

# Sturminster Newton Historic Urban Character Area 5 North East Sturminster Housing Estates

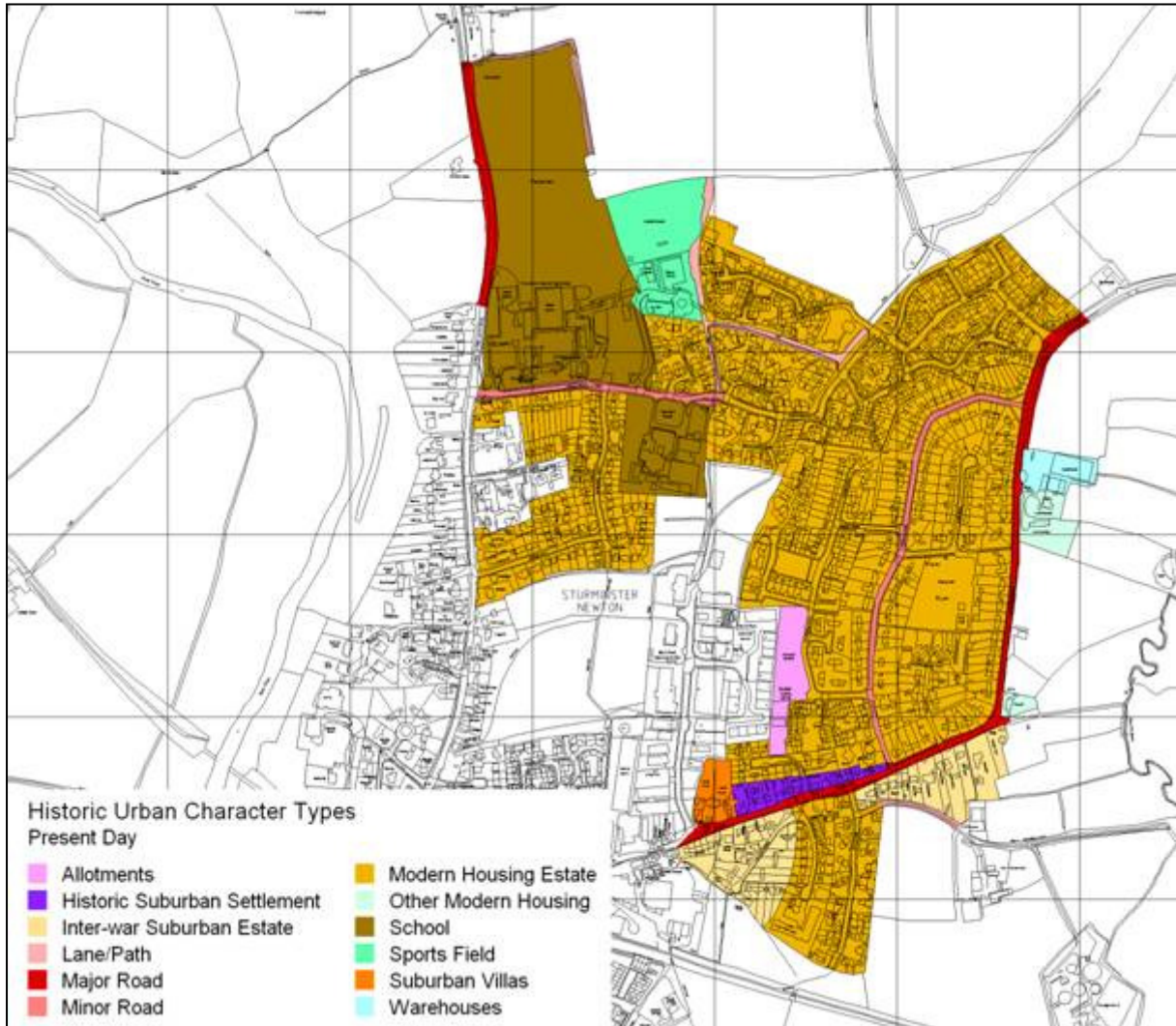


Figure 89: Map of Historic Urban Character Area 5, showing current historic urban character type



Figure 90: Townscape showing the modern housing estates at Honeymead Lane and Green Close.



