

Chapter 4

Conservation of the Built Environment

Scroll down for Chapter 4 content
[Click here to choose from the list of polices](#)

[Back to Contents](#)



Chapter 4

Conservation of the Built Environment

Introduction

- 4.1 Christchurch Borough has a diverse and for the most part high quality built environment. Its historic town centre, characterised by narrow streets and attractive older buildings, is complemented by the natural beauty of the river and harbour-sides. The town centre area contains many Listed Buildings, a few dating from the medieval period and the majority from the 18th – 19th Century. There are also ancient monuments and areas of archaeological interest. The quality of the town centre's townscape which is complemented by the attractive natural features and surroundings, is a vital element of the Borough's importance as a tourist centre. Also environmental quality insofar as it provides attractive living and working conditions can encourage economic investment in an area, attract tourists and provide an educational resource.
- 4.2 Even though the main urban area of Christchurch has expanded greatly in the 1960's to 1980's, scattered across the Borough are many historic areas and individual buildings. There are pockets of older development often containing Listed Buildings and some of these areas have been designated as Conservation Areas due to their unique character. Other areas have a character which is not due to the architectural merit of the buildings but the pattern of development – such as the Jumpers residential area which is typified by spacious, well treed development with long back gardens.
- 4.3 The concept of sustainable development, which is the guiding principle of this Local Plan, is relevant in this chapter. The "environment" needs to be interpreted in its widest sense and covers built as well as natural forms. Our historic buildings, monuments and areas are a valuable environmental resource as once lost they are irreplaceable. It is not always possible to preserve them unchanged. However, through legislation the special parts of the historic environment can be identified and Local Plan policies can be formulated to assess the impact of any development proposals on this environment.
- 4.4 This chapter is concerned with the visual aspects of the built environment. Policies are aimed at conserving all aspects of the built heritage and cover the following topics:
- i) Conservation Areas
 - ii) Listed Buildings
 - iii) Ancient Monuments and Archaeology

National Planning Guidance

- 4.5 The Planning and (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative framework for Listed Buildings and Conservation Areas. PPG 15: Planning and the Historic Environment was published in September 1994 and this updates advice in the Department of the Environment Circular 8/87. This sets out Government policy for

planning aspects of the conservation of the historic environment and also policies for the listing of historic buildings, for the control of works to Listed Buildings and for the preservation and enhancement of Conservation Areas. PPG 16: Archaeology and Planning (1990) gives guidance to local authorities and interested parties on how the archaeological matters should be handled in the planning process. It gives advice on the handling of archaeological remains and discoveries under the development plan and control systems.

Regional Planning Guidance

- 4.6 The Regional Planning Guidance for the South-West, RPG 10 (1994) acknowledges that the region is rich in areas, sites and structures of historic importance and that the quality of the built environment is a significant factor in the region's popularity as a place to live and as a tourist destination. It suggests that local plans should contain policies to preserve and enhance designated Conservation Areas, historic buildings and structures. The guidance also recognises the importance of preserving archaeological features and remains and gives advice on policies aimed at achieving this.

Structure Plan Policies

- 4.7 One of the aims of the Structure Plan is to protect and enhance the physical environment. Environment Policies H and I promote a quality built environment by encouraging sensitive redevelopment and new development and protecting parks and other open spaces. Environment Policies Q to S seek to safeguard historic buildings and areas and archaeological remains.

Conservation Areas

Definition and Policies for Demolition

- 4.8 There are 12 designated Conservation Areas in the Borough of Christchurch and these are listed later in this chapter. One of these Conservation Areas straddles the boundary with Bournemouth – namely the Holdenhurst (East) Conservation Area. The statutory definition of a Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. These areas will often be centred on Listed Buildings, but not always. Features which contribute to the special character of an area could include pleasant groups of buildings, historic street patterns, open spaces, trees or other features of historic or archaeological interest. It is the character of an area rather than individual buildings that a Conservation Area seeks to protect or enhance. The designation of a Conservation Area is not intended to signify total preservation but indicates the Local Authority's desire to carefully control change in order to ensure that new development is in harmony with the special character of the locality.

- BE 1 WITHIN A CONSERVATION AREA, FOR EITHER NEW DEVELOPMENT, ALTERATION/EXTENSION OR CHANGE OF USE, SPECIAL ATTENTION SHALL BE PAID TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA**

- 4.9 Government advice – in PPG 15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area. In considering applications for demolition, the prime consideration is the contribution the particular building or structure makes to the architectural or historic interest of the area, and the effect demolition will have on its surroundings and the Conservation Area as a whole. Where the building makes a positive contribution, there would need to be exceptional circumstances to allow its demolition. Policy BE 2 sets out these circumstances and proposals for demolition will be assessed against those criteria.

BE 2 A PROPOSAL FOR A DEVELOPMENT THAT WILL INVOLVE THE TOTAL OR SUBSTANTIAL DEMOLITION OF AN UNLISTED BUILDING THAT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED UNLESS:

- 1) THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A SUITABLE USE FOR THE BUILDING AND THESE EFFORTS HAVE FAILED, AND**
- 2) THE PRESERVATION IN SOME FORM OF CHARITABLE OR COMMUNITY OWNERSHIP IS NOT POSSIBLE OR SUITABLE, OR**
- 3) THERE WOULD BE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY FROM REDEVELOPMENT WHICH WOULD DECISIVELY OUTWEIGH THE LOSS RESULTING FROM THE DEMOLITION.**

A CONDITION MAY BE IMPOSED TO PROVIDE THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR THE CARRYING OUT OF WORKS OF REDEVELOPMENT HAS BEEN MADE.

- 4.10 Where a building is inappropriate in that it fails to make any positive contribution to the Conservation Area, consent for demolition will not be given unless there are acceptable and detailed plans for any redevelopment. The Council will need to have full information about what is proposed for the site after demolition.

