

Heritage Assets

Draft Supplementary Planning Document



Planning & Regeneration Services inc Building Consultancy, 2013

Striving for Excellence



Public Consultation & Adoption

This document forms part of the evidence base for the Local Development Framework for Poole.

Heritage Assets - Draft Supplementary Planning Document: Publication Details

This Supplementary Planning Document has been produced in line with Government Policy.

Production Team

Stephen Thorne *Head of Planning & Regeneration Services inc Building Consultancy*
Hazel Brushett *Conservation Officer*

Design: Borough of Poole

Further information

Planning and Regeneration Services inc Building Consultancy:
Civic Centre
Poole BH15 2RU

Tel. 01202 633433

Email enquiries: planning@poole.gov.uk

www.boroughofpoole.com/planning

Contents

Introduction	4
Part 1 The Characteristics of the Historic Environment of the Borough of Poole	6
Part 2 The National Policy Framework	8
Part 3 Assessing Proposals affecting all Heritage Assets or their Settings	10
3.1 Heritage Assets	10
3.2 The Setting of Heritage Assets	13
3.3 The Demolition or Loss of Significance of Heritage Assets	14
3.4 Scheduled Monuments	15
3.5 Listed Buildings	16
3.6 Protected Wreck Sites and Marine Heritage	17
3.7 Registered Parks and Gardens	18
3.8 Conservation Areas	19
3.9 Local Heritage Assets	39
Part 4 Sustainability	43
Part 5 Contacts and Further Information	44
Part 6 Glossary of Terms	45
Part 7 Appendices	
Appendix A: List of Heritage Assets	47
1 Scheduled Monuments	47
2 Listed Buildings	53
3 Protected Wreck Sites and Marine Heritage	60
4 Registered Parks and Gardens	61
5 Conservation Areas	61
6 Local Heritage Assets	62
Appendix B: Heritage Asset Repairs	75

Introduction

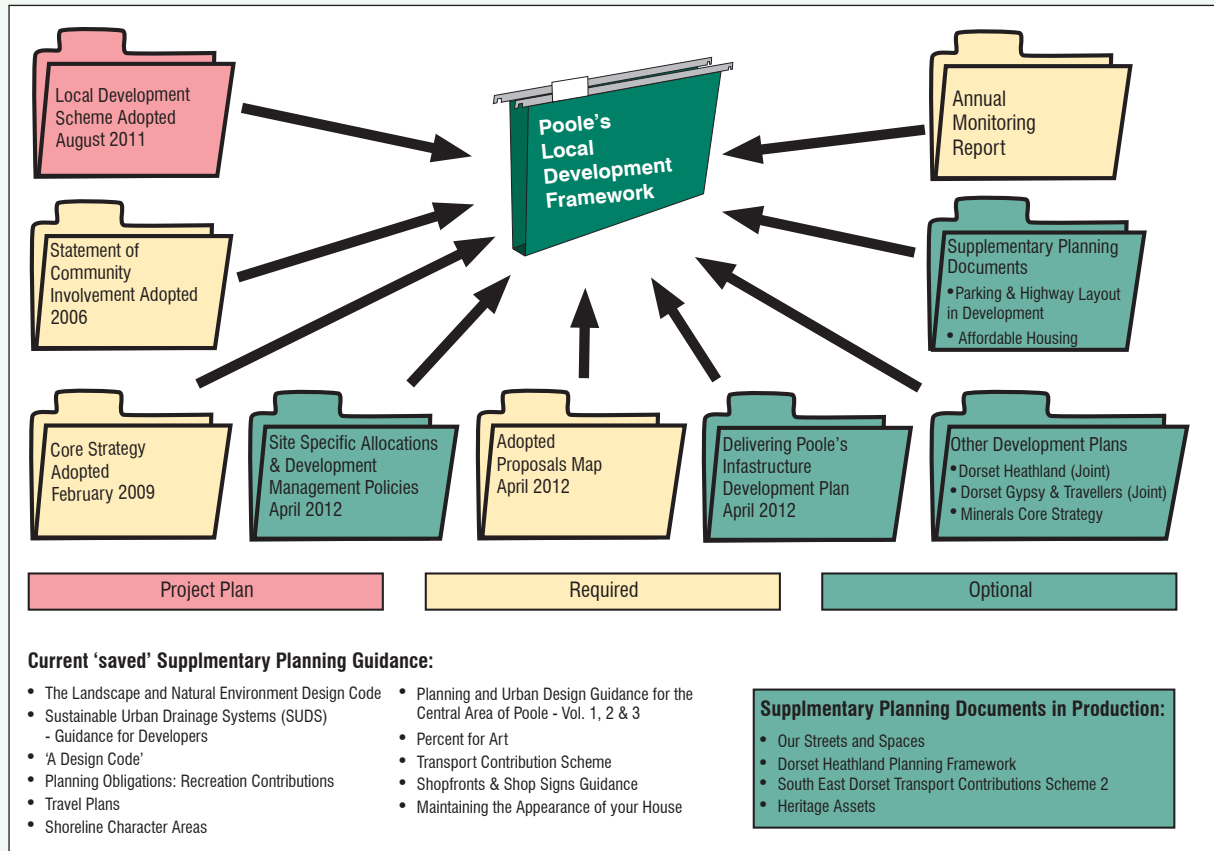
The historic environment is all around us. In its broadest sense the historic environment includes everything that reflects of human history. Recognising Poole's rich cultural and built history is the first step in considering proposals affecting sites that have either national or local architectural or historic interest. It is not only the landmark and listed buildings which create Poole's special character and distinctiveness but also, buildings such as churches, schools, chapels and public buildings that demonstrate social history and display high quality architecture.

Purpose of this Supplementary Planning Document

This Supplementary Planning Document (SPD) has been produced to provide guidance and information to owners, occupiers, agents, developers and anyone interested in history environment, to help them care for Poole's historic environment. It is a general guide of the sort of things that should be considered when undertaking works to the historic environment.

The SPD is intended to supplement relevant policies contained within Poole's adopted Local Development Framework (LDF) documents, which provide the statutory Development Plan for the Borough. The SPD is a material consideration for decision making in respect of planning applications relating to, or affecting heritage assets in Poole. It has been prepared in accordance with requirements of the Planning and Compulsory Purchase Act 2004 (as amended) and associated regulations and guidance on Supplementary Planning Documents.

The SPD sits within the Local Development Framework as show in the diagram below.





What are Heritage Assets?

Heritage Assets is the name given to those aspects of the environment that have significance because of their historic, archaeological, architectural or artistic interest, and that add social, cultural and economic value.

Maintaining these heritage assets, helps to retain a high quality historic environment and this itself ensures that a place is interesting and worth visiting, it can encourage tourism and add to the economic viability of an area. Where Heritage Assets possess a level of interest that justifies designation they are afforded protection against detrimental changes. These include:

- Designated Heritage Assets;
- World Heritage Sites; Scheduled Monuments;
- Listed Buildings;
- Protected Wreck Sites;
- Registered Parks and Gardens;
- Registered Battlefields and
- Conservation Areas.

There are many heritage assets which do not meet the criteria for statutory listing or scheduling but still make a significant contribution to the character and appearance and culture of the Borough of Poole.

These designated and undesignated heritage assets form the character of Poole and the way the Borough is experienced. Areas rich in heritage assets are usually places that people want to live in and visit.

The Characteristics of the Historic Environment of the Borough of Poole

The special character of Poole is determined by its geographical position and its history of development

Poole is a vibrant port set within one of the largest natural harbours in the world. The port and peninsula to the north, has been in use from medieval times, but today the oyster gatherers and fishermen of the past have been largely replaced by tourism, with ferries, tour boats operators and small boats.



Today the High Street is managing to maintain its vibrancy in difficult economic conditions and together with The Quay it has several restaurants and other attraction. These together with the museum attract many visitors. The main shopping streets are linked by small pedestrian lanes, unfortunately many of these are in poor condition and undervalued.

The historic assets not only in the old town but throughout the Borough of Poole add to the quality of the environment and give Poole its unique character. These Heritage Assets are a non renewable resource which must be retained for future generations to enjoy.



A comprehensive history of the Borough of Poole is given in the “Town Centre Heritage: Character Statement parts 1 and 2.”

Ancient monuments are mainly in the rural hinterland but some are clustered within the town centre, with the Guildhall and Town Cellars being scheduled ancient monuments, these mark the early history of the borough. Its maritime history as an important trading port makes The Quay an important tourist destination, with reminders of important manufacturing industries such as ceramics and boatbuilding. The Borough has a wealth of structures of railway engineering and architecture; imposing brick viaducts, tower above Surrey Road and the railway embankments are pierced by brick arches at Hamworthy and Ashley Cross and crossed by fine Road Bridge at Station Road. These features form a group with the historic station.

Bespoke street furniture is a special characteristic of Poole with Listed street lights in the Old Town. Decorative sewer vents, tram boxes and other street furniture are even embellished with Borough of Poole motifs and coats of arms.

Well articulated and designed commercial buildings such as banks, public houses and churches form the back bone of busy shopping streets and give them individual character. The rapid expansion of Poole at the end of the 19th century has produced historic suburbs with residential and commercial buildings of high architectural quality.

Second World War structures such as dragon’s teeth at Surrey Road mark an important phase in Poole’s history but their significance is often unnoticed.

In contrast to the town centre and suburbs, the north of the Borough has a more rural character with historic farmsteads including Moortown and Knighton Farm and grand country houses such as Merley House, Upton House and Canford School. This part of the borough also includes historic villages and hamlets such as Canford Magna Ashington and Oakley Lane.

The history of ceramics in Poole is apparent with decorative plaques adding to the area’s history. This is particularly visible in the Old Town with plaques on the Waterfront Museum, the Harbour Master’s and Dolphin Quay buildings. These plaques are characteristic of Poole, and add vibrancy and interest to the buildings.

The entire spectrum of heritage assets is identified in Appendix A of this document; they make the borough more inviting and interesting. Recognising, retaining and valuing them is essential if we are to maintain the character and ensure that Poole is a distinctive and attractive place to visit or to live and work in.

2 The Policy Framework

SPDs must be consistent with national planning policy and with the local development plan. The following documents have been taken into account when writing this SPD:

The National Planning Policy Framework (NPPF) - March 2012, states that Local Planning Authorities:

- “should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.”

The NPPF sets out the Government’s economic, environmental and social planning policies which articulate the vision of sustainable development to be interpreted and applied to meet local aspirations. The NPPF has now replaced Planning Policy Guidance PPGs and Planning Policy Statements PPS documents that provided national planning guidance on a wide range of topics.

The NPPF includes a specific section - 12: Conserving and enhancing the historic environment (paragraphs 126 – 141), which identifies the Government’s objectives for planning for the historic environment.

It recognises that heritage assets are an irreplaceable resource and promotes their conservation in a manner appropriate to their significance.

It confirms that:-

- Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment.....; and
- Encourage the the reuse of existing resources.....

And advises Local Planning Authorities to:

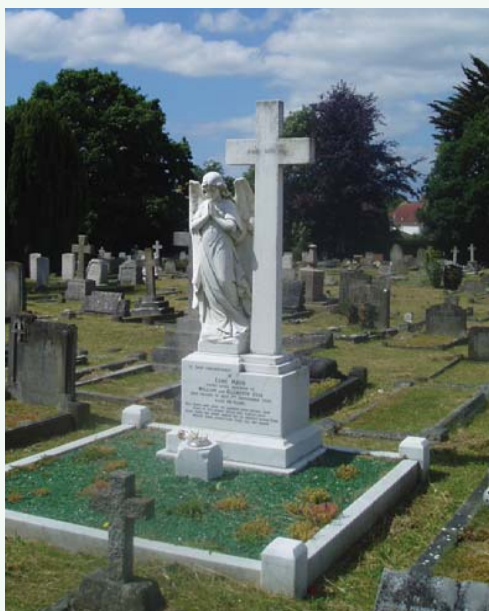
- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance;
- Require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting;
- Where a site includes or has the potential to include heritage assets with archaeological interest, require developers to submit an appropriate desk-based assessment and where necessary, a field evaluation;
- Sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation;
- Refuse consent unless it can be demonstrated that substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss;
- Where a development will lead to less than substantial harm, weigh against the public benefit of the proposal;
- Take the effect of an application on the significance of a non-designated asset into account when determining an application;



- Require new development to proceed after loss of significance of an asset; and
- Consider non-designated assets of archaeological interest as designated assets where they are of equivalent significance to a designated heritage asset.

In addition to the national policy guidance provided by the NPPF, designated Heritage Assets are protected by national legislation. Assets can be Scheduled, Statutorily Listed or Registered. Scheduled Monuments have the greatest protection in law and Statutorily Listed Assets also have comprehensive protection. Registered Wreck Sites, archaeological sites and Conservation Areas also have protection, but Registered Parks and Gardens and Locally Listed Buildings have no national protection although the affect of any development on these assets is a material planning consideration.

Local Policy



Parkstone Cemetery

The Poole Core Strategy and, in particular, the Site Specific Allocations and Development Management Policies DPD's are the LDF documents that provide the local policies relating to Poole's Heritage Assets.

The Poole Core Strategy, adopted in February 2009, emphasises the importance of Heritage Assets in Strategic Objective 6: To Deliver High Quality, Distinctive and Self-Reliant Places where the role of assets such as Listed Buildings and Scheduled Ancient Monuments is recognised in creating a sense of place and the importance of local identity and character is identified in PCS23.

Policy DM 2: Heritage Assets, of the Site Specific Allocations and Development Management Policies DPD, provides the framework which proposals affecting any heritage asset in Poole will be expected to address.

Further clarification on the legislative regimes which apply to specific Heritage Assets is given in the chapters relating to each particular asset:

3 Assessing Proposals affecting all Heritage Assets or their Setting

When considering an application affecting a Heritage Asset or its setting, the council will consider the proposal to ensure that the special character of the Heritage Asset, together with its setting is not detrimentally affected by the proposal. The effect of a development on any Heritage Asset or its setting will be a material consideration in determining any planning application.

3.1 Heritage Assets

There is a huge resource of information available for anyone interested in the historic environment. Information can be obtained from local history books in the library; old ordnance survey maps, or title deeds, these may be kept at the county records or archives office or at the office of the Local Planning Authority, the Historic Environment Record (HER) held by Dorset County Council and the internet. Many heritage assets are built of local materials and reflect local character. The material and colour of roofs and walls, the pattern and style of fenestration may all indicate a distinctive local style or indicate an historic era of building or upgrading.

A first stage in looking at a heritage asset is to examine it within its context. This might be within a town centre, Suburban Street or within the countryside. From this inspection it should be possible to identify its significance and assess which features which is part of the original asset and others that are recent additions or out of character with the property or others nearby. Historic features such as windows, doors, chimneys and roof coverings are important both to the character of the asset and the street scene and should be retained.

All proposals should take account of:-

- Information in the Historic Environment Record (HER)
- Archaeological Interest either known or potential
- Architectural and Artistic Interest
- Historic Interest due to current and passed associations with important people or uses
- The setting of the Asset this can including the immediate vicinity or the street scene
- The historic arrangement and layout of buildings.
- Attractive views into, out of and through the site.
- The relative enclosure or openness of the site.
- Landscape features, existing and proposed.
- Other natural features e.g. topography
- Historic and proposed surface treatments
- Historic boundaries and layouts



The information will need to be presented on its own or as part of the Design and Access statement which accompanies the application, where one is required.

In designing new development affecting non Designated Heritage Assets, reference should be made to all relevant government guidance including the NPPF; CABE: By Design and the council's advice on design in Development Management Policies DM 1: Design and DM 2: Heritage Assets contained in the Site Specific Allocations and Development Management Policies DPD, together with A Design Code SPG.



A subservient extension to a local designated asset; 11 De Mauley Road

Where applications are likely to impact on archaeological sites, whether known or potential, the council will not consider any proposals, unless an adequate archaeological assessment, such as a desk top appraisal, is received as part of the application.

In the case of commemorative plaques on buildings, which are not themselves Heritages Assets, if that building is demolished then there will be a requirement to reposition that plaque as near as possible to its original position on the new development.

Trees, hedgerows, walls, gateways, railings and field boundaries can also contribute to character and “sense of place”. Large historic properties often have formal gardens or landscaped settings. Terraced houses can have the rhythm of their elevations reinforced by front and side boundaries, gates and pathways. The impact on this landscape setting will be a material consideration in assessing any proposals.

If the character and setting of the asset have been analysed, this will enable its significance i.e. those features which are important to the historic environment to be identified and therefore retained.



D Day Plaque designated for its artistic merit repositioned on Dolphin Quays



43 Knighton Lane –Local Heritage Asset

Many of the heritage assets on the list are traditional buildings and structures. Any repairs to traditional buildings should be sympathetic in terms of design, materials used and methods employed. Further guidance on repairs to heritage assets is given in Appendix B: “Repairs to Heritage Assets”.

It is important that the significance of a heritage asset is enhanced or better revealed in any alterations and extensions. In order to ensure this significance of the heritage asset should be assessed before any proposed alteration is proposed. Historic architectural features should be preserved or, enhanced or the significance better revealed by any proposal. In assessing any proposals where this is not the case the overall public benefit will be assessed against the harm to the Heritage Assets or to its setting. Consent for any proposals will only be given if the public benefits of that proposal outweigh the harm to the Heritage Asset.

If you own, or are looking to own, a heritage asset, you should be aware that the needs of a particular owner are not the prime consideration when considering whether works to a heritage asset are desirable or necessary.

Generally the best way of securing the future of heritage assets is to keep them in active use. The original use of the building is usually the most preferable since any change of use will necessitate some degree of adaptation. Therefore, any proposal for the change of use of a heritage asset will need to demonstrate the range of uses considered and that the use proposed is the use which has the minimum detrimental effect on the character and fabric of the heritage asset. This may not be the most profitable use.

