

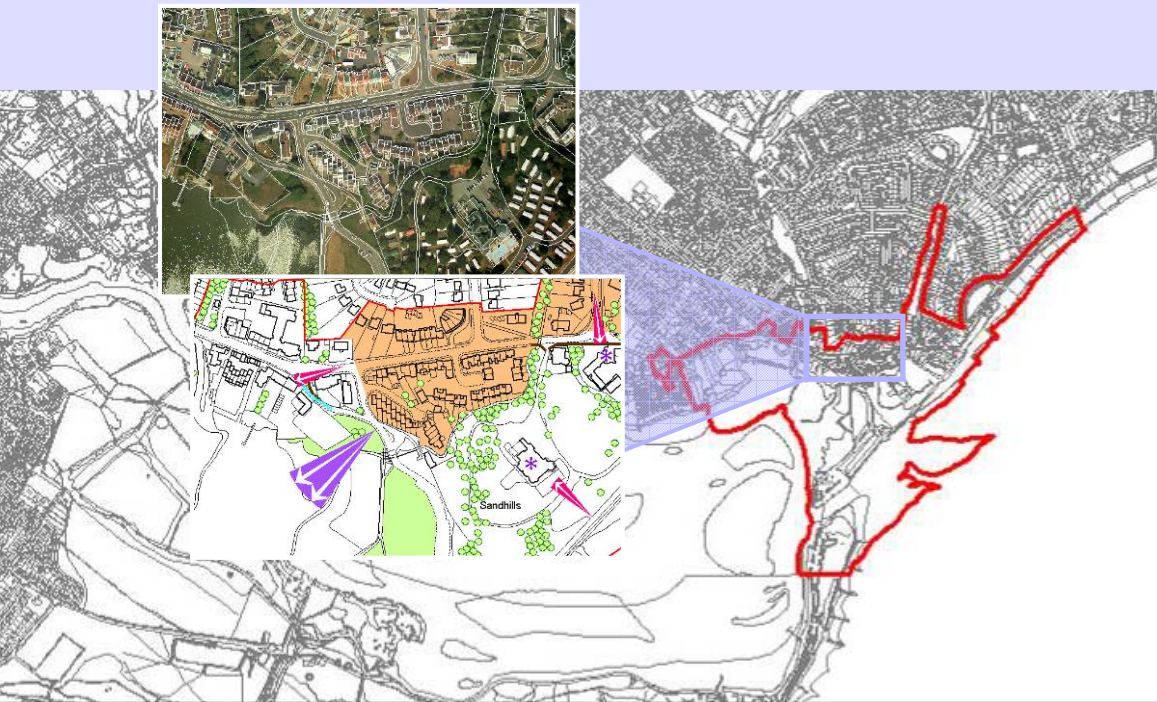
MUDEFORD QUAY



CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

ADOPTED MAY 2008

This appraisal document aims to ensure that the **essential character** of Christchurch is suitably protected and that future development in the borough is **appropriate** and **sustainable**.



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EXECUTIVE SUMMARY

Mudeford Quay is one of 12 designated conservation areas in the Borough of Christchurch. Designated as a conservation area in April 1969, it was amended in June 1995 and revised following production of this appraisal, which was approved on 21/05/2008 following public consultation.

The conservation area appraisal and management plan will form part of the evidence base for the Christchurch Local Development Framework on the subject of conservation area issues within the Borough.

The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas; the interaction with natural features; and the present and former pattern of activities and land uses.

It is the particular mix of these elements which gives Mudeford Quay its character, namely:

- The survival of buildings from the Regency period which heralded a possible large scale seaside resort in Mudeford (which never came to fruition)
- The open character of the harbour frontage in both public and private land ownership
- The cluster of buildings on the working quay, old and new, which make a group of some considerable quality
- The setting of Mudeford Quay and the long distance views towards the quay and its buildings
- The activities of the harbour and the fact that Mudeford is a working quay used daily by local fishermen
- The presence of a large number of mature trees, many of which are the Holm Oak.
- The generous plots of much of the older houses and their relationship with the water
- The survival of buildings such as The Black House and Haven Cottages, which relate closely to the maritime history of this part of the south coast.
- A simple palette of materials which is predominantly painted or rendered brickwork with red clay tiles or natural Welsh slates.
- Panoramic views and vistas of the harbour, Solent and Isle of Wight

Advisory note no.2 Conservation Areas (2000) published by Christchurch Borough Council provides general advice and a list of conservation areas in the Borough and can be obtained from Christchurch Borough Council Offices.