BE 3 WHERE AN UNLISTED BUILDING IN A CONSERVATION AREA MAKES LITTLE OR NO CONTRIBUTION TO ITS CHARACTER OR APPEARANCE, PERMISSION WILL ONLY BE GRANTED FOR A DEVELOPMENT PROPOSAL THAT WILL INVOLVE ITS TOTAL OR SUBSTANTIAL DEMOLITION IF THERE ARE ACCEPTABLE AND DETAILED PLANS FOR ANY REDEVELOPMENT.

A CONDITION MAY BE IMPOSED TO PROVIDE THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR THE CARRYING OUT OF WORKS OF REDEVELOPMENT HAS BEEN MADE.



Christchurch Central Conservation Area

Development in Conservation Areas

- 4.11 As a rule new development will only be permitted if it can be designed to accord with the special architectural and visual qualities of the Conservation Area in which it stands and to which it relates. The character of Conservation Areas depends on the relationship of buildings to each other and their settings. There are a number of factors that contribute to the special qualities of a Conservation area, as well as the quality of the individual buildings and their relationship with each other. These include historically significant boundaries or other features contributing to the established pattern of development, townscape features, street furniture, floor-scape, walls, railings, gates, trees and important views within and out of the area. These aspects make a significant contribution to the character of the Conservation Area and it is important that they are not lost or eroded as a result of proposals for new development, alterations/extensions to buildings or changes of use. The following policy aims to protect the quality of townscape in its broadest sense as well as the protection of individual buildings within the Conservation Areas.

BE 4 WITHIN CONSERVATION AREAS PROPOSALS FOR NEW DEVELOPMENT, ALTERATIONS OR EXTENSIONS TO BUILDINGS AND FOR THE CHANGE OF USE OF LAND OR BUILDINGS WILL BE EXPECTED TO MEET ALL OF THE FOLLOWING CRITERIA:

- 1) THE SITING, DESIGN, SCALE, FORM AND MATERIALS RESPECT AND COMPLEMENT THOSE OF EXISTING BUILDINGS AND SPACES.**

- 2) **HISTORICALLY SIGNIFICANT BOUNDARIES OR OTHER FEATURES CONTRIBUTING TO THE ESTABLISHED PATTERN OF DEVELOPMENT IN THE AREA ARE RETAINED.**
- 3) **OPEN SPACES IMPORTANT TO THE CHARACTER OR HISTORIC VALUE OF THE AREA ARE PROTECTED.**
- 4) **IMPORTANT VIEWS WITHIN AND OUT OF THE AREA ARE MAINTAINED.**
- 5) **THE LEVEL OF ACTIVITY, TRAFFIC, PARKING, SERVICES OR NOISE GENERATED BY THE PROPOSAL DO NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA.**

Setting of Conservation Areas

4.12 As part of the Local Planning Authority's duty to preserve or enhance the character or appearance of a Conservation Area, consideration needs to be given to the setting of a Conservation Area. Development outside a Conservation Area could have a detrimental effect on the Conservation Area itself. Care must be taken to ensure that views from and into Conservation Areas are safeguarded. In considering proposals for new development and additions or alterations to existing buildings which are close to the boundary of a Conservation Area, the Borough Council will have regard to its effect on the setting of the nearby Conservation Area.

BE 5 A PROPOSAL FOR A NEW DEVELOPMENT, OR ALTERATION TO A BUILDING OR DEMOLITION OF A BUILDING THAT IS OUTSIDE BUT CLOSE TO THE BOUNDARIES OF A CONSERVATION AREA WILL BE PERMITTED PROVIDED IT PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE ADJACENT CONSERVATION AREA.

Advertisements in Conservation Areas

4.13 There are a number of commercial premises situated in Conservation Areas within the Plan area. The premises are obviously subject to the conservation policies contained within this plan. However, in addition to these policies the Local Planning Authority in considering proposals for the display of advertisements, shall give special attention to design, scale, colour and whether illumination is appropriate to the area. The Council's guidelines for advertisements and shop fronts will provide additional control in the Conservation Areas. These guidelines will however apply throughout the whole area of the Local Plan. It must be clarified that these guidelines are Supplementary Planning Guidance (SPG) which is of a lower status than Local Plan policies. SPG does not have the special status that is given by Section 54A of the Planning and Compensation Act 1991 to Local Plan policies when determining planning applications (see Paragraph 1.4).

Sub-Standard Buildings in Conservation Areas

- 4.14 In a number of locations throughout the Plan area there are wooden and pre-fabricated buildings. The re-development of those that are long established and not the subject of time-limited consents (such as the Druitt Hall in the Town Centre) will be encouraged but a pre-requisite will be the conclusion of satisfactory arrangements for their replacement. The retention of the remainder, especially in Conservation Areas, is undesirable for aesthetic reasons. The Council will, in addition, make efforts to persuade the landowners to remove those existing within three years of the adoption of this Plan. The following policy is therefore proposed:

BE 6 WITHIN THE CONSERVATION AREAS PLANNING PERMISSION WILL NOT BE GRANTED OR RENEWED FOR TEMPORARY/PRE-FABRICATED BUILDINGS WHICH ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA IN WHICH THE BUILDING IS SITUATED.

Enhancement of Conservation Areas

- 4.15 The designation of a Conservation Area imposes a duty on the Local Planning Authority to formulate proposals for the preservation or enhancement of these areas. The Council proposes to adopt measures to enhance the Conservation Areas. Generally, areas will be improved by exercising stricter control with regard to design and materials of new development and extensions of existing, and also preserve the other features which contribute to the high quality of the environment – trees, open spaces, views and other external features. The Council will also take positive steps to enhance the areas by the preparation and implementation of enhancement schemes. These will cover improvements in things such as street furniture, floor-scape, landscaping and by seeking to remove features which detract from the character of the Conservation Area. These schemes will be subject to public consultation which will of course include consultation with amenity groups and local history organisations. English Heritage may make grants and loans in relation to conservation areas.