If a heritage asset already has a well established use, then in proposing any alterations and/or extensions, the applicant needs to first assess the elements of the heritage asset that give it its special character. Many heritage assets can accept some sensitive alterations or extensions which respect this special character to accommodate existing or proposed uses.

In some heritage assets, changes over time can narrate the history of the asset and are themselves of importance. It is seldom appropriate or necessary to strip away layers of the asset’s development to reveal an “ideal” phase of the asset’s history.

Sensitive alterations and extensions may be acceptable where it can be demonstrated that these changes secure the future of the asset. However, every asset is different and in some cases a single minor alteration or a progression of successive changes can be detrimental to the special character of the asset and will not be considered acceptable.



Achieving a proper balance between the special interest of an asset and proposals for alterations and extensions requires careful consideration and often flexibility of both the applicant and the Local Planning Authority (LPA).

Extensions to Heritage Assets should relate appropriately in scale and massing and should be subservient to the Asset. These extensions can relate to the existing Asset in terms of similar, architectural language or be contemporary and complementary, but in either case should enhance and better reveal the significance of the asset. If an historic approach is adopted, then the extension should be historically accurate in terms of design, detailing, materials, colour and scale. If contemporary then high quality designs, details and materials are essential.



Baptist Church, Ashley Road – Local Heritage Asset

3.2 The Setting of Heritage Assets

The area around a historic asset is known as its setting. The setting includes the land around the structure, but can also include the street on which it stands or the surrounding countryside.

Where proposals are likely to impact on the surrounding landscape or setting of the asset the council will not consider the proposals unless an adequate assessment of the affect of the proposal on that setting is received as part of the application alone or as part of the Design and Access Statement where one is required .

New development which affects the setting of a Heritage Asset should ensure the significance of that setting is enhanced or better revealed. Development should preserve positive settings and enhance those that are poor and should address positioning, layout, design and landscaping.



Ashley Cross Green: A heritage asset with landscape quality forms the setting to the surrounding buildings

3.3 The Demolition or Loss of Significance of Heritage Assets

In considering the wide variety of Heritage Assets it is important to understand the distinction between Designated Heritage Assets such as Listed Buildings and Conservation Areas and other Non-designated Assets. Designated Assets are protected from demolition or loss of significance by law. In contrast Non-Designated Assets such as Locally Listed Assets and Registered Parks and Gardens, have no statutory protection. However, the effect on those assets is a material consideration in assessing any planning application that affects them, or their setting, and permission will only be granted if the applicant has demonstrated that any detriment to an asset is over ridden by public benefits. In such cases the loss of that significance will be tied to the overall benefit of that development and there will also be a recording condition tied to the demolition or loss of significance.

The demolition or loss of significance of heritage assets will only be acceptable in exceptional circumstances where there are overwhelming public benefits and the applicant has demonstrated that all attempts to find new users and uses has failed. Consent for demolition will not be given just for economic reasons.

In addition, government guidance in the NPPF is quite clear that any harm to, or loss of, a designated heritage asset would require clear and convincing justification. Substantial harm to or loss of designated heritage assets such as scheduled monuments, protected wreck sites, grade I and II* Listed Buildings, grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional. In fact,



Parkstone Library: Local Heritage Asset within Ashley Cross Conservation Area



any loss of significance should be outweighed by public benefit and that the loss of a positive building in a conservation area is “substantial harm to a designated asset”. The list of all Historic Assets in Poole is given in Appendix A

Different types of Heritage Assets have individual requirements and considerations, as follows:-

3.4 Scheduled Ancient Monuments

Protection is given to scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979. A scheduled monument cannot be occupied as a dwelling, used as a place of worship or be protected under the Protection of Wrecks Act 1973. There is no appeal against the scheduling process. English Heritage advises the department of Culture Media and Sport on proposed new Scheduled Monuments.

Applications for scheduled monument consent must also be made to English Heritage and not to the Local Planning Authority. However, the affect of any works which require planning permission or listed building consent on a Scheduled Monument, or its setting, is a material planning consideration and any proposals which require planning permission and which will have a negative affect on a Scheduled Monument or its setting is unlikely to gain support

A scheduled monument is a nationally important archaeological site or historic building which has protection in law against unauthorised change. To be scheduled a monument must have:-

- Been in use for a significant length of time;
- Have a value of rarity, i.e. there are few examples of this type of monument;
- Show evidence from historic investigations that informs its significance;
- Have a degree of completeness which conveys the size, shape and function of the site;
- Be under threat to the survival of the site from natural agencies, tourism or development;
- How well the monument represents diverse or similar types and whether it contains unique features;
- Have the potential to contribute to knowledge through further study.



Scaplens Court: A scheduled monument



It is illegal to undertake any works within an area designated as part of the monument without first gaining Scheduled Monument Consent this includes repairs to the scheduled monument. Consent is required for any works to a scheduled monument, even if those works are like for like repairs. In Poole we have some monuments which are also Listed Buildings and are in use e.g. The Waterfront Museum, the Guildhall and Scaplens Court.

For further information contact:

www.english-heritage.org.uk/caring/listed/scheduled-monuments

3.5 Listed Buildings

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas Act) 1990.

The statutory list of Buildings of Special Architectural or Historic Interest is compiled by English Heritage. The majority of the buildings were added to the list after a countrywide survey. However further buildings can be added at any time - this is known as 'spot listing'.

The listing of a building lays a duty of care on the owner of the building to keep it and any curtilage structures in good repair. The Local Planning Authority has powers to ensure that this duty of care is carried out. The legislation gives protection to the whole of the building, both interior and exterior. It also covers anything which is physically attached to the building. As well as the building itself, the listing also includes any curtilage object or structure which forms part of the grounds and has done so since 1st July 1948. These structures have the same protection as the main listed building.



Almshouses Church Street – Grade II listed buildings



The Customs House, The Quay

Information can be found on:

National Heritage List for England <http://list.english-heritage.org.uk>
& www.helm.org.uk



The government has defined the criteria for judging if a building should be listed, as follows:-

- Architectural interest
- Historic Interest
- Close Historical Associations
- Group Value

The following categories are usually listed:

- All buildings before 1700 in anything like their original condition
- Most buildings between 1700 and 1840
- Between 1840 and 1914 most are listed, although some selection is necessary
- Only selected buildings after 1914 are listed.
- Buildings less than 30 years old are only listed if they are outstanding and under threat.
- Buildings under ten years old are not listed.

These listed buildings fall into three categories:

- Grade II: Most listed buildings, over 400,000 countrywide.
- Grade II*: Only 4% are this grade
- Grade I: With less than 2% of the listings, this is the highest grade of listing. Buildings of this grade are considered to be of national importance.

The law is the same for all grades of listed buildings.

Anyone can apply to have a building added to the list. Requests to have a building listed should be made to English Heritage.

Any request for listing should include:-

- The address of the building;
- The reasons why you believe it may merit listing;
- Clear original external and internal photographs;
- The name and contact details of the owner; and
- A location map.

3.6 Protected Wreck Sites and Marine Heritage

The National Heritage Act 2002 gave English Heritage responsibility for underwater archaeology within English waters. Wrecks are protected by the Protection of Wrecks Act 1973. Under this legislation it is an offence to remove any part of a wreck or anything contained within the wreck unless this is carried out under a licence granted by the Secretary of State. The Secretary of State can also designate an area around the wreck as a prohibited area for health and safety reasons. It is an offence to enter a prohibited area. English Heritage also has powers under the Ancient Monuments and Archaeological Areas Act 1979 and National Heritage Act 1983.



Poole Harbour has been important historically as a Port and evidence of human activity dates back to before the Iron Age. The long history of occupation, with excellent preservation of submerged structures and artefacts, has resulted in Poole harbour being identified as one of the most important sites for coastal archaeology in the country.

Dorset's HER and the maritime section of the National Monuments Record (NMR) contains information on the numerous archaeological sites in and around the harbour. The receiver of Wreck is also a useful source of information, since legally, any material recovered from wrecks in United Kingdom waters must be reported to them. Together with the United Kingdom Hydrographic Office (UKHO), these are the prime sources for information on marine archaeology.

3.7 Registered Parks and Gardens

When a Park and Garden is nationally recognised as being of importance by being included on the national register of Parks and Gardens, it does not make it immune from development. However, Local Planning Authorities must consider their historic importance when considering applications which affect them and/or their setting. The Garden History Society must be consulted on any applications affecting Registered Parks and Gardens.

There are four Registered Parks and Gardens within the Borough of Poole: Poole Park and Compton Acres which are also Conservation Areas, Poole Cemetery at Oakdale and Coy Pond Gardens, which is mostly within Bournemouth.

As with other Heritage Assets, the fact that these are Registered Parks and Gardens is a material planning consideration when assessing proposals which affect these important landscapes or their setting. Applications which are detrimental to the significance of these assets or their setting will not gain support.



Poole Park



Cross at Poole Cemetery



3.8 Conservation Areas



Houses in Heckford Park Conservation area

The Borough of Poole has 23 Conservation Areas, all with rather different characteristics.

The purpose of this document is to provide general advice on conservation areas. Where there is a comprehensive, up to date, conservation area appraisal then that will take precedence over this document.

The practice of identifying conservation areas dates from the passing of the Civic Amenities Act, 1967. The government recognised the importance of protecting areas in contrast to individual buildings, from inappropriate developments and wholesale demolition in areas identified, at that time, for slum clearances. Therefore, while unique buildings may be individually important, it is the group value and layout of buildings on their plots and their setting, together with street design, public open space, trees and other vegetation, which contribute to the nature and identity of a place. Taken as a whole, these attributes are considered to form the character of a conservation area.

The 1967 legislation is iterated in The Town and Country Planning Act 1990 and The Planning (Listed Buildings and Conservation Areas) Act 1990. The legislation empowers local planning authorities to exercise their duty by reviewing existing conservation areas, designating new areas, and publishing up-to-date appraisals and management proposals for the preservation and enhancement of these conservation areas.

Various categories of development that would normally be allowed without planning permission are more restricted in Conservation Areas. These are in addition to the normal planning requirements and include:-

- Cladding any part of the exterior of a dwelling house with stone, artificial stone, pebble dash, timber, plastic or tiles;
- Extensions where the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house; or
- Extensions where enlarged part of the dwelling house would have more than one storey and extend beyond the rear wall of the original dwelling house.



Conservation area designation introduces control over the demolition of most buildings within it.

Consent is required for the demolition of:-

- A building greater than 115 cubic meters
- A wall over 1 metre high fronting a public highway
- A wall over 2 metres high elsewhere
- A pre 1914 agricultural building
- An entire building except its façade

The National Planning Policy Framework confirms that the demolition of a positive building within a conservation area is considered to be substantial harm to a designated asset.

In addition, anyone proposing to cut down or prune a tree in a conservation area is required to give the Local Planning Authority six weeks notice.

The Historic Environment is an extremely important, non-renewable resource. Therefore any proposals affecting it will be judged appropriately against the criteria as set out in the NPPF, together with relevant Core Strategy Policies in particular DMI and DM2.

High quality contextual designs for new housing, and development using sustainable construction able to meet the rigours of climate change will be promoted within conservation areas.

Not all elements of a conservation area will contribute to its significance. Any new development should enhance or better reveal the significance of the conservation area.

The purpose of designating conservation areas is to safeguard and maintain the special overall character of structures and the surrounding soft and hard landscaping that combines to make each area unique while allowing developments that enhance and enrich them.



Positive building in Chester Road Conservation Area

Preserving or enhancing the area is a material consideration in the Planning Authorities handling of development proposals that are outside the CA, but would affect its setting or views into or out of the area.

All new extensions and alterations should relate to, and compliment, the scale, proportions, quality, colours, textures and detailing of existing traditional materials.

Designs for replacement buildings should make a positive contribution to the character and local distinctiveness of the conservation area. The consideration of design should include scale, height, massing, alignment, materials and use.



As a basic principle, planning applications for replacement buildings must be approved by the planning authority before any demolition can take place. Buildings and structures that make a neutral or negative impact on the conservation area may be demolished provided that proposals for replacement buildings enhance or better reveal the significance of the conservation area.

Designs for replacement developments will be carefully reviewed for their relationship to neighbouring buildings. Landscaping, frontages and orientations will also serve as a guide to siting new buildings. The choice of materials should be complimentary and reflect the local environment and colour palette. Existing roofing materials and forms are particularly important to consider when designing new buildings. Relevant guidance on design and local character are set out in Core Strategy policy PCS 23: Local Distinctiveness and Site Specific Allocations and Development Management Policies DPD policy DM 1: Design.



Fine well designed building in Chester Road conservation area, with an unfortunate flat roofed dormer.



Inappropriate infill development in Heckford Park Conservation Area



House showing traditional details: Slate roof, finials, chimney and barge board.



*UPVC Replacement windows
mar this fine façade*

Guidance on repairs to historic buildings is given in “Repairs to Heritage Assets” Appendix B.

The retention of healthy trees is essential to maintain the high landscape quality, amenity interest and shelter. Trees and vegetation also maintain the biodiversity of the environment

Hard landscaping used to create driveways, boundary walls and other garden structures may be harmful to trees.

Many large trees within conservation areas are protected from development and inappropriate treatments by Tree Preservation Orders (TPO)s. Trees that contribute to the character, appearance and amenity of the conservation area should be retained, protected and maintained in a healthy condition. Works to protected trees can be carried out only after written application is made to the Planning Authority’s Tree Officer and a decision notice issued agreeing to the work. Anyone proposing to carry out works to trees, without TPOs, in the Conservation Area is required to give the Tree Officer six weeks prior notice in writing. Full technical details are needed in an application or written notice to justify the tree works. The removal of trees proven to be dead, dying and dangerous is normally agreed. The pruning of trees should also be justified and not wholly based on reasons of aesthetics and convenience. There are requirements to plant replacement

trees and landowners may be contacted if trees are not replanted.

Conservation Area Consent is normally required for the demolition of boundary walls. Demolition is required for any gate and wall which is more than 1 metre high, if abutting a highway, public footpath, waterway or public open space or more than 2 metres high in other situations.



Trees framing the entrance to Chester Road Conservation Area



Important front boundary wall

Brick front boundary walls are often an important feature which contributes to the character of an area. The removal of these walls to create parking and hard standings to the front to the property is considered to be detrimental to the character of a conservation area and is unlikely to gain support.

Within conservation area there is a presumption in favour of retaining significant, buildings that contribute to the character of the area. Where buildings are proposed for demolition account will be taken of the architectural merits of the building and its role within the historic development of the area. Consideration will also be given to the effect of demolition on neighbouring buildings, the area as a whole and the surrounding character.

Design which is inappropriate to its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions is unlikely to be acceptable. What is important is not that new buildings should directly imitate earlier styles but that a simple approach if it fits in or contrasts the new with the old. It is essential that new development:-

- relates well to the character and history of the place without overly dominating the plot;
- fits comfortably within the pattern of existing houses and road access;
- respects the scale, massing, proportions and window to wall ratios of neighbouring buildings and their materials and orientation; and
- Maintains important views from the highway where they exist and creates new views wherever possible.



Inappropriate infill development within Chester Road conservation Area

Climate change will require designs for sustainable construction that meet future demands for low energy consumption, extreme temperatures and weather events and good drainage.

New traffic management schemes and treatments of ground surfaces and street furniture should enhance the character and appearance of the conservation area and be planned to minimise negative impacts on the historic environment.

Street furniture, telecommunications installations, signs and advertisements should be carefully designed and sited to minimise the amount of street clutter in any given location. When considering the siting of new street furniture, the cumulative effect of the new and existing furniture should be taken into account.

Permanent signs and advertisements on commercial premises, recreational facilities and hoardings for new developments under construction, should be designed to be discrete and appropriate for the site and building with particular care taken to keep scale, materials, lighting and colours in context with the conservation area, or its setting.

Telecommunications installations including masts and related structures should be designed and located so as to not adversely impact upon the Conservation Area.

Site planning and management of hard and soft landscaping projects should take account of landscape, trees, open space and wildlife in an integrated way. Early consultation with the Borough of Poole's specialist officers is advisable for tree work, large projects and difficult sites.

Changes in the character and appearance of the conservation area, including authorised developments will be monitored by the Local Planning Authority. The effects of these developments will be reviewed and this document modified or specific actions proposed as necessary to address issues arising from the review process.

The applicant is required to provide sufficient information to enable the Local Planning Authority to assess the impact of the proposal on the significance of the heritage asset. Any proposal which does not provide sufficient information will be considered invalid.

Any development affecting a heritage asset or its setting should enhance or better reveal the significance of the asset.



Guidelines for Development

The following codes have been developed to inform agents and applicants how applications will be assessed in conservation areas to ensure that the character of the area is maintained

Code I: Urban Grain

Grain refers to the pattern of the arrangement of street blocks, plots and their buildings within a settlement. Although grain is measured on a sliding scale, in general, small and frequent plot subdivisions give an area fine grain, whilst large and infrequent subdivisions give a coarse grain.

Failure to respect the established grain of an area will erode the character of the area. It is important to retain the established building line, common setbacks, orientation, gaps between buildings and frontage treatments.

Plot amalgamation, severance or sub-division, and back land development can all have an impact on the area's character. Where land is to be divided, it is expected that new development will respect the established grain of the area. This type of development must be undertaken with regard to local context, topography, grain, views and character to ensure building lines and plot sizes enhance or better reveal the significance of the area. High fences at entrances to new access roads should be avoided and the provision of sight-lines for junctions should not be detrimental to the streetscene.

In some parts of the Borough, large rear gardens can attract proposals for back land development. This can erode the openness of an area and such proposals will be critically assessed to ensure the character of the area is maintained. Gardens should be of a size similar to existing gardens in the area.



