

Beaminster Historic Urban Character Area 7 Clay Lane and Tunnel Road

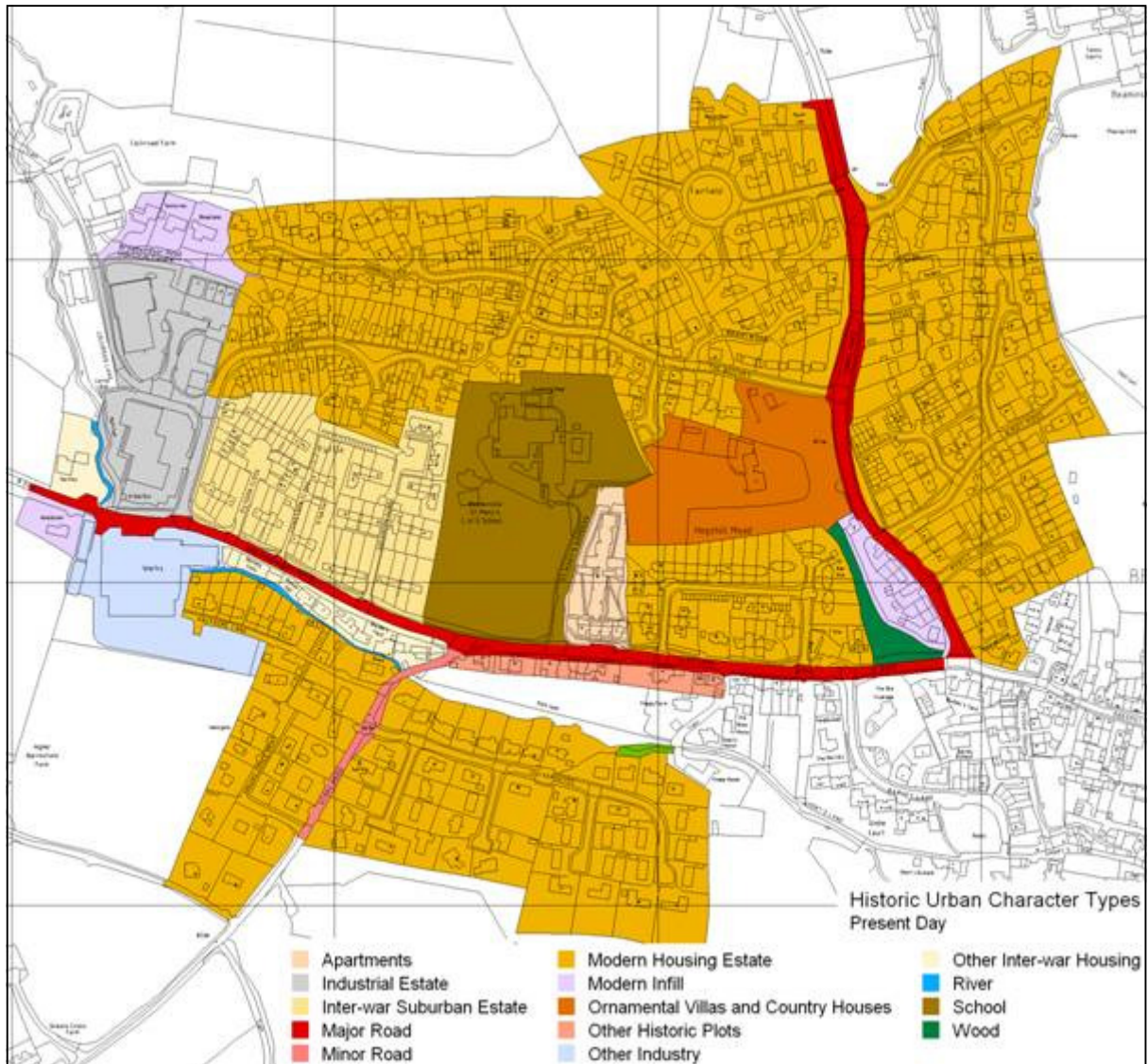


Figure 104: Map of Historic Urban Character Area 7, showing current historic urban character type



Figure 105: Historic suburban development along Clay Lane, looking west.



