Public Consultation
Appraisal and Management Plan
Old Christchurch Road
Conservation Area
Summary

We would like to hear your views on a draft Appraisal and Management Plan for the Old Christchurch Road Conservation Area (Full Document).

This is a summary of the Full Document that Bournemouth Council is consulting on. All documents, including an on-line response survey and FAQs are available at:
www.bournemouth.gov.uk/oldchristchurchca

Please respond to the consultation by Friday 31st August 2018

The Full Document has been prepared by
Donald Insall Associates on behalf of Bournemouth Council
Availability of documents
Hard copies of all documents are available to view or take away until the end of the consultation period from:

- Town Hall Customer Contact Centre, St Stephen’s Road BH2 6EB
- Central (Town Centre), Boscombe and Westbourne Libraries

You may also be interested in
Bournemouth Council is also consulting on two other Conservation Areas:
East Cliff. And West Cliff and Poole Hill

Details are available from the web page at the bottom of this page.

Contact email: heritage@bournemouth.gov.uk

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SUMMARY – Old Christchurch Road Conservation Area Appraisal & Management Plan
Full Document is available on-line at: www.bournemouth.gov.uk/oldchristchurchca
Introduction - Context

Q What is a Conservation Area?

This is an area that has been selected and defined locally as one that is of special architectural or historic interest, and where it is desirable to look after its character or appearance. Conservation Areas have a legal status and are protected by national legislation (Planning (Listed Buildings and Conservation Areas) Act 1990).

Conservation Areas are not about protecting plants and animals, although trees and landscaping can be important parts of the history and character. Larger trees in Conservation Areas are protected (size).

Q How many Conservation Areas does Bournemouth have?

Bournemouth has 20 Conservation Areas?

Q Why are you only consulting on these three Conservation Areas?

We already have information in the form of Appraisals and Management Plans for some of Bournemouth’s Conservation Areas. We have selected these three as they don’t have this information available and they are under significant pressure for change. We need to understand these areas better to inform future decisions on new development – changes to buildings and design of streets and public spaces.

Q What is the context for this work?

This work will provide information as part of a strategy for the whole of Bournemouth (Local Plan). The Local Plan ties together the need for – a sustainable environment, a healthy society, local centres, all types of transport, housing, a thriving economy and jobs, natural environment, sport and leisure, a quality built and historic environment.

This work is also prepared in the context of the fact that Government is setting new and higher housing targets for Bournemouth – potentially changing from around 700 new homes a year to 1,400. This has implications for both our general built environment and need for infrastructure and specifically in relation to this work, our duty to understand and protect what’s of value in our historic environment.

Q What is the purpose of an Appraisal and Management Plan?

This is to provide the local community with information on the historic development of the area, to raise awareness of why the area is locally and historically important and suggest how the area can be preserved and enhanced for the future.

It will also be used to provide guidance to landowners, developers and those involved with making planning or other decisions affecting the character or appearance of the area.

Q What things can I influence through this consultation?

We are asking whether these Conservation Areas should be Conservation Areas at all in your opinion, or whether they should be, but the boundary should change – made larger or shrunk.

We want to understand what the community value and don’t value in these areas and how much potential you think there is for change or not – buildings demolished and replaced, altered/extended, architectural features that should be kept and reinforced or can be lost. What should our streets, shopfronts, signs and adverts be like in Bournemouth?
The Old Christchurch Road Conservation Area

The Old Christchurch Road Conservation Area has historic interest and contributes to the identity and origins of Bournemouth. It became a conservation area in 1993.

The Appraisal and Management Plan for Old Christchurch Road Conservation Area identifies:

- key elements that make the area special
- what contribution each building makes to the area – positive, neutral or negative
- proposed extensions to the conservation area boundary
- issues that currently bring down the area
- how it could be better managed to improve its character and appearance and have a sustainable future.

Why is the area important/significant?

The Conservation Area is of historic significance as it provided a toll road which connected Poole and Christchurch over the Bourne Chine before Bournemouth was established. This road follows the present day Poole Hill, through the Square and up to Lansdowne via Old Christchurch Road. This road remains unchanged in its form and position.

The topography provides panoramic views into and from the CA, many of which relate to the adjoining CA’s of West Cliff and Poole Hill and East Cliff. The development of the streets which adjoin Old Christchurch Road provides contrasting narrowed and terminated views which retain the historic uses of these artisan and residential areas.

