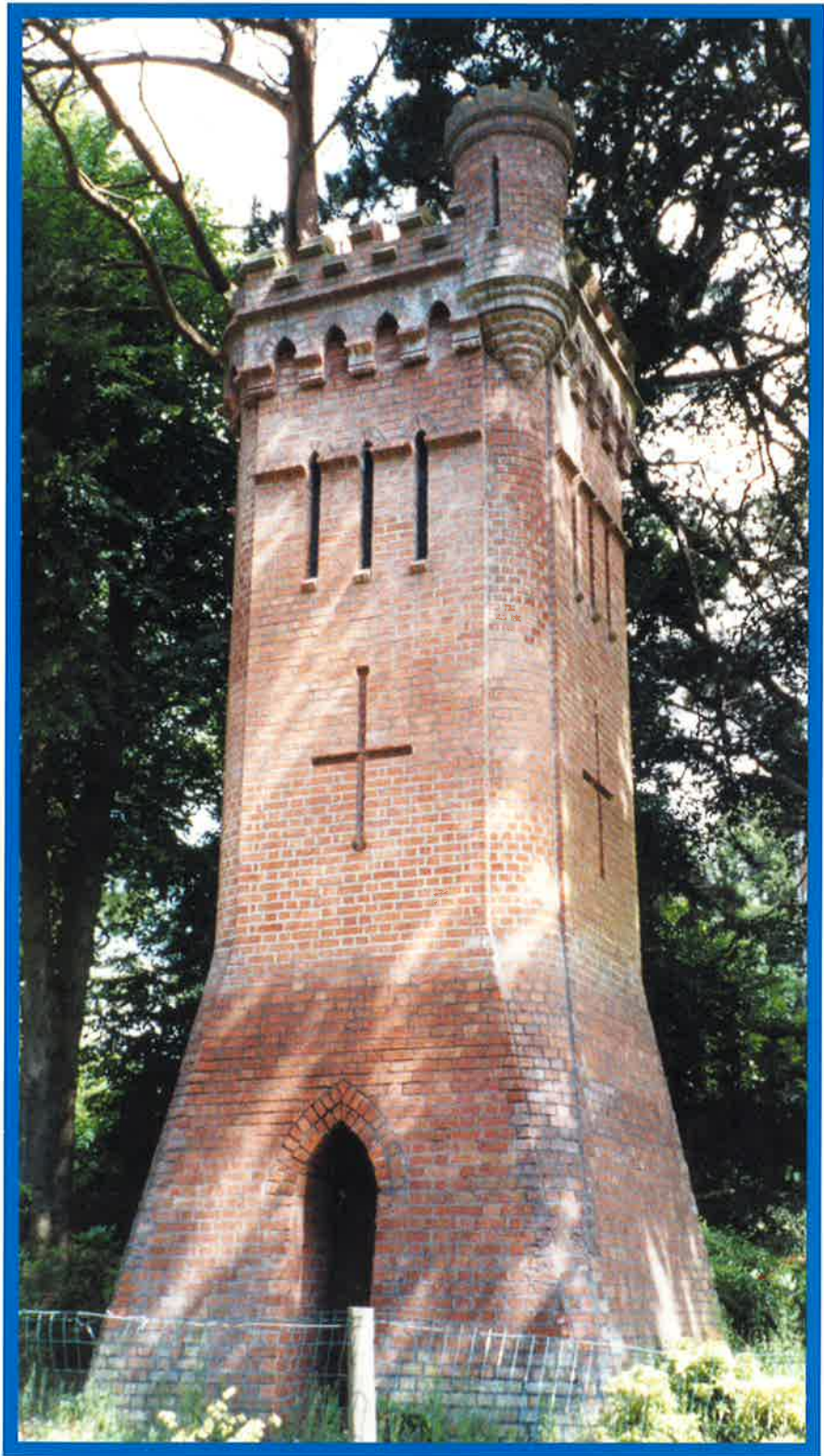


# THE LOCAL LIST



**BOURNEMOUTH  
BOROUGH COUNCIL**  
Revised December 2000

## Water Tower, Upper Pleasure Gardens

Built c.1885, this functional building was built with humour in the gothic style popular at the time. Resembling a miniature medieval castle complete with 'battlements' and crenellated turret. The tower was fed by a water wheel about 50 yards downstream, which was taken out during the Last War, and is now marked by a weir; the water from the tower fed a series of sprinklers for the gardens, and an urn shaped brick fountain on an island just upstream, the island was removed in 1991. Today the tower provides an important habitat for bats as part of an environmental conservation programme.