Individual Conservation Areas and Policies

- 4.16 There are 12 designated Conservation Areas in the Borough of Christchurch, the boundaries of which are delineated on the Proposals Map. They cover a variety of townscapes and each has been designated for its own qualities. They are described individually in the following paragraphs, and any specific Policies relating to that particular Conservation Area are included within the relevant section. However, the general policies BE 1 – BE 6 listed previously apply to all the twelve Conservation Areas listed below.

Avon Buildings Conservation Area

- 4.17 The Avon Buildings Conservation Area was designated in December 1991. It comprises a narrow street with several groups of attractive terraced cottages and also includes the Royalty Fishery house and car park which open out onto a view of the River Avon and

water meadows. Many of the properties are 19th Century cottages identified as buildings of local architectural or historic interest and of group value.

Bramble Lane Conservation Area

- 4.18 The Bramble Lane Conservation Area was designated in 1982. It is situated in an area to the north of Chewton Common Road in Highcliffe. Chewton Common Road is a narrow lane, heavily screened by mature trees and vegetation with Chewton Common itself to the south. The residential development to the north comprises buildings from different historical periods, the oldest of which were once part of an 18th Century hamlet. Set back from the road are informal groups of cottages and houses in tight clusters around gravel tracks and paths. A number of the cottages are Grade II listed and of local interest. They are typically cream rough cast rendered with thatched roofs dating from the 18th and 19th Centuries. An important part of the area's character is the abundance of mature trees and hedges. There is also a wooded area to the south-west which adds to the spacious feel.

Salisbury Road (Burton) Conservation Area

- 4.19 Salisbury Road (Burton) Conservation Area was designated in January 1986 and subsequently amended in 1995. It is focused on Burton Village which grew up along Salisbury Road, being formerly the main road from Christchurch to Ringwood before the construction of Stony Lane. The area extends from Staple Cross in the south to Burton Hall in the north. The southern part of Salisbury Road is agricultural in character with farm buildings and cottages. The village is centred around the village green. In the main, development has taken place on the western side of Salisbury Road. To the east are views across open flat fields, or narrow lanes with limited development. Throughout the area are many Grade II Listed Buildings, the majority of which are 18th and early 19th Century. Burton Hall is a Grade II* Listed Building and a fine example of an 18th Century gentleman's residence. The area is characterised by red brick dwellings and attractive red brick walls, some of which are listed. There are also many mature trees and hedgerows. There is a pleasant, rural character to the area, with impressive views to the open countryside to the east.

Christchurch Central Conservation Area

- 4.20 The Christchurch Central Christchurch Conservation Area was first designated in 1969, enlarged in 1975 and amended in 1991. It is focused on the historic town centre area and extends to Stony Lane roundabout to include the riverside and water meadow setting. Christchurch grew up around the confluence of the rivers Avon and Stour. In Saxon times it was called Tweoxneam, later Twynham, "the place betwixt the waters". The town retains the Saxon street plan and millstream. The area contains many statutory listed and local interest buildings and it is notable that there are five Grade I Listed Buildings in the town centre: Christchurch Priory, which dominates the town and was commenced in 1094, Constable's House, Waterloo Bridge, Town Bridge and The Castle. The latter two are also scheduled Ancient Monuments. The factors which contribute to the area's character include the form of the town with its network of narrow streets, the quality of the buildings, individually and in groups, the interesting variety of architecture and the ancient bridges. Just as important is the natural beauty of the area

with its open spaces, gardens, quay, riverside areas and water meadow setting. All these features contribute to the Conservation Area's extremely attractive visual quality and unique historic character.

High Street Improvement Scheme

- 4.21 To maintain the attractiveness of the High Street as a popular shopping and tourist facility the Council will pursue a programme of improvements. These improvements will be designed to enhance the visual quality of the street, maintaining the historic qualities of buildings and could include the co-ordination of colour schemes. The Council shall seek the co-operation of retailers in the adoption of a High Street improvement scheme to enhance this part of the Conservation Area.

The High Street

- 4.22 In the post-war period, particularly during the 1960's a number of buildings were erected in the High Street with a bland stereotyped design and choice of materials entirely inappropriate to the townscape of the town centre and the Conservation Area. Whilst it is appreciated that because of their relatively recent construction these buildings may not be ripe for redevelopment the Local Planning Authority will encourage their replacement should the opportunity arise. In the particular cases of Numbers 3 – 9 High Street, being an example of the above, the opportunity could be taken to extend in an easterly direction, which with a realignment of the carriageway would allow creation of a partial 'closing-off' effect at the northern end of the High Street. This would have considerable beneficial effects in restoring the original intimacy and character of this section of the High Street, for such a feature existed at this position prior to the post-war redevelopment. Any redevelopment would have to accord with traffic management measures for the High Street, Priory Quarter, Bridge Street and Purewell, the principle of which is put forward in Policy T 8.

- BE 7 AS PART OF AN OVERALL PACKAGE OF IMPROVEMENTS TO ALLEVIATE VEHICULAR/PEDESTRIAN CONFLICT IN THE TOWN CENTRE, THE REDEVELOPMENT OF NOS 3 – 9 HIGH STREET WILL BE PERMITTED PROVIDED THAT THE PROPOSAL COMPLIES WITH POLICIES BE2, BE3 AND BE4. THE OPPORTUNITY SHALL BE TAKEN TO CREATE A 'VISUAL STOP' AT THE NORTHERN END OF THE HIGH STREET WHICH MAY INVOLVE SOME REALIGNMENT OF THE CARRIAGEWAY.**

Shop-fronts and Signs in the Town Centre

- 4.23 The design of 'street furniture' and 'highway floor-scape' should be of a good and sensitive standard employing sympathetic materials which recognise and enhance the historic character of the particular area and its buildings. The opportunity should also be taken to rationalise and enhance that which already exists. Of particular influence to a street scene are its shop-fronts. Therefore within the town centre regard should be given to sensitive design of shop-fronts and signs to reflect the historic character of the area. The Council's guidelines for signs and shop-fronts shall be strictly adhered to. It must be

clarified that these guidelines are Supplementary Planning Guidance (SPG) which is of a lower status than Local Plan policies. SPG does not have the special status that is given by Section 54A of the Planning and Compensation Act 1991 to Local Plan Policies when determining planning applications (see Paragraph 1.4).