Figure 106: Tunnel Road looking north, with the trees in front of 'The Lodge'.

Beaminster Historic Urban Character Area 7 Structure of Character Area

Overview

This character area lies to the west outside the historic core of the town and represents an area of 19th and 20th century suburban development along the two former turnpike roads Clay Lane/Broadwindsor Road and Tunnel Road. The limits of this area are largely defined by the extent of the post-war and modern housing estates.

Topography and Geology

The land dips down to the south and to the north on either side of the valley of a stream that runs along the south side of Clay Lane/Broadwindsor Road. The ground continues to rise steadily to the north. Most of the area lies on Fuller's Earth Clays, with an area of Bridport and Yeovil Sands to the east at 'The Lodge' and Windy Ridge.

Urban Structure

The major routes are Clay Lane/Broadwindsor Road which runs to Broadwindsor and Tunnel Road, which connects with Crewkerne via the Horn Hill Tunnel. There is also a road that runs southwest from Broadwindsor Road to Stoke Abbot. Connected to these roads are a number of 20th century housing estates accessed by a network of loop roads and culs-de-sac.

Present Character

Figure 104 shows the present day historic urban character types. The area is dominated by modern housing estates, with an inter-war suburban estate at Pattle. Within the modern housing estates are two large areas comprising the villa 'The Lodge' and St Mary's School. At the western end of the area is an area of industrial use comprising an industrial estate and other industry. Along the south side of Clay Lane is an area of Historic Plots. Other character types include small areas of wood,

other inter-war housing, apartments, and modern infill.

Time Depth

The earliest surviving elements are the main roads, which are 18th century turnpike roads, but are undoubtedly very much earlier in origin. The earliest settlement in this area 18th and 19th century house and cottage development along Clay Lane and the large early 19th century villa 'The Lodge'. There is also scattered late 19th and early 20th century houses along Broadwindsor Road.

The first housing estate built in the area in the 1920s-30s is at Pattle and there is also some suburban villa development off Stoke Road dating to the same period. The remaining suburban housing estates were built in the post-war period, beginning with the Fairfield development dating to the late 1940s.

Settlement Pattern and Streetscape

The south side of Clay Lane and Broadwindsor Road has ribbon development of houses set close to the street frontage. Elsewhere, the buildings have a much more open pattern, set back from the roads behind front gardens or wide green verges. The layout of the suburban housing estates is typical of their period. They have a medium to low house density with the houses set well back from the street. The pre- and post-war estates have rectangular looped roads and straight culs-de-sac and the post-1970 estates have a more curvilinear arrangement of roads and culs-de-sac. The layout of the Fairfield Estate has a distinctive circular green.

The mature trees associated with the grounds and former grounds of 'The Lodge' add a prominent visual green element at the entrance to the character area from the east and along one side of Tunnel Road.



Figure 107: Inter-war council housing at Pattle.



Figure 108: Post-war housing at Fairfield.

Beaminster Historic Urban Character Area 7 Built Character

Building types

The overall character of the built environment is one of modern suburban housing estate houses. The small number of historic buildings are largely confined to the south side of Clay Lane.

The historic buildings comprise a terrace of small stone cottages along the south side of Clay Lane, set close to the street frontage and below the level of the present road together with a number of other 19th century stone houses and cottages.

There is a prominent red-brick Edwardian semi-detached house at 43-45 Clay Lane. The 1920's-30's buildings consist of two contrasting types of house. At Pattle are typical inter-war terraced council houses. Along Stoke Road and Greens Cross Drive are a mixture of large detached 1920s-30s houses in a variety of styles, including a distinctive mock-Tudor house at 4 Stoke Road (Figure 27).