Attempting to fit too many houses on this land forces houses to back onto the street, creates site lines which are detrimental to the streetscene & a poor relationship between dwellings & access

This site can easily accommodate two dwellings which are of similar scale & massing to the surrounding houses

However, two dwellings will not always be appropriate. Design detail & character are also important.

Justification: The layout and frequency of buildings determines the character of an area, new development to respect this so that local distinctiveness is retained and enhanced.

Where it is proposed to demolish and replace an existing structure, the new structure should be orientated on site in a similar way to the existing. Designing primary façades parallel to the highway may not preserve local distinctiveness. Designs diverging from the orientation and footprint of the original structure are unlikely to be approved unless fully justified.



Traditional building with primary façade orientated away from the street

The orientation and design of replacement structures should demonstrate they do not contribute to additional or excessive overlooking of nearby properties.

Justification: There is variety in the orientation of buildings which is characteristic of many conservation areas. Developments which site the principal elevation parallel to the road erode local distinctiveness in areas where variety in orientation is characteristic.

Where redevelopment or extensions are proposed existing gaps between buildings and boundaries should be maintained. The new or altered building and its outbuildings should not normally be closer to the boundary than the existing as this will impact the openness of the site. Where the replacement or extended building would be larger or taller than the existing it will often be necessary to site the proposed building further away from the front boundary in order to maintain existing gaps.

Care should be taken to avoid development or extensions that would visually associate the mass of one building with another, on the same or adjoining sites, as this is detrimental to the openness of the area.

Extensions should avoid attached walls and structures that would visually give the impression of a continuous width of development across the plot.

Proposals for side or rear extensions, or outbuildings, will be assessed to ensure openness and views through the site are retained. In order to maintain the character of the area, proposals that would result in 50% or more of the site being given over to built form and hard standing are unlikely to be viewed favourably.



Gaps between buildings contribute to local distinctiveness

Even though proposals for development may appear to have impacts hidden from public view, they still have an impact on the character of the area and will be assessed accordingly. Support will not be given for development that may set an undesirable precedent or proposals which are an incremental change which will development would adversely affect the character of the area will not be supported.

Justification: The replacement of existing buildings and structures with larger developments can lead to a loss of space between buildings the openness of the area, reduce the dominance of soft landscape over built form and be detrimental to character and appearance.



Some highway improvements have been quite damaging, resulting in unresolved spaces and loss of quality townscape

Road layouts and design should enhance the character of the historic environment.

Proposals to surface private non-made up roads with tarmac or similar surface treatments require planning permission. Non-made up roads with existing gravel or stone surfaces should be retained wherever possible. The reinstatement of gravel or stone surfaces will normally be supported.

Justification: In historic areas, the appearance of an un-metalled road in comparison with a metalled road adds to the character of the area.

There is a presumption in favour of preserving all structures that positively influence the character and appearance of an area.

The demolition of buildings, walls or other structures which are considered heritage assets can have a detrimental impact on the established character and grain of an area. Such development will only be permitted where:

- The character or appearance of the area would be preserved or enhanced as a result of their removal.
- Replacement buildings or structures would preserve or enhance the character or appearance of the area.
- The structure is not important individually or as part of a group, the removal of which would be detrimental to the character or appearance of the area.
- There are substantial public benefits that outweigh the loss of the heritage asset.
- The nature of the asset prevents reasonable use of the site
- No viable uses for the asset can be found
- Redeveloping the site outweighs the loss of the asset



The demolition of positive buildings requires convincing justification

Where the proposal is for demolition of a building which contributes to a conservation area the Local Planning Authority will require evidence to be provided that the building has been marketed at a realistic price and terms for at least six months.



Within conservation areas, consent for demolition will not be given unless there are acceptable and detailed plans for any redevelopment, that ensure the significance of the area is preserved or enhanced and prevent the creation of a vacant site.

Justification: Heritage Assets are a finite resource and as such their demolition will only be supported in exceptional circumstances.

Code 2: Landscape & Biodiversity

Landscape refers to the character and appearance of land, including its shape, form, and ecology, natural and man-made features. It also includes open space planting and boundaries.

Trees that contribute to the character of the area in terms of their character or appearance should be retained and protected from development. Where trees need to be removed to enable development, replacement trees of similar character will be required with a full landscape plan.



Trees contribute to local distinctiveness, often forming a strong backdrop to development

Proposals for development should respect and maintain the trees and other vegetation in the area. They should not impose developments where the built form would become the dominant element within the site unless the site is in the urban parts of the Borough.

New buildings should be sited away from existing trees to avoid future demands for pruning or felling due to loss of light and amenity, or concerns over safety in adverse weather. In considering the appropriate scale of development for any site, garages and other ancillary buildings, amenity space, garden features and parking will all be taken into account.

Tree and shrub planting within sites should be of a scale and character typical of the area.

The LPA will may require management of trees to be undertaken as part of the planning approval.

Local topography can have a major impact on development. The ridge and hills surrounding the harbour are prominent features that can be seen from a significant distance away, including from the water.

Important open spaces in the Borough include parks and cemeteries, four of which are designated as Registered Parks and Gardens, playing fields, cricket grounds, the heath, harbour, informal wooded areas and private gardens. All of these contribute the character and biodiversity of the Borough. Development affecting open space must be designed to retain the openness of the area and protect biodiversity.



Open space can provide places for recreation as well as habitats for biodiversity

Ecological surveys of properties with extensive woodland or vegetation should be carried out in advance of preparing development proposals. Development affecting protected wildlife such as bats, badgers, reptiles and amphibians must provide suitable mitigation.

Justification: The loss of trees and/or boundary planting can be detrimental to the character and appearance of the area. New development should provide replacement planting.

Development proposals should retain important existing views. These could be short and informal, enclosed by buildings or vegetation. Or, they could be open and grand, such as views to and from the Quay.



View towards the Quay from the water, showing the varied skyline and prominence of buildings.

New development should reflect local context. In some parts of the Borough built form is only glimpsed through vegetation, in other areas it is fully visible. Development on high land or the ridge should not become a dominant feature in the hillside or on the skyline, cause a material alteration to the topography, or result in the felling of prominent trees.



Development on high land should respect topography and remain subservient to landscape



Justification: Development that alters views could be detrimentally to the character and appearance of the conservation area.

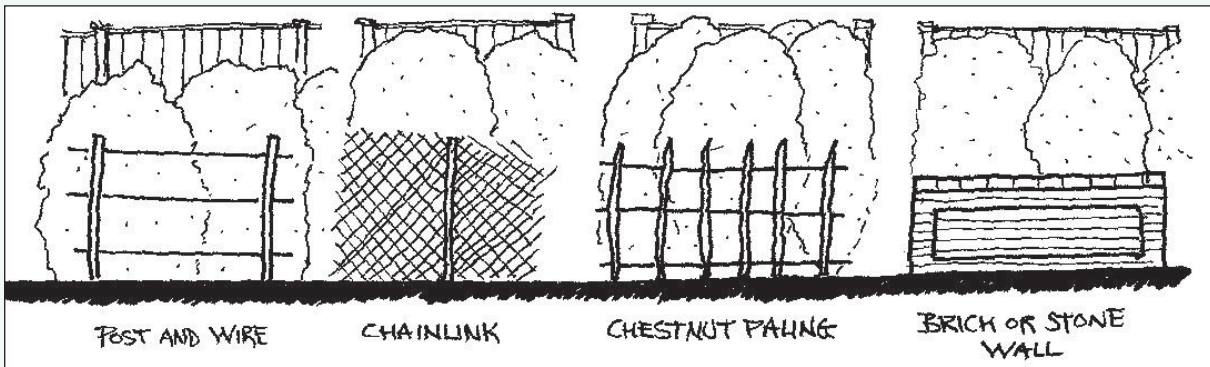
Planning permission is required for the erection of front boundary walls and gates, and Conservation Area Consent is needed for the demolition of walls over 1 meter high fronting a highway or 2 meters high elsewhere. In some conservation areas, Article 4 Directions have been imposed that mean any works adjacent to a highway requires consent. Applicants are advised to contact the Council to check whether their property is covered by an Article 4 Direction in the Ashington, Beach Road, Branksome Park, Canford Magna and Oakley Lane conservation areas.

Front boundary walls often contribute to the character of a conservation area. Therefore, the demolition of these walls is unlikely to gain consent.



Some characteristic boundary walls and treatments

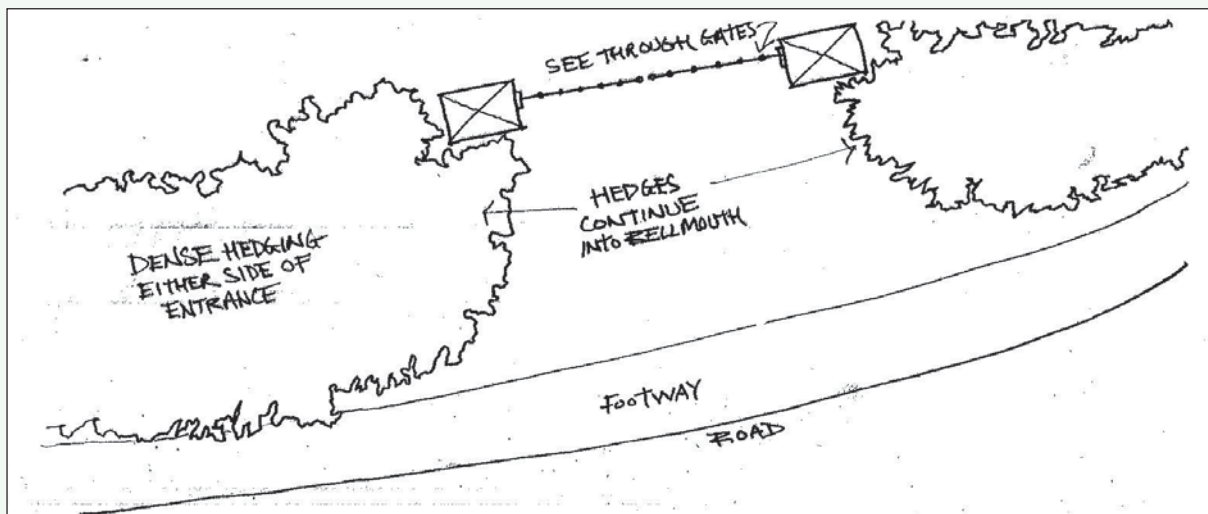
Stone and brick walls, decorative iron railings and gates, hedges, trees and shrubs have all been used to define boundaries within the Borough. New development will be expected to respect characteristic boundary treatments.



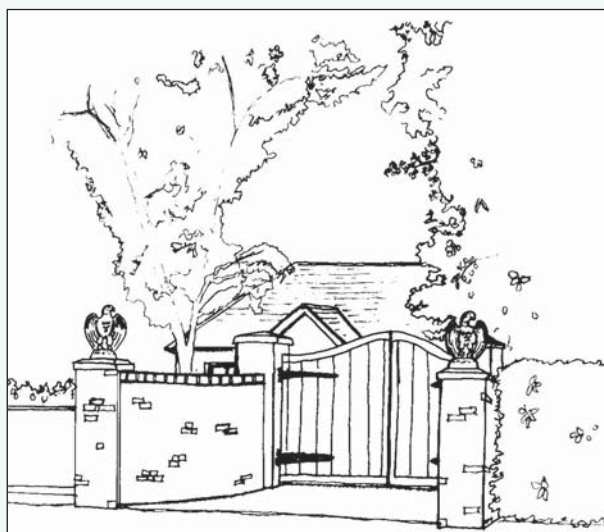
Some different types of boundaries

The installation of close boarded or panel fences on boundaries fronting the highway is not considered appropriate within a conservation area as they create unwelcome blank frontages. These are not characteristic, and fail to preserve the character of the area.

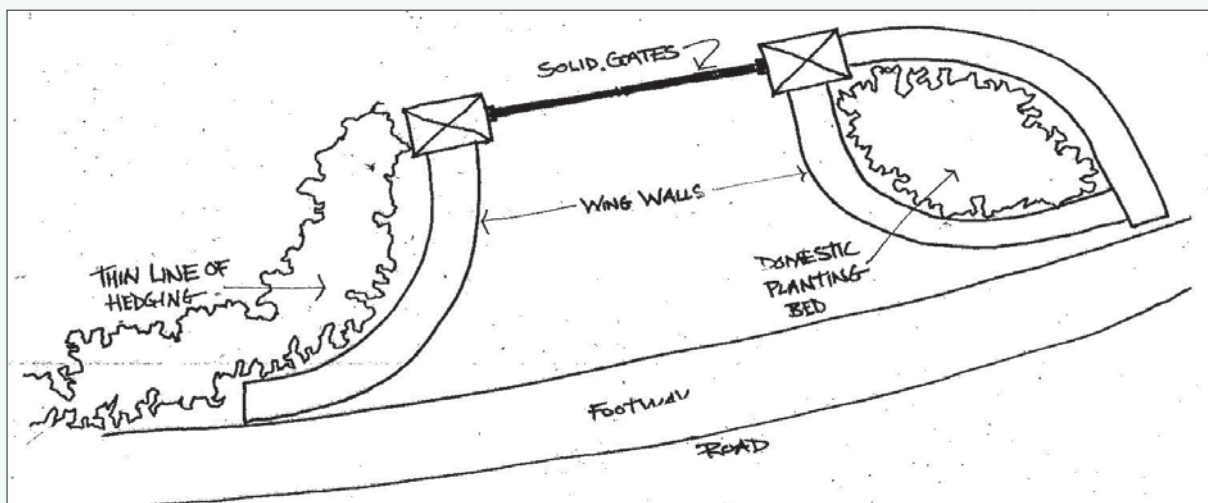
Gates should be open in design and no more than 2m in height. In some parts of the Borough local context will require a lower gate. Entrances should be designed to be discrete within the streetscene. Wing walls, which curve into the bell mouth of the entrance, should be avoided as they unduly emphasise its presence.



A positive, subservient entrance



A prominent unacceptable entrance





Proposals that involve significant engineering works to driveways such as the creation of basement parking areas will not normally be supported. This development is incongruous with historic areas and has a detrimental impact on the landscape. The creation of ramps, retaining walls and other engineering works can damage nearby trees, and be visually jarring within the site and the streetscene.

Increasing areas of hard landscaping to driveways or patio areas can shift the balance between built form and landscape.

Wherever alterations to, or the creation of new boundaries are proposed, plans should be submitted to show the boundary with full landscape Streetscene drawings are useful to illustrate the boundary in its context.

Justification: Boundary treatments vary throughout the Borough, proposals for new or replacement boundary treatments should reflect the dominant, boundary form of the area and reinforce character.

Code 3: Density and Mix

Density refers to the amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses, can affect a place's vitality and viability. Density can be described as plot ratio, the number of dwellings per hectare, or number of habitable rooms per hectare.



Density in Broadstone is at its highest on the Broadway, but decreases as one moves east along Dunyeats Road

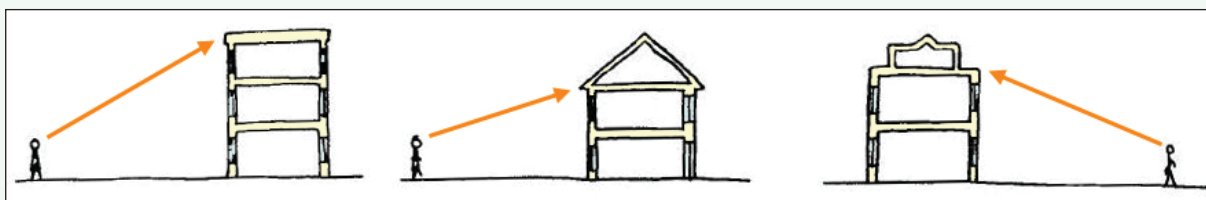
Increased density with flatted development leads to the erosion of boundaries. It can result in the replacement of front gardens with hard standings for parking areas, creating a poor relationship with the street, and reinforcing vehicular dominance.

Justification: Proposals that would result in 50% or more of the site being covered by buildings or hard standings erode the character of the area and will not be supported.



Code 4: Height, Scale & Mass

Height can be expressed in terms of the number of floors, height of a parapet or ridge, overall height, or combinations of these. Height determines the impact of development on views, vistas, skylines, and also has an impact on the streetscene and street enclosure.



Perceived height: 3 storeys

Perceived height: 2 storeys

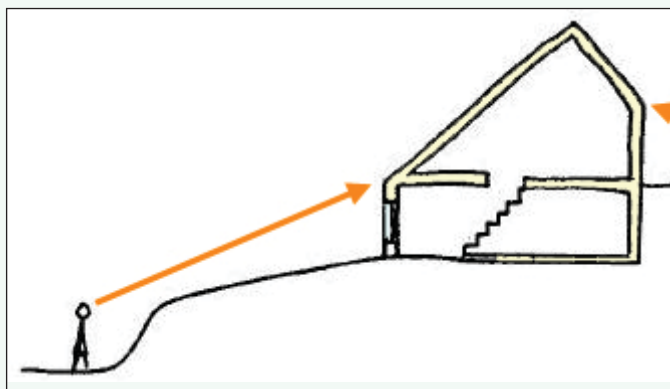
Perceived height: 2 storeys

Historic buildings in the Borough are generally 2-3 storeys in height, with limited taller development on the Quay reaching 5-6 storeys. The height of new development should reflect local context to avoid overly dominant development.