Summary of recommendations

- There are no buildings at risk presently in the conservation area
- A very small number of buildings could benefit from the use of Article 4(2) Directions to restrict their permitted development rights
- There are two proposed boundary changes which remove a number of properties, trees, and areas of seabed and beach presently protected by the conservation area.
- Recommendations for enhancement include:
 - Improvements to the public realm
 - Holistic management of the harbour
 - Setting of the Listed Victorian posting box
 - New central space for Mudeford Quay
- There are some policy guidelines and recommendations for dealing with new buildings (generally smaller infill sites)
- Traffic calming measures are suggested along with the relocation of and additional signage and improvements to linkages between Mudeford and Christchurch

PART 1 : INTRODUCTION

Purpose and Scope of study

The Mudeford Quay Conservation Area Appraisal and Management Plan are seen as the first steps in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the Mudeford Quay Conservation Area and to provide a basis for making sustainable decisions about its future management.

The appraisal and management plan aim to:

- Identify those elements of Mudeford Quay which contribute to its character
- Identify elements which detract from the character
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of Mudeford Quay

The framework for the study follows the English Heritage guidance 'consultative documents'; Guidance on conservation area appraisals and its companion Guidance on the management of conservation areas, both published August 2005.

The importance of conservation area appraisals and linking these documents to management plans was expressed in the former Central Government Best Value Performance Indicator 219b:

BV219b Preserving the Special Character of Conservation Areas:
Conservation Area Appraisals:

Indicator: The percentage of conservation areas in the local authorities area that have an up-to-date character appraisal.

Reason: 'Clear and concise appraisals of the character of conservation areas provide a sound basis for their designation and management, and will inform local development documents (LDD's).

The indicator emphasised the use of the English Heritage Guidance and the importance of involving the local community at the earliest stages.

The fieldwork, research and analysis for the appraisal and management plan were undertaken between June and August 2007 in conjunction with the Stanpit & Fisherman's Bank Conservation Area Appraisal. Whilst every attempt has been made to consider all aspects of the character of the conservation area there may be elements that have been omitted. This may be due to an inability to access private land or restricted areas within the conservation area or the need to keep the report concise. Planning applications which affect the conservation area should be

considered on their own merits and in accordance with the policies of the Christchurch Local Plan (and the emerging Local development Framework). The appraisal and management plan should be used to guide and inform this process.

Consultation

This document was produced by Forum Heritage Services on behalf of Christchurch Borough Council. Prior to production of the first draft appraisal, the consultants and Council representatives met with over 100 local residents from the Mundeford Quay, and Stanpit & Fishermans Bank conservation areas. An initial meeting on the 25th June 2007 set out the scope of the appraisal and gathered early public feedback; a second meeting on 7th November 2007 was held to present the first draft and commence formal public consultation for a period of six weeks. During this period seven formal written responses were received. Christchurch Borough Council's Community Services committee adopted the appraisal and management plan on 21st May 2008.

Further information on the consultation procedure and Christchurch Borough Council's general policy of public consultation can be found in the Statement of Community Involvement (available through www.dorsetforyou.com).

Planning Policy Context

Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines Conservation Areas as:

'Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance'

In addition, the Act puts particular emphasis on specific duties:

'It shall be the duty of the local authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas...'