Shelley Cottage and Shelley Mews, Black Lane, Muscliff.

A small house with attendant courtyard and mews c.1850, the pretty gothic style building has quality decorative features in the stucco quoins and fish scale tiles of the roof. Set overlooking the River Stour at a beauty spot favoured by the Victorians, the Lodge is believed to have been used as a retreat by Sir Percy Shelley of Boscombe Manor, son of the poet Percy Bysshe Shelley.

## What's this all about?

The Local List is the result of a decision by the Planning Committee on 27th July 1998, to establish a list of locally important buildings in Bournemouth, to be introduced in several phases, each subject to a period of public consultation.

### Why have a Local List?

For a long time it has been recognised that there are many distinctive buildings in the town which are worthy of being saved for future generations, but are not in the existing conservation areas, and are not Listed Buildings.

The importance of these buildings often lies less in the contribution they make to the architectural history of the whole country and more in the distinctiveness that they contribute to Bournemouth.

Some of these buildings form an important part in the life of the town, and are regularly used by large numbers of people; others may be prominently sited along roads and form a part of the every day experience for many people using a particular part of town. A few may be sited in obscure locations, but have a character and presence that delights the people who discover them; yet more of them may be particularly noteworthy examples of buildings which define the underlying character of the main parts of the town.

All of these buildings contribute in their own way to making the town, and its several neighbourhoods a special place to live in and to visit. They contribute to the every day atmosphere and have a story to tell about the historic evolution of the town.

These are buildings which would be missed if they were to be drastically altered, or demolished, and would leave the town a poorer place for their passing.

Part of the job of the Local List will be simply to bring a greater awareness of the value of these buildings. Another part of its job will be to ensure that the proposals for ensuring the survival of these buildings is made fully public, and has the backing of the town's residents and visitors.

### Do we really need a Local List in Bournemouth?

Those buildings considered for inclusion on the Local List will frequently include buildings which have narrowly missed inclusion on the national statutory list, such as Pokesdown Clinic in Christchurch Road, because a similar example has already been listed, but which are unique in Bournemouth.

Other buildings which qualify for inclusion on the Local List will be local landmarks, such as the Ensbury Park Hotel in Columbia Road. A number will be those which were originally included on the Grade Three List.

In this first phase of the Local List, attention has been mainly focused on buildings with no other protection, and so most buildings already in Conservation Areas have been excluded. In future, providing that the Local List proves to be a success, buildings within Conservation Areas will be considered for inclusion.



Church of St. Francis of Assisi, 470 Charminster Road.

A fine church built between 1929 and 1935 in an eccentric style with an attendant complex of buildings including a Parish Hall and Parsonage. The stark style with the spherical east window and Tuscan campanile give little indication of the wealth of fascinating stone carvings of all manner of animals which adorn this elegant church.



The Midland Hotel, 53-61 Norwich Avenue West.

Bournemouth's first railway hotel built c.1880 to serve the newly opened Bournemouth West Station which had opened in 1874. A landmark building with an interesting mix of architectural styles, little altered and standing proudly alone. Red brick with a wealth of embellishments typical of the transitional style at the end of the 19<sup>th</sup> century.

## What does it all mean?

The Local List is “non-statutory”; to explain further:- when a building is Listed nationally, or included in a Conservation Area, the planning status of the building changes, and it is often necessary to apply for an additional permission to make certain changes to such a building, whereas the same changes can be usually made to ordinary buildings with only Planning Permission, or in some circumstances without any permission.

The Local List does not remove buildings from “ordinary” status, and so no additional permissions are required. The protection of Local List buildings only comes into effect where a planning application is required.

When considering such planning applications the Council will be looking to safeguard the future of Local List buildings, through policies contained in the Bournemouth District Wide Local Plan. In the event of an appeal an Inspector from the Department of the Environment will take the inclusion of a building on a Local List into consideration.

## How will a building on the Local List be affected?

“Planning Policy Guidance Note 15” leaves the level of protection offered to Locally Listed Buildings to the discretion of local authorities; it states:-

“It is open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection.”

The Bournemouth District Wide Local Plan, mentioned above, shows the approach which the Council will take to buildings on the Local List.