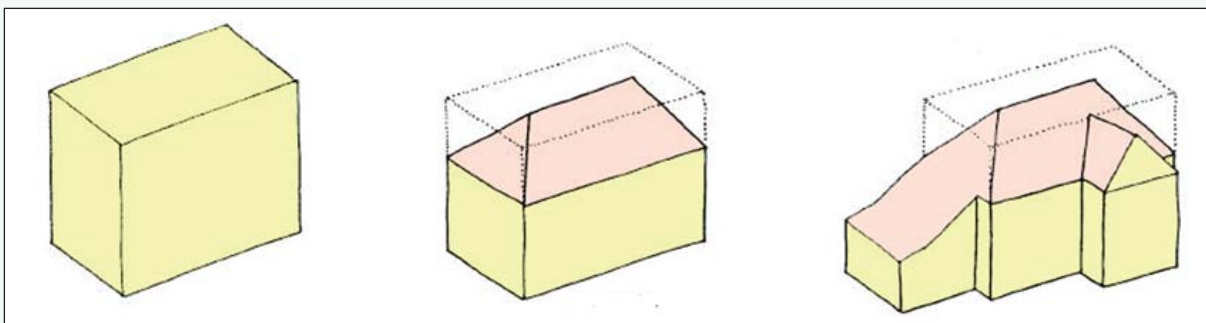
A ratio of building height to street or space width, and height relative to particular landmarks, background buildings or strategic views should be considered as part of any proposal.

Scale refers to the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person – human scale.

Massing is the combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces. It is the three-dimensional expression of the amount of development on a given piece of land.



Catslide roofs can work well on split-level sites where the impact of high vertical faces of wall could otherwise have a significant visual impact.



Monolithic form...

...can be broken up at roof level to reduce bulk, mass and scale...

... and be extended sympathetically to retain the integrity of the original building.



Where replacement buildings are proposed, it is expected that the mass of the new building will relate closely to that of the original. Extensions should be designed to remain subservient to the main building. Ridge heights should be lower than the existing ridge, and building lines should be stepped-in to reinforce their secondary nature.

Justification: Overly dominant buildings are detrimental to the character of the plot and streetscene. The height, scale and mass of development should reinforce local distinctiveness.

Code 5: Architectural Details

Detail refers to the craftsmanship, building techniques, decoration, styles and elevational treatments of a building or structure. It includes building elements such as openings and bays, entrances and colonnades, balconies and roofscape, height, orientation and the rhythm of the façade, solid-glazed ratios and proportions.

High quality architecture that respects its context will be supported. Traditional details can be characteristic of an area, it is not essential that design mimics or tries to replicate existing buildings as this often results in poor quality replicas.

What is important is that new buildings reinforce the character of the area. Good architecture is to do with the successful co-ordination of proportions, materials, colour and details. Particular care should be given to corners, roof lines and how the building meets the ground.



A selection of architectural details



It is considered that this appropriate architecture can be achieved in two ways:

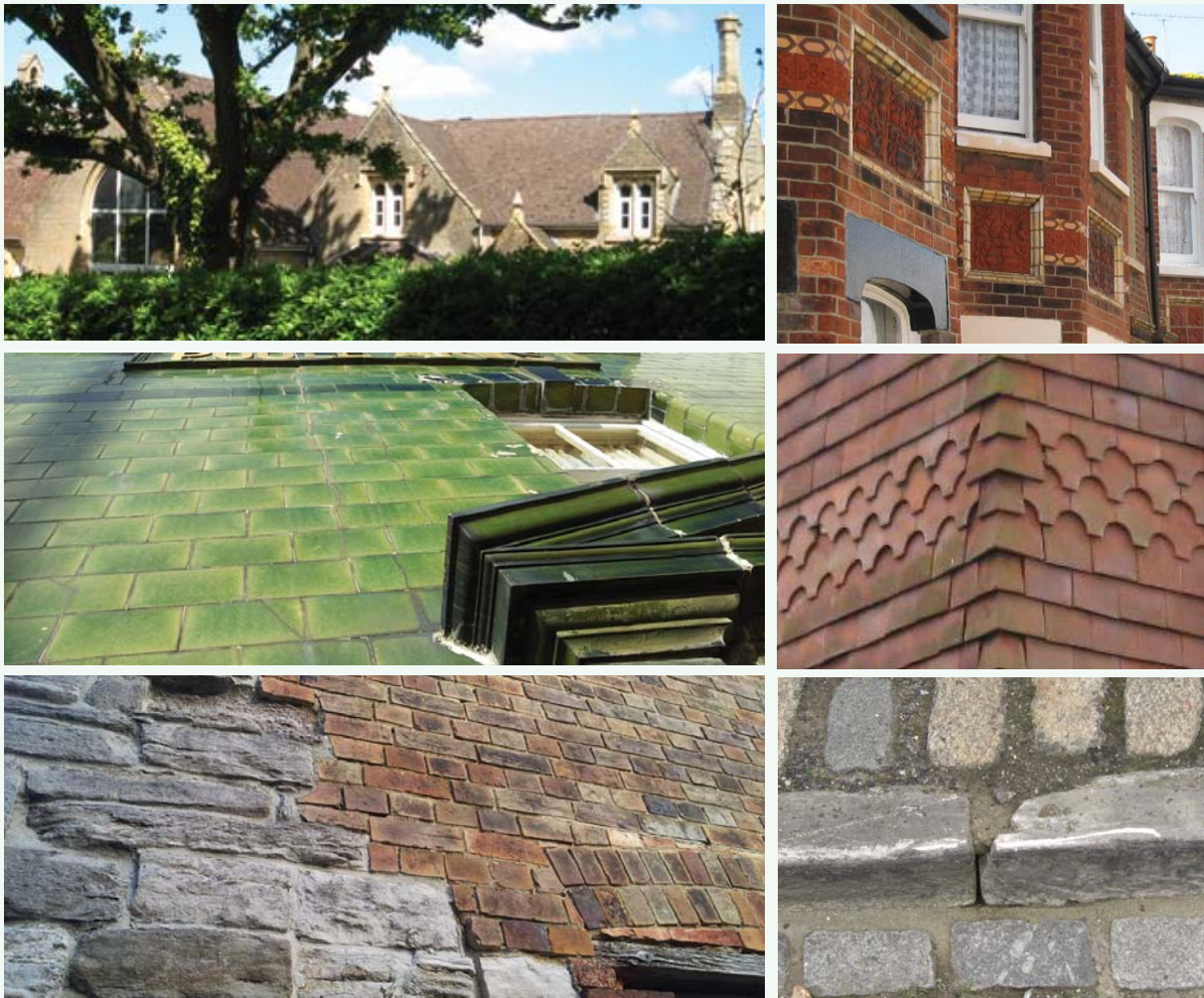
- Authentically replicating historic design, including materials, proportions and building details.
- Designing a modern building picking up references from the historic buildings in the area and reworking them to create a 21st Century interpretation.

Justification: The scale, proportion and design of architectural features and ornament are an important consideration in ensuring new development relates comfortably to local context.

Code 6: Materials

Materials give texture, colour and pattern to development. They should be durable, and reinforce local distinctiveness. Materials which are characteristic contribute to the attractiveness and the character of the area.

Traditional buildings in the Borough have been constructed of mainly red, but in some areas, yellow/buff coloured brick. Roofs are covered with clay tiles or natural slates. Timber sash windows are common. Site context analysis will identify the predominant materials in a particular area.



A selection of materials



Used carefully, materials can integrate new development into an area. Extensions to buildings in conservation areas should usually be constructed in materials that match the original building unless there is appropriate justification provided as to why this should not be the case.

While it is not necessary that new buildings should exactly match their neighbours they should reinforce local distinctiveness by using local materials and detailing.

Justification: Structures that are not built of materials characteristic to an area are likely to be discordant elements which detrimentally affect the character of the area and fail to enhance local distinctiveness.

Code 6: Developments on secondary frontages:

Where buildings have two frontages, with the primary frontage to the street and the secondary frontage to a rear or side service lane, new buildings accessed from the lane should reflect the style of the main building and reinforce local distinctiveness through the use of materials and details characteristic of the area.

Small scale buildings such as garages, garden rooms or home offices may be appropriate on these secondary frontages.

Justification: Because these frontages are subservient, development should remain ancillary to the main building. In many cases, this type of development will enable the character and appearance of the secondary frontage to be improved.

Code 7: Flats over Shops

The conversion of vacant floors over commercial units to office or residential uses will be welcomed. This will keep buildings in use, and provided natural surveillance from a residential population in commercial areas.

Justification: Buildings benefit from being in use and are more likely to be maintained if occupiers for the whole building can be found.



Many secondary frontages would benefit from improvement



Flats over shops



Code 8: Street Furniture, Signs and Telecommunications Installations

Street furniture, telecommunications infrastructure and signs should be carefully designed and sited to minimise clutter and ensure the character and appearance of the area is preserved or enhanced. When considering the siting of new street furniture the cumulative effect of the new and existing furniture will be taken into account.

All signage on buildings should be designed and located to compliment the building and its setting without adversely affecting the amenity of the site or surrounding area.

In conservation areas with a commercial element, proposals for changes to shopfronts and signage will be assessed to ensure the new shopfront and signage enhances the character of the conservation area.

In all cases, signs and advertisements will be assessed against the criteria in the Shopfront and Shop Signs Supplementary Planning Guidance.

Telecommunications Installations, including masts, equipment cabins and associated paraphernalia should be designed and sited to minimise visual intrusion and avoid the introduction of uncharacteristic features or clutter in the streetscene. The cumulative impact of telecom installations will be taken into account when considering proposals for masts and equipment within the vicinity of an existing installation.

The siting of telecoms installations should minimise any adverse impacts on existing trees and landscape and service trenches should be sited to minimise damage to root systems. Additional landscape planting may be required to integrate a proposal into its setting.

Justification: The siting of street furniture, signage and telecommunications equipment could adversely impact the appearance of the area.



Inappropriate signage in terms of scale, materials, colour and siting



Code 9: Evening and Night Time Culture

In commercial areas, applications for longer opening hours or changes of use to create more public houses or “take aways” will be assessed to ensure there is no detrimental effect on the character of the area.



Outside sitting areas need to be carefully designed

Developments that include decking to provide outside sitting areas will also be assessed to ensure the character of the area is not adversely affected. Decking can result in street clutter, trip hazards, privatisation of the public realm and make it difficult to clean the street. The highest design quality for decking is necessary to ensure attractiveness of the area is not eroded.

Justification: The needs of commercial premises need to be balanced against the impact of their establishments on the public realm. Drinking establishments and outdoor seating areas can add vibrancy to a street, but the cumulative impact on the historic environment can be detrimental

Code 10: Design

Contemporary designs are appropriate where they contribute to the character of the area. The rationale for any design should be fully explained in the Design & Access Statement.

All new development within the setting of historic areas should be designed so that:

- Proposals can be successfully integrated into the fabric and context of the site, and wider locality where large schemes are proposed.
- In parts of the Borough with diverse architectural styles, one particular style does not become the dominant form of architecture.
- Proposals are not uncharacteristically bold, prominent or jarring with the prevailing character of the area.
- Trees and landscape are retained and where appropriate reinforced to ensure that striking contemporary designs do not harm the delicate balance between built form and landscape.
- Public art can be included where large and/or gateway sites come forward for development. The public artist should be commissioned at the earliest stage as an integral member of the design team.



Embedded public art: Trading Posts, by Simon Watkinson

Justification: In order to maintain the character of the historic environment, new development must positively contribute to local distinctiveness.



3.9 Local Heritage Assets

In recognition of the contribution these other Heritage Assets make to the historic environment of Poole, the Council has recognised their importance by creating a 'Local List', in line with Government Policy. In addition, a Development Management Policy DM 2: Heritage Assets has been included in the Site Specific Allocations and Development Management Policies (adopted April 2012), to give them appropriate protection.

A local heritage asset is defined as:-

“A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are valued components of the Historic Environment”

Although Local Heritage Assets are not protected from demolition by national legislation, the NPPF is clear that the effect on such an asset, or its setting, is a material planning consideration.

These non-designated locally important Heritage Assets can be found throughout the borough not just in areas of obvious heritage interest such as the town centre.

These local Heritage Assets can include:-

- Known archaeological sites and areas of archaeological significance;
- Historic landscapes, landscape features;
- Parks and gardens and cemeteries;
- Unscheduled Ancient Monuments;
- Locally Listed Buildings and other features; and
- Cultural Artefacts (Pottery Plaques, Sculptures etc.)

The growing Government emphasis on localism, gives added significance and importance to the production of Local Lists, especially, in areas such as Poole. Locally important schools, churches, World War I and II artefacts and railway structures, street furniture, marine heritage and ceramics combine to form Poole's distinct character. Compiling a list of these local Heritage Assets, which contribute to the local character and distinctiveness, is considered important by the Local Authority, to safeguard Poole's individual identity and character.



*Lloyds Bank Ashley Road
A Local Heritage Asset*



*Pound Sign, Blandford Road
A Local Heritage Asset*



The Court of Appeal ruling on 25th March 2011, in favour of SAVE Britain's Heritage now means that non-residential buildings now require planning permission for demolition, even outside conservation areas.



*Wall at Ropewalk, Blandford Road
A Local Heritage Asset*

The List of Buildings of Local Importance was included as part of the Poole Local Plan First Alteration (Adopted March 2004) in Appendix I. Since then, government guidance has changed to include a broader remit of Heritage Assets and suggests that it is good practice to include this within Local Development Frameworks.

The evidence base for this SPD has included information posted on the Borough's Website, surveys of the Borough, consultations with local residents and other interested parties, press releases, and consultation on the accompanying Development Management Policy DM2: Heritage Asset, contained in the Site Specific Allocations and Development Management Policies DPD.

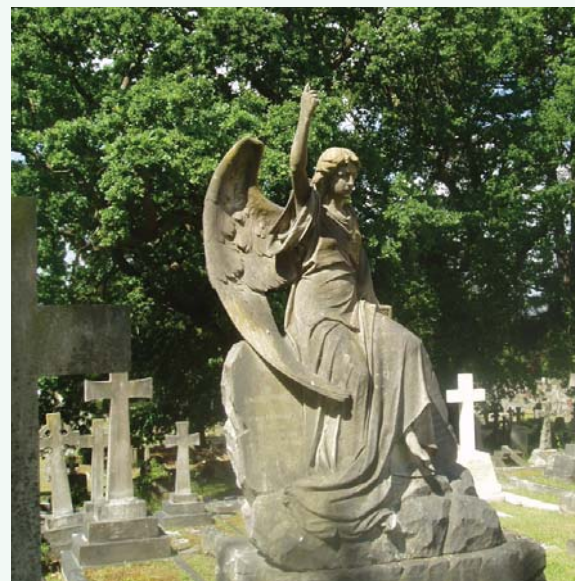
A Local Heritage Asset is not the same as a Community Asset, Community Assets are assets owned or managed by the local community including those transferred from the Local Authority. These assets are wide ranging but often centred on buildings or land. Local Heritage Assets could also be Community Assets

Maintaining heritage assets is important to the quality of life in Poole. Doing so helps to retain a high quality historic environment and this ensures that a place is interesting and worth visiting, it can encourage tourism and add to the economic viability of an area.

The inclusion of a building on a Local List does not affect planning rights, any permitted development rights or deemed consents remain unchanged.

Criteria for the Selection of Heritage Assets for the Local List

To comply with government guidance and in addition to those Assets which have statutory protection, a list of Local Heritage Assets which are valued by the local community, has been compiled. To be on the local list Assets do not need to be of importance nationally or to meet the criteria which is applicable to designated asset or be of national importance they just need to be of local importance and to comply with The following criteria.



Angel Memorial, Parkstone Cemetery



Most Assets on the list meet more than one of these criteria:-

A. Historic Interest:

Historic association

These assets will have an association with a well known person(s) or events of national or local interest: Some assets such as the D Day Plaque commemorate a specific event.

Social Interest

These historic assets can also indicate social development: Railway stations, arches and viaducts mark the coming of the railway to Poole. The remaining tram control boxes, sewer vent and other street furniture which is special to Poole come from an era when the Borough of Poole was commissioning bespoke items to reinforce its identity.

B. Architectural Interest:

These assets can be designed by a well known architect of national or local reputation; or more commonly the architect is unknown but they are of good quality and design, reflecting period detail and style. The parades of shops at Ashley Cross are in this category they have Arts and Crafts influences and embellishments. These have group value and are well defined areas of townscape. These assets give this area of Poole a strong individual character

Assets with architectural interest can also be landmarks: Buildings which form a focal point and are, special value within certain building types; banks, churches or public houses often have Architectural Interest. The Methodist church in the High Street meets this criteria.

C. Artistic Interest:

Produced by a well known local manufacturer or Artist with strong local associations; Carter Tiles and the Poole Pottery Plaques originally from the Poole Pottery building on the Quay and now reinstalled on Dolphin Quay are in this category as are, items of public art a such as the Lifeboat Man at the Royal National Lifeboat Institution in West Quay Road.

D. Having special landscape quality;

This quality is most obvious in Poole in the cemeteries and parks. Parkstone Cemetery and Ashley Cross Green both meet this criteria.

E. Having important Archaeological potential;

The Old Town in its entirety has archaeological significance which dates back to mediaeval times. Hamworthy's history is even earlier with evidence of Roman occupation. Because archaeological significance is often hidden, it may only become apparent during the application process. However, the potential for archaeological significance needs to be addressed in any proposal where there is a high archaeological potential.

A Heritage Asset only needs to meet one of these criteria for inclusion on the list. The proposed list given in Appendix A, and includes an assessment of the above criteria that the entries are considered to meet.



Notification

Owners of Local Heritage Assets will be notified in writing that an asset is to be included in the list, together with a description of the criteria for listing and an indication of which of the criteria it is considered that the Asset meets.



Signal Box, Hamworthy Junction

All Local Heritage Assets will also be added to the Council's Historic Environment Record. This is available via the Heritage Gateway at www.heritagegateway.org.uk.



Tram Control Box: North Road

Adding to the Local Heritage Assets List

The Local List is a dynamic document and the general public and other interested parties are encouraged to propose additions which they consider meet the adoption criteria. Further nominations will be carefully considered against the assessment criteria. Proposals for inclusion on the list must include;

- the address/location,
- a description of the Asset,
- at least one photograph of the Asset
- an appraisal of how it is considered that the Asset meets the criteria for inclusion.