Town and Waterloo Bridges

- 4.24 An opportunity for improving the townscape of the Town Centre arises from the traffic management measures described in Chapter 7. The bridges are listed structures (Town Bridge also being a scheduled Ancient Monument) and are a great attraction for tourists as they permit outstanding views to both the north and south. However, at present their amenity is ruined by the heavy traffic using Bridge Street. In Chapter 7 one of the measures outlined to reduce through traffic using Bridge Street is the introduction of traffic signal control at the bridges so as to deter traffic by only allowing alternate one-way flow at a time. If, after an experimental period this proves to be satisfactory, consideration should be given to the widening of the bridge pavements, removal of the ancillary structures and provision of improved facilities for pedestrians and cyclists. See also Policy T 9 of Chapter 7: Transport.

BE 8 AFTER THE IMPLEMENTATION OF POLICY T 9 THE LOCAL PLANNING AUTHORITY IN CONJUNCTION WITH THE HIGHWAY AUTHORITY WILL UNDERTAKE A PROGRAMME OF IMPROVEMENTS TO TOWN AND WATERLOO BRIDGES IN THE FORM OF IMPROVED PEDESTRIAN FACILITIES AND PROVISION OF CYCLING FACILITIES. THIS WOULD COMPRISE THE WIDENING OF THE PAVEMENTS AS APPROPRIATE.

Christchurch Hospital Conservation Area

- 4.25 Christchurch Hospital Conservation Area was designated in 1991 and is comprised of two areas. The area fronting Fairmile Road comprises the main hospital building in its setting of an attractive landscaped area containing several groups of mature trees. The area fronting Jumpers Road contains the older hospital building which originally formed part of the workhouse known as the Fairmile Institution built in approximately 1880.

Holdenhurst Village (East) Conservation Area

- 4.26 Holdenhurst Village Conservation Area was designated in 1974 and is comprised of two areas: East and West. The majority of Holdenhurst (East) area falls within Bournemouth Borough but the north-eastern corner is within Christchurch Borough. Holdenhurst (West) Conservation Area is a separate group of buildings half a mile away and is wholly within Bournemouth Borough. Holdenhurst (East) Conservation Area is focused on Holdenhurst Village which contains several buildings of local interest ranging from the 16th to the 20th Century. The small settlement is set around a village green and is comprised of dwellings, farm buildings and a church. It is rural in character, being surrounded by open farmland. That part which falls within Christchurch Borough contains Wood Farmhouse and barn which date from the 18th Century and are identified as buildings of local interest.

Hurn Conservation Area

- 4.27 Hurn Conservation Area was originally designated in 1991. It is focused on the area around Hurn Bridge and includes land to the south on either side of Christchurch Road. It contains many statutory listed and local interest buildings of group value. The attractive setting of these buildings makes a significant contribution to the character and visual amenity of the area. The area comprises narrow lanes, open spaces, the Moors River valley area, several mature trees and an old ford in the south-west.

Mudford Quay Conservation Area

- 4.28 Mudford Quay Conservation Area was originally designated in 1969, extended in 1981, further extended in 1991 and amended in 1995. The Quay itself has a long association with the fishing community and there are terraces of fishermen's cottages and an inn grouped closely together on the head. The natural surroundings of Christchurch Harbour and impressive views to Hengistbury Head contribute to the area's visual quality and it is a scene much painted by local artists. The Conservation Area also includes a strip of sandbank on the other side of the Run, open space surrounding the Quay, Sandhills Caravan Park, the landscaped strip adjoining Bure Lane and part of Mudford, a narrow road, which contains many listed cottages of the 17th and 18th Century including the Grade II* 18th Century house 'The Moorings'. It extends along the coast to include part of the Avon Run promenade.



Mudford Quay

- 4.29 Although Mudford Quay is an important tourist attraction and recreation facility, the character of the area is in part that of a working quay. The existing cottages and tourist/recreation facilities play an important role in maintaining the vitality of the area. However, the Council does not see any scope for any major new development to be

introduced into this area and it is important that the character of the Quay is protected. The scale of the existing quay head development forms part of this character. The clusters of buildings with their close-knit groupings are in stark contrast to the open nature of their immediate surroundings. It is therefore important that not only the scale of the existing development is maintained but also the surrounding open areas.

- 4.30 It is recognised that the existing tourist/recreational/public facilities on the Quay may need replacing or relocating and that modest extensions to existing dwellings may be acceptable. When dealing with those proposals, care must be taken to consider the impact not only on the building itself, if an extension, but on the group of buildings as a whole in this sensitive area. The general policies concerning Listed Buildings and Conservation Areas are referred to but the following specific policy will also apply:

BE 9 PROPOSALS FOR MODEST EXTENSIONS TO EXISTING DWELLINGS AND IMPROVEMENTS TO EXISTING TOURIST/RECREATIONAL/PUBLIC FACILITIES WITHIN THE MUDEFORD QUAY AREA AS DELINEATED ON THE PROPOSALS MAP WILL NOT BE PERMITTED UNLESS THEY ARE SYMPATHETIC IN SCALE, PROPORTIONS AND MATERIALS TO THE EXISTING BUILDING(S) AND DO NOT ADVERSELY AFFECT THE UNIQUE CHARACTER AND GROUPING OF BUILDINGS IN THIS PROMINENT LOCATION.

- 4.31 As a working quay and an important tourist attraction and recreational facility, the area caters for a variety of users. The Council's philosophy is not to encourage the intensification of a particular facility or use of the area at the expense of other users. However, there is scope for improvements to the area. Car parking on the quay head is unsightly and conflicts with the pedestrian areas. Parking here should be restricted as much as possible with essential operational vehicles using the service area between the Haven House Inn and Lifeboat Station whenever possible. Existing temporary buildings should be removed and replaced with buildings of appropriate design and sited in more suitable locations. Improved toilet facilities, improved slipway for boats, better signing and visual enhancements are also considered appropriate. These will form part of a detailed improvement scheme to be prepared and adopted by the Council.