The post-war and modern houses are a mixture of one and two storey buildings. They include small terraced and semi-detached houses at Fairfield and Hogshill Mead; low spacious bungalows at Culverhayes, Monmouth Gardens

and Styles Close; and a range of modern detached, semi-detached and terraced houses at Windy Ridge, Myrtle Close, St Mary's Gardens, The Beeches and St James. None of these post-war and modern houses have particular local distinctiveness in terms of their design and use of building materials.

Building Materials

Local yellow-brown Inferior Oolite squared rubble stone is used in the historic houses and most have slate roofs.

The inter-war buildings have a mixture of red brick and rendered façades with mainly tiled and some slate roofs.

The post-war and modern buildings are a mixture of red, brown and yellow brick, some have stone cladding and some pebbledash façades.

Key Buildings

The key historic buildings are 'The Lodge' Tunnel Road, 'Myrtle Cottage' 4 Tunnel Road, 31-35 Clay Lane, 39 Clay Lane.



Figure 109: Post-war bungalows at Culverhayes.



Figure 110: Modern housing estate, St James.



Figure 111: St Mary's School and housing behind.



Figure 112: St Mary's Gardens.

Beaminster Historic Urban Character Area 7 Archaeology

Archaeological Investigations

There have been no archaeological investigations in this Historic Urban Character Area.

No evidence for pre-urban activity has been recorded in this character area, but the river valley location may provide a favourable location for prehistoric activity.

Archaeological Character

The lack of any below-ground investigation constrains the consideration of the archaeological resource. Its location beyond the historic core of the town indicates there is unlikely to be any significant urban archaeological evidence.

A number of historic boundaries survive fossilised within the modern housing estates (Figure 113). These boundaries are mainly former field boundaries, probably dating mainly to the 17th and 18th centuries.