Any proposed additions will be assessed and will go through a robust assessment process before validation and adoption.



*Former Post Office with holographic sign,
Phone Box and Post Box Lilliput Road*

Owners may challenge the inclusion of an Asset on the list by demonstrating why they consider that it does not meet any of the assessment criteria. If appropriate, consideration will then be given to removing the Asset from the list.



4 Sustainability

The Borough of Poole is committed to caring for the environment and the principle of sustainability. Our vision of Poole is of a beautiful place to live, work, learn and play that we take pride in passing on to future generations. To achieve our vision we will integrate the principles of sustainability across all our activities and encourage others to do the same.

Tackling the effects of a changing climate is a priority outcome for the area. This is reflected in our corporate plans and Local Area Agreements, which show the high level of expectation, set in response to demands by our community partners for tough targets on carbon reduction.

The Borough of Poole is committed to reducing carbon emissions from its own operations and estate and has implemented a Carbon Management Plan to reduce carbon emissions by 25% BY 2013. In 'getting our own houses in order' this provides us with the strong community leadership credentials to enable the community action needed to deliver an area-based carbon reduction targets.

In March 2010, the Council was selected along with its Bournemouth Borough and Dorset County Council partners to participate in a national pilot group in the DECC Local Carbon Framework initiative.

The Council expects the highest sustainability outcomes in all new development. Development should seek to incorporate and re-use historic buildings and structures in the interests of sustainability, rather than demolish and re-build. Wherever possible, existing buildings should be reused or recycled thereby saving energy that would otherwise be expended on demolition, construction work and the transportation and production of materials. Where new buildings or structures are proposed, they should be designed for a long life and be capable of adaptation to other uses later in life.

Spaces must also be designed for adaptability in changing social and economic times, and accord with the Our Streets & Spaces SPD.

Materials with low embodied energy and those from renewable, local sources should be utilised to reinforce Poole's vernacular style.

Core Strategy Policies PCS 31 - 35 deal with sustainable energy. The general principles for sustainable development will apply to proposals for changes to heritage assets including complying with the Code for Sustainable Homes and Building Regulation requirements where appropriate. However, applicants will be required to demonstrate that this can be achieved while retaining the significance of the Heritage Asset.

Assets which the local community consider make a significant contribution to local character and distinctiveness form part of the cultural heritage of Poole. They are finite resources, which once lost cannot be replaced.

5

Contacts and Further Information

For more information on heritage assets, or if you want advice on the repair of historic buildings please telephone 01202 633343 or e-mail h.brushett@poole.gov.uk

If you wish to discuss any proposals other than repair then you should be aware that the Borough of Poole has a structured pre-application process. Pre-application advice forms are available on line or from:

Planning and Regeneration Services
Borough of Poole
Civic Centre
Poole
Dorset
BH15 2RU

For further information on Heritage Assets the following sites are useful:

www.heritagegateway.org.uk

www.imagesofengland.org.uk

www.legislation.gov.uk

Scheduled Monuments www.culture.gov.uk/ScheduledMonuments.pdf

www.english-heritage.org.uk/caring/listing/scheduled-monuments/sceduling

Planning (Listed Buildings and Conservation Areas Act) 1990 www.hmso.gov.uk/actsuk/acts1990/UKpga_1990009_en_1.htm

Protection of Wrecks Act 1973” www.legislation.gov.uk/ukpga/1973/33

Poole Maritime Trust www.poolemaritimetrust.org

Poole Harbour Commission www.phc.co.uk

Poole Aquatic Management Plan www.pooleharbouraqui.co.uk

National Heritage List for England <http://list.english-heritage.org.uk>

www.helm.org.uk

Ancient Monuments & Archaeological Areas Act 1979

www.legislation.gov.uk/ukpga/1979/46

Parks and Gardens

www.parksandgardens.ac.uk

www.spab.org.uk

www.victorian-society.org.uk

www.periodproperty.com

www.buildingconservation.com

www.listedpropertyownersclub.co.uk

General Guidance on Conservation Areas

Repairs to Heritage Assets

6 Glossary of Terms

Archaeological Interest: Evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of the record of the past that begins with traces of early humans and continues to be created and destroyed.

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest or other creative skills, such as pottery, ceramic tiles or sculpture.

Article 4 Directions: Additional planning controls removing Permitted Development Rights from buildings or areas to ensure the retention of traditional details.

Buildings of Local Architectural or Historic Interest: Historically buildings identified by the Local Planning Authority as being important to the history and character of their local environment. Such buildings have been placed on a 'local list' but are not of sufficient merit to justify being placed on the national Statutory List. These are now known as Heritage Assets.

Built Heritage: The stock of historic buildings, street furniture, bridges, industrial structures, monuments and other manmade features not only within the Borough of Poole but throughout the country.

Conservation Area: A Designated Asset for an area of townscape either urban or rural which, because of its special architectural and historic character, is considered worthy of preservation and enhancement.

Development Plan Documents (DPDs): Spatial planning documents subject to independent examination and prepared by the relevant plan-making authority.

Conservation: The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area, which has been recognised as such under the relevant legislation.

Enabling Development: Development that would be unacceptable in planning terms, but for the fact that it would bring heritage assets benefits sufficient to justify it being carried out and which could not otherwise be achieved.

Heritage Asset: A building, monument, site, place area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are valued components of the historic environment. They include designated heritage assets and further assets identified by the local planning authority during the process of decision making or through the plan-making process, including local listing.

Historic Environment: All aspects of the environment results from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.



Historic Environment Record (HER): Historic environment records are information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource. The Historic Environment Record (HER) for the Borough of Poole is held by Dorset County Council.

Historic Interest: An interest in past lives and events, including pre-historic. Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Listed Building(s): Those structures, buildings or groups of buildings which, because of their special architectural or historic interest, have been placed on the 'Statutory List' on the advice of English Heritage. This entitles buildings to special protection. In Poole there are over 200 of these.

Local Development Framework (LDF): A portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It also contains a number of other documents including the Annual Monitoring Report (AMR) and any 'saved' plans that affect the area.

Local Development Document (LDD): Either a Development Plan Document or a Supplementary Planning Document contained in a Local Development Framework.

Permitted Development Rights: Development which does not require planning permission.

Registered Parks and Gardens: Areas which, due to their, landscape quality, historic layout or architectural ornament, are of special interest. These are designated by English Heritage under the National Heritage Act 1983. In Poole there are four of these.

Setting: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Schedule of Ancient Monuments: A national list of structures and monuments worthy of protection due to their historic significance. The list is drawn up by English Heritage and they are responsible for managing these Historic Assets.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic

Supplementary Planning Documents (SPDs): Documents covering a wide range of issues on which the plan-making authority wishes to provide guidance to supplement the policies and proposals in Development Plan Documents. They do not form part of the development plan or are subject to independent examination.

7 Appendix A: Heritage Assets List

I. Scheduled Monuments

As extracted from the Sites and Monuments Record

No	Description	Grid Ref	SAM
361	Fern Barrow	SZ 067 926	843
362	Barrow	SZ 054 943	
363a	Barrow	SZ 057 943	
363b	Cremation	SZ 057 943	
364a	Barrow	SZ 057 943	
364b	Cremation	SZ 057 943	
365a	Barrow	SZ 042 951	111a
365b	Burial	SZ 042 951	
366	Barrow	SZ 027 953	
367	Barrow	SZ 028 953	111c
368	Barrow	SZ 030 953	111b
369	Barrow	SZ 023 955	111d
370	Barrow	SZ 023 955	111e
371	Barrow	SZ 023 955	111f
372	Barrow	SZ 023 955	111g
373	Barrow	SZ 024 956	111j
374	Barrow	SZ 019 959	111k
375	Barrow	SZ 019 959	
376	Barrow	SZ 047 960	
377	Barrow	SZ 044 962	112b
378	Barrow	SZ 043 961	111p
379	Barrow	SZ 035 962	111o
380	Barrow	SZ 026 963	111l
381	Barrow	SZ 025 964	111m
382	Barrow	SZ 015 966	651
383	Barrow	SZ 019 968	
384	Barrow	SZ 019 968	
385	Barrow	SZ 026 969	111n
386	Barrow	SZ 020 973	
387	Barrow	SZ 020 973	
388	Barrow	SZ 006 975	117a

No	Description	Grid Ref	SAM
389	Barrow	SZ 008 975	
390	Barrow	SZ 008 974	117b
391	Barrow	SZ 008 975	117d
392	Barrow	SZ 008 975	117e
393	Barrow	SZ 009 974	
394	Barrow	SZ 009 974	
395	Barrow	SZ 010 974	117c
396a	Barrow	SY 996 975	116e
396b	Burial	SY 397 975	116e
397a	Barrow	SY 996 975	116e
397b	Burial	SY 996 975	116e
398a	Barrow	SY 997 975	116c
398b	Burial	SY 997 975	116c
399	Barrow	SY 997 976	
400a	Barrow	SY 996 977	116b
400b	Burial	SY 996 977	116b
400c	Burial	SY 996 977	116b
401a	Barrow	SY 996 977	116a
401b	Burial	SY 996 977	117a
401c	Burial	SY 996 977	117a
402a	Settlement	SZ 002 904	
402b	Settlement	SZ 002 904	
402c	Burial	SZ 003 906	
402d	Salt works	SZ 003 906	
403	Settlement	SY 978 916	
404a	Settlement	SZ 009 917	
404b	Find	SZ 009 917	
406	Burial	SZ 005 990	
407	Find	SZ 010 984	
408	Find	SZ 001 965	
409	Find	SZ 018 989	
410	Find	SZ 025 980	
411	Find	SZ 032 980	
412	Find	SZ 031 970	
413a	Find	SZ 048 961	
413b	Burial	SZ 048 961	
414	Find	SZ 014 952	
415	Find	SZ 045 951	
416	Find	SZ 038 909	
417	Gibbett	SZ 023 004	
418	Windmill	SZ 020 902	

No	Description	Grid Ref	SAM
419	Find	SZ 016 902	
420	Find	SZ 010 900	
421	Find	SZ 011 901	
422	Pound	SZ 020 921	
423	Gatehouse	SZ 012 909	
424	Find	SZ 050 949	
425	Find	SZ 030 910	
426	Settlement	SZ 009 906	
427	Building	SZ 008 903	
428	Settlement	SZ 010 905	
429	Settlement	SZ 011 904	
430	Settlement	SZ 008 904	
431	Settlement	SZ 008 904	
432	Find	SZ 038 939	
433	Well	SZ 013 920	
434	Mill	SZ 003 904	
435	Find	SZ 006 903	
436	Town Cellars	SZ 009 903	44
437	The Guildhall	SZ 010 906	
438	Customs House (Deleted)	SZ 009 903	752
439	Town Wal	SZ 008 903	566
440	Scaplens Court	SZ 009 904	71
441	Find	SZ 000 910	650
442	Own Dyke	SZ 012 909/SZ 014 909	
443	Find	SZ 031 931	
445	Find	SZ 043 945	
446	Roman Road	SZ 002 903	
447	Roman Road	SZ 995 981/993 950650	
448	Find	SY 998 960	
449	Find	SY 000 960	
450	Barrow	SY 995 975	
451	Barrow	SY 997 966	
452	Find	SY 985 918	
453	Find	SY 999 904	
454a	Roman Road	SY 000 904/992 950	
454b	Roman Road	SY 991 919	
454c	Roman Road	SY 991 925	
455a	Feature	SY 996 808	
455b	Unclassified	SY 996 908	
455c	Settlement	SY 997 907	
456	Find	SY 993 908	

No	Description	Grid Ref	SAM
457	Find	SY 981 908	
458	Find	SY 997 906	
459	Mound	SZ 068 931	
460	Barrow	SZ 069 928	
461	Find	SZ 063 934	
462	Find	SZ 065 923	
463	Find	SZ 062 932	
464	Find	SZ 054 920	
465	Find	SZ 056 919	
466	Settlement	SZ 031 976	
467	Find	SZ 032 983	
468	Park	SZ 038 987	
469	Find	SZ 023 955	
470	Barrow	SZ 033 960	
471	Settlement	SZ 033 905	
472	Find	SZ 011 917	
473	Find	SZ 012 943	
474	Find	SZ 013 897	
475	Unclassified	SY 000 929	
476	Find	SZ 031 989	
477	Find	SZ 062 930	
478a	Find	SZ 046 974	
478b	Find	SZ 046 974	
478c	Find	SZ 046 974	
478d	Find	SZ 046 974	
479a	Settlement	SZ 001 904	
479b	Settlement	SZ 001 904	
480	Salt Works	SY 992 926	
481a	Field System	SZ 043 968	
481b	Field System	SZ 043 968	
481c	Settlement	SZ 043 968	
481d	Settlement	SZ 043 968	
482	Settlement	SZ 005 902	
483	Find	SZ 014 919	
484	Barrow	SZ 019 962	
485	Find	SY 995 933	
486a	Salt Works	SZ 008 904	
486b	Structure	SZ 008 904	
486c	Find	SZ 008 904	
487a	Enclosure	SZ 051 964	
487b	Find	SZ 053 964	

No	Description	Grid Ref	SAM
488	Find	SZ 053 973	
488a	Find	SZ 053 974	
488b	Find	SZ 054 974	
489	Find	SZ 039 967	
490	Find	SZ 032 934	
491	Find	SZ 032 928	
492	Find	SZ 023 955	
493	Find	SZ 051 961	
494	Feature	SZ 003 903	
495	Feature	SY 999 006	
496	Fort	SZ 001 905	
497a	Crop mark	SZ 048 978	
497b	Find	SZ 048 978	
497c	Find	SZ 048 978	
498	Feature	SZ 041 974	
498a	Feature	SZ 046 974	
498b	Find	SZ 046 974	
498c	Find	SZ 046 974	
498d	Burial	SZ 046 974	
499a	Enclosure	SZ 041 970	
499b	Settlement	SZ 041 970	
499c	Settlement	SZ 041 970	
499d	Field System	SZ 041 970	
499e	Field System	SZ 041 970	
500a	Settlement	SZ 042 970	
500b	Settlement	SZ 042 970	
500c	Burial	SZ 042 970	
501	Find	SZ 043 973	
502	Find	SZ 045 978	
503	Find	SZ 044 974	
504	Find	SZ 045 975	
505	Find	SZ 048 975	
506a	Find	SZ 050 971	
506b	Find	SZ 050 971	
507a	Find	SZ 042 982	
507b	Find	SZ 042 982	
508a	Find	SZ 044 980	
508b	Find	SZ 044 980	
509a	Feature	SZ 045 974	
509b	Feature	SZ 045 974	
509c	Feature	SZ 045 974	

No	Description	Grid Ref	SAM
510a	Feature	SZ 045 973	
510b	Feature	SZ 045 973	
511	Find	SZ 031 988	
512a	Field System	SZ 046 968	
512b	Field System	SZ 046 968	
512c	Field System	SZ 046 968	
512d	Field System	SZ 046 968	
512e	Feature	SZ 046 968	
512f	Feature	SZ 046 968	
513	Brickworks	SZ 024 941	
514a	Building	SZ 009 904	
514b	Find	SZ 009 904	
515a	Find	SY 000 904	
515b	Find	SY 000 904	
517	Garden	SZ 053 896	
518	Martello Tower	SZ 058 892	
519a	Salt Works	SZ 008 905	
519b	Feature	SZ 008 905	
520	Find	SZ 014 92	
521a	Feature	SZ 052 975	
521b	Feature	SZ 052 975	
522	Cemetery	SZ 012 905	
523a	Settlement	SY 993 929	
523b	Salt works	SY 993 929	
524	Find	SY 985 904	
525	Settlement	SZ 012 907	
526	Pill Box	SZ 056 893	
527	Find	SZ 040 985	
528	Settlement	SZ 043 982	
529	Settlement	SZ 043 982	
		SZ 044 977	
530	Settlement	SZ 041 979	
531	Buried Soil	SZ 044 983	
532	Burial	SZ 040 987	
533a	Midden	SZ 007 902	
533b	Dockyard	SZ 007 902	
533c	Find	SZ 007 902	
534	Midden	SZ 009 903	
535	Midden	SZ 011 903	
537	Feature	SZ 042 994	
538	Feature	SZ 036 977	
539	Roman Military Site	SZ 000 992	736

2. Listed Buildings

It should be noted that the listing covers not only the main building but anything physically attached to the building together with anything that

Address	Period	Grade	Date Listed
Ashley Road			
Church of St. John the Evangelist	c.1902/3	II	13/9/95
Blandford Road			
5-11 (odds)	Mid C19	II	4/12/89
19	Mid C19	II	4/12/89
War memorial St Michael's Hamworthy		II	28/092011
158 (The Old Rectory)	c.1650	II*	14/6/54
Bournemouth Road			
Church of St. Osmund	C20	II*	30/6/80
Broadstone Park			
Broadstone War Memorial	1921	II	26/3/2008
Canford Magna			
11-15 (consecutive)	c.1840	II	30/6/80
16-20 (consecutive)	c.1840	II	30/6/80
21 & 22	C19	II	30/6/80
Canford School	c.1825	I	14/6/54
Court House	C17	II	30/6/80
John of Gaunt's Kitchen	C15	I	14/6/54
Lodge of Canford School	c.1850	II	30/6/80
Nineveh Court, attached carriage arch & screen wall	c.1851	I	14/6/54
Canford Village hall	c.1866	II	10/2/94
Parish Church of Canford Magna	Late Saxon	I	14/6/54
Chest Tomb of Admiral Russell –approx. 18m east of the Parish Church	1821	II	13/9/95
Headstone-approx. 9 meters south-east of south porch of the Parish Church	C18	II	13/9/95
Hyghfoldes	C18	II	30/6/80
Merley Court & attached front gateway & walls	C18	II	30/6/80
The Brook and attached rear stable	C18	II	14/6/54
Church Street			
1&3	C18	II	13/9/54
2 (See under No. 14 St James Close)			
4&6	C18	II	14/6/54
8	C18	II	13/9/54
9	c.1700	II	14/6/54
10	C18	II	14/6/54
14	C18	II	14/6/54