Developed as a commercial district within the late 19th Century, it retains its significance as the heart of the Town Centre providing the primary retail centre for Bournemouth. This use has dictated the development of high density terracing to Old Christchurch Road which follows the layout of the original road network, although the retention of large building plots with buildings set back from the street are still evident to the edges of the CA.

The area retains an interesting mix of high quality architectural typologies which are evident across the CA, many of which are listed, with some notable examples of 20th Century buildings. Much of the variety in building design is now as a result of the continuous reinvention of shopfronts, some of which are more successful than others.

The Grade I listed parish church of St Peter’s is a key landmark within the area and a point of reference across the majority of the CA. The Grade II listed Lower and Central Gardens which border the southern edge of the CA also provide a key characteristic to the setting of the CA, although they are set outside of the boundary itself.

Character Areas

Unlike the West Cliff and Poole Hill and the East Cliff Conservation Areas, no Character Areas have been identified for Old Christchurch Road. This is because the area has a less diverse character and primarily consist of sweeping terraces, with villas around its fringes.

Positive Features

The old Christchurch Road Conservation Area has particular positive features which are distinctive or characteristic of the area. These could be special stand out or landmark buildings, built form and layout (e.g detached, set back from the road), architectural features, materials and detailing.

Some examples of these are shown on p4 and 5.

Contribution of Buildings

A Conservation Area is created because of the special nature of a group of buildings or area. This means that not all the buildings are of the same quality or importance.

In order to help manage change in the Conservation Area, this quality has been assessed by attributing positive, neutral or negative status to each building.

A positive building is one which makes a significant contribution to the character or appearance of the CA in its present form. Buildings do not need to be in their original form in order to be classified as a positive building, and may have been altered to some degree.

Listed buildings by definition have special architectural or historic interest and are therefore deemed to be positive buildings.

Positive buildings are ones that should be retained.

A neutral building is one that sits comfortably in the Conservation Area and neither enhances nor detracts from its character or appearance.

Reasons for this could be due to, for example, a lack of defined style or age or because certain alterations have harmed their original character, but not to such an extent that it detracts from the character or appearance of the area. Many still possess merit and provide some form of contribution to the conservation area, especially when set in attractive gardens and surrounds with appropriate or original boundary treatments.

Neutral buildings are not ones which should be lost, unless a replacement building and scheme is of such quality that it clearly enhances and positively contributes to the Conservation Area.

A negative building is one that detracts from the character or appearance of the Conservation Area and makes no positive contribution at all.

Negative buildings are ones which can be lost and even actively promoted to be replaced.

It is expected that a replacement building would enhance the Conservation Area.

Proposed Boundary Changes

Eight areas are suggested on the map on p6 as changes to the Conservation Area boundary.

The proposed extensions are suggested for reasons such as historic connections, more logical, manageable boundary, opportunities to enhance through inclusion.
Positive Features of the Conservation Area (some examples – also see other pictures in this document)
SUMMARY – West Cliff and Poole Hill Conservation Area Appraisal & Management Plan (Consultation Draft)

Full Document is available on-line at: www.bournemouth.gov.uk/westcliffca
Suggested Contribution of Buildings
Proposed changes to the Conservation Area boundary

Full Document is available on-line at: www.bournemouth.gov.uk/westcliffca
Management issues and challenges

As well as the context explained at the start – current and future pressure for development, particularly in the form of new homes, the Old Christchurch Road Conservation Area has a number of issues and challenges. These are summarised below.

Strategic

Lack of local awareness and understanding of the area

Transient population makes ownership to address the issues difficult

Tall buildings outside the Old Christchurch Road Conservation Area and their relationship to it.

Relationship of development on the fringe of the Bournemouth Gardens or with a visible connection to them

Building Related

Loss of positive buildings

Poor maintenance of buildings

Misperception that poorly maintained buildings and inappropriate shopfronts means buildings cannot be returned to a better condition

Use of poor quality modern materials, including over-cladding

Inconsistent and sometimes poor and unauthorised alterations to shop fronts on otherwise unified buildings

Loss of original building features, including at roof level can harm important views

Street and general appearance

Importance of trees, planting and green space

Characteristic side streets and alleys attract anti social behaviour

Poor siting of modern equipment

Poor quality and dominant signage including at street level – A boards

Street clutter and poor street furniture

Motor vehicle dominance – street design and use - poor quality surfaces and lack of visual cohesion

Lack of provision for cyclists

Insufficient storage arrangements for waste for subdivided upper floors, causing harm to the appearance of the area and attracting wildlife

Pressure from anti-social behaviour and litter from an active night time economy

Congested loading arrangements

Patchwork appearance to old pavement lights

Commercial waste impacting on the appearance of the street

Uncoordinated street furniture
### Adoption and enforcement

Bournemouth Borough Council has a statutory duty to adopt and enforce Conservation Area status. This document must be relevant and fit for purpose. Building owners are responsible for ensuring the appropriate consents are in place before undertaking any changes to their property.