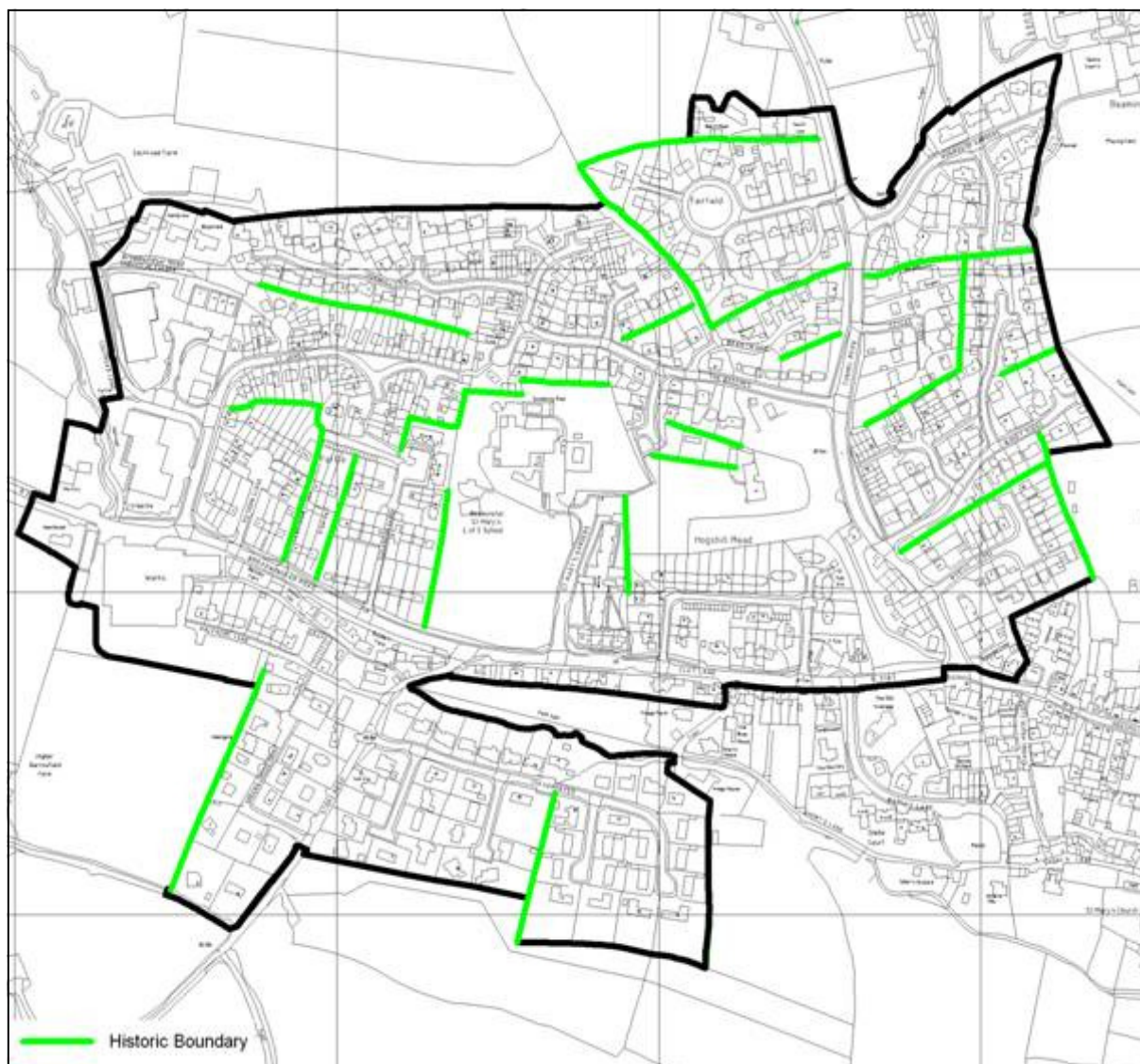


Figure 113: Archaeological features within Historic Urban Character Area 7.