Address	Period	Grade	Date Listed
27 & 29 (Ashley Cottage)	C19	II	28/5/74
31 (Blenheim House)	C18	II	14/6/54
Church of St. James	Rebuilt 1819-21	II*	14/6/54
Walls & railing to south & west sides of Church of St. James	C19	II	28/5/74
St. George's Almshouses	C15	II	28/5/74
St. James's Church Hall	1862	II	28/5/74
Commercial Road			
45 (Tower House)	C19	II	30/6/80
Crichel Mount Road			
19 (Landfall) & attached screen walls	1938/9	II	16/1/81
Dear Hay Lane			
3 (The Brewers Arms Public House)	C18	II	30/06/80
Haven Road			
St. Ann's Hospital	1909/12	II*	5/10/80
High Street			
Grand Parade (Nos, 1-7)	C18	II	28/11/88
2	C19	II	13/9/95
4 (see under paradise Street)		II	
6 (The King's Head Hotel)	C16	II	14/6/54
8 (The Antelope Hotel)	C16	II	14/6/54
10	C16	II	14/6/54
12 & 14	Late C16	II	14/6/54
19 & 18a	C19	II	28/5/74
20	C16	II	28/5/74
22	C1800	II	28/5/74
24 & 26	C18	II	14/6/54
25 & 27	C18	II	28/5/74
28 & 28A	C18	II	14/6/54
29	C17	II	28/5/74
30	C16-C17	II	14/6/54
31 & 33	C18-C19	II	28/5/74
32	C16-C17	II	14/6/54
34 & 36 & No. 1 New Street	c.1830	II	28/5/74
40 & 42	C19	II	28/5/74
48 & 48A	C16	II	30/6/80
50, 50a & 52 (& Nos. 1, 3 & 5 New Orchard)	C18	II	27/1/95
73	C16	II*	30/6/80
75	C16	II	30/6/80
79 & 79a	C18	II	30/6/80
87, 89	1704	II	14/6/54

Address	Period	Grade	Date Listed
90 & 92	C18	II	14/6/54
91	C19	II	28/11/88
94	C19	II	14/6/54
96 & 96a	C18	II	14/6/54
98	1617-19	II	14/6/54
102 & 102A	C19	II	14/6/54
117	C19	II	28/11/88
135 & 137	C19	II	28/11/88
143-149 (odds)	1819	II	28/11/88
151 & No. 80 Lagland Street	C1800	II	28/11/88
153 (Beech Hurst)	1798	II*	14/6/54
Scaplens Court Museum	C15	I	14/6/54
Garden Boundary wall to Scaplens Court Museum	C19	II	28/5/74
Hill Street			
20	C18	II	30/6/80
34	C19	II	28/11/88
Baptist Chapel	C1815	II	30/6/80
Knighton Lane			
44 & 45	C19	II	13/9/95
The Farmhouse Knighton House	C17	II	30/6/80
Lagland Street			
80 see under 151 High Street		II	
Lake Drive			
75 (The Boat House)	1936	II	21/12/94
Levet's lane			
Garden wall to rear of 4 Market street	C18/C19	II	28/5/74
Garden wall to rear of 6 Market Street	C18/C19	II	28/5/74
Longfleet Road			
1&3	C19	II	30/6/80
Church of St. Mary	1830-33	II	13/9/95
Magna Road			
South Lodge to Canford School	1850	II	30/6/80
Gate and piers at South Lodge	C19	II	14/6/54
Mansfield Road			
Water Tower	C19	II	13/9/95
Market Close			
2	C18-C19	II	14/6/54
4	C18	II	16/6/54
25 (Sir Peter Thompson House)	1746-9	II	14/6/54
Market Street			
1	C18	II	14/6/54

Address	Period	Grade	Date Listed
3	C18	II	14/6/54
Garden wall to rear of 4 Market Street			
4	C18	II	14/6/54
6	C16	II	14/6/54
Garden wall to rear of 6 Market Street			
5&7	C18	II	14/6/54
8 (Mary Tudor Cottage)	C18 & earlier	II	14/6/54
9 (Bowden House)	C18	II	14/6/54
10 & 12	1762	II	14/6/54
11 (Pickwick Cottage)	C19	II	14/6/54
13	1722	II	14/6/54
15 (The Guildhall tavern)	Early C19	II	28/5/74
17	Late C18	II	28/5/74
18	1797	II	14/6/54
19	Late C18	II	28/5/74
20	Mid 18	II	14/6/54
21 & 23 (The Crown Hotel)	C18, C19	II	28/5/74
22	Late C18	II	28/5/74
24	Late C18	II	28/5/74
28 (The Angel Public House)	C18	II	28/5/74
33	C17	II	22/6/89
The Guildhall	1761	II*	14/6/54
New Orchard			
1,3 & 5 (see Nos. 50,50a & 52 High Street)			
New Street			
1 (see No. 34 & 36 High Street)			
3 & 5	Mid C18	II	14/6/54
Oakley Hill			
Canford Bridge	1813	II	14/6/54
Lady Wimborne's bridge	1853	II	28/11/91
Wimborne Lodge	Mid C19	II	30/6/80
Piers, gates and railings to Wimborne Lodge	Mid C19	II	13/9/95
Oakley Lane			
2 & 4	Mid C19	II	13/9/95
6 & 8	Mid C19	II	13/9/95
10 & 12	Mid C19	II	13/9/95
11	C17	II	30/6/80
17	Mid C19	II	30/6/80
19	Mid C19	II	30/6/80
Paradise Street			
Town Cellar attached to Waterfront Museum	C15	I	14/6/54

Address	Period	Grade	Date Listed
Gaol attached to north end of Town Cellar	1820	II	14/6/54
Waterfront Museum	C19	II	28/5/74
Parr Street			
55 & 57	Early C19	II	30/6/80
Church of St. Peter	Late C19	II	28/5/74
St. Peter's Primary School	1833	II	30/6/80
Pinewood Road			
Packe Family Mausoleum	Mid C19	II	10/8/81
Poole Park			
Poole Municipal War Memorial	Late C20	II	22/09/09
Pottery Road			
27 (Canford Cottage)	Late C17	II	7/9/93
Prosperous Street			
The Old meeting house	Late C17	II	14/6/54
St Aldhelm's road			
Parish Church of St. Aldhelm	1892/94	II*	14/6/54
St. James's Close			
2 West End House	Mid C18	II*	14/6/54
6	Mid C18	II	14/6/54
8	C.1760	II	14/6/54
10	Late C18	II	14/6/54
14	Early-Mid C18	II	14/6/54
24	Late C18 –C19	II	14/6/54
The Rectory & No. 20	1786	II	14/6/54
Garden Wall to north of Rectory	C18 –C19	II	28/5/74
Gates and Railings between The Rectory & No. 20	C18	II	28/5/74
St Peter's Road			
13 (Danecourt Rooms)	C.1840	II	28/5/74
Sarum Street			
4	Late C18	II	28/5/74
Skinner Street			
United Reform Church	c.1777	II*	14/6/54
Strand Street			
10	Early C19	II	14/6/54
Tatnam Road			
82 (Tatnam Farmhouse)	Early C19	II	30/6/80
Thames Street			
1 (Kinges Halle)	C15	II*	14/6/54
3 (King Charles Inn)	Late C16	II	14/6/54
5			
7			

Address	Period	Grade	Date Listed
9 (Quayside House)	Late C18	II	14/6/54
Boundary wall to rear of Nos. 5, 7, & 9	Late C15	II	14/6/54
10	Early C19	II	14/6/54
11 (Mansion House)	c.1776	II*	14/6/54
19 & 21 (Poole House)	c. 1730	II	14/6/54
23 & 25	C19	II	14/6/54
The Quay			
The Aquarium (Boatshift Warehouse)	Early/Mid C19	II	12/11/74
The Quay Public House	Early C19	II	12/11/74
Custom House	1781	II*	14/6/54
Grace House	Mid C19	II	28/5/74
Old Harbour Office	1822	II	14/6/54
Portsmouth Hoy public House	Late C18	II	28/5/74
The Poole Arms Public House	Early C17	II	28/5/74
Newfoundland House	C18 & C19	II	28/5/74
Upton Road			
Upton House	Early C19	II*	8/8/72
Water Tower Road			
21 (Yaffle House)	1930	II	28/11/88
Water Tower	1894	II	30/6/80
West Quay Road			
10-13 (consecutive)	Early C19	II	30/6/80
West Street			
32 (Joliffe House)	c.1730	II	14/6/54
Balston Terrace Nos 1 & 2	Late C18	II	28/5/74
Balston Terrace Nos 3 & 4	Late C18	II	28/5/74
Western Avenue			
12a (Wildwood)	1973-5	II	1/2/2007
Western Road			
Church of All Saints	1857/77	II	13/9/95
Memorial cross 11 metres north of All Saints Church	1907	II	13/9/95
Memorial cross 12 metres north of All Saints Church	1909	II	13/9/95
Willett Road			
Merley Hall Farmhouse	Late C17	II	14/6/54
Worgret Road			
Church of St. George	1959/60	II	25/9/98

Address	Period	Grade	Date Listed
STREET FEATURES			
Church Street			
Lamp post outside No. 31	Late C19	II	28/5/74
Lamp post approx. 2 m south-west of Church of St. James	Late C19	II	28/5/74
Lamp post approx. 5m south east of Church of St. James	Late C19	II	28/5/74
Lamp post approx. 6m north of St. James's Church hall	Late C19	II	28/5/74
Cinnamon Lane			
Lamp post approx. 30m north west of rear of No 10 High Street	Late C19	II	28/5/74
Lamp post approx. 2m south east of rear of St George's Almshouses	Late C19	II	28/5/74
Lamp post approx. 3m to the rear of 3 Market Street	Late C19	II	28/5/74
Lamp post approx. 10m to the rear of 9 Market Street	Late C19	II	28/5/74
Lamp post approx. 5m to the north west of 10 High Street	Late C19	II	28/5/74
Lamp post adjacent to rear boundary of No. 24 High Street	Late C19	II	28/5/74
Lamp post at junction with New Street	Late C19	II	28/5/74
Lamp post approx. 2 m north west of rear of No. 14 High street	Late C19	II	28/5/74
Levet's lane			
Lamp post approx. 15m north east of Rectory, St James's Close	Late C19	II	28/5/74
Market Close			
Lamp post approx 1 m east of No.2	Late C19	II	28/5/74
Market Street			
Lamp post approx 2 m southeast of No.2	Late C19	II	28/5/74
Lamp post approx 1 m east of No. 12	Late C19	II	28/5/74
Lamp post approx 10 m south of No. 18	Late C19	II	28/5/74
Lamp post approx 2 m east of No.20	Late C19	II	28/5/74
Lamp post at the north corner of No.33	Late C19	II	28/5/74
Lamp post approx 2 m north of No.35	Late C19	II	28/5/74
Lamp post approx 3 m south of No. 15 Market Street (The Guildhall Tavern)	Late C19	II	28/5/74
Paradise Street			
Lamp post south of Town Cellar	Late C19	II	28/5/74
St James Close			
Lamp post approx 15 m southeast of No.2	Late C19	II	28/5/74
Lamp post approx 6 m east of No.8	Late C19	II	28/5/74
Lamp post approx 3 m southeast of No.14	Late C19	II	28/5/74

Address	Period	Grade	Date Listed
Lamp post approx 20 m southwest of The Rectory	Late C19	II	28/5/74
Lamp post approx 1 m south of No.4	Late C19	II	28/5/74
Lamp post at junction with Thames Street	Late C19	II	28/5/74
Thames Alley			
Lamp post approx 2 m east of No.2	Late C19	II	28/5/74
Lamp post approx 2 m north of No.10	Late C19	II	28/5/74
Lamp post approx 2 m southeast of No.1 Thames Mews	Late C19	II	28/5/74
Thames Street			
Lamp post approx 5 m east of No.5	Late C19	II	28/5/74
Lamp post at junction with West Street	Late C19	II	28/5/74
Thames Street			
Lamp post approx 5 m east of No.5	Late C19	II	28/5/74
Lamp post at junction with West Street	Late C19	II	28/5/74
Lamp post at junction of 2 central walks in Thames Mews	Late C19	II	28/5/74
Lamp post at south end of central walk in Thames Mews	Late C19	II	28/5/74
Lamp post approx 2 m east of No. 9	Late C19	II	28/5/74
Lamp post approx 3 m east of No.11	Late C19	II	28/5/74
Lamp post approx 5 m east of No. 23	Late C19	II	28/5/74
The Quay			
Four bollards in front of Custom House	C18	II	28/5/74
Lamp post at junction with Paradise Street	Late C19	II	28/5/74
Town Beam	Repaired 1947	II	28/5/74

3. Protected Wreck Sites & Marine Heritage

Site	Date	Found
Cleavel Point and Green Island Causeway	250BC	
Iron Age Long Boat	300BC	1964
Studland Bay Wreck		1984
Swash Channel Wreck	1630	2004
Roman Ceramics		
Bronze Age Axe		

4. Registered Parks & Gardens

Site	Grade	O t h e r Designations
Poole Park	II	Conservation Area
Compton Acres	II	Conservation Area
Poole (Oakdale) Cemetery	II	
Coy Pond Gardens	II*#	

Mostly in Bournemouth

5. Conservation Areas

Area	Designated	Appraisal	Amended	Art 4 Dir
Ashington	Jan 2002			Yes
Ashley Cross	June 1987		Aug 1991	No
Beach Road	Oct 1990			Yes
Branksome Park	March 1981	Dec 2006		Yes
Brunstead Road	July 1989		May 2000	No
Canford Cliffs	July 1989			No
Canford Cliffs North	Feb 2002			No
Canford Magna	June 1977		Dec 1992	Yes
Chester Road	June 2010	Dec 2010		No
Compton Acres	Oct 2003			No
Evening Hill	Feb 1992			No
Harbour Heights	Mar 2004			No
Haven Road	Oct 2003			No
Heckford Park	June 2006	Dec 2006		No
High Street	Jan 1986			No
Oakley Lane	Apr 1987		Dec 1992	Yes
Old Town	Feb 1974		Dec 1992	No
Poole Park	July 1995		Oct 1996	No
Poole Quay	Aug 1981		Dec 1992	No
Ridgeway & Broadstone Park	Oct 2004	July 2009	July 2009	No
Sandbanks	Oct 2003	Dec 2008		No
The Avenue	July 1989		Dec 1992 May 2000	No
Tudor Road/Golf Links Road	Oct 2004	July 2009	July 2009	No

6. Local Heritage Assets

Key:

(*) = Within a conservation area

(+) = Lady Wimborne Cottages

A = Historic Interest

Historical Association (ha)

Social Interest (si)

B = Architectural Interest

C = Artistic Interest

D = Having Special Landscape Quality

E = Archaeological Potential

A	
Shore Lodge, 6 & 8 Alington Road (*)	B
Lilliput House, 7 Alington Road (*)	B
Holly Hill, 9 Alington Road (*)	B
Bell Cottage, 10 Alington Road (*)	B
Little Court, 11 Alington Road (*)	B
12 Alington Road (*)	B
18 Alington Road (*)	B
18 Ardmore Road	B
Little Manor, Arrowsmith Road (+)	A(ha)(si),B
Appledore, Arrowsmith Road (+)	A(ha)(si),B
Spinney Cottage, Arrowsmith Road	B
Yaffle Wood, Arrowsmith Road (+)	A(ha)(si),B
Little Thatch, Arrowsmith Road	B
89-98 (inclusive) Ashington Lane (+) (*)	A(ha)(si),B
B	
The Pavilion, Sandbanks, Car Park, Banks Road	A(si),B
123 Banks Road	B
22 Bingham Avenue	B
29-39 (odd) Bingham Avenue	B
Carters Almshouses, Blandford Road	A(si),B
Wall at Old Ropewalk, Blandford Road	A(si),B
Blandford Lodge, 444 Blandford Road	B
262-272 (even) Blandford Road (+)	A(ha)(si),B
Hamworthy First School, junction of Blandford Road/Tuckers Lane	A(si),B
1-25 (odd) Bournemouth Road (including shopfronts at 7, 9 & 11) (*)	B

Post Office, 27 Bournemouth Road (*)	A(si),B
2-18 (even) Bournemouth Road (including shopfronts at 2, 4 & 8) (*)	B
40 Bournemouth Road (see 20 Ardmere Road)	B
Lodge, Branksome Cemetery	A(si),B
41 & 43 Bournemouth Road	B
Library, Britannia Road (*)	A(ha)(si),B
24-30 (even) Britannia Road (*)	B
1 Brunstead Place (*)	B
2 Brunstead Road (*)	B
17 Brunstead Road (*)	B
Bagatelle, 8 Burton Road (*)	B
The Wick (including wall to SW), 10 Burton Road (*)	B
Highways, 5 Bury Road (*)	B
Upwood Manor, 14 Bury Road (*)	B
Bel Esguard, 23 Bury Road (*)	B
C	
The Art Block, Canford School, Canford Magna (*)	B
Suspension foot bridge over River Stour, Canford Magna (*)	A(si),B
'Sancroft' (flats – former Sanatorium), Canford Magna (*)	B
Old School Cottage, Canford Magna (*)	B
Warehouse, Castle Street (behind Quay Amusements) (*)	A(si),B
Chaddesley Gate, 29 Chaddesley Glen	B
Chaddesley House, 9-11 Chaddesley Wood Road	B
Harbour Court, Harbour Heights Estate, Chaddesley Glen	B
Cricket Pavillion, Charborough Road, Broadstone Park (*)	A(si),B
Park Keepers Lodge, No. 37 Charborough Road (*)	A(si),B
1-11 (odd) Church Road(*)	B
23-33 (odd) Church Road (including shopfronts at 25, 31 & 33) (*)	B
35 & 39 Church Road (*)	B
11-13 (odd) Church Street (*)	B
18 Cliff Drive	B
26 Cliff Drive (*)	B
39 Cliff Drive	B
The Rowans, 49 Cliff Drive (*)	B
Orton Rigg, 53 Cliff Drive (*)	B
Holly Lodge Commercial Road (*)	B
16 Commercial Road (*)	B
83-91 (odd) Commercial Road (including shopfront at 83) (*)	B
111 Commercial Road, (including shopfront) (*)	B
113 Commercial Road (*)	B
127 Commercial Road, (including shopfront) (*)	B
Lady Russell Coles House, Constitution Hill Road	B