Figure 91: View east along Rixon Hill showing the 19th century ribbon settlement.

## Sturminster Newton Historic Urban Character Area 5 Structure of Character Area

### Overview

This area comprises modern housing estates on the northern and eastern fringes of Sturminster Newton. It also includes schools and sports facilities on the northern edge of town. In broad terms the area occupies the angle between Bath Road and Rixon Hill, but excluding the industrial estate and fields at Butts Pond.

### Topography and Geology

This area has an essentially undulating topography. Rixon Hill is a low ridge running along the east side of the area, above the Chivrick's Brook valley. This ridge reaches a maximum height of nearly 70m, dropping away either side to approximately 50m at Butts Pond and Chivrick's Brook. Bath Road runs along the crest of a second parallel ridge rising gently to the north. The northern part of the character area, in the vicinity of Honeymead Lane, traverses both ridges and the intervening vale. Both ridges are of Corallian Limestone.

### Urban Structure

There are two major routes through this area; Bath Road runs N-S along the western edge of the area and Manston Road runs through the southern end of the area, then turns to run along the eastern edge of the area. Between these roads is a network of local access roads, mainly curvilinear culs-de-sac, which gives access to the widespread housing estates built across this area.

### Present Character

Figure 89 shows the present day historic urban character types. The area is dominated by modern housing estates, with some inter-war suburban housing to the south of Manston Road. There is a small area of historic suburban settlement at Rixon Hill on the north side of Manston Road. At the northwest corner of the area is a large area of school grounds and



Figure 92: View east along former course of Honeymead Lane.

adjacent sports field. There is also a small area of allotments north of Manston Road.

### Time Depth

This character area formed part of the town's open arable fields during the medieval period, with remains of ridge and furrow recorded to the south of Rixon Hill and in the Yewstock area. The earliest settlement was the early 19<sup>th</sup> century ribbon development at Rixon Hill, which provided the focus for subsequent suburban development. This includes the pair of turn of the century suburban villas at Lower Rixon; inter-war suburban housing at Friars Moor and on the south side of Rixon Hill; and the council housing estate at Green Close, built immediately pre- and post-WW2. Sturminster High School was built in 1960 and Yewstock School in 1977. The housing estate development along Rabin Hill and Honeymead Lane dates from the 1990s and there has been some recent, early 21<sup>st</sup> century housing development at the northern end of the area on Honeyfield Lane and Northfields. Green Close and Honeymead Lane are the only minor roads that pre-date the housing estates and still represent major routes through the estates today. The course of Honeymead Lane has been slightly altered, although the pre-existing route is preserved as footpaths (Figure 92).

### Settlement Pattern and Streetscape

The settlement pattern is largely one of low to medium density housing in the southern part of the area with higher density residential development to the north. There is ribbon development at Rixon Hill and the southern part of Manston Road, generally with the houses set back from the road, with the historic suburban housing at Rixon Hill set directly on the road frontage or with a slight set-back. In the northern part of the area, the road layout consists of a curvilinear cul-de-sac layout with the houses set closer to the street. At Honeyfield Lane the houses are set in a variety of orientations to the street line. The houses are generally larger and more compact in the more recent housing developments. Generally the streetscapes reflect the changing styles of estate design common throughout many parts of the country.

There is relatively little contribution from trees and green spaces in this area, other than the school playing fields and leisure centre on the northern edge of the urban area, the allotments behind Rixon Hill and an open green space at Alder Road.

## Sturminster Newton Historic Urban Character Area 5 Built Character

### **Building types**

A small number of late 19<sup>th</sup> century cottages and suburban villas survive on the north side of Rixon Hill. Many of the inter-war suburban houses on Rixon Hill are bungalows, mixed in with some two storey semi-detached houses, particularly on Friars Moor. Green Close also has a mixture of bungalows and semi-detached former council houses (Figure 94), with bungalows predominant in the north and houses in the south. The remainder of the area, around Honeymead Lane tends to small two storey houses, although there is a group of bungalows at Dashwood Close and some small three storey houses, detached and within short terraces at Northfields, Long Close, Honeymead Lane and Chivrick's Close. Large modern rectangular community buildings exist at Sturminster High School, Yewstock School and Sturminster Newton Leisure Centre.

### **Building Materials**

The majority of houses in the area are built from a red or pale brick with tile roofs. Tile has been the dominant roofing material in the area from the late 19<sup>th</sup> century and into the late 20<sup>th</sup> century. The latest 21<sup>st</sup> century developments have a mixture of slate and tile roofs. Large areas are covered by flat roofs at Yewstock School in particular (Figure 95) but also at Sturminster High School and the Leisure Centre. Pale brick provides the walling for the majority of the community buildings. The leisure centre has a modern corrugated and painted steel roof.

### **Key Buildings**

*Community buildings:* Sturminster Newton High School, Yewstock Special School, Sturminster Newton Leisure Centre.

*19<sup>th</sup> century cottages and suburban villas:* Orchard House, Rixon Cottage, Lower Rixon.

*Post-War housing:* The Chinnocks, Alder Close.



Figure 94: View south along Green Close.



Figure 95: Yewstock School, Honeymead Lane.



Figure 96: 1990's housing estate, Badger's Way.



Figure 93: Sturminster High School.



Figure 97: Northfields Housing Estate.

## Sturminster Newton Historic Urban Character Area 5 Archaeology

### **Archaeological Investigations**

No archaeological investigations have been undertaken in this character area, although a quantity of Roman coins were reported to have been discovered during the construction of Sturminster Newton High School in 1960.

### **Archaeological Character**

Ridge and furrow earthworks have been recorded from 1947 aerial photographs at two locations within the study area. The first, on the south side of Rixon Hill has been largely developed for housing at Elm Close and Friars Moor since 1947. The second has also been developed since 1947, now lying beneath Sturminster Newton High School. Another intriguing set of earthworks are visible on the

1947 aerial photographs at the current site of Sturminster Newton Leisure Centre, some of which may be preserved beneath the football pitch. These features all reflect the agrarian character of the area during the medieval period. A small number of historic boundaries are marked on Figure 96. These are the extant remains of the medieval field system, modified in the post-medieval period.

The character area also lies on the Corallian Limestone Ridge and archaeological remains and deposits dating from the prehistoric, Roman and Saxon periods are also likely to form part of the archaeological character.



Figure 98: Archaeological features in Historic Character Area 5.

**Sturminster Newton Historic Urban Character Area 5  
Designations**

***Listed Buildings***

There are no Listed Buildings in the Character Area.

***Conservation Areas***

The character area falls entirely outside the Sturminster Newton Conservation 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.

**Sturminster Newton Historic Urban Character Area 5  
Evaluation**

***Strength of Historic Character***

The strength of character of this area is judged to be **weak**. There is only a handful of surviving late 19<sup>th</sup> century cottages. The design of the modern housing estates only partially reflects the historic field and road pattern in the area.

This area has the potential to provide information which would contribute to Research Questions 1- 3, 13 (Part 7).

***Sensitivity to Large Scale Development***

The area has a **low** sensitivity to major change, providing development does not visually impact on the historic townscape of Sturminster Newton and respects any surviving buildings, boundaries or earthworks dating from the 19<sup>th</sup> century and earlier.

***Archaeological Potential***

The archaeological potential of this area is judged to be **medium**. Although there is no time depth to the urban development of the area, there is higher than average potential for Roman or prehistoric archaeology. The prehistoric and Roman settlement pattern of the region is poorly understood. There is also considerable potential for the better recording and understanding of earthworks visible on aerial photographs and probably relating to medieval field systems.

**Key Characteristics**

- Former medieval arable fields
- Late 19th century cottages at Rixon Hill
- Inter-war suburban housing at Honeymead Lane and Rixon Hill
- Post-war council housing
- Modern housing estates
- Modern schools and leisure centre