almost all of this area dates to the late 18th century, when the village was created, with some 19th century replacement houses where the original cottages were destroyed by fire. The school, cottage hospital, Methodist chapel and New Lodge are 19th century. There is a small amount of inter-war and post-war development at the periphery of this area.

Settlement Pattern and Streetscape

There is a single slightly sinuous street rising up to the east, with wide grass verges on both sides. The majority of the houses are identical paired cottages set in identically-sized plots along a common building line, forming a harmonious picturesque streetscape framed by the steep wooded slopes behind. The wide verges and spacing of the houses are probably a consequence of the village being part of the designed parkland landscape.



Figure 36: View of east end of village with the Hambro Arms on the left.



Figure 37: St James' Church, Milton Abbas.



Figure 38: Nos 1 and 2-3 Milton Abbas.



Figure 39: 19th century houses, replacing original cottages destroyed by fire.

Milton Abbas Historic Urban Character Area 2

Built Character

Building types

Milton Abbas is characterised by its large quantity of late 18th century buildings, including most of the houses, the parish church, the vicarage, the Hambro Arms, and the former brewery buildings. There are a few 19th century buildings, particularly at the eastern end of the village, including a number of houses, the former school buildings, the former cottage hospital and former Methodist Chapel. Two earlier buildings are found within the village – the Tregonwell almshouses moved from the former town and perhaps the vicarage cottage, said to have originally been the dairy house of Luccombe Farm. The small number of later houses are at the margins of the area.

The most visible element of the built heritage of Milton Abbas is its ensemble of near identical paired two-storey cottages with prominent brick chimneys and deep hipped thatched roofs, which line both sides of the street. There have been some alterations and additions to some of these cottages, in particular with regard to the outhouses to the rear, and a number have been converted into single dwellings. Nos 2-3 have added ground floor bay windows, put in when they were used by tailors. No 1 was formerly the forge, with attached former smithy buildings. No 6 was the village bakery with the ovens in an outbuilding to the rear.

St James' Church, built 1786, is in a Late Georgian Gothic style, designed by James Wyatt, but enlarged and altered by W J Fletcher in 1888 (Pevsner and Newman 1972).

The late 18th century brewery buildings, including maltings and stables, have now been converted to dwellings and comprise a range of buildings of two storeys plus attics with hipped thatched roofs and dormer windows. The Brewery House has a late 19th century façade, added following a fire in 1887.



Figure 40: Milton Abbas Vicarage.

The Vicarage, probably designed by Sir William Chambers, is a large house of two storeys and attics, with a large central lunette window and a hipped roof.

The Tregonwell's Almshouses, first built in 1674, is a low single storey almshouse block with a higher central reading room with its gable end to the road and three arched openings on Tuscan columns, flanked by Corinthian columns.

The school and associated school-master's house are in a typical early Victorian Gothic Revival style. The cottage hospital is a substantial late 19th century two-storey house with two-storey porch and a number of decorative features. New Lodge is a single storey mid-19th century *cottage orné* with decorative fish-scale roof. The former Methodist Chapel is a small chapel building with small porch built gable end to the road.

The 20th century buildings are undistinguished one and two storey houses.

Building Materials

Cob and thatch are the dominant building materials of the late 18th century. The cottages, the Hambro Arms and parts of the former brewery have plastered cob walls and thatched roofs. Part of the brewery is weatherboarded. The old brewery barn is of brick and flint with tiled roof. The church is of Greensand ashlar with dressings of Ham Hill stone and roofed with slate and tile. Most of the other buildings are of brick and flint, including the almshouses, school and New Lodge. Roofs are of slate or tile. The 20th century buildings are of brick with tile roofs

Key Buildings

Paired cottages on both sides of street, St James' Church, Almshouses, Vicarage, Hambro Arms, School, cottage hospital, Chapel, New Lodge, Brewery buildings.



Figure 41: Former Methodist Chapel, Milton Abbas.

Milton Abbas Historic Urban Character Area 2 Archaeology

Archaeological Investigations

A single archaeological investigation has taken place in this character area – the recording of a well during the extension to the schoolmaster's house (Keen 1989). The well is probably late 18th century in date and altered when the school was built in 1840.

Archaeological Character

The very limited below-ground investigation constrains any consideration of the archaeological resource. However, the history of this area as a planned new village of late 18th century date and the fact that much of the original village remains intact with little new development suggests there will be little below-ground archaeological remains.