Beaminster Historic Urban Character Area 7 Designations

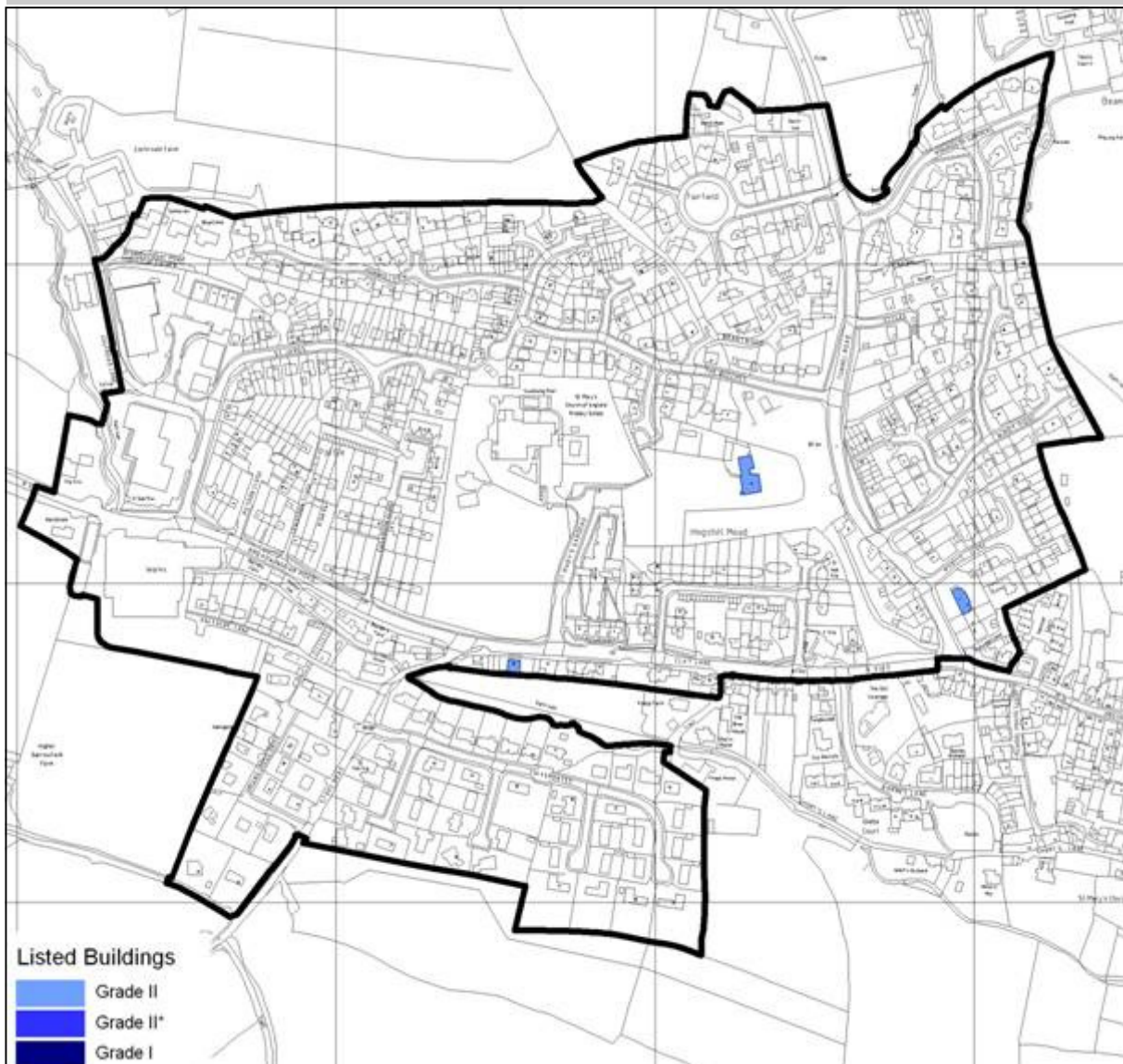


Figure 114: Listed Buildings and other designations in Historic Urban Character Area 7.

Listed Buildings

There are four Listed Buildings in the Character Area, all are Grade II.

Conservation Areas

A small part of the southeast part of this Character Area lies within the Beaminster Conservation Area (Figure 33).

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 115: The Lodge, Tunnel Road.

Beaminster Historic Urban Character Area 7 Evaluation

Strength of Historic Character

The strength of character of this area is judged to be **weak**. There is little time depth evident in this area of primarily post-war housing estates. The area of greatest historic character is the remains of the late 18th and 19th century suburban development along Clay Lane and the 'The Lodge' and its grounds. In general, the modern buildings in the area have no local distinctiveness. However, the inter-war council housing at Pattle is the only example of this type in the town and the sheltered housing on St Mary's Gardens has some architectural merit (Newman and Pevsner 1972, 87).

Sensitivity to Large Scale Development

The area has a **low** sensitivity to major change as the majority of the area comprises modern suburban housing development with few surviving historic components.

Archaeological Potential

The archaeological potential of this area is judged to be **low**. It lies beyond the historic core of the town, but in an area that saw some historic suburban development in the 18th-19th century along the major roads. Most of the remainder of the area was fields, orchards and

allotments until the 20th century. It has some potential to inform on the suburban development of Beaminster, but most of this area was a relatively late incorporation into the urban fabric.

There is some potential for recovering archaeological information on pre-urban activity, but the scale and form of this activity is, as yet, unknown .

This area has the potential to provide information which would contribute to Research Questions 1, 14, 18 (Part 7).

Key Characteristics

- Historic suburban development along frontage of Clay Lane
- The Lodge, including the mature trees in its grounds
- Inter-war council housing at Pattle
- Sheltered housing, St Mary's Gardens