**Policy 1.** Local authorities will investigate unauthorised development and take necessary action to ensure compliance with national and local policy, including the management principles set out below.

**Policy 2.** Local authorities will undertake regular review of this Conservation Area Appraisal and Management Plan, updating policy as required to ensure the plan remains a useful, relevant working document. A review should be undertaken within three years of adoption and every five years thereafter.

### Views and setting

**Aim:** To ensure that established and valued views of landmarks and areas of townscape value or natural beauty inside or adjoining the Conservation Area are not harmed by the height, bulk or design of new developments.

**Policy 3.** Any future development within the Conservation Area must be mindful of the potentially detrimental impact of development in consideration of the views created due to the natural topography of the land, and mitigate any potential harm of views from outside the Conservation Area and from outside the Borough.

**Policy 4.** The identified key views associated with the Conservation Area must be preserved. Development within or outside of the Conservation Area which would negatively affect these views will not be permitted.

**Policy 5.** Large scale development immediately to the east of the Conservation Area within the Lansdowne needs to respond positively to the CA and ensure key views into and out of the Old Christchurch Road are not negatively affected.

**Policy 6.** Views into, from and across the Lower and Central Gardens must be preserved. Any development to the fringes of the gardens, including those which are set further back within the CA but which are visible from the Gardens, must be considered and any potential harm mitigated. Developments or alterations which either harm the views into from or across the Gardens, or which serve to further deteriorate the relationship between the CA and the Gardens will not be permitted.

**Policy 7.** Proposals to improve usage and maintenance of rear façades of buildings to prevent loss of fabric, deteriorating public realm and anti-social behaviour are likely to be positively received.

**Policy 8.** Verified views may be requested by the Local Authority to impartially show the impact of a proposed development on its setting.

**Recommendation 1.** It is recommended that the Local Authority investigate the possibility of creating a new Conservation Area to protect the Lansdowne area. This might link the Lansdowne, focused on the Lansdowne Roundabout and the eastern end of Old Christchurch Road, with the Old Christchurch Road CA to provide consistent protection of heritage assets along the Old Christchurch Road.

**Recommendation 2.** It is recommended that the Local Authority investigate the possibility of creating a new Conservation Area to protect the Lansdowne area. This might link the Lansdowne, focused on the Lansdowne Roundabout and the eastern end of Old Christchurch Road, with the Old Christchurch Road CA to provide consistent protection of heritage assets along the Old Christchurch Road.

### Demolition of buildings

**Aim:** To ensure the significance of the Conservation Area is preserved and that any future development enhances its existing positive characteristics.

**Policy 9.** Demolition is only likely to be permitted for the replacement of buildings identified as negative contributors to the Conservation Area.

**Policy 10.** Owners must keep their buildings and grounds in good condition to prevent long term maintenance issues and decay. A clear legal process exists to compel owners to undertake essential repairs to listed buildings.

**Policy 11.** The current condition of a building is not accepted rationale for demolition. This is underscored by the NPPF and Historic England policy.

**Policy 12.** Local authorities will look to undertake regular surveys to identify potential buildings at risk through neglect or vacancy.

**Policy 13.** Local authorities will look to establish a local ‘Buildings at Risk’ Register and regularly review the list.

**Policy 14.** Local authorities will look to implement enforcement notices on neglected or dilapidated buildings.

**Recommendation 4.** It is recommended that the Local Authority undertake a comprehensive study to understand how increased awareness of the significance of CA would help to encourage shared ownership and the enhancement and preservation of the CA. This should also include a recommendation for methods to increase awareness for visitors and tourists that they are within a CA and its significance to the Borough.

### Redevelopment

**Aim:** To ensure that only applications for development which reflect careful consideration of the historic context of the Conservation Area will be approved.