- 4.32 In addition to the Quay area, it is considered that improvements are required to the car parking in Avon Run road to enhance this part of the Conservation Area.

BE 10 LANDSCAPING WITH SHRUBS WILL BE CARRIED OUT AROUND THE TOP OF THE BANK TO THE SUNKEN CAR PARK IN AVON RUN ROAD IN THE MUDEFORD QUAY CONSERVATION AREA.

Mudford – Christchurch Harbour Frontage

- 4.33 Earlier planning policy for Mudford, the Mudford Policy Map of 1966, paid particular attention to the importance of the privately owned land adjoining the waterside on Christchurch harbour edge. To retain the open character and natural appearance of the

waterfront a building line was established; it was also seen as important to protect the backdrop as seen from the Haven Peninsula.

- 4.34 These issues are of equal if not greater relevance today. Redevelopment has already taken place in accordance with the original building line, two examples which are at Rushford Warren/Waterside and Inveravon. Both of these developments originate from the late 1960's. The reasons for the establishment of a building line are sound but in practice it can result in a 'hard edge' of regimented development set a little way in from the waters edge. Accordingly two areas at Mudeford are highlighted in this plan where specific policies are proposed to protect the open harbour fringe from the spread of urban development.
- 4.35 Land between Mudeford and the Harbour's edge and between 71 Mudeford and the Avonmouth Hotel is important for its open amenity value. Its open character is also important in its role as the setting for a number of Grade II Listed Buildings fronting Mudeford. The special character of this area is recognised by its designation as a Conservation Area. It is recognised that minor extensions to existing buildings within this area may be acceptable subject to the policies contained in this plan. However, in accordance with the above reasons the following policy will apply:

BE 11 PROPOSALS FOR FURTHER DEVELOPMENT ON LAND BETWEEN MUDEFORD AND THE HARBOUR EDGE AND BETWEEN 71 MUDEFORD AND THE AVONMOUTH HOTEL, AS INDICATED ON THE PROPOSALS MAP WILL NOT BE PERMITTED WHERE THEY WOULD ADVERSELY AFFECT THE SPECIAL, OPEN CHARACTER OF THE AREA, THE NATURAL APPEARANCE OF THE HARBOUR WATERFRONT OR VIEWS FROM MUDEFORD QUAY.

- 4.36 The land between Waterside and Coastguard Way is also important to the Harbour landscape. This existing development is informal with buildings sited in a haphazard manner. However, this does produce an important, open, spacious character. There is little scope for further development other than perhaps extremely limited single dwelling infill sites. If forthcoming these will be dealt with on their individual merits having regard to the need to protect the character of this area. The importance of this area is again emphasised by its designation as a Conservation Area.

BE 12 PROPOSALS FOR FURTHER DEVELOPMENT ON LAND BETWEEN WATERSIDE AND COASTGUARD WAY AS INDICATED ON THE PROPOSALS MAP, WILL NOT BE PERMITTED WHERE THEY WOULD ADVERSELY AFFECT THE SPECIAL, OPEN CHARACTER OF THE AREA, OR THE NATURAL APPEARANCE OF THE HARBOUR LANDSCAPE.

Purewell Conservation Area

- 4.37 Purewell Conservation Area was designated in April 1991 and amended in 1995. It covers all of Purewell from its junction with Stony Lane South to the Purewell Cross

roundabout and also includes part of Stanpit. Purewell is a straight, narrow road containing several Grade II listed and local interest buildings dating from the early 18th and early 20th Centuries. Fine examples include Hengistbury House, built around 1800, set back from the road with several mature trees on its boundary and Purewell Farmhouse, an early 19th Century red brick building with a slate roof. The pattern of development is the dominant feature and the whole area is characterised by groups of terraced properties, often brick built, set close to the highway with minimal landscaping throughout. There are also attractive red brick boundary walls which add to the character, some of which are listed. The area includes part of Scotts Hill Lane where there is an intimate group of small terraced statutory listed and local interest cottages clustered around the narrow, bending lane.

Stanpit and Fishermans Bank Conservation Area

- 4.38 Stanpit and Fishermans Bank Conservation Area was designated in April 1991. It covers a large part of Stanpit, which is a narrow road leading into Mundeford. It is characterised by groups of white or cream rendered or painted brick terraced cottages with minimal front curtilages. The area contains a Grade II Listed Building and buildings of local interest comprising a row of 18th Century cottages along Stanpit and The Watch House at Fishermans Bank. The tight knit development along Stanpit is broken up by open space at Stanpit Recreation Ground with a distinctive row of mature pine trees and a small open grassed area containing the site of Tutton's Well where there are views across Stanpit Marsh and the Harbour. Fishermans Bank has a unique character of its own. Located behind the development in Stanpit, there is a definitive public footpath running across a narrow strip of grassed area leading directly onto Christchurch Harbour. Part of its character is derived from the old red brick walls bounding part of the footpath, the row of white houses fronting the Harbour and boating activities to the east. However, the natural surroundings also make an important contribution to the area's visual quality. The area is open to the elements and has spectacular panoramic views across Christchurch Harbour from Christchurch Priory to Hengistbury Head and the sand spit.

Verno Lane Conservation Area

- 4.39 Verno Lane Conservation Area was designated in 1988. It is centred on Verno House which is set in extensive grounds with several cottages and farm buildings grouped informally around, one of which 'The Thatch Cottage' is Grade II listed. Verno Lane, an unmade-up track linking with the Lyndhurst Road, runs along the eastern and southern boundaries. To the south-west of this lane is Hoburne House set in its own grounds. Although the area borders on to residential areas in Highcliffe, its open character is in complete contrast to the built-up surroundings. It is a rural enclave with pleasant open spaces, narrow lanes and is well treed. The whole area is covered by a Tree Preservation Order.