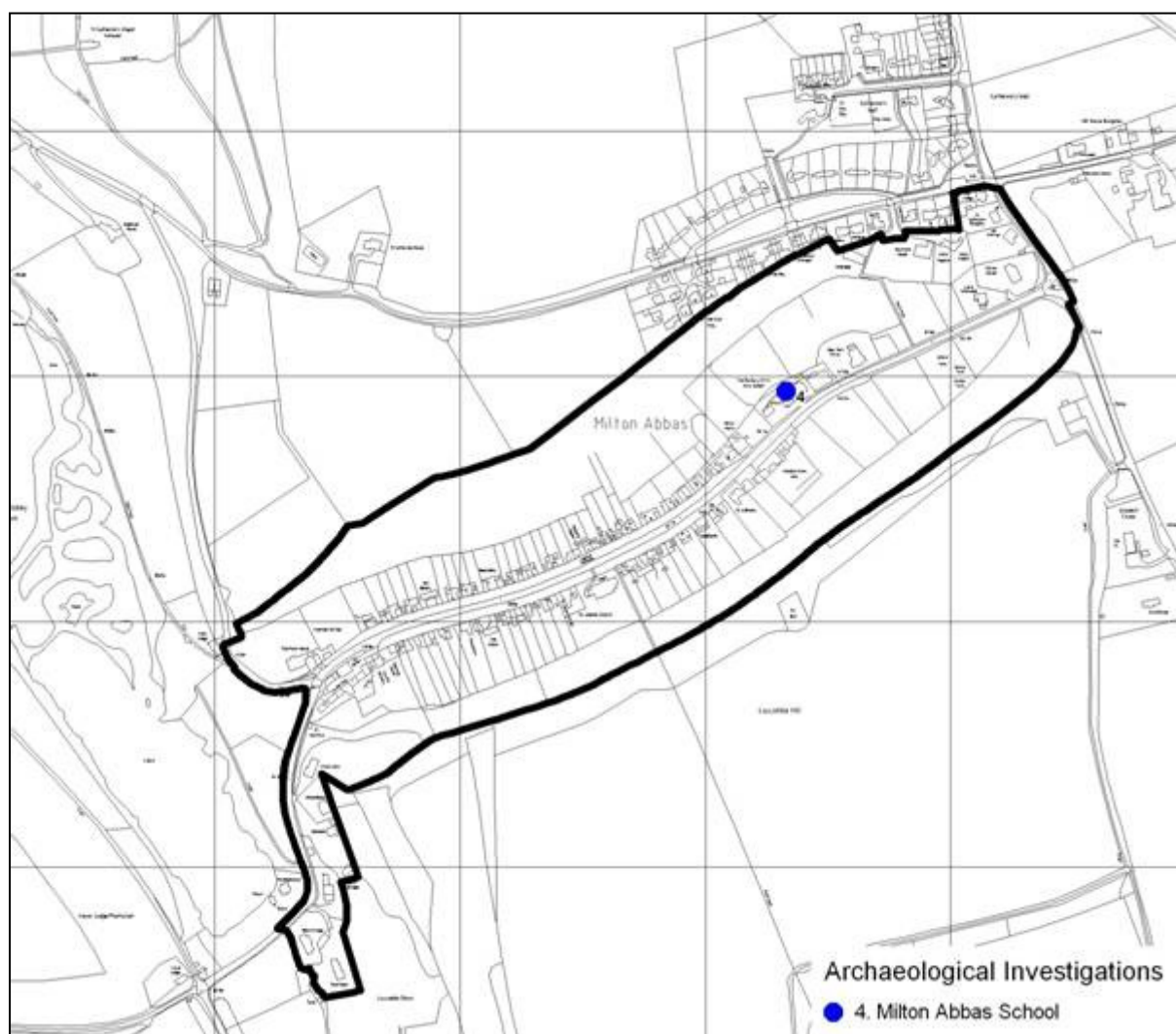


Figure 42: Archaeological investigations in Historic Urban Character Area 2.