Policy 4.3 of the District Wide Local Plan states:-

**“The Local Planning Authority will resist the demolition of any building on the Local List.**

Where Planning Permission is needed for the extension or alteration of a building on the List of Locally Important Buildings, Planning Permission will be granted unless the proposed development has an adverse effect on any of the following:

- i) the physical features of the building which are of particular interest or value;
- ii) the scale, density, height, massing, layout, materials, colours, vertical or horizontal emphasis of the building;
- iii) the Locally Listed Building’s setting and its contribution to the local scene;

and the design of any proposed alteration or extension is sympathetic to the principal building.”



The Hilton Hotel, originally The Palace Court, Westover Road.

Excellent example of Art Deco style, the hotel was designed to look like the side of an ocean liner. Erected in 1934 it boasted the first multi-storey car park in the country. Despite unsympathetic additions in the 1980’s, the clean lines have survived the test of time and the building is still a focal point on the skyline.



Springbourne Public Library, 293 Holdenhurst Road.

Built in 1909 as part of the international philanthropic scheme initiated by Andrew Carnegie to provide libraries in every town. Built of brick and stone, in the neo-classical style, it makes an important contribution to the street scene. The basement was once used as storage for all the local newspapers.



896 Christchurch Road Pokesdown

A richly ornamented Italian Renaissance style building, which is notable for its architectural detail and strong composition. Built as the Pokesdown Art and Technical School in 1898.

## Why a Local List and not something else?

In a few cases the buildings which appear on the Local List may be suitable for national Listing, or for inclusion in a conservation area, but have as yet received neither form of protection. There are also buildings already in conservation areas which will appear on the Local List. A typical would be a fine modern building which deserves protection, but is out of character with its Victorian surroundings. In this way the Local List can be site specific for buildings which are important to the whole town, not just to the conservation area.

Another advantage of a building being on the Local List is that people will be aware before they carry out permitted work, or make a Planning Application that special care should be taken to protect the building.

## How can my views be heard?

Conservation issues can raise strong opinions, some people object to extra controls, other people want to be reassured about the future of the town, and you may want to express your views.

The Bournemouth Local List is being introduced in phases, each of which will be fully publicised at the time; by adverts in the local press, and letters sent to the properties concerned. Suggestions for the list may be made by members of the public, or by Council Officers.

If you have a view, you can write in to the address given at the end of the Appendix to this leaflet.

Information concerning buildings already on the Local List, or proposed for future phases of the List, will be available from Planning Services. When confirming buildings for formal inclusion on the Local List, Councillors will be able to read any letters submitted by the public during the publicity period.

## So what buildings are on this list?

Short appendices are available which set out Bournemouth's Locally Listed buildings. A full appendix, available for inspection at the Planning Office, includes a photograph and location plan of each building, along with its description, and identification of the importance which justifies its place on the list.



**Bournemouth Town Hall, Bourne Avenue.**

Built as the Mont Dore, spa hotel in 1881, to the designs of architect Alfred Bedborough, the building was converted into the Town Hall in the 1920's. A distinctive building in buff brick and stone, retaining many original features.



**War Memorial**

Erected in 1922 to honour the dead of the Great War. Constructed in Portland stone, with copper decoration, this classically styled edifice stands on a raised plinth, with heavy Deco balustrading. The memorial is sited in the Listed "Central Gardens", close to the original site of Coy Pond. It is an important monument to the social history of the 20<sup>th</sup> century and a major local landmark, serving as a focus for the annual Remembrance Day services, and as a location for other tributes such as for the late Princess of Wales.



**The Richmond Arms, 153 Charminster Road.**

Famous local landmark on a prominent corner site. This delightful confection was built in Queen Anne revival style in 1893 with stables attached. The huge terracotta tile roof is accentuated by the cat slide dormers and the free flowing Dutch gables.

# Appendix

The first phase of the Local List of Buildings of Architectural and Historic Interest (compiled October 1998, revised December 2000, updated March 2014)

## A

### Admiralty Road

- ▶ Coastguard House

## B

### Bath Road

- ▶ 28, The Queen's Hall

### Belle Vue Road

- ▶ 1
- ▶ Tuckton Bridge (a section within the Borough)

### Boscombe Overcliff Drive

- ▶ 33 - 41, Woodland Walk Bowling Pavilion
- ▶ 48, Tudor Cottage

### Bourne Avenue

- ▶ 1 - 5 (see 4 - 8 Richmond Hill)

