

Christchurch Historic Urban Character Area 24 Chewton Common and Glen

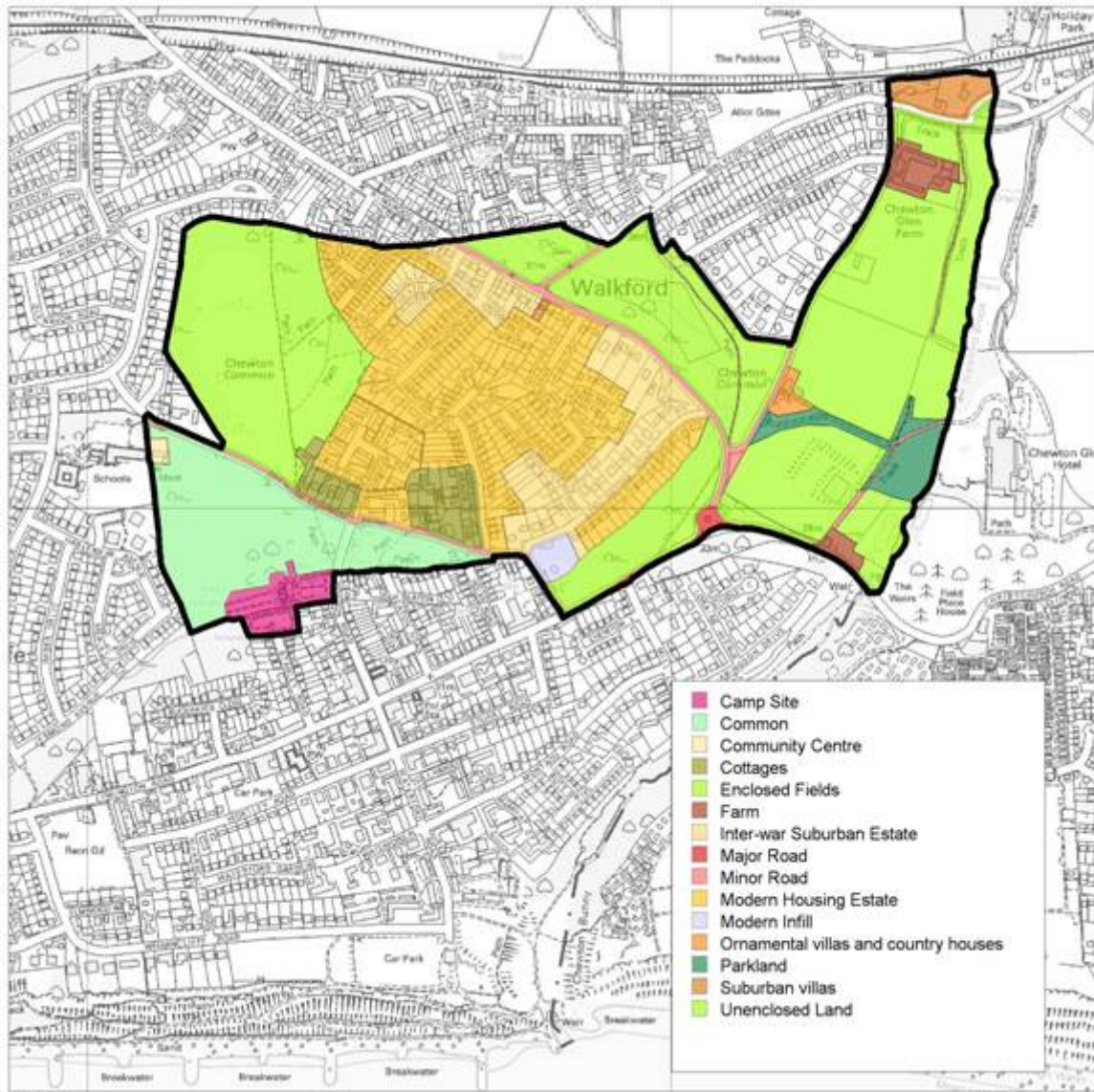


Figure 163: Map of Historic Urban Character Area 24, showing current historic urban character type.



Figure 164: 35 & 35a Chewton Common Rd



Figure 165: Chewton Mill

Christchurch Historic Urban Character Area 24 Structure of Character Area

Overview

This area represents the spread of relatively modern housing around the post-medieval Chewton Glen House and around post-medieval squatter settlements at Chewton Common.

Topography and Geology

This is a relatively flat area crossed by the Bure Stream, with the River Chew forming the southern boundary of the character area. The geology of the area consists almost entirely Barton Clay, with Bagshot Beds at the northern tip.