Highfield House, Courtenay Road	B
Tinker's Revel, 8 Crichel Mount Road (*)	B
Crichel Place, 23 Crichel Mount Road (*)	B
D	
White Gates, 1 Dalkeith Road (*)	B
12 Dalkeith Road	B
Longfleet Lodge, Darby's Lane North (+)	A(si),B
11 De Mauley Road(*)	B
The Lodge, Oakdale Cemetery, Dorchester Road	A(si),B
Rowington Hall (Flats 1-4), Dover Close, Branksome Park (*)	A
2 Dover Road, Branksome Park (*)	A
4 Dover Road, Branksome Park (*)	A
Wessex Bowling Club Dunyeats Road (*)	A(si),B
19 Dunyeats Road (Broadstone County First School) (*)	A(si),B
21 Dunyeats Road, (Community and Arts Centre) (*)	A(si),B
86 Dunyeats Road (*)	B
E	
3 Erpingham Road (*)	B
St. Kitts, 3 Ettrick Road (*)	B
Casa Pina, 4 Ettrick Road (*)	B
Ettrick House, 10 Ettrick Road (*)	B
Yaffle Hill, 14 Ettrick Road (*)	B
Ettrick Rise, 16 Ettrick Road (*)	B
F	
56 Fernside Road (Hennings Park Farm)	A(ha)(si),B
160-170 (even) Fernside Road (+)	A(ha)(si),B
G	
Poole Crematorium, Gravel Hill	A(si),B
South Road School, Green Road	A(si),B
90-110 (even) Green Road	A
H	
Conning Tower, Harbour Heights Estate (*), Haven Road	B
The Hermitage, Hermitage Road	B
3-11 (odd) High Street (*)	B,E
13 High Street (and warehouse to rear used as garage) (*)	B,E
16 & 18 High Street (*)	B,E
37 High Street (*)	B,E
Bowling Green Alley, rear of 58 High Street (*)	B,E
64A High Street (*)	B,E
68 High Street (*)	B,E
77 High Street (*)	B,E
78A High Street (*)	B,E

80-83 (inclusive) High Street (*)	B,E
93-99 (inclusive) High Street (*)	B,E
96,96A High Street (*)	B,E
104 High Street (*)	B,E
106 High Street (*)	B,E
111-115 (inclusive) High Street (*)	B,E
119 High Street (*)	B,E
120 & 122 High Street (*)	B,E
134 High Street (Burger King) (*)	B,E
139 High Street (*)	B,E
141 High Street (Post Office) (*)	A(si),B,E
148,150 High Street	B,E
153A High Street (*)	B,E
161 High Street (*)	B,E
171 High Street (*)	B,E
70 Higher Blandford Road	B
7-9 (inclusive) Holly Hedge Lane	B
I	
Highmoor, Ipswich Road (*)	B
K	
43 Knighton Road	B
Knighton Farm Barns, Knighton Lane	B
L	
49 & 51 Lake Road (+)	A(ha)(si),B
57 & 59 Lake Road (+)	A(ha)(si),B
118 & 120 Lake Road (+)	A(ha)(si),B
128 & 130 Lake Road (+)	A(ha)(si),B
141 Lake Road (Fiddlers Lock)	B
143 Lake Road (Lake Farm)	B
145 & 147 Lake Road	B
25, 27 Lake Road	B
Morley House, 28 Lakeside Road (*)	B
Woodlands, 30 Lakeside Road (*)	B
Carmel House, Victoria School, Lindsay Road	A(si),B
Former Post Office, 22 Lilliput Road	A(si),B
Gablehurst, 2 Lindsay Road (*)	B
M	
5 Market Close (*)	B,E
6 Market Close (*)	B,E
St. Catherines, 1 Maxwell Road (*)	B
The Myrtles, 2 Maxwell Road (*)	B
Higher Merley Farm, off Merley Park Road	B

Ashfield, Merley Park Road (+)	A(ha)(si),B
Tubbs Cottage, Merley Park Road (+)	A(ha)(si),B
Moortown Farm, Moortown Lane	A(ha)(si),B
Moortown Lodge, Moortown Lane	A(ha)(si),B
The Sheiling, 2 Mornish Road (*)	B
14 Mornish Road (Coach House) (*)	B
N	
23 Nelson Road (*)	B
27 Nelson Road (*)	B
41 Nelson Road (*)	B
5-9 (odd) New Orchard (*)	B,E
Former Yacht Club Pavilion, New Quay Road	A(si),B
O	
1 Oakley Hill (including Les Bouviers)	B
9 Oakley Hill (thatched cottage)	B
2-16 (even) Oakley Lane (*) (+)	A(ha)(si),B
22-28 (even) Oakley Lane (*) (+)	A(ha)(si),B
5-7 (odd) Oakley Lane (*)	B
23 & 25 Oakley Lane (*)	A(ha)(si),B
3-10 Old Coastguard Road (*)	A(ha),B
P	
84 Panorama Road (*)	B
1 & 1a Parr Street (*)	B
19-39 (odd) Parr Street, (including shopfront at 31) (*)	B
Banks Chambers (shopfronts), 7 & 8 Penn Hill Avenue	B
22 Penn Hill Avenue	B
Bathing Station, Branksome Chine, Pinecliff Road	A(si),B
Twin Cedars, 2 Pinewood Road (*)	B
8 & 10 Pinewood Road (*)	B
16-20 (even) Pinewood Road (*)	B
24-30 (even) Pinewood Road (*)	B
R	
No. 2 Audlem Lodge & No. 4 Audlem Cottage, Ridgeway (*)	B
14 Ridgeway (*)	B
32 Ridgeway (*)	B
34 & 36 Ringwood Road (+)	A(si),B
42 & 44 Ringwood Road (+)	A(si),B
S	
Park Manor, St. Aldhelms Road (*)	A(si),B
5(odd) St. Peters Road (*)	B
9 (odd) St. Peters Road (*)	B
2a Salterns Road (*)	B

13 Salterns Way	B
Civic Centre, Sandbanks Road (*)	A(ha)(si),B
Civic Centre Annex, Sandbanks Road	A(ha)(si),B
Law Courts, Sandbanks Road	A(ha)(si),B
215 & 217 Sandbanks Road (+)	A(ha)(si),B
223, 225 & 227 Sandbanks Road	B
278-289 Sandbanks Road	B
Tap Corner of Sandbanks Road, Elgin Road	B
25 Sandbourne Road	A(ha),B
45 Shaftesbury Road	B
Bob Hann House, Shillito Road	A(ha)(si),B
I Station Road (*)	B
6-30 (even) Station Road (*)	B
(shopfronts at 16,18,24,26 & 28) (*)	B
32 & 34 Station Road, (including shopfronts) (*)	B
T	
27 & 29 The Avenue (*)	B
Blue Cedars, 31 The Avenue (*)	B
36 The Avenue	B
Inverary, 48 The Avenue (*)	B
Woodmore Court, 50 The Avenue (*)	B
Cairnton, 52 The Avenue (*)	B
Teak House Lodge & Gates, The Avenue	B
The Bridge House, The Quay (*)	A(si),B,E
Yeatmans Old Mill, The Quay (*)	A(si),B,E
Piplers, The Quay (*)	A(si),B,E
Purbeck Pottery, The Quay (*)	A(si),B,E
The Lifeboat Station, The Quay (*)	A(si),B,E
Poole Lifting Bridge, The Quay	A(si),B,E
Warehouse 23-27 (inclusive), Barber's Wharf, The Quay (*)	A(si),B,E
4 Tower Road (*)	B
6 Tower Road (*)	B
10 Tower Road (*)	B
Three Gates, 6 Tower Road West (*)	B
Ettrick Lodge, 8 Tower Road West (*)	B
The White House, 10 Tower Road West (*)	B
W	
5-12 (inc) West Street	B
18 Western Avenue (*)	B
Cliff Lodge, Western Road (*)	B
The Vicarage, Western Road (*)	B
31 Western Road (*)	B

41 Western Road (*)	B
Canford Cliffs Library, Western Road (*)	A(si),B
The Teak House, Westminster Road	B
10 Westminster Road (*)	B
12 Westminster Road (*)	B
19 Westminster Road (*)	B
Whitehills, 21 Westminster Road (*)	B
Scout Hall, West Quay Road	A(si),B,E
Merton Grange, Wheelers Lane	B
Wilderton, 2 Wilderton Road (*)	B
Lake Farm (farmhouse and farm buildings to west), Willett Road (*)	B
100 & 101 Willett Road (+) (*)	A(ha)(si),B
174-180 Wimborne Road (+)	A(ha)(si),B
Oakdale Middle School, Wimborne Road	A(si),B
Hants and Dorset Bus Depot, Wimborne Road	A(si)
SPECIAL HERITAGE ASSET CATEGORIES	
ECCLESIASTICAL	
A	
Masonic Hall, Ashley Road	A(si),B
Chapel behind Blockbusters, Ashley Road	A(si),B
Methodist Church, Ashley Road	A(si),B
B	
Lych Gate, St Michaels Church, Blandford Road,	A(si),B
Brick Chapel, Branksome Cemetery	A(si),B
Baptist Church, Buckland Road	A(si),B
C	
Old Chapel, Cabots Lane	A(si),B
Parkstone Congregational Church, Commercial Road (*)	A(si),B
Parkstone Gospel Hall, 3 Churchill Road	A(si)
D	
Salvation Army Hall, Davis Road	A(si),B
South Chapel, Oakdale Cemetery, Dorchester Road	A(si),B
North Chapel, Oakdale Cemetery, Dorchester Road	A(si),B
The Cross, Poole Cemetery, Dorchester Road	A(si),B
H	
Methodist Church, High Street (*)	A(si),B,E
K	
St Mary's Church Rooms, Kingston Road (*)	A(si),B
L	
Poole Christian Fellowship, Lagland Street	A(si),B,E
Church of Holy Angels, Lilliput Road	A(si),B
Baptist Chapel, Loch Road	A(si),B

M	
St. John the Evangelist Baptist Church, Macaulay Road	A(si),B
Former Ashington Mission Church, Merley Park Road	A(si),B
R	
Methodist Church, 291 Ringwood Road	A(si),B
Evangelical Church, 337 Ringwood Road	A(si),B
S	
St Johns Church, Surrey Road	A(si),B
BANKS	
A	
National Westminster Bank, Ashley Road	A(si),B
Lloyds Bank, Ashley Road	A(si),B
HSBC Bank, Ashley Road	A(si),B
C	
Lloyds Bank, 1 Commercial Road (*)	A(si),B
153 Commercial Road, (Lloyds Bank) (*)	A(si),B
H	
106 High Street (Midland Bank) (*)	A(si),B,E
FORMER AND EXISTING PUBLIC HOUSES	
A	
Victoria Cross , 377 Ashley Road	A(si),B
B	
Potters Arms, 21 Blandford Road	A(si),B
Britannia Hotel, Britannia Road (*)	A(si),B
C	
The Sloop, 5 Commercial Road	A(si),B
The Ox Public House, 81 Commercial Road (*)	A(si),B
E	
Royal Oak and Gas Tavern, 1 East Street	A(si),B,E
Pure Drop Inn, 7 East Street	A(si),B,E
H	
Old Harry, 88 High Street (*)	A(si),B,E
George Hotel, 230 High Street	A(si),B
L	
57-59 (odd) Lagland Street, (Norton's Library) (Now the Kings Head)	A(si),B,E
Foundry Arms, 58 Lagland Street	A(si),B,E
The Cockleshell, 63 Lagland Street	A(si),B,E
M	
The Goodsyard, 14 Station Approach/Moor Road (*)	A(si),B
N	
Ferryman, 6 New Quay Road	A(si),B

O	
Enid Blyton Museum, Old Orchard (formerly the Swan Inn)	A(si),B
P	
Bricklayers Arms, Parr Street (*)	A(si),B
R	
Shah of Persia, 173 Ringwood Road	A(si),B
S	
The Cow, 58 Station Road (*)	A(si),B
T	
The Jolly Sailor, The Quay (*)	A(si),B,E
The Lord Nelson, The Quay (*)	A(si),B,E
W	
Queen Mary, 68 West Street	A(si),B
The Co-op, 147 Wimborne Road (formerly the Tatnum Inn) (*)	A(si),B
The New Inn, 222 Wimborne Road	A(si),B
IMPORTANT LANDSCAPE FEATURES	
A	
Alexandra Park	A(si),B,D
C	
Castleman Trailway	A(si),B,D
Coy Pond Gardens	A(si),B,D
P	
Parkstone Cemetery	A(si),B,D
Parkstone Park	A(si),B,D
Poole Park including all lodges, gates & historic ancillary buildings (*)	A(si),B,D
STREET FURNITURE	
A	
Sewer Outlet, Ardmore Road (*)	A(si),B,C
Bollard on corner of Carlton Grove, Ashley Road	A(si)
B	
Pound Sign, Blandford Road	A(si),B
Victorian Post Box, 5 Bournemouth Road	A(si)
County Gates, Branksome Park (Rebuilt)	A(si),B
Welcome to Poole Sign, Branksome Promenade	A(si),B,C
C	
Sewer Outlet, Chester Road (*)	A(si),B,C
Victorian Post Box, 57 Church Street (*)	A(si)
Victorian Post Box, 150 Croft Road	A(si)
Memorial Clock Tower, Commercial Road (*)	A(si),B
Tram Control Unit, Constitution Hill	A(si)

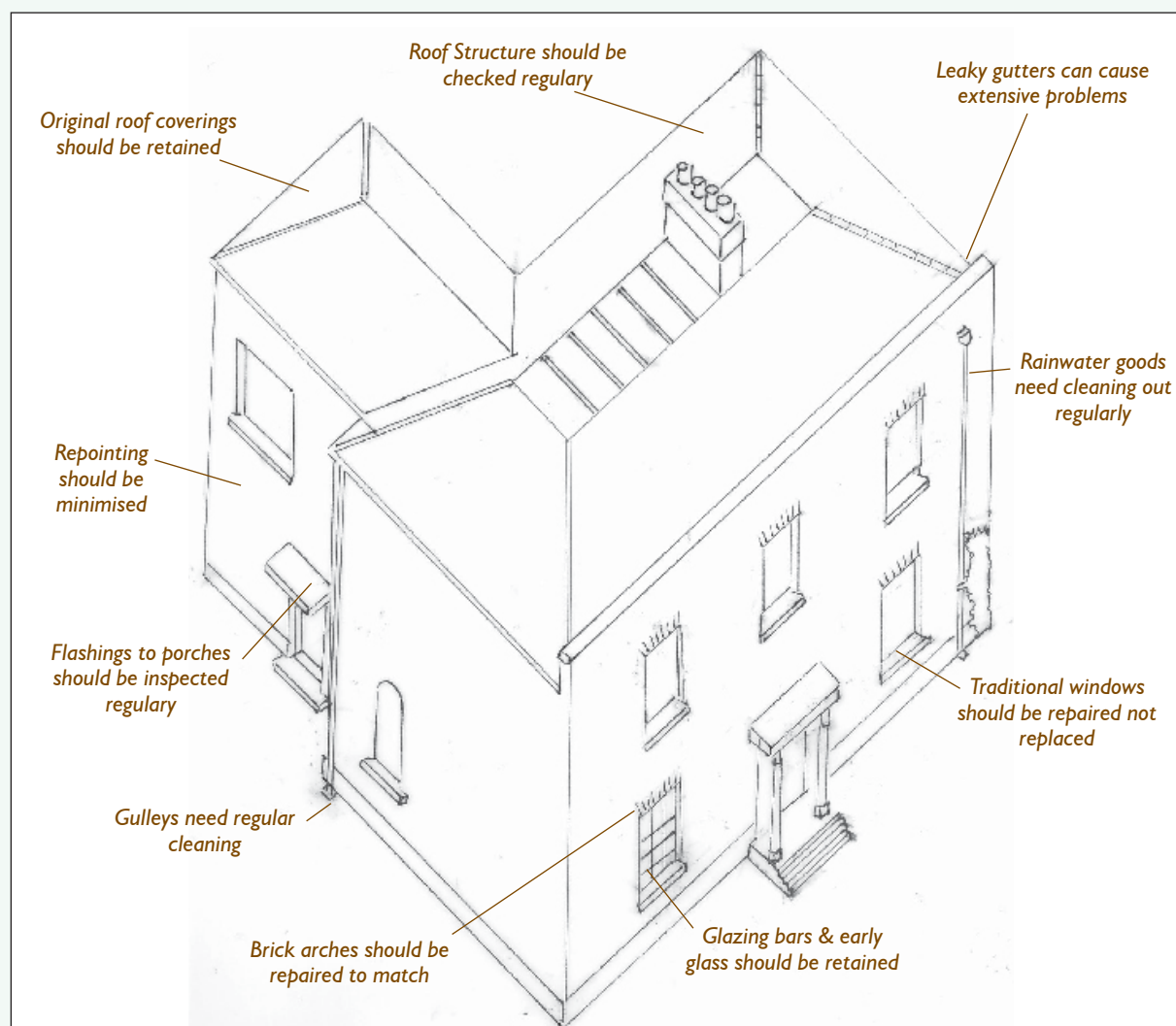
H	
Sewer Outlet, Hill Street (*)	A(si),B,C
L	
Edward VIII pillar box and phone box outside number 22 Lilliput Road	A(si)
Edward VIII pillar box on corner with Overlinks Drive, Links Road	A(si)
N	
Sewer Outlet, North Road	A(si)
P	
Welcome to Poole sign, Panorama Road	A(si)
Pound Sign, Pound Lane	A(si)
R	
Pound Sign, Ringwood Road (adjacent to Halfords)	A(si)
S	
Sea wall and street lights, Shore Road (*part)	A(si),B
T	
Victorian Post Box, Tatnam Crescent (*)	A(si)
Maritime Bollards, The Quay (*)	A(SI),B
Victorian Post Box, 16 Tower Road	A(si)
W	
Victorian Post Box, 26 Western Road (*)	A(si)
Police Phone Box, Wimborne Road/Stanley Green Road	A(si)
Victorian Post Box, 298 Wimborne Road	A(si)
Victorian Post Box, 50 Wilderton Road	A(si)
RAILWAY HERITAGE	
B	
Twin Railway Bridges, Blandford Road	A(si)
Twin Railway Bridges, Bourne Valley Road	A(si)
C	
Railway Bridge Coy Pond Road	A(si)
J	
Signal Box, Hamworthy Station, Junction Road	A(si),B
Hamworthy Railway Station, Junction Road	A(si),B
S	
Railway Bridge, Sandbanks Road	A(si)
Parkstone BR Station, Station Road (*)	A(si),B
Railway Bridge, Station Road (*)	A(si)
Railway Viaducts, Surrey Road	A(si)
INDUSTRIAL HERITAGE	
H	
Former Brewery, Hill Street (*)	A(si),B,E