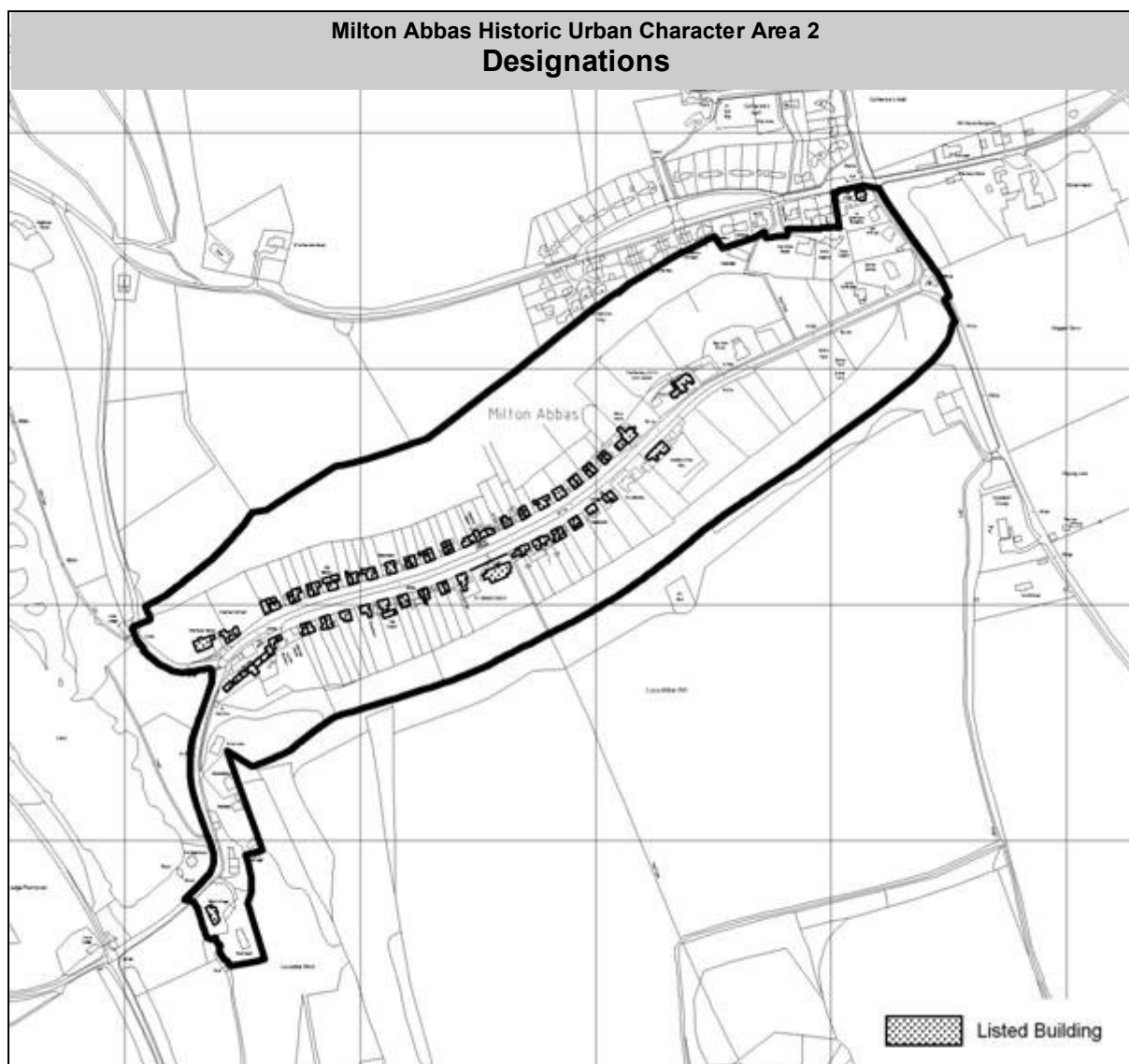


Figure 43: Listed Buildings in Historic Urban Character Area 2.

Listed Buildings

There are 48 Listed Buildings in the Character Area. The Parish Church of St James and the Vicarage are Grade II*, the remaining buildings and structures are Grade II.

Conservation Areas

The whole of this Character Area lies within the Milton Abbas Conservation Area (Figure 22).

Registered Historic Parks and Gardens

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

Scheduled Monuments

No Scheduled Monuments lie within this Character Area.

Milton Abbas Historic Urban Character Area 2 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **strong**. It is a very good example of an 18th century model village. It retains the vast majority of its original planned features with relatively little later alteration. The rhythm of the houses and the proportions of the road and grass verges remains intact and externally the majority of the houses still have their original features. It retains its designed relationship to Milton Abbey park and most of the more modern developments are screened from view by trees.

Sensitivity to Large Scale Development

The area has a **high** sensitivity to major change. This is because most of the planned elements remain intact and the village was designed as a harmonious whole. Therefore, any insertions into this will have a detrimental effect.

Archaeological Potential

The archaeological potential of this area is judged to be **low**. The village was planted on a new site in the late 18th century and has changed relatively little since. There is unlikely to be a large number of archaeological features, other than perhaps some rubbish pits or wells, for example.

This area has the potential to provide information which could contribute to Research Questions 1-2, 16-18 (Part 7).

Key Characteristics

- Late 18th century model village located in steep-sided valley with wooded slopes
- Single street with wide verges
- Converted brewery buildings
- 19th century school and cottage hospital