**Policy 15.** All new development must be of high quality. It should respect the character and appearance of the positive buildings within the Conservation Area and should be of appropriate: scale, density, height, form, massing, layout, plot position, materials, colours, vertical or horizontal emphasis, detailed design

**Policy 16.** Where the LA has control over the change of use of upper storeys to residential from commercial use should include careful consideration of the consequential changes to parking and refuse storage and collection. Changes that have a detrimental impact on the CA will not be permitted.

**Policy 17.** The change of use from commercial to residential should include
Policy 18. Exemplary modern design is encouraged, where appropriate in scale, well-detailed using good quality appropriate materials and carefully considered to respond to the historic setting. Pastiche of earlier styles is not encouraged.

Policy 19. The merging or subdivision of historic plots is unlikely to be permitted. Original building plots where their relationship with the pattern of development and other plots makes appositive contribution to the character or appearance of the Conservation Area should be retained.

Policy 20. Details of the impact of parking, cycle provision, refuse provision and collection or deliveries that are required in association with new development and their impact upon the character or appearance of the Conservation Area should be fully considered. Details of management, plus details of mitigation of any potential harm, should be provided.

Policy 21. New extensions must have regard to the character and appearance of the principal building. They must be of an appropriate design, mass, scale, height, colour, material, layout and form to ensure that the original building does not become subservient, obscured or overdeveloped.

Policy 22. Where the LA has control over change of use applications or developments which seek to provide uses which support the night time economy of the CA, should include details of how waste, noise, and potential anti-social behaviour may impact the CA, and any potential harm should be mitigated.

Policy 23. Any alterations to unified groups of buildings must take into consideration the impact these changes may have on the other buildings within the group. Any alterations which deteriorate the relationship between a group of buildings will likely be refused.

Policy 24. Development proposals shall protect existing street patterns, open spaces, walls, railings, vegetation and other elements that are an integral part of the Conservation Area.

Inappropriate alteration and loss of original features

Aim: The Conservation Area displays a wide variety of building types, uses, forms and architectural styles, but the core buildings were constructed during a relatively short period in the last decades of the 19th century. When considering repairs, alterations and new buildings, the strong character resulting from this core of buildings and their relationship should be respected without any need to reproduce past styles.

This section considers the characteristics of the buildings within the Conservation Area and the contribution of buildings, including materials, scale, form and style. It sets out recommendations for the maintenance and repair of historic buildings, as well as providing guidance for alteration, extension or new build within the Conservation Area. Discussion of basic materials and forms, with good and poor examples, is provided as a guide to assist future development.

Policy 25. When undertaking repairs to pre-WWII buildings, ensure traditional materials are used on a like-for-like basis; slate or clay tile roofs, fireclay chimney pots, hand-made bricks laid in lime mortar, lime stucco, cast iron rainwater goods decorated in a calm colour, timber- or metal- framed windows are all appropriate, traditional materials that should not be replaced with inauthentic modern equivalents such as cement roofing tiles or artificial slates, cement-based render or mortar, plastic rainwater goods and uPVC windows.

Policy 26. When undertaking repairs salvage and re-use existing materials as far as possible.

Policy 27. Do not paint or render previously unpainted external walls, such as brick or stone.

Policy 28. Original timber doors and windows must be retained and repaired on a like-for-like basis. To improve the thermal performance of single glazing, secondary glazing which follows the existing glazing pattern – so as not to be visible externally – should be used.

Policy 29. Replacement of uPVC windows and doors must use timber replacements for pre-WWII buildings.

Policy 30. The removal of existing chimneys and the installation of new dormers is not likely to be approved, unless it can be proved that the works are essential or would not harm the character of the building or the views to and from it with regards to the roofscape. Rooflights must be low profile, conservation rooflights and must be appropriately placed to ensure they do not adversely affect the character of the building; rooflights should be located on rear slopes where possible and be of an appropriate number and proportionate size to the slope in which it is located.

Policy 31. Solar panels, satellite dishes, TV aerials and other modern accretions should be located on rear elevations and roof slopes.

Policy 32. Applications for alteration of existing buildings must include an assessment of the building and its setting as required by national guidance; proposals will be considered on an individual basis.

Recommendation 5. It is recommended that the Local Authority introduce Article 4 directions for some of the key buildings with the CA that retain significant original features. Specifically, to remove permitted development rights for Victorian, Edwardian and Art Deco style properties to ensure roofing materials, façade treatment, windows, doors, rainwater goods, and boundary treatments are not altered without prior consent.