Urban Structure

This character area retains a relatively high proportion of ancient boundaries fossilised in the modern landscape. The lanes through the common also follow 19th century routes. The area to the north of Walkford Road contained gravel extraction pits in the 19th century. Chewton Mill is also probably on a medieval site and the route of Mill Lane may also be medieval in origin. The Chewton Mill Farm buildings are lost but may represent the site of a medieval or post-medieval hamlet.

Present Character

Figure 163 shows the present day historic urban character types. The bounds of Chewton Common itself remain almost identical to those recorded in the 19th century, with the obvious exception of the modern housing estate. The area of Chewton Glen remains rural in character and Chewton Bunny forms an important recreational space and green corridor to the sea on the edge of Highcliffe Newtown. There are also some early 20th century houses in old gravel pits at the northern extremity of the character area.

Time Depth

Chewton is first mentioned in a 12th century grant of 'The land of *Beora* and *Chiuentone*' to Christchurch Priory (Page, 1912, 83-101). It seems to have been one of the hamlets of the manor of Somerford. The early form of the name suggests a reference to Chewton Bunny, which forms the eastern boundary of the study area (Chine-tun). Chewton Mill is recorded in 1755 as a water corn mill that had always been held of the manor of Somerford (ibid, 83-101). The medieval settlement of Chewton lay just outside the study area on the east side of Chewton Bunny and seems to have been emparked in the post-medieval period when Chewton Glen House was created. The

settlement at Chewton Common is likely to represent an 18th century squatter settlement encroaching on the common, rather than a medieval settlement site.

Settlement Pattern and Streetscape

A cluster of buildings of 18th-early 19th century date on Chewton Common Road probably represents a post-medieval 'squatter' settlement on Chewton Common. Importantly for the character of the settlement this group still fronts on to unenclosed common. To the north of this group however, lies a large inter-war and modern housing estate.

Christchurch Historic Urban Character Area 24
Built Character

Building types

The cottages on Chewton Common Road have roughcast facades with thatched roofs. Of the other historic buildings Chewton Glen Farm, the two Chewton Glen House Lodges and number 550 Lymington Road are all 19th century or earlier in date.

Building Materials

Chewton Mill dates from the 18th century, but is likely to be on the site of a medieval mill. It is built in red brick, with the ground floor stuccoed and with modern additions at each end. It has buttresses attached to the south wall and a tiled roof. The bridge over the River Chew at Lymington Road dated 1901. It is constructed in red brick with stone coping and a concealed reinforced concrete beam; the first ever example of a reinforced concrete bridge. The majority of modern buildings are built in non-local materi-

als, generally in brick with tiled or slate roofs.

Key Buildings

Chewton Glen Farm, Chewton Glen House lodges, 550 Lymington Road

Cottages: The Cottage, 45 Chewton Common Road; Little Thatch, 39 Chewton Common Road; 35 and 35a Chewton Common Road; Heath Cottage and Yew Cottage (29 Chewton Common Road); Woodpecker Cottage, Chewton Way; Gorse Cottage, 31 Chewton Common Road; 27 Chewton Common Road and 47 Chewton Common Road.

Industrial: Chewton Mill (now converted for residential use)

Communications: bridge over the River Chew at Lymington Road, milestone at junction of Chewton Farm, Ringwood and Lymington Roads

Christchurch Historic Urban Character Area 24
Archaeology

Archaeological Investigations

No archaeological investigations or finds have been recorded within this character area.

Archaeological Character

The lack of any below-ground investigation constrains the consideration of the archaeological resource.

Figure 100 shows historic boundaries depicted on maps dating from the 19th century. Some of these are likely to represent enclosure boundaries fossilised in the modern townscape.