L	
Chimney, Lake Road	A(si)
P	
Engine House, Pilkingtons	A(si),B,E
W	
Lion Works, Wallisdown Road	A(si),B
PLAQUES	
D	
Crustacea Plaques, Dolphin Quays (*)	A(si),C
Lustre Plaque, Dolphin Quays (*)	A(si),C
Art Nouveau Panel, Dolphin Quays (*)	A(si),C
D-Day Plaque, Dolphin Quays (*)	A(si),C
G	
Blue Plaque, Annunzio Paolo Mantovani, Greensleeves	A(ha)
H	
Blue Plaque to Henry Lamb, Hill Street (*)	A(ha)
O	
Floral Plaque, Old Orchard (*)	C
Plaque to King Charles II, Old Orchard (*)	A(ha)
P	
Plaque to Marconi, Sandbanks Hotel, Panorama Road	A(ha)
S	
Plaque Alfred Russell Wallace, Broadstone Library, Storey Lane	A(ha)
T	
Overlord Plaque, The Quay (*)	A(ha)(si)
Tiled Plaques, Barbers Wharf, The Quay (*)	A(si),C
Blue Plaque Augustus John, Lord Nelson, The Quay (*)	A(ha)
Y	
Plaque, Victor Watkins, York Road, Broadstone	A(ha)
WWII REMNANTS	
B	
Pillbox, Branksome Chine	A(si)
Pillbox, Bourne Valley Road	A(si)
M	
Dragons Teeth, Allotments off Melstock Road	A(si)
S	
Dragons Teeth, Lane off Sandbourne Road	A(si)
Pillbox, Siemens site, Sopers Lane	A(si)
Air Raid Shelter, Siemens site, Sopers Lane	A(si)
Police Observation Post, Siemens site, Sopers Lane	A(si)

Pillbox, Sterte Road	A(si)
Dragons Teeth, Surrey Road	A(si)
T	
Pillbox, The Quay (*)	A(si)
W	
Air Raid Shelter, Allotments off Whitecliff Road	A(si)
Dragons Teeth, St Mary Church Car Park, Wimborne Road	A(si)
ART	
A	
Tile Mural, Sainsbury's, Alder Park	C
B	
Sculpture, Propellorhead Garden, Branksome	C
C	
Tattooed Sculpture, Cabot Lane/Broadstone Way	C
D	
Coat of Arms, Poole Library, Dolphin Centre	A(si),C
Tile Mosaic, Dolphin Centre	C
F	
Sculpture Whirling Mandala, Tesco's, Fleetsbridge	C
Sculpture The Craftsman, B&Q, Fleetsbridge	C
H	
Clock, High Street	A(si),B,C
L	
Sculpture, Adams Surgery, Longfleet	C
S	
Sculpture, Merk House, Seldown	C
Sailing By, Shapwick Road	C
T	
Parallel plotter, The Quay	C
Memory and Tide Lines, The Quay	C
Baden Powell Statue, The Quay	C
Sculpture Ribs, The Quay	C
Boomerang, Tower Park	C
Wall Sculpture, Tower Park	C
Anchor, The Quay	C
Sculpture Sea Music –The Quay	C
W	
Mural Discovery Building, Wallisdown Road	C
Lifeboat Man, RNLI, West Quay Road	B,C

7 Appendix B: Heritage Assets Repairs

This appendix is not intended to be comprehensive or give detailed advice on the repair of historic assets in Poole. It is just intended to give an outline of how historic assets in Poole should be treated. Many of the historic assets in Poole are historic buildings dating from the Victorian and Edwardian eras. Traditional roof materials are predominately slate and tile and walls are usually constructed of red orange and sometimes yellow brick. Decorative terracotta tile or plaques are also very characteristic of Poole, and maintaining them can also be important to retaining the character of these assets.



The best method of conserving heritage assets is to carry out regular maintenance. This prevents assets decaying to such an extent that they must be restored or in the worst instance demolished. Restoration to replace lost original features is often inappropriate. Frequent minor repairs to conserve the original fabric are the most economic option in maintaining heritage assets. It is best practice to retain as many historic features as possible.

Where repair works are unavoidable, traditional materials and methods should always be used to maintain the integrity of the asset.



Roof Coverings



Traditional slate roof



Traditional clay tile roofs

In historic buildings type of roof covering is important in defining the character of the historic environment. Roof coverings are exposed to the elements and therefore may need repairing more often than other features. When repairing a roof any original tiles or slates should be salvaged and re-used. Any new replacements should exactly match the original in material, colour and style. Machine made tiles can look very different to hand made. Natural materials should never be replaced with concrete as concrete tiles weigh considerably more and can compromise the stability of the roof, devalue your property and harm its character.

Changing the height and shape of the roof will require planning permission and listed building consent if the building is listed.



Fine traditional chimney

Chimneys

Like roof coverings chimneys are affected by the weather but also by chemicals in smoke. Even redundant chimneys and chimney pots should be retained, since they form part of the character of a building and the street.

Rainwater Goods

Down pipes and gutters on historic properties are often in cast iron but may even be in lead, elm or oak. Although Cast iron is more expensive than UPVC it will last much longer. Gutter brackets can also be important to the character of a building. Lead guttering and down pipes will last for hundreds of years if properly maintained.

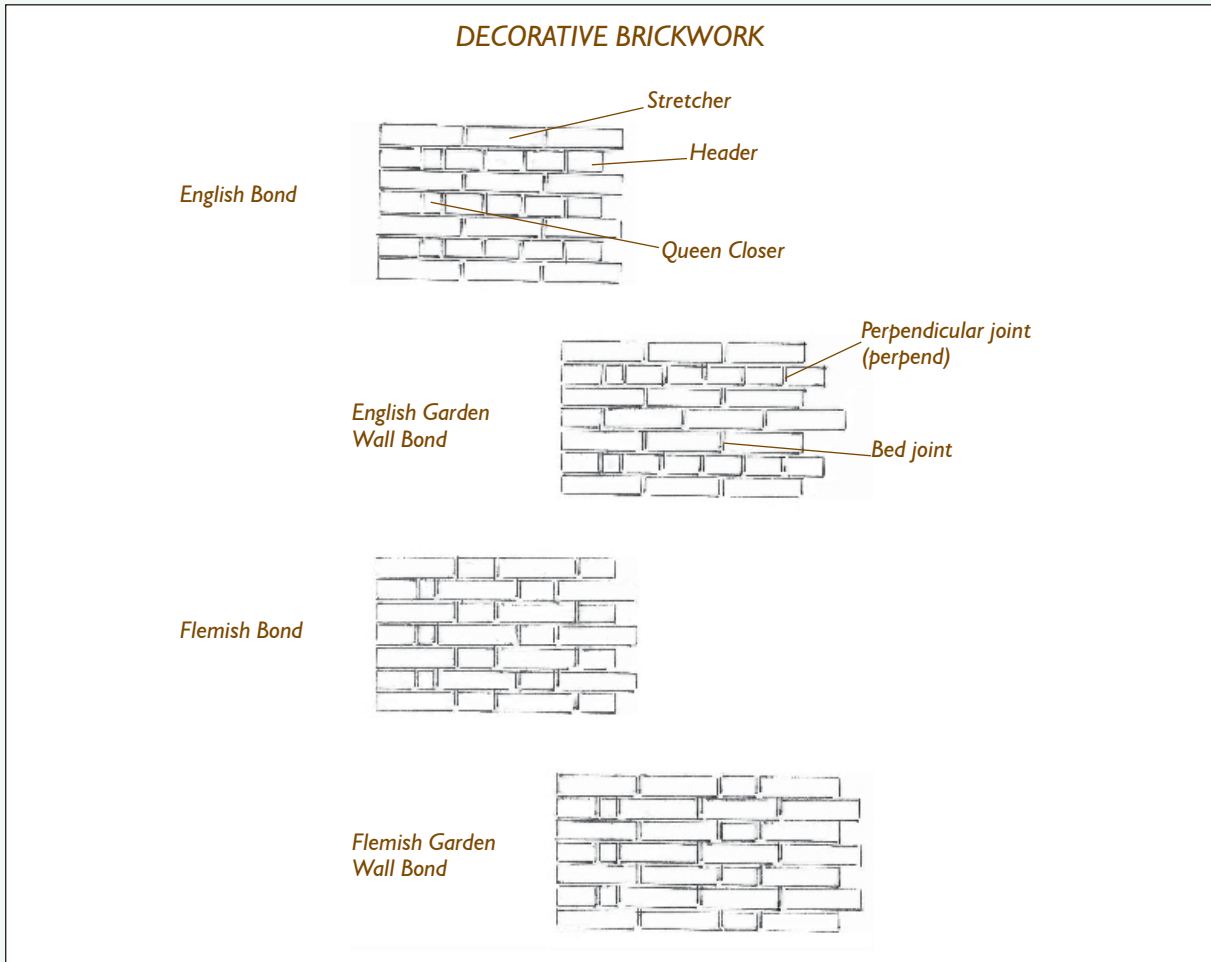
To check whether gutters and down pipes are working properly, it is useful to stand outside when it is raining and see where the water goes.



Traditional rainwater goods



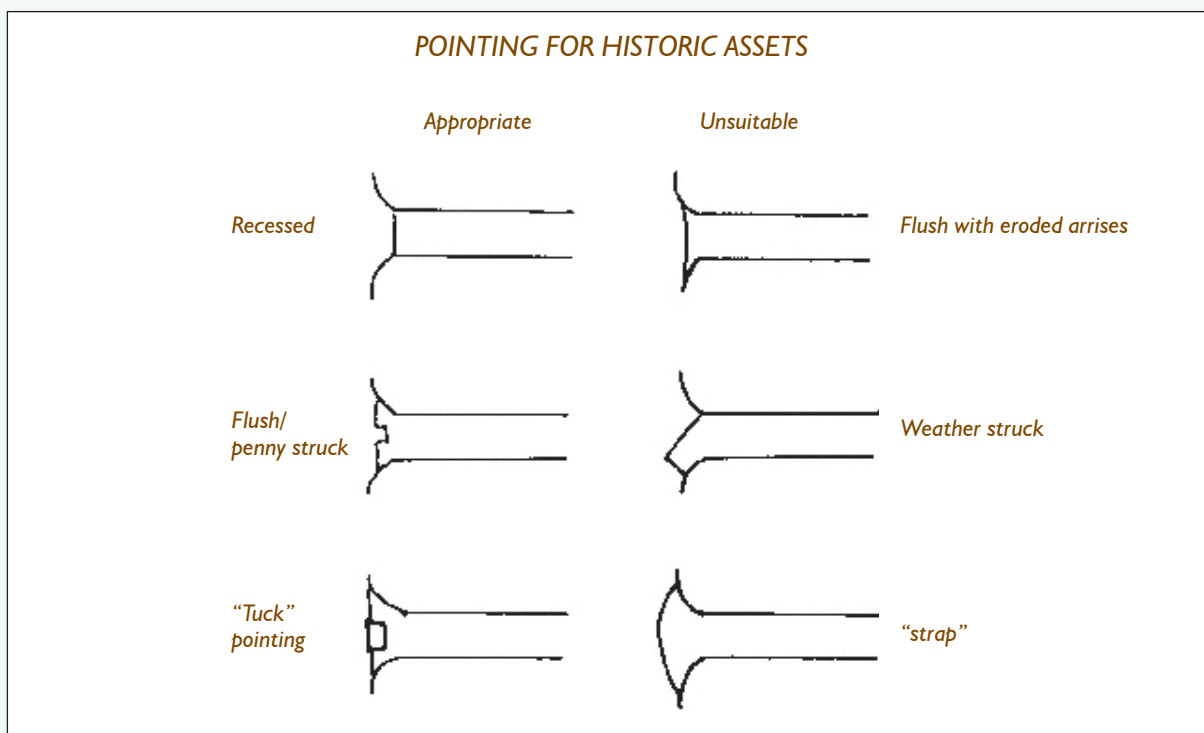
Brickwork and Stonework



Brick and stone walls generally need little maintenance. Original pointing is important to character and can give an indication as to the age of the building. Slightly recessed pointing does not mean that a wall needs repointing. Only powdery failed mortar should be repointed. Repointing with mortar harder than the brick or stone can cause serious decay, but removing hard cement mortar can cause damage to the arises (edges) of brick or stone. In historic walls it is generally appropriate to recess new mortar slightly so that the joints do not become dominant. Extensive re-pointing of walls in listed buildings requires consent but in any case the Local Planning Authority should be contacted before extensive repointing is carried out.



Inappropriate cement mortar, applied on damaged stonework emphasising the joints



Coating walls in waterproof materials will cause, not alleviate, damp problems. Only surfaces that are already painted should be painted. The paint should be porous such as limewash or distemper.

To alter the character of a heritage asset painting walls that have not been painted before or by changing the colour dramatically needs listed building consent as does removing paint, plaster or render from existing walls.



Timber Frames

It is not appropriate to expose timber framing that was originally hidden. Timbers that were meant to be seen usually have decorative features such as chamfers or mouldings. Oak beams were normally not painted but left to weather naturally. Paint can often be removed by poultice strippers; however, a pristine finish may not be achievable and over zealous stripping may need to unacceptable loss of historic fabric.

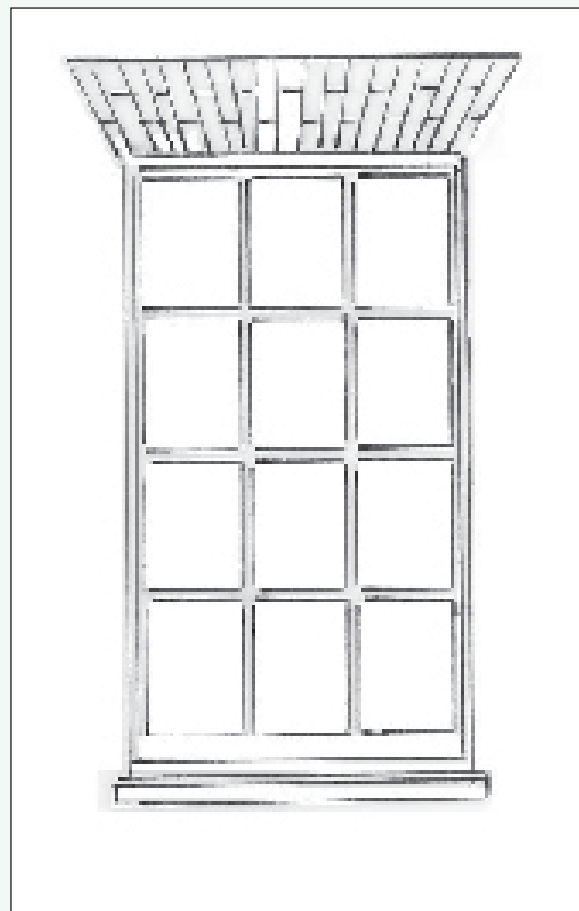
Decayed timbers can usually be repaired and in listed buildings should not be removed without listed building consent.

Doors and Windows

Traditional doors and windows should be repaired not replaced. New sections of timber can be inserted using traditional joinery methods. Replacing timber doors with UPVC or aluminium will detract from the character of the building. The loss of original windows and doors will remove character and decrease the properties value.

Dampness in Buildings

In historic buildings it is not always possible or even desirable to remove damp completely. It is important to identify the cause of any unacceptable dampness before taking any remedial action. Treat the problem not the symptom. Common causes of dampness include; poor ventilation, high outside ground levels, leaking or blocked down pipes and gutters, defective flashings (lead work) around chimneys and hard external cement rendering or waterproof paint.





We can give you help to read or understand this information.



(01202) 633321

Text
Relay



18001 01202 633321



boroughofpoole.com/accessibility

Further Information

Planning & Regeneration Services including Building Consultancy,
Borough of Poole, Civic Centre, Poole, Dorset BH15 2RU
Tel: 01202 633343 or 633321 Email: h.brushett@poole.gov.uk

Internet: Read & download the document from www.boroughofpoole.com/planning
(Free internet access in all Poole libraries)

This document is available for viewing at the Planning & Regeneration Services including Building Consultancy Reception, Civic Centre, Poole