### Broadway Lane

- ▶ 115 - 117, Homes for Heroes

## C

### Castle Lane West

- ▶ Broadway Tavern and Hotel (adj. 243)
- ▶ 521 - 605, Eventide Homes
- ▶ 616, gatehouse to former Holdenhurst Lodge
- ▶ 667 - 717, Bournemouth Memorial Homes 1 - 9 & 16 - 24

### Charminster Road

- ▶ 153, The Richmond Arms
- ▶ 480, Alverna House

### Christchurch Road

- ▶ 709, Motabitz
- ▶ 896, Pokesdown Clinic

### Church Road

- ▶ 54, St. Katherine's Home

### College Road

- ▶ 1 - 27, Wentworth Milton Mount

### Columbia Road

- ▶ 2 - 4, Ensbury Park Hotel

### Commercial Road

- ▶ 1 - 3
- ▶ 5 - 9
- ▶ 2 - 12, Debenhams

- ▶ 14, Madisons

- ▶ 16
- ▶ 34
- ▶ 36 - 40

### Crescent Road

- ▶ 2 - 4, Green Acres

## D

### Dalmeny Road

- ▶ 1 - 5, Rocket House

### Durdells Avenue

- ▶ 46, Christ the King Church

## E

### East Way

- ▶ Bournemouth School for Boys

### Exeter Road

- ▶ 2 - 8, The Moon in the Square, Public House
- ▶ 10, Rebbecks
- ▶ Punshon Memorial House

## F

### Ferry Road

- ▶ 2-14, Coastguard Cottages, gate piers and boundary walls

## G

## H

### Hannington Road

- ▶ Metropolitan Community Church (adj. 28)

### Hill View Road

- ▶ 15, Hill View School

### Holdenhurst Road

- ▶ 222, Fishmonger's shop front
- ▶ 293, Springbourne Public Library
- ▶ 402 - 406, Park View Parade

## I

## J

## K

### Kinson Road

- ▶ 227-229, Former East Howe School
- ▶ 266

**L****Lansdowne Crescent**

- ▶ 3 - 6

**M****Malmesbury Park Road**

- ▶ 199, The Brunswick Hotel Public House

**Millhams Road**

- ▶ 57 - 61, early 19th century terraced cottages
- ▶ wall and gate pier (adj. 57 - 61)

**Muscliff Lane** (off Muscliff Lane, now Shelley Lane)

- ▶ Shelley Lodge
- ▶ Shelley Cottage
- ▶ Shelley Mews

**N****Nortoft Road**

- ▶ BEET Language Centre (adj. 2)

**Norwich Avenue West**

- ▶ 53 - 61, The Midland Hotel

**O****Old Christchurch Road**

- ▶ 216 - 226, Cutler Terrace (tiled door surrounds)
- ▶ 231 The Lansdowne Hotel

**Oxford Road**

- ▶ 26 - 32, Homelife House

**P****Poole Road**

- ▶ 20

**Q****Queens Road**

- ▶ 4 - 14, shopping parade & The Queen's Hotel
- ▶ 9 - 23, shopping parade

**R****Ringwood Road**

- ▶ 833 - 843, W.H.Saunders's Homes of Rest
- ▶ 1010, Shoulder of Mutton, Public House
- ▶ 1200 - 1204, early 19th century terrace & former Blacksmiths' workshop

**Richmond Hill**

- ▶ 4 - 8 (see 1-5 Bourne Ave.)

**S****St. Catherine's Road**

- ▶ 6a - 6b, 1920's garage

**St. Peter's Road**

- ▶ 1 - 31, (formerly Maples building)

**Seabourne Road**

- ▶ 4, Cobden Cottage
- ▶ 136 - 144, shopping parade

**Shelley Lane** (see Muscliff Lane)**Southbourne Road**

- ▶ 5 & 7
- ▶ 21

**Stokewood Road**

- ▶ 59, Public Baths

**T****Tuckton Close**

- ▶ 7, Carbery

**U****Upper Pleasure Gardens**

- ▶ The Water Tower

**V****W****Wallisdown Road**

- ▶ 250

**Westover Road**

- ▶ 30 - 36, formerly The Ice Rink
- ▶ 37 - 41, Odeon (formerly Gaumont)
- ▶ The Hilton Hotel (formerly Palace Court Hotel)

**West Way**

- ▶ 12, Yew Tree Cottage

**Wimborne Road**

- ▶ 28, The Gables
- ▶ 1195 - 7, pair of semi-detached Victorian Cottages
- ▶ 1421, Old Vicarage Restaurant

**X****Y****Z**

For more information, please contact:

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