**Christchurch Historic Urban Character Area 24
Designations**

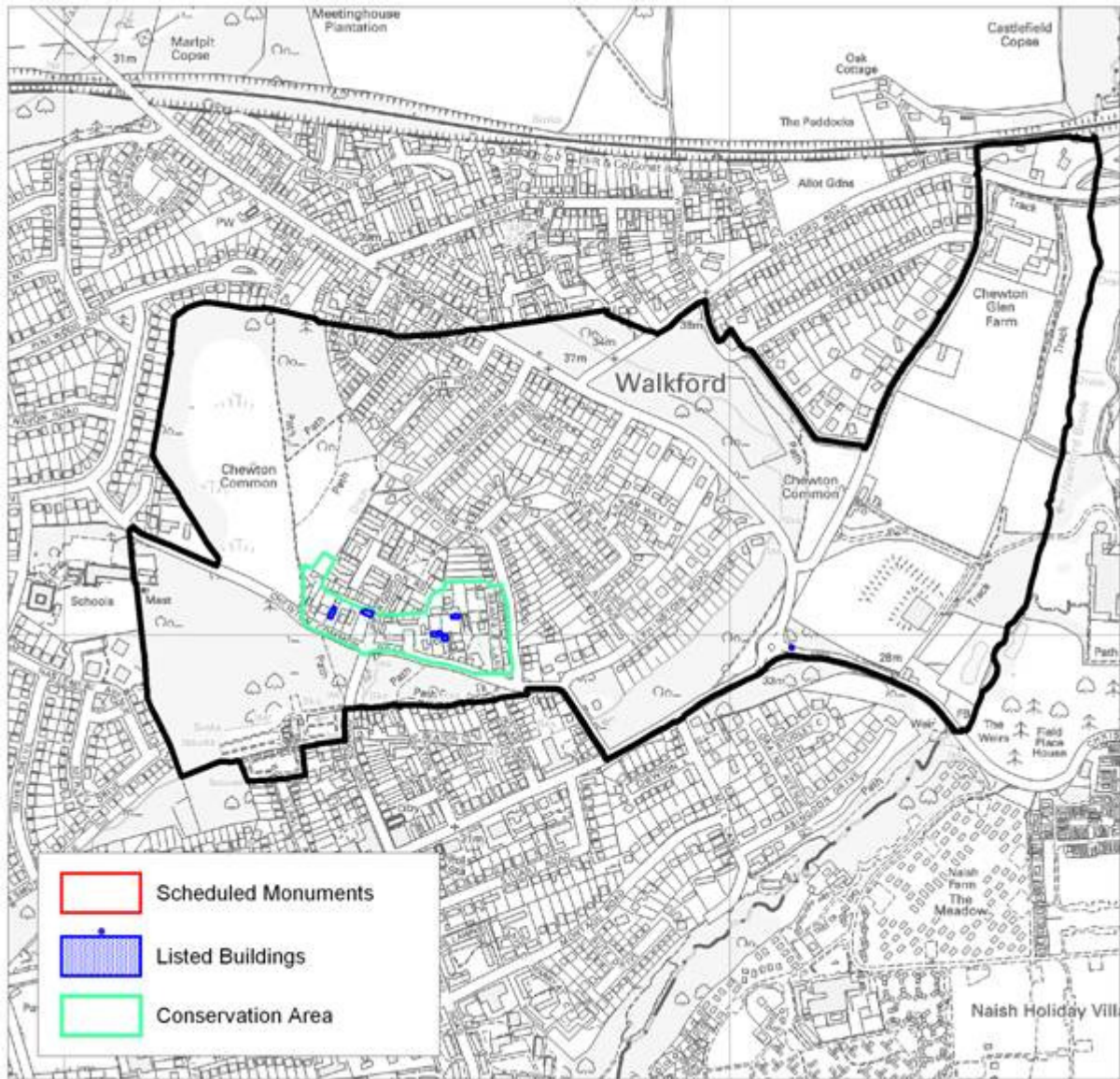


Figure 166: Listed Buildings and other designations in Historic Urban Character Area 24

Listed Buildings

There are nine Listed Building designations in the Character Area, all Grade II.

Conservation Areas

The Bramble Lane Conservation Area lies within this Character Area (Figure 49).

Registered Historic Parks and Gardens

There are no Registered Parks and Gardens

within the Character Area.

Scheduled Monuments

There are no Scheduled Monuments within this Character Area.

**Christchurch Historic Urban Character Area 24
Evaluation**

Strength of Historic Character

The strength of character of this area is judged to be **medium**. It retains areas of former common land, and clusters of earlier settlement, originating from squatter settlement around the common and of possible medieval origin in the vicinity of Chewton Farm/Mill.

Sensitivity to Large Scale Development

The area has a **medium** sensitivity to major change. Although 20th century suburban housing developments already characterise this area, it retains a relatively high proportion of historic boundaries. Future development needs to be on a scale that retains these.

Archaeological Potential

The potential for archaeological deposits must be considered to be **medium** for the majority of the area which has been undeveloped since at least the end of the Roman period. There is a background or medium potential for sites of Roman or earlier date in the area. The vicinity of Chewton Mill and Mill Farm has a slightly higher archaeological potential. The Bramble Lane conservation area also has a slightly raised potential for the same reason.

Key Characteristics

- Medieval rural settlement and mill
- Ancient common
- Post-medieval squatter settlement