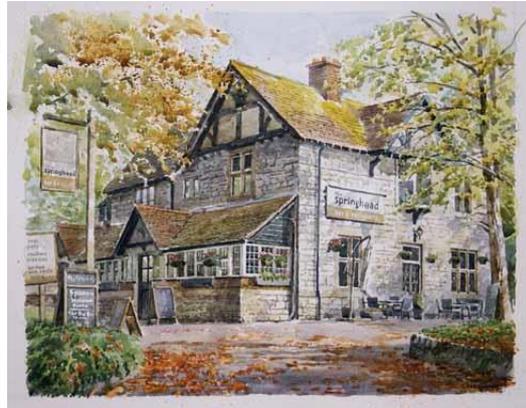


10. Sutton Poyntz – Discovering the Ridgeway

10.05.18



Images of the Duck Pond towards 101 Silver Street and The Springhead Inn.

Key Features

The historic core is drawn around the area either side of the watercourse of the River Jordan as shown outlined below in green with the Ridgeway to the north and Chalbury Hillfort to the west. Sutton Poyntz is approached from the north by way of Coombe Valley and Plaisters Lane with long views over the village to Osmington Hill, and from Preston to the south, the approach along Sutton Road is lined by a row of continuous cottages to the west.

High above the village is the primary source of drinking water to the area, there are a series of springs that between them produces 3 million gallons a day to Weymouth via the original water powered turbine driven pumps. When the demand increases in summer to 5 million this is supplemented by water from bore holes in West Knighton. The confluence of the springs which become the River Jordan is joined by the Upton Brook which emerges below the Cart Shed on Sutton Road.

Sutton Poyntz is a small nucleated village sited along the valley floor surrounded by hills. The character of the village is dominated by architectural variety; cottages of local Purbeck limestone, generally of 2 storeys but occasionally 3. One of the main characteristics of Sutton Poyntz is its 'back lanes' comprising Puddledock Lane, Mission Hall Lane, Plaisters Lane and Silver Street

The remnants of Puddledock Farm provide the important gap between Preston and Sutton Poyntz.

The width of Plaisters Lane and the presence of long front gardens contribute to an element of openness. There are established trees in the street scene in large gardens and these make a contribution to local amenity.

Origins and Settlement Pattern

Sutton is recorded in 891 and the meaning is 'southern settlement'. Sometime around 1200, it was granted to the Pontz family of Iron Acton, Gloucestershire. John Hutchins

writes in his, History and Antiquities of the County of Dorset '*The name of Pontz is very ancient and supposed to be one of them that came with or after the Conqueror. The eldest of the Pontz that first came here dwelt in Dorsetshire in a place called Sutton.*' The Poyntz family gave the village their name when they held the manor and the liberty which included Chickerell (part), Preston and Stockwood until 1376. The Pontz family had a Chapel of Ease as recorded in 1405. The remains of an important building measuring 10 x 6m internally with a Purbeck altar stone is suggested to be the mediaeval chapel that was demolished by 1650. The Upper Mill stood on the Wessex Water site, Plot No 37, leased by William Hellier as house, mill, garden and orchard (according to the Tithe Apportionment) in 1838, which was demolished in 1855 to make way for the present building. This mill had been designated at the same time as the other mill during the time that Hugo Poyntz held the manor.

The manor was subsequently sold to the Howards and the Harveys and in the late C18 to the Welds of Lulworth, Joseph Weld Esquire was the owner of the majority of land in 1838. The Weld family retained ownership until 1925.



101, 107-111 Silver Street and date stone adjacent village duck pond.

Liberties were an administrative unit of local government in England from the Middle Ages to the C19, co-existing with the systems of hundreds and boroughs but independent of both, generally for reasons of tenure. Sutton Poyntz ceased to be a liberty in 1933 when it was incorporated into the Borough of Weymouth and Melcombe Regis.