This is reinforced by the guidance set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and Planning and Policy Guidance Note 16: Archaeology and Planning (1990). In particular, the local authority should regularly review and from time to time, formulate and publish proposals for the

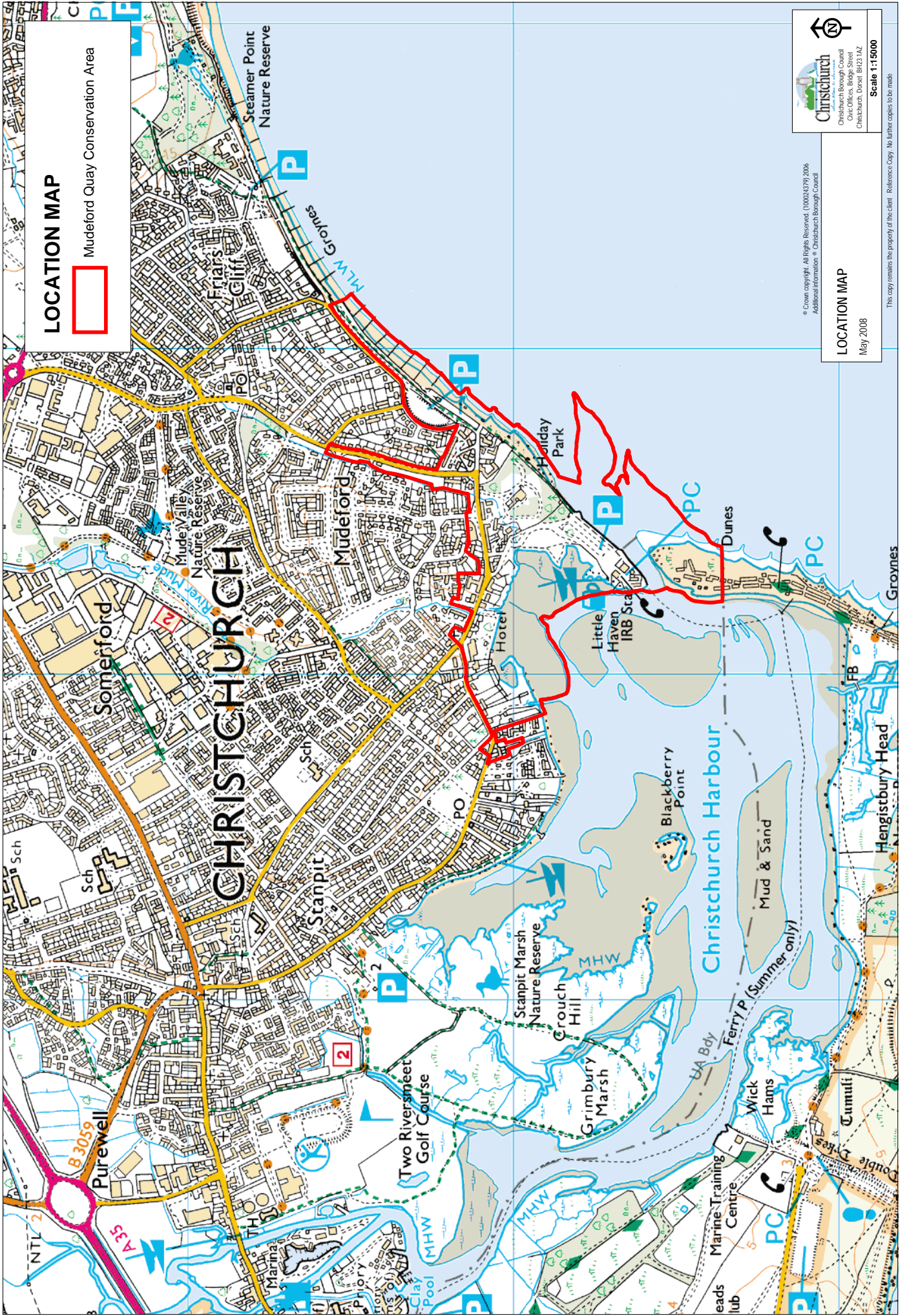
preservation and enhancement of these conservation areas (i.e. the Management Plan).

In order to undertake works of enhancement, the character of the conservation area needs to be clearly defined and understood (i.e. the Character Appraisal). This is in line with government guidance on the management of the historic environment through Informed Conservation (English Heritage 2001). It also seeks to utilise some of the principles used in characterisation techniques promoted by English Heritage.

Christchurch Borough Council has encapsulated the broad principles of this Government Guidance in its Local Plan policies presently contained within the Adopted Borough of Christchurch Local Plan, Christchurch Borough Council, March 2001.