Winkton Conservation Area

- 4.40 Winkton Conservation Area was designated in 1989. It is focused on Winkton Village, a small settlement located to the north of Burton, centred around the busy junction of the B3347 Salisbury Road with Burley Road. The area contains several Grade II listed and local interest buildings from the 18th and early 19th Centuries. The terraces of cottages,

some of which are listed, along Salisbury Road and Burton Road are an important part of the area's unique character. To the south is Homefield School, a building of local interest set in spacious grounds. The areas to the north and south of the village are characterised by mature hedgerows and trees along Salisbury Road with views across open fields to the east. To the west are impressive views to the meandering River Avon, across the Avon Valley to St Catherine's Hill in the distance.

Other Areas of Townscape Value

- 4.41 There are other areas in the Borough which are not designated Conservation Areas but which nevertheless have a special character which is desirable to retain. The Jumpers area for example has a particular character which is typified by low density, detached, well treed development set in long back gardens. Part of the Chewton Farm estate is similarly characterised by substantial residential properties set in large plots. There is a policy for the Chewton Farm estate area in Chapter 5: Housing, Policy H 9. The policy is aimed at safeguarding the environmental qualities of this area when considering development proposals.

Other Relevant Policies

- 4.42 In addition to the site-specific policies referred to in the above paragraph there are general policies elsewhere in the Local Plan with the aim of safeguarding the environmental qualities of the built environment. Relevant policies are contained in Chapter 5: Housing within the general policies dealing with new development (See Policy H 12). Policy ENV 21 is concerned with landscaping within new development.

Listed Buildings

- 4.43 A Listed Building is a building of special architectural or historic interest, which is included in a statutory list of such buildings issued by the Department of National Heritage. The selection of buildings for inclusion is made by the Secretary of State for the Environment, Transport and the Regions, on the advice of English Heritage. Buildings are classified as Grades I, II* and II to show their relative importance. Once a building is included in the list it is an offence to carry out unauthorised works for its demolition or alterations or extensions. Specific Listed Building Consent is required for any alterations, extensions or demolition. This protection also includes buildings or structures within the curtilage of the listed buildings such as boundary walls, railings or buildings in the garden. Internal works can also affect the character of a Listed Building and they are subject to the same legislation. Consent may be required for painting or repainting the exterior or interior of a Listed Building if it would affect a building's character. Government guidance on Listed Buildings is contained within PPG 15 (1994). This explains the role played by the planning system in the identification and protection of Listed Buildings.
- 4.44 There are 287 Listed Buildings in the Borough of Christchurch. It is notable that there are six Grade I Listed Buildings of outstanding interests and less than 5% of the listed buildings nationally are in this grade. Of these, 5 are in the town centre area: Christchurch Priory and Parish Church, Church Street; The Castle, Constable's House

and Town Bridge, Castle Street and Waterloo Bridge, Bridge Street. The other Grade I Listed Building is Highcliffe Castle, Rothesay Drive, Highcliffe.

Listed Buildings – Demolition

- 4.45 Listed Buildings make a valuable contribution to our knowledge of the past as well as to the character of our environment. Once demolished, Listed Buildings cannot be replaced. It is important to safeguard our heritage and to protect Listed Buildings from inappropriate demolition. Government guidance makes it clear that, as the number of buildings of special architectural and historic interest is limited, a fundamental policy objective is to secure the preservation of these buildings. This is also in accordance with the principle of sustainable development in considering the consequences of our actions and the effect on our historic environmental inheritance. However, the legislation in the Planning (Listed Buildings and Conservation Areas) Act does make provisions for the occasional cases where demolition is unavoidable, and guidance contained in PPG 15 sets out guidelines to assess individual cases. Consent will not be given for demolition of Listed Buildings unless there is convincing evidence that efforts made to sustain existing uses or to find viable new uses for the building have failed, or there is a clear case of substantial benefits to the community. It must be stressed that the demolition of Listed Buildings will seldom be necessary. If the building has fallen into a dilapidated condition as a result of neglect, the Council will expect the owner to fulfil his/her obligations to repair and maintain the building in a sound condition. Redevelopment schemes, with sensitive design and imagination can successfully incorporate Listed Buildings within new development, and indeed will benefit from their retention. The following policy gives guidance on the main criteria to be used when assessing proposals for demolition of Listed Buildings, but it is expected that such situations will be extremely rare:

BE 13 DEVELOPMENT INVOLVING THE TOTAL OR SUBSTANTIAL DEMOLITION OF LISTED BUILDINGS WILL NOT BE PERMITTED UNLESS THE FOLLOWING CRITERIA ARE SATISFIED:

- 1) THERE IS SUBSTANTIAL EVIDENCE THAT EVERY POSSIBLE EFFORT HAS BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A SUITABLE ALTERNATIVE USE FOR THE BUILDING BUT THESE EFFORTS HAVE FAILED.**
- 2) THAT REDEVELOPMENT WOULD PRODUCE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY WHICH WOULD DECISIVELY OUTWEIGH THE LOSS RESULTING FROM DEMOLITION.**
- 3) THE PRESERVATION IN SOME FORM OF CHARITABLE OR COMMUNITY OWNERSHIP HAS BEEN INVESTIGATED BUT FOUND TO BE NOT POSSIBLE OR SUITABLE.**

Listed Buildings: Alterations and Extensions

- 4.46 Insensitive alterations or extensions can easily destroy the character of Listed Buildings. The Local Planning Authority will expect any new work to respect the form and character of the building. So far as possible any architectural or historic features important to the character of the building should be retained unaltered and sympathetic materials should be used in any repair or replacement work. There will be cases where any extension will be inappropriate and damaging to a particular Listed Building and should therefore not be permitted. Detailed guidance on alterations to Listed Buildings is set out in Annex C of PPG 15 and the Local Planning Authority will have regard to these guidelines when assessing applications for the alterations or extension of these buildings. The following policy will apply:

- BE 14 THE COUNCIL WILL NOT PERMIT DEVELOPMENT INVOLVING ALTERATIONS OR EXTENSIONS TO LISTED BUILDINGS WHICH WOULD ADVERSELY AFFECT THEIR ARCHITECTURAL CHARACTER OR HISTORIC INTEREST.**



The Old Perfumery, Castle Street

Setting of Listed Buildings

- 4.47 The physical protection of an historic building is often not enough by itself, since the visual merit of an old building can be destroyed as surely by changes in its surroundings as by direct assault. Indeed in the long term the fate of historic buildings is determined largely by the quality of their environment. Therefore proposals for development near or visually linked to buildings of special architectural or historic interest (for example, extensions) will be considered in the light of the effect they would have on them and on their setting. This is not to say that new development need always copy the design of the

existing development around it; indeed, it may be better if it does not, but the setting should always be studied and taken into account for it will influence the design of the new. Also it is important that existing views of important buildings or attractive vistas are maintained when considering proposals for new development.

BE 15 THE SETTING OF LISTED BUILDINGS SHALL NOT BE ADVERSELY AFFECTED BY DEVELOPMENT AND WHEREVER POSSIBLE THE PRESERVATION OF THE SETTING SHALL BE ACHIEVED.

BE 16 PROPOSALS FOR NEW DEVELOPMENT MUST ENSURE THAT EXISTING VIEWS OF IMPORTANT BUILDINGS OR ATTRACTIVE VISTAS ARE MAINTAINED AND NOT OBSTRUCTED. THE POSSIBILITY OF CREATING NEW VISTAS SHALL ALSO BE EXPLORED.

Advertisements on Listed Buildings

4.48 There are many Listed Buildings, mainly in the historic town centre of Christchurch that have a commercial use. It is important that advertisements reflect the scale, character and proportions of the historic buildings. The Local Planning Authority exercise the strictest control over advertisements on Listed Buildings.

BE 17 THE CONTROL OF ADVERTISEMENTS ON LISTED BUILDINGS WILL BE STRICTLY APPLIED AND ANY ADVERTISEMENTS WHICH ADVERSELY AFFECT THE CHARACTER OR DETAIL OF THE LISTED BUILDING WILL NOT BE PERMITTED.

Responsibilities of Owners of Listed Buildings

4.49 Owners of Listed Buildings have a responsibility to maintain their properties in a satisfactory condition. If the Borough Council considers that a Listed Building is not being properly preserved it can serve a repairs notice on the owner specifying the works necessary for its proper preservation.

Highcliffe Castle

4.50 One of the most important listed buildings in the plan area is the Grade I listed Highcliffe Castle. It was built in 1830 – 35 for Lord Stuart de Rothesay. Designed by William Donthorn, the building incorporates medieval stonework from France and contained significant stained glass now in safe storage. The Castle is set in attractive grounds with mature trees and offering views to the sea and the Needles. Unfortunately the Castle suffered fire damage in 1967 and 1968 and subsequently fell into disrepair.

4.51 Both the Castle and its remaining grounds were acquired by the Council in 1977 following which numerous initiatives and schemes were put forward by the Council and developers

which did not come to fruition. In 1994 the Council, with the aid of English Heritage, began a small programme of repair which was accelerated in 1995 as a result of a successful Heritage Lottery Fund application. This has led to the completion in November 1998 of extensive external repairs to the building and the start of the restoration of the grounds. In June 1995 part of the repaired Castle was opened as a visitor centre in the Conservatory. In 2000 the size of the visitor centre was further increased and includes the Conservatory, Library, Library Annex, Octagon and Drawing Rooms.

4.52 In looking at the long-term future, it is likely that a mixture of community, residential and commercial uses such as visitor centre, museum, exhibition area, small hotel, restaurant, tea rooms, gift shop, and offices will be acceptable to the Council. It is important that the uses are compatible with continued public use of the grounds and pedestrian access to the beach. As the Castle is a Grade I Listed Building it is important that any future uses or alterations required do not adversely affect the building itself or its setting. The Listed Building Policies BE15, 16 and 18 will apply.

BE 18 WHEN CONSIDERING PROPOSALS FOR THE FUTURE USES OF HIGHCLIFFE CASTLE, PLANNING PERMISSION FOR A COMBINATION OF COMMUNITY, RESIDENTIAL AND COMMERCIAL USES INCLUDING VISITOR CENTRE, MUSEUM, SMALL HOTEL, RESTAURANT, EXHIBITION AREA OR OFFICES WILL BE PERMITTED, PROVIDED THAT THE USES ARE COMPATIBLE WITH CONTINUING PUBLIC ACCESS OF THE GROUNDS AND ACCESS TO THE BEACH.



Highcliffe Castle

Buildings of local architectural or historic interest

4.53 The Plan area contains many buildings which are not statutory listed but are of significant local architectural or historic interest, some of which affect the setting of statutory Listed Buildings. The Borough Council has prepared a separate list of these buildings of local architectural or historic interest. Although these buildings are not of sufficient quality to be included on the statutory list and are not subject to listed building control set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, they are important for their historical value and their contribution to the unique character of the area. In considering proposals to extend or alter these buildings the Local Authority will pay special attention to the character of the building and its setting.

BE 19 PROPOSALS TO ALTER OR EXTEND BUILDINGS IDENTIFIED BY THE BOROUGH COUNCIL AS BEING OF LOCAL INTEREST WILL ONLY BE PERMITTED PROVIDING THEY ARE SYMPATHETIC IN SCALE, PROPORTION AND MATERIALS TO THE EXISTING BUILDING AND RESPECT ITS SETTING.

4.54 A list of buildings identified by the Borough Council as being of local interest is included in Appendix 4. Following the next review of the statutory list of Listed Buildings by the Department for Culture, Media and Sport, the Council will review their list of Buildings of Local Architectural or Historic Interest and may need to include more buildings which are of design interest but which do not at that time qualify for statutory listing.

Ancient Monuments and Archaeology

4.55 There are 12 scheduled Ancient Monuments within Christchurch Borough. These are listed by English Heritage, and indicated in the County List of Scheduled Monuments. They are protected by the provisions of the Ancient Monuments and Archaeological Areas Act 1979. PPG 16: Archaeology and Planning, gives guidance on archaeological matters. These Ancient Monuments, in particular the Castle and Town Bridge, are important not just for their historic value, but for their contribution to the visual quality and unique character of the area. There is also archaeological evidence of early settlements in the Local Plan area. Archaeological sites are important for their historic interest and deserve protection whenever possible. It is particularly important to protect scheduled Ancient Monuments and nationally important archaeological sites from inappropriate development. The principle of sustainable development is relevant here in the need to be aware of the value of our historic environmental inheritance when considering development proposals.

BE 20 THERE IS A PRESUMPTION IN FAVOUR OF THE PHYSICAL PRESERVATION OF THE SCHEDULED ANCIENT MONUMENTS AND NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES AND OF THEIR SETTINGS. THE MONUMENTS AND SITES ARE MARKED ON THE PROPOSALS MAP. IN ORDER TO PROTECT SCHEDULED ANCIENT MONUMENTS AND NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES FROM INAPPROPRIATE DEVELOPMENT, PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD

ADVERSELY AFFECT MONUMENTS OR SITES, INVOLVE SIGNIFICANT ALTERATION TO THEM OR WOULD HAVE A SIGNIFICANT IMPACT ON THEIR SETTING.

- 4.56 When considering proposals affecting archaeological sites of local importance, the relative importance of the archaeological remains will be a factor in deciding how to accommodate this within the development. Applicants will need to provide information at an early stage on the likely effect of the development on the site's archaeological significance. Where archaeological remains are known to exist or where there are indications that the remains are likely to prove significant, the planning authority will request that the developer arrange for an archaeological evaluation to be carried out before any planning decision is taken. When developments are permitted which affect a site of archaeological interests the Council will ensure through planning conditions, that an opportunity is provided for the site characteristics to be examined and recorded before and during development. The Council will seek the advice of the County Archaeological Officer on such matters. Further guidance is contained within PPG 16 (1990): Archaeology and Planning.

BE 21 WHERE THERE ARE DEVELOPMENT PROPOSALS IN AREAS OF ARCHAEOLOGICAL SIGNIFICANCE OR POTENTIAL, THE DEVELOPER WILL BE REQUESTED TO ARRANGE AN ARCHAEOLOGICAL FIELD EVALUATION PRIOR TO ANY PLANNING DECISION BEING TAKEN. PLANNING PERMISSION WILL NOT BE PERMITTED UNLESS:

- 1) **IT CAN BE DEMONSTRATED THAT THE REMAINS CAN BE PRESERVED IN SITU.**
- 2) **WHERE IN CONSIDERING THE RELATIVE IMPORTANCE OF THE REMAINS THE LOCAL AUTHORITY DECIDE THIS IS NOT JUSTIFIED, PROVISION IS MADE BY THE DEVELOPER FOR THE EXCAVATION AND RECORDING OF THE REMAINS PRIOR TO DEVELOPMENT. PROVISION MUST BE MADE FOR THE PUBLICATION OF THE RESULTS.**

Chapter 4: Conservation of the Built Environment

POLICY BE 1

Seeks to preserve or enhance the character or appearance of the designated Conservation Areas.

POLICY BE 2

Sets out criteria for assessing proposals for the total or substantial demolition of unlisted buildings that make a positive contribution to the character or appearance of a Conservation Area.

POLICY BE 3

Sets out criteria for assessing proposals for the total or substantial demolition of unlisted buildings that make little or no contribution to the character or appearance of a Conservation Area.

POLICY BE 4

Seeks to protect the quality of Conservation Areas and individual buildings within a Conservation Area.

POLICY BE 5

Seeks to protect the character and appearance of Conservation Areas when considering development proposals which are outside but close to the boundaries of a Conservation Area.

POLICY BE 6

Resists permission or renewal of temporary/prefabricated buildings in Conservation Areas where they adversely affect the character or appearance of the area.

POLICY BE 7

Sets out criteria for assessing proposals for the redevelopment of Nos. 3 - 9 High Street.

POLICY BE 8

Outlines measures to improve pedestrian and cycling facilities on Town and Waterloo Bridges.

POLICY BE 9

Sets out criteria for assessing proposals for extensions to existing dwellings and improvements to existing, tourist/recreational and public facilities within the Mudford Quay area.

POLICY BE 10

Proposes an environmental improvement to the car park in Avon Run Road in the Mudford Quay Conservation Area.

POLICY BE 11

Resists further development on land between Mudford and the harbour edge and between 71 Mudford and the Avonmouth Hotel which would affect the special character and appearance of the area.

POLICY BE 12

Resists further development on land between Waterside and Coastguard Way, Mudeford which would affect the special character and appearance of the area.

POLICY BE 13

Sets out criteria for the rare circumstances in which the total or substantial demolition of Listed Buildings will be permitted.

POLICY BE 14

Resists inappropriate alterations or extensions to Listed Buildings.

POLICY BE 15

Seeks to protect and enhance the setting of Listed Buildings when considering development proposals.

POLICY BE 16

Seeks to protect existing views of important buildings and attractive vistas when considering proposals for new development.

POLICY BE 17

Ensures that the control of advertisements on Listed Buildings will be strictly applied.

POLICY BE 18

Identifies possible future uses for Highcliffe Castle.

POLICY BE 19

Sets out criteria to assess proposals for alteration or extension of buildings identified by the Borough Council as being of local interest.

POLICY BE 20

Seeks to protect scheduled ancient monuments and nationally important archaeological sites from inappropriate development.

POLICY BE 21

Ensures that archaeological field evaluations of relevant sites are undertaken prior to any planning decision being taken.