Shopfront Design

Aim: Shopfronts make a considerable and significant contribution to the CA and the installation of poorly designed shopfronts can have a negative impact on the CA as a whole. The following set of guidelines aims to ensure that only applications for development which reflect careful consideration of the historic context of the CA will be approved.

Policy 33. Proposals for new shopfronts must respond and demonstrate an understanding of the following. Proposals which do not correspond to the following suggestions, or prove that alternatives will not prove harm to the streetscape, are likely to be refused:

- Designs must demonstrate a consideration of the architectural style, proportion, materiality, detailing and any remaining historic features of the building above.
- Designs should avoid stepping away from the existing building line to the pavement.

SUMMARY – West Cliff and Poole Hill Conservation Area Appraisal & Management Plan (Consultation Draft)

Full Document is available on-line at: www.bournemouth.gov.uk/westcliffca
The introduction of inappropriately scaled features to historic properties

Policy 34. The loss of historic shopfronts or historic features will not be supported.

Policy 35. The Local Authority will look to update the existing shopfront design guide.

Street furniture, signage, lighting, roads

Aims: New development is likely to require additional infrastructure, including access roads, street furniture and appropriate signage. These elements must be considered carefully in the context of good surviving examples in each Character Area to preserve and enhance the essential character of the CA.

Policy 36. All new developments must consider the impact of any additional foot and vehicular traffic and the impact this may have on the public realm. Mitigation measures must be put in place to ensure sufficient infrastructure will manage any change or increase.

Policy 37. Retain any historic street and traffic signs and avoid excessive use of new public signage.

Policy 38. Replacement handrails, railings, street furniture and street signage must use an appropriate palette of materials. Simple painted ironwork is encouraged. Modern materials such as close-boarded timber, unpainted galvanised or non-ferrous metals, powder-coated metalwork, composite stone and concretecopings are unlikely to be acceptable. Repairs to existing surfaces must be coordinated to avoid parch repairs, like for like basis particularly where historic fabric

Policy 39. The LA will look to produce further guidance on the introduction of signage, street furniture and boundary treatments to roadways to ensure a consistent and high quality approach is achieved Borough-wide.

Recommendation 6. As part of the Town Centre Vision and updating of planning and transport evidence and policy for the Town Centre, it is recommended that a traffic study be undertaken for the CA which assesses current arrangements for pedestrian access, safety concerns, cycling provision and the reduction of visual and physical barriers to cross roads. Recommendations should be sought which mitigate any issues discovered through the preparation of this study.

Boundary treatment and parking

Aim: New development proposals will need to demonstrate that historic boundaries will be preserved and new boundary treatments are harmonious with surviving historic examples.

Policy 40. Retain and plant species appropriate to the historic planting of Bournemouth and in accordance with the Council’s Tree Strategy.

Policy 41. Replacement boundary treatments should use a local material palette. Modern materials such as timber panels, close-boarded timber, unpainted galvanised or non-ferrous metals, powder-coated metalwork, composite stone units and concrete copings are unlikely to be acceptable.

Policy 42. Surviving historic boundary treatments should be retained and repairs undertaken on a like-for-like basis. Surviving examples, particularly within terraces, should be used as guidance for neighbouring properties when considering the design of new boundaries.

Policy 43. New gate piers and walls should be of appropriate scale and design.

Policy 44. Existing gate openings – vehicular or pedestrian – should not be altered, widened or re-located unless current arrangements are agreed to be unsafe.

Policy 45. Boundary treatments and soft landscaping should not be substituted for hard-landscaping, such as additional car parking or driveways.

Policy 46. Work to boundaries, erection of garden structures and hard landscaping generally require consent. Reinstatement of lost treatments, particularly appropriate planting, will be generally well received.

Landscape

Aim: Applications for new development must demonstrate that the surviving natural landscape features, have been taken into account and protected as part of the proposals, and that new landscape and planting proposals are harmonious with these.

Policy 47. New development must ensure retention of existing trees and landscaping, particularly where these provide a boundary treatment, and include sufficient, appropriate planting that reflects the prevailing type of its Character Area.

Policy 48. It is recommended that all areas of the Conservation Area are protected by a blanket TPO to capture currently excluded areas to avoid confusion.