Policies BE2 to BE5 directly relate to conservation areas and are contained in pages 29-42 of the Borough of Christchurch Local Plan.

PART 2 : APPRAISAL



LOCATION MAP



Mudgeford Quay Conservation Area

Christchurch
Christchurch Borough Council
Christchurch, Dorset BH23 1AZ

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LOCATION MAP

May 2008

Scale 1:15000

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CHARACTER APPRAISAL

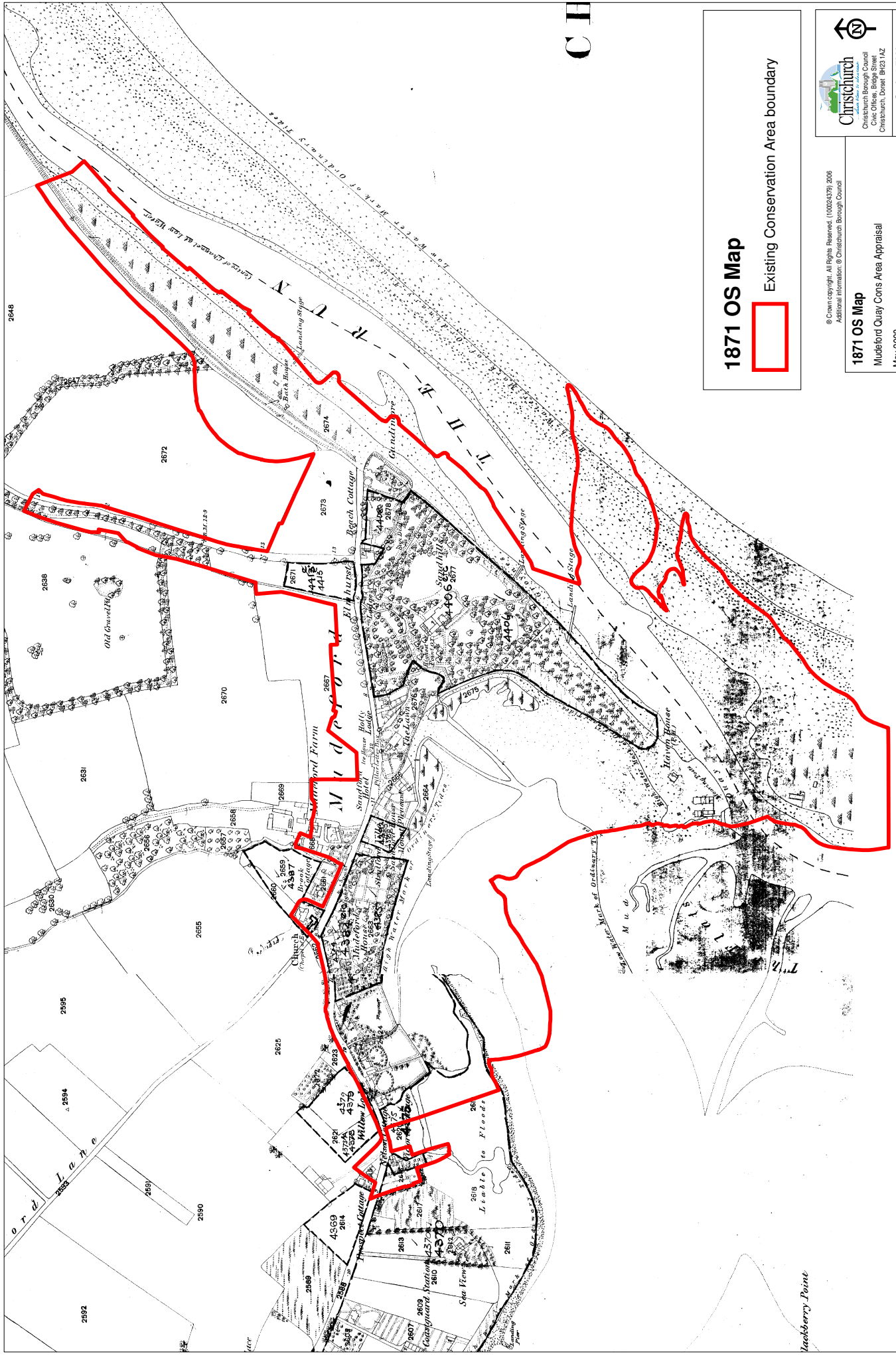
Location and setting

Mudford, originally a small village 2.5km east of the centre of Christchurch on the north east shore of Christchurch harbour, now forms part of the large conurbation extending along the coast from Upton to the west of Poole through Poole, Bournemouth and Christchurch in the west, to Barton on Sea in the east. The harbour, bounded by Hengistbury Head to the south, and a sand spit to the east, is entered through a narrow channel known as The Run. At the point where The Run opens into the harbour is Mudford quay. The B3059 passes through the settlement.

The underlying geology is a Barton sand/clay deposit, which would have provided good agricultural land sloping gently towards the sea. Two watercourses, the River Mude and a small stream known as Bure Brook flow through Mudford into the harbour.

Historic Development and Archaeology

