

Swanage Historic Urban Character Area 8 Newton and King's Road West

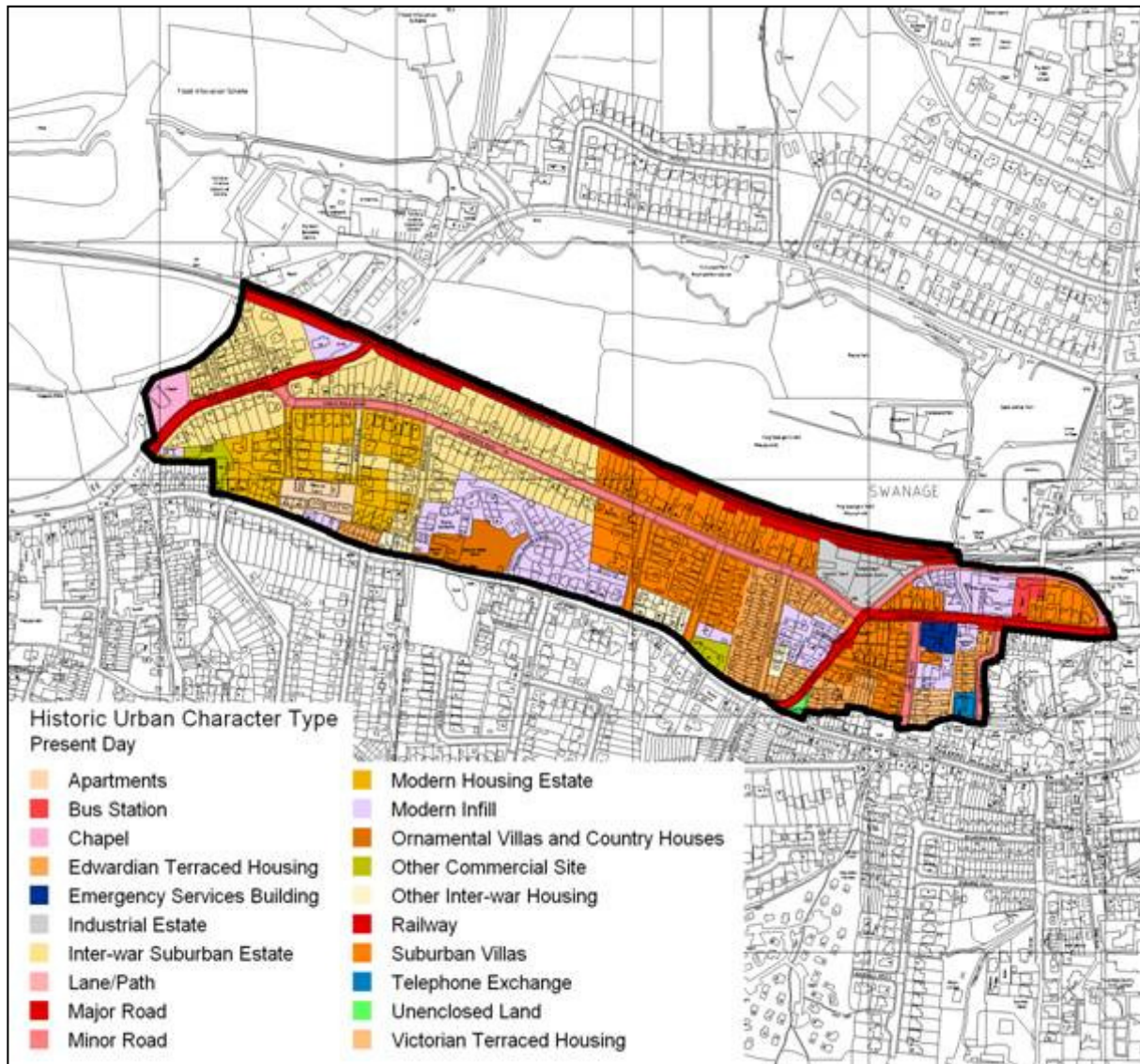


Figure 115: Map of Historic Urban Character Area 8, showing current historic urban character type.



Figure 116: View westwards along King's Road West.



Figure 117: Inter- and post-war housing on King's Road West.

Swanage Historic Urban Character Area 8 Structure of Character Area

Overview

This is the area of Victorian, Edwardian and inter-war suburban expansion along King's Road West between the railway line and the High Street, incorporating two earlier settlement foci, Newton and Carrant's Court.

Topography and Geology

The character area lies along the base and the lower southern slopes of the Swanage valley. The ground also rises to the west on to a low ridge running NE-SW. The underlying geology is mainly sands and clays of the Wealden Group with Upper Purbeck stone along the southern edge. This is overlain by alluvium at the east and west ends of the area.

Urban Structure

This long narrow area has a single road, King's Road West, running along the middle, parallel to the High Street, which runs along the southern edge. The railway line forms an effective barrier to the north, with a single road crossing it at the western end. The two major routes into town cross this area. Victoria Avenue to the west gives access to the northern part of Swanage and Court Road in the east links the High Street with King's Road West and is the major route into the centre of Swanage. There are a number of other parallel minor residential streets forming a grid system with King's Road West and the High Street. The plots are regular rectangular in shape arranged along the rectilinear street grid. The main exception is at Newton Manor, where the small housing estate is based on a curvilinear cul-de-sac array.

Present Character

Figure 115 shows the present day historic character types. Inter-war Suburban Housing Estates and Modern Housing Estates are predominant in the western part. The eastern part is more varied, but comprises mainly areas of Suburban Villas and Victorian and Edwardian



Figure 118: King's Road West, looking towards town centre.

Terraced Housing, with a Bus Station, Police Station, Telephone Exchange and areas of Modern Infill. Close to the railway line lies a small Industrial Estate, converted from a former railway yard. Newton Manor House is surrounded by Modern Infill.

Time Depth

The earliest element in this area is Newton Manor, the site of which dates back to the medieval period, though the present house dates from the 17th century onwards. Carrant's Court Manor was earlier, but no trace of it survives in the present townscape. Court Road is an early route dating from the medieval period or earlier, linking the High Street with Northbrook Road. King's Road West dates from the 1890s with a western extension built after WW1. The suburban housing development in the area dates from the 1890s onwards. The Suburban Villas are primarily Edwardian in date. The railway line was built in 1885 and the King's Court Business Centre is on the site of a former railway stone yard built in the 1880s. The Police Station dates from 1899 and the bus station from the 1920s. The modern housing estate was built in the 1950-60s. The modern infill largely dates from the 1990s and early 21st century.

Settlement Pattern and Streetscape

The settlement pattern is primarily medium density housing aligned along regular straight streets, usually on a consistent building line slightly set back from the road behind small front gardens separated from the street by low stone or brick walls. The streetscapes range from typical late Victorian and Edwardian streets of terraced houses to typical inter-war suburban streets. There are no public open spaces in this area and green elements are restricted to garden hedges and some garden trees. The most visible green component is in the garden of Newton Manor.



Figure 119: Chestnut Mews, a modern apartment development on King's Road West.

Swanage Historic Urban Character Area 8 Built Character

Building types

The majority of buildings in this area are Late Victorian, Edwardian and Inter-war suburban houses. There is also some post-war and modern small housing estate development. Newton Manor, probably the most significant surviving historic house in Swanage, lies within this area too.

The Victorian and Edwardian houses comprise terraces of two-storied houses (often with bay windows on two floors), some smaller semi-detached and detached houses, and a number of larger detached houses of two storeys plus attics, probably built as guest houses. The range and form of the houses are typical of the period, with largely Arts and Crafts influenced design with relatively restrained decorative treatment. Many of the gables have mock-Tudor timber framing and some houses have terracotta decoration. One distinctive building is the Voysey-inspired house at 148 Kings Road West. No. 2 Linden Road has interesting decorative sash windows (Figure 120).

The inter-war and post-war houses consists primarily of two-storey semi-detached and single storey detached houses, in typical style for the period. The modern houses are also typical of their period with little local distinctiveness. Some of the recent apartment developments at the eastern end of the road have taken some of their stylistic cues from the surrounding Edwardian housing.

There are very few non-residential buildings in this area. The Kings Court Business Centre contains some modern commercial units and the remains of former railway yard buildings. The inter-war Bus Depot has a simple Art Deco concrete façade,

Newton Manor dates from the 17th to 19th century and incorporates a former farm house and barn and was substantially altered by Sir Charles Robinson and incorporates a number of reused architectural elements from elsewhere in Britain and Europe.

Building Materials

The Victorian and Edwardian houses are primarily local red brick with stone or yellow brick dressings and sometimes with Purbeck Stone fronts. The roofs are primarily slate, some with ceramic finials and ridges. A small number of houses have decorative terracotta plaques. The Police Station and a relatively small number of larger houses, have rock-faced stone walls.

The inter-war and 1950s-60s buildings are of brick, usually pebble-dashed, with slate roofs. The modern housing infilling the former grounds of Newton Manor are stone-clad with tiled roofs.

Newton Manor and outbuildings have Purbeck stone walls with Purbeck stone roofs.

Key Buildings

Historic Buildings: Newton Manor House, Newton Manor Stable Block, Newton Manor Coach House.

Other Buildings: Police Station, Bus Station, 148 Kings Road West.



Figure 120: Edwardian houses on Linden Road.



Figure 121: 148 King's Road West.



Figure 122: Bus station, King's Road West.

Swanage Historic Urban Character Area 8 Archaeology

Archaeological Investigations

No archaeological investigations have been undertaken in this character area and there are no recorded findspots.

Archaeological Character

The lack of archaeological investigation and discoveries in this area constrains any consideration of the archaeological resource. The area lies beyond the historic core of the town, but contains the locations of two former manor houses. Newton Manor house survives, although most of its grounds have been developed. Carrant's Court, which lay at the southern end of Court Road has disappeared completely, the whole site having been redeveloped during the 20th century. Both areas may contain evidence for earlier settlement of Saxon or medieval date focussed around the

manor house sites.

The eastern half of the area lies on alluvium infilling a former lake or pool and may contain buried waterlogged and palaeoenvironmental deposits. The margins of this area would have provided good opportunities for wildfowling and fishing prior to the development of the town and evidence for these activities dating from the prehistoric, medieval and early post-medieval period may survive below ground.

There are very few early boundaries fossilised within this area (Figure 123). Court Road partly reflects an early route across the valley, realigned following the construction of the railway.

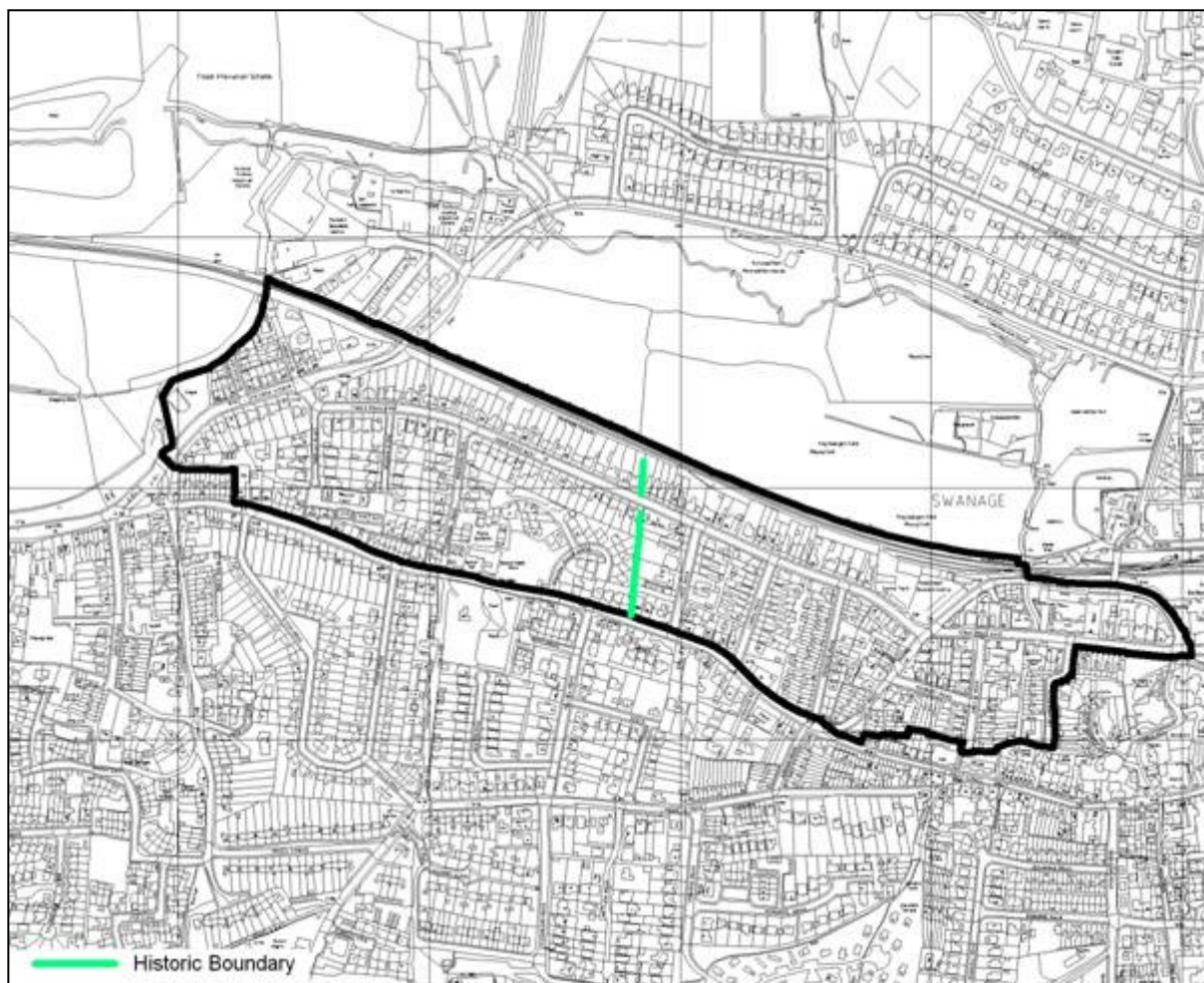


Figure 123: Archaeological features in Historic Urban Character Area 8.

Swanage Historic Urban Character Area 8 Designations

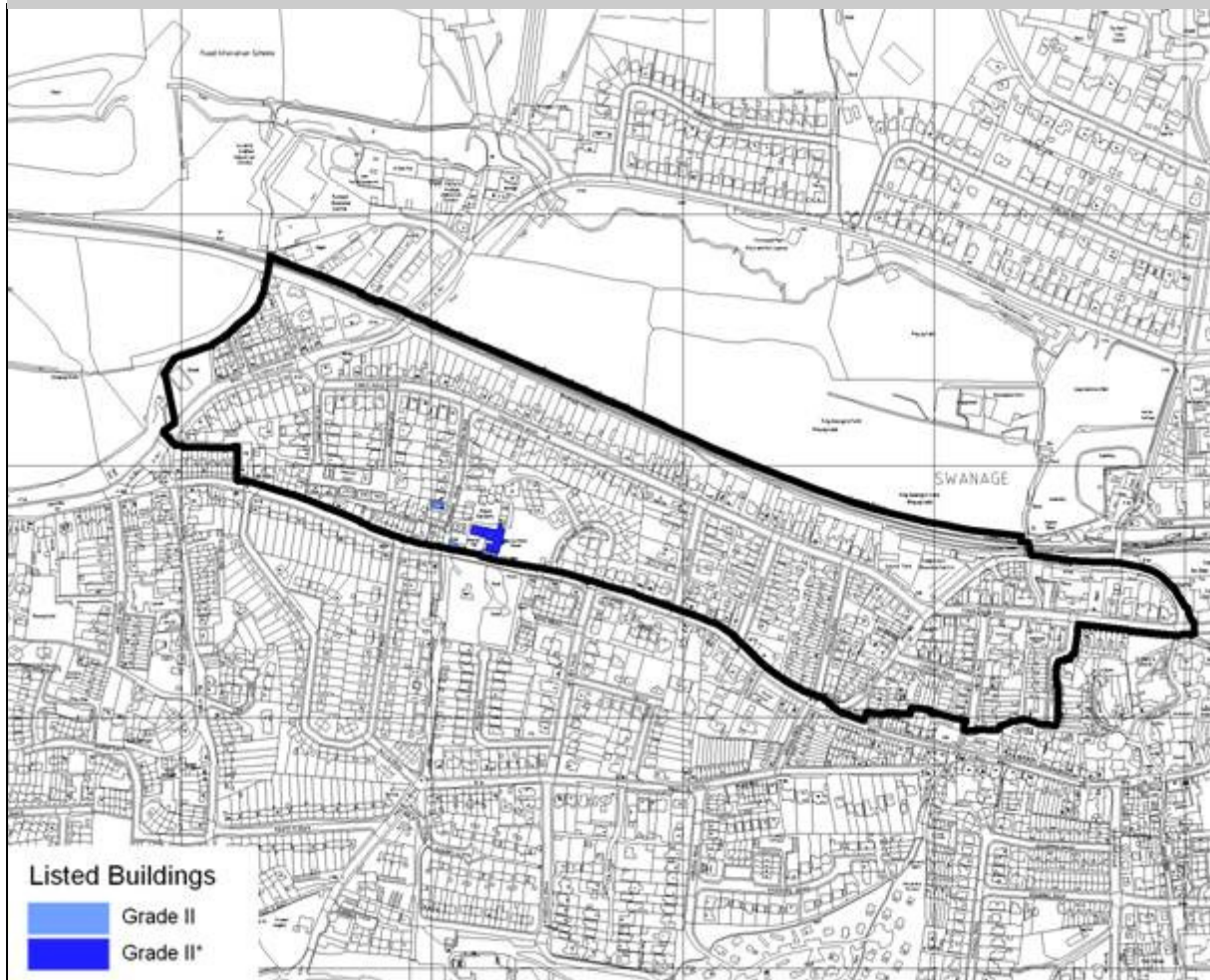


Figure 124: Listed Buildings in Historic Urban Character Area 8.

Listed Buildings

There are six Listed Building designations in the Character Area. Newton Manor is Grade II* and the remaining four buildings and structures are Grade II.

Conservation Areas

None of this Character Area lies within a Conservation Area (Figure 42).

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.



Figure 125: Police Station, Argyle Road.

Swanage Historic Urban Character Area 8 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **medium**. Its overall form and development dates from the late 19th and early 20th century. Although it includes two areas of Saxon and medieval settlement, more recent development has removed most traces of these. The major character elements are the primarily Edwardian houses, which form a consistent area of historic suburban housing with a strong identity within Swanage. The strength of character weakens towards the west with the increasing quantity of inter-war and post-war development with less strong architectural character. Newton Manor house is an important historic building, but its strong character is diluted by the encroachment of modern housing, particularly the development infilling the former grounds of the house. A number of smaller areas of modern infill have a tendency to lessen the consistency of the Edwardian character in parts of the area.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. The greatest sensitivity lies in the eastern end of the area which contains large areas of Late Victorian and Edwardian housing of consistent scale and character, which form a significant component in the character of Swanage. Even small scale development in this area, unless sensitively handled, will have a strong detrimental effect on the consistency of the streetscape. The western part of the area has less architectural interest and some modern

development has already severely encroached on the historic remains of Newton, which means, in general, this area is less sensitive to development.

Archaeological Potential

The archaeological potential of this area is judged to be **medium**. Although it lies beyond the historic core of the town, it does contain the sites of two Saxon or medieval manors and there is potential for remains of activity of this date in these areas, although both areas have been subject to significant modern development, which will compromise the level of survival of below ground remains.

The eastern part of the area lies on an area of alluvium filling a former pool or lake, which may contain waterlogged or palaeoenvironmental deposits. The location on the lower slopes of the valley adjacent to the floodplain suggests that this area has a potential to contain evidence for hunting or fishing activity from the prehistoric, medieval and early post-medieval periods.

This area has the potential to provide information which would contribute to Research Questions 3, 5, 6, 13, 22, 24, 25 (Part 7).

Key Characteristics

- Key Characteristics
- Late Victorian and Edwardian Housing
- Newton Manor House
- Grid system of streets between the railway and the High Street