

## Weymouth Historic Urban Character Area 8 Lodmoor

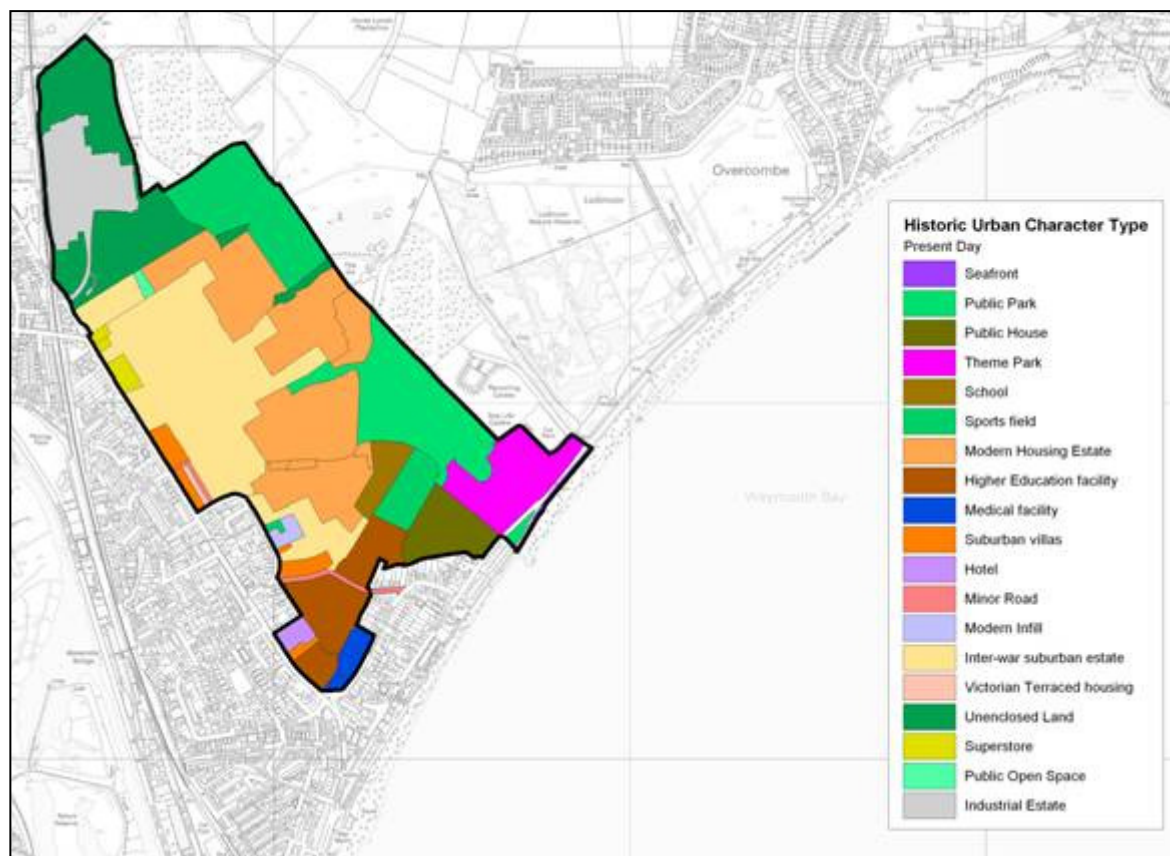


Figure 103: Map of Historic Urban Character Area 8, showing current historic urban character type



Figure 104: Dorchester Road, former Weymouth Technical College



Figure 105: Dorchester Road, former Weymouth Technical College chapel

## Weymouth Historic Urban Character Area 8 Structure of Character Area

### **Overview**

This is predominantly an area of 20<sup>th</sup> century housing, with associated services. It is defined primarily by its historic and topographic dimensions.

### **Topography and Geology**

The ground slopes gently from south to north, rising above the Lodmoor marshes to the east. The area lies entirely on Oxford Clay.

### **Urban Structure**

The roads form a loose grid running at 90 degrees to Dorchester Road, interspersed with more sinuous culs-de-sac of more recent housing estates. Plots are generally small and rectangular in shape. The buildings of Weymouth College in the south and the industrial estates in the north are more irregularly spaced.

### **Present Character**

Figure 101 shows the present day historic urban character types. The area predominantly consists of inter-war and post-war housing and associated services. To the south lies Weymouth College and the Sealife centre. On the eastern boundary there are large playing fields whilst to the north is a large industrial estate.

### **Time Depth**

This area is almost entirely a 20<sup>th</sup> century development. There were a few late nineteenth century villas built along Dorchester road, but apart from those this area was fields until after 1900.

### **Settlement Pattern and Streetscape**

The settlement pattern is high density housing laid out on an irregular grid, or in sinuous housing estates. Houses are detached, attached or semi detached, almost all set back from the road with gardens in front. Weymouth College consists of blocks of buildings in an open campus.

There are several open spaces in this area. The most significant are the paying fields associated with the college as well as separate playing fields on the eastern side of the area, as well as the ground surrounding the industrial estate. Lodmoor nature reserve to the east can be seen from many parts of this area.



Figure 106: Dorchester Road, Late 19th century villa

## Weymouth Historic Urban Character Area 8 Built Character

### ***Building types***

The overall character of the built environment is one of inter-war and modern suburban housing estate houses. There are some terraced houses, for example along Ferndale Road and Dale Avenue, and some semi-detached houses, but detached houses predominate. These are generally closely spaced and set a short distance back from the street in long narrow gardens. The houses are predominantly two-storey.

### ***Building Materials***

Most of the buildings on the area are built of brick with slate or tile roofs. The prominent buildings of the former Weymouth Technical College are in Gothic style of stone with red and yellow brick, and slate roofs.

### ***Key Buildings***

Weymouth College

## Weymouth Historic Urban Character Area 8 Archaeology

### ***Archaeological Investigations***

There have been no archaeological investigations in the character area.

### ***Archaeological Character***

The lack of any below-ground investigation constrains the consideration of the archaeological resource. The location of the area on the fringes of the town indicates that there is unlikely to be any significant urban archaeological evidence, though one or two significant buildings with links to the town (such as the isolation hospital) were located in this area.

Evidence for pre-urban activity in the area is limited to relatively modern features such as lime kilns identified from early Ordnance Survey maps. However, the river valley/seafront location may provide a favourable location for prehistoric activity.

**Weymouth Historic Urban Character Area 8  
Designations**

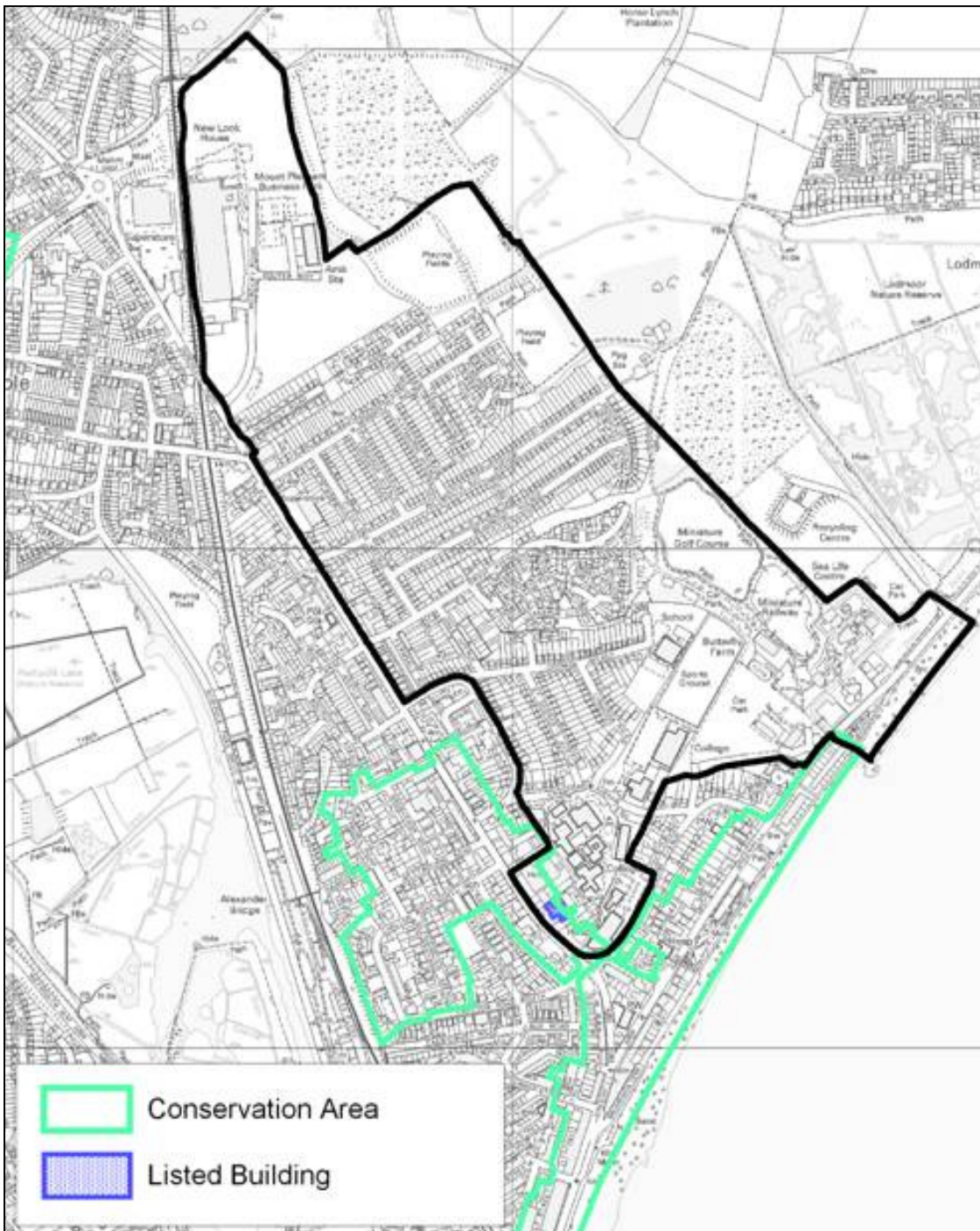


Figure 107 Listed Buildings and other designations in Historic Urban Character Area 8

**Listed Buildings**

There is one Listed Building in the character area, the Grade II former Weymouth Technical College buildings on Dorchester Road.

**Conservation Areas**

A very small part of the northern tip of the Weymouth Conservation Area falls within 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 8 Evaluation

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

The strength of character of this area is judged to be **low**. Overall, it is modern in character, with some time depth occurring in the shape of late nineteenth and twentieth century small terraced housing, suburban villas and education and hospital buildings in the southern part of the area. Local building materials tend to have been used in these buildings. Elsewhere, however, the 20<sup>th</sup> century housing and other developments use a wide variety of non-local materials and styles.

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

The area has a **medium** sensitivity to major change. The level of sensitivity varies between the conservation areas, which are highly sensitive to development on any scale, and the modern housing estates which already represent large scale development. However, the modern housing developments are on a scale in keeping with the suburban character of the area. Large scale development of a type not in keeping with the suburban nature of the area would have a potentially detrimental effect on the historic character of the area.

### ***Archaeological Potential***

The archaeological potential of this area is judged to be **low**. It lies on the fringes of the present town, but in an area that saw some historic suburban development at the seafront and along the major roads. Most of the area was fields or allotments until the 20<sup>th</sup> century, though it did contain significant buildings such as the isolation hospital. It has some potential to

provide information on the suburban development and social facilities of Weymouth in the early modern period.

There is some potential for recovering archaeological information on pre-urban activity, but the scale and form of this activity is, as yet, unknown. The greatest potential may lie in the open areas along the eastern edge of the character area. However, the extent to which below-ground deposits in these areas have been disturbed by landscaping or earlier activities on the site is not clear.

This area has the potential to provide information which would contribute to Research Questions 19, 21, 25 (Part 7).

### **Key Characteristics**

- Inter-war and modern housing estates
- Modern large-scale commercial and industrial premises on Dorchester Road