The main focus of early settlement in the area is the imposing landmark of Hengistbury Head from which archaeological evidence of occupation from the Upper Palaeolithic period has been recovered. The sea level would have been considerably lower during that period leaving the surrounding area well inland. Finds of flint tools, especially from the area of Mother Siller's Channel - a narrow channel in the harbour giving access to Stanpit - provide evidence for continued occupation of the area through the Mesolithic period. By the Neolithic period, rising sea levels had produced a coastline similar to that of today, and archaeological finds from the wider area show that the area continued to be settled. Hengistbury Head is believed to have been a major trading centre from the Bronze Age onwards with the harbour providing a safe anchorage for ships trading with Gaul, and later the expanding Roman empire. During the Iron Age, Hengistbury was the site of an advanced metal industry which included copper working and mining for iron ore. Coins were also probably minted within the trading settlement.



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1871 OS Map

Existing Conservation Area boundary



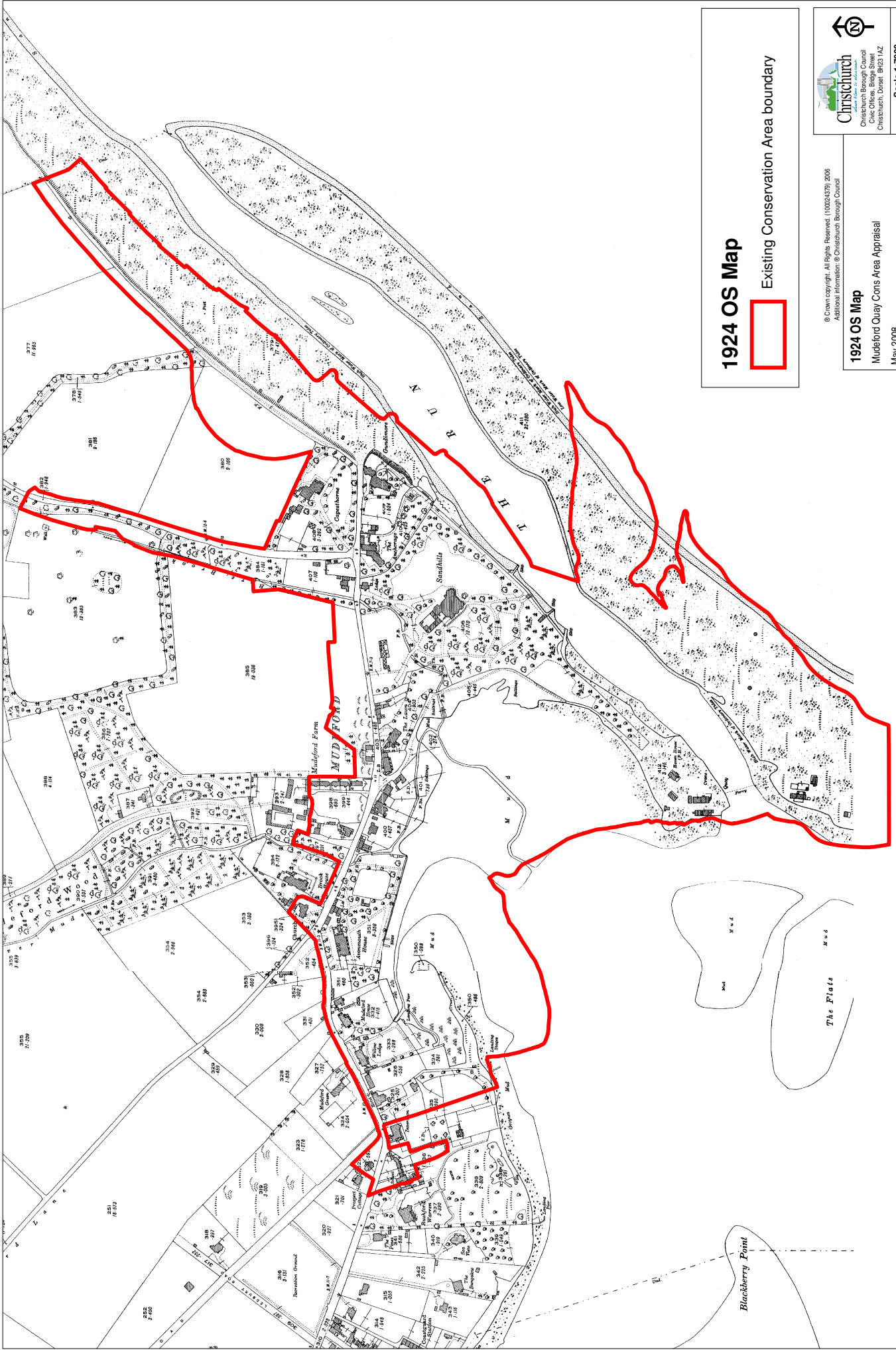
Christchurch Council
 Christchurch City Council
 Civic Office, Broad Street
 Christchurch, Dorset BH1 1AZ