Hutchins recounts '*the liberty of Preston and Sutton Poyntz is a little vill and manor situated half a mile north of Preston and appears to have been and still is the principle lordship on which that of Preston depends.*'

The Royal Commission mentions Sutton Poyntz in passing as a hamlet with no outlying mediaeval settlements; the open fields were enclosed in 1798 '*the said village of Sutton Pointz towards Dorchester beginning on the North end of a certain lane called Plaisters Lane and extending from thence in a northwest direction in or near its ancient course.*' (The Inclosure Report dealt with allocations of lands and responsibilities for boundaries and for roads). The name 'Plaisters Lane' comes from the chalk that was burned in the limekilns on the west side of Chalbury Hill Fort. Plaisters came up from Sutton for materials of their trade.

Weymouth Water Board and Wessex Water

The water in Sutton Poyntz came from Boiling Rock until 1856 when the Upper Mill was demolished to make way for a new 1860 turbine building designed by George

Crickmay. All the buildings on the site are designed by the same architectural practice based in Dorchester.

At the north end of the village on Waterworks Lane, is the water works of Wessex Water and the Grade II listed Turbine Hall (formerly scheduled). The Victorian pumping station which supplies 3 million gallons of water daily to Weymouth, also houses a museum of water and the history of its treatment from Roman times to the present day. The museum includes a water turbine pump dating from 1857. In 1855 the Weymouth Waterworks Company bought the rights of the water in the springs and built the pumping station. The water was pumped to a reservoir on Rimbury Hill in Preston and was then routed by gravity to a reservoir at Rodwell, thus serving the Weymouth side of town.

In 1900 steam power was introduced which improved efficiency and then electricity in 1950. It became part of Wessex Water in 1974 as it remains to this day.

The site has become an educational resource and museum which is centred on the Water Turbine House and surrounded by contemporary buildings all of which remain in the same ownership and are maintained to a high standard.



The Mill House and the Mill at Sutton Poyntz.

The land on which it stands was then leased by copyhold from Thomas Weld Esq. into whose hands the estate had passed during the late C18. The meaning of copyhold is defined as a form of landholding “holding at the will of the lord according to the custom of the Manor”. The Welds of Lulworth held the manor of Sutton Poyntz with Preston until 1925 when it was sold. Joseph Weld owned a large proportion of the land in 1838 according to the Tithe Map of Preston and Sutton Poyntz.

The 1861 census records Charles Shorto aged 24, born Dorchester, a corn miller employing two men and a boy. In 1898 Kelly's Directory the mill is in the occupation of Barnard Henry Meech who is a miller (water) at Sutton Poyntz and also at Upwey.

Opposite the Mill on Sutton Road is the site of the old Courthouse of the Weld family. The building, which was used as a dairy, was destroyed by fire in 1908. Some of the timbers rescued from it were then used in the construction of the lych gate of St. Andrew's church at Preston.

Further upstream from the Mill the river broadens out to form the village duck pond. The pond is lined on one side by a row of characterful cottages. Two of these cottages Nos 109 & 111 were once the public house called the Springbottom Inn and the last cottage on the corner of Mission Hall Lane was previously the village shop.

Listed Buildings

There are 12 Grade II entries on the statutory list including:

The Grade II* listed Parish Church of St Andrew on the southern end of the settlement was restored by TH Wyatt in 1855 but the tower, nave and south aisle are all C14-C16, Perpendicular in style.



The Water Turbine Hall by Thomas Hawksley, the history of the Sutton Poyntz water works has been recorded in a book by SE Barrett, former engineer and manager of the Waterworks Company.



101, 107, 109 & 111 Silver Street.



Northdown Farmhouse, boundary walls and outbuilding and Barn Range and wall south east of Northdown Farmhouse.



Blue Shutters, a C17 century cottage called "Blue Shutters". It is mentioned in a document of 1634 when it was the home of Robert Fookes.

Sutton Mill and the Mill House which were used by Thomas Hardy as the setting for "Overcombe" in his only historical novel The Trumpet Major published in 1880, set in

Weymouth during the Napoleonic wars. The 3 storey + attics water mill of brick and 2 storey Mill House of stone were both built in 1820.

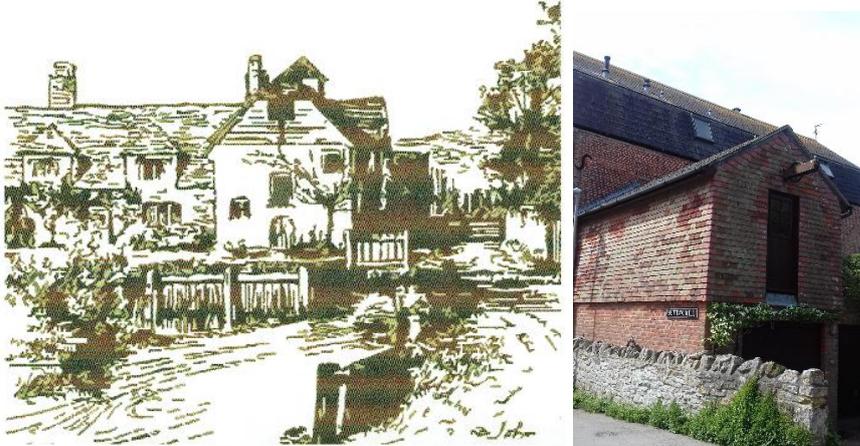


Image based on an engraving by John Collier of Overtcombe Mill from 'Stealing away, like Time...'



Laurel Cottage is built upon the site of the poorhouse called the Church House, it was pulled down on the alteration of the poor law.

The Old Poorhouse occupied Plot No 106 on the tithe map and was owned by the Parish of Preston and Sutton Poyntz.



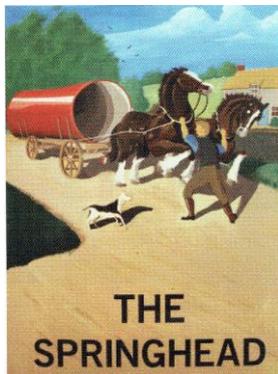
Sutton Lodge and Sutton House.

Sutton Farm was the former home of the John Allen Pope and he is thus recorded in the 1851 census aged 48 of Toller Porcorum, a farmer of 1950 acres employing 40 labourers. The three youngest sons of John Allen Pope became brewers and went on to found the local brewery of Eldridge Pope based in Dorchester.



19 Sutton Road.

Summary of Quality Buildings



The Spring Head Hotel now pub occurs in the 1898 Kelly's directory and Waterworks cottages represent the 1901 Crickmay designs, remarkably intact.



Mission Hall and Church Cottage in Mission Hall Lane.



Sutton Farm barn opposite Bellamy Cottage, formerly two cottages called The Elms, was the home of a blacksmith whose smithy stood in front of it.



Millstream and The Rest on Silver Street, the latter was once two cottages, built sometime around the late C16 or early C17 with much rebuilding.



The terrace of houses of brick, stone and render along the mill stream.

Prospect Cottage, Westward, The Cottage, Fox Cottage and Chips Cottage 1830 in Puddledock Lane.

1850's terrace along Sutton Road built of Ridgeway stone.



Methodist Chapel 1816 and the Coach House and Stables in Sutton Road.



Behind the trees and hedgerows that line Plaisters Lane lie several inter-war houses by E Wamsley-Lewis of Trent & Lewis the co-founder of the Weymouth Civic Society.

These houses are Staddles 1933-4, Russett Cottage and Spinneys of 1936 and Valley Cottage 1937, also Cob Cottage of 1939 in White Horse Lane.

Key Views

There is much of archaeological importance which contributes to the setting and surrounding footpaths provide views into and across the valley. Views out towards the (1807) White Horse and Chalbury Hill Fort are evident. From the garden of the Springhead the White Horse can be seen 75m high in chalk on the adjoining hillside.

Palette of Materials

Purbeck stone – from the Cypris Freestones is used for buildings in the area north of Weymouth and almost predominantly in Sutton Poyntz and limited use of render. The Mill is built of red brick under a mansard roof, replacing the former stone mill, with clay tile hanging. There are some later buildings of brick, flint and cob under tile, slate, clay crinkle crinkle and thatched roofs. C20 century houses are largely detached, built of rangework or rendered masonry set back behind generous front gardens, and many have contemporary extensions or later features.