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1871 OS Map
 Middelburg Quay Conservation Area Appraisal
 May 2008

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1924 OS Map



Existing Conservation Area boundary

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1924 OS Map

Middelton Quay Conservation Area Appraisal

May 2008

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The earliest documentary reference to Mudeford (Modeford) dates from the thirteenth century. The name probably means 'muddy ford' although some believe it to mean 'the ford over the River Mude'. However, the river name may not be recorded before 1856. For much of its history, the villagers of Mudeford were probably mainly concerned with farming, salt-making (there were several saltings in the harbour), seafaring and – certainly by the eighteenth century at least – smuggling. This aspect of Mudeford's past, now a mix of fact and folklore, is centred on the Haven House Inn and a former landlady; Hannah Seller (sometimes referred to as Siller), the 'Angel of the Marsh' or 'Mother Seller'. Some sources also link Hannah Seller with The Ship in Distress Inn at Stanpit. Smuggling was rife at all levels of local society and could result in conflict between the smugglers and the authorities, the most notable clash being the Battle of Mudeford which took place in July 1784 in and around the area of the quay car park between local smugglers, customs and excise cutters and the Royal Navy. In an attempt to control smuggling in the area a coastguard station was built at Stanpit in the mid-nineteenth century.

By the late eighteenth century the fringes of the New Forest were becoming a popular location for the construction of country houses and villas for the growing numbers of the cultured middle classes. A number of such houses, set within their own wooded grounds, were built in Mudeford during the eighteenth and nineteenth centuries, the principal houses being Sandhills, Gundimore, The Lawn and Mudeford House (now Avonmouth Hotel). In the late nineteenth century, further large houses and villas were built including Capethorne and Brookside. These large properties would have given Mudeford an affluent and genteel character in contrast to its earlier history.

Settlement plan

In its early history Mudeford was almost certainly a small and rather dispersed settlement mainly ranged alongside the route through the settlement with a small focus at Mudeford Quay. This rather irregular pattern of development was continued in the nineteenth century with the development of large houses and villas alongside what is now the B3059. Large scale development within and around Mudeford has amounted to the village becoming part of the wider Christchurch conurbation.

Archaeological Potential

There are no Scheduled Monuments within the Mundeford Conservation Area.

Archaeological evidence from the wider area indicates the importance of the area for prehistoric settlement and activity, including within the submerged landscape of Christchurch harbour. Little is known archaeologically about the medieval settlement at Mundeford and given the probable low density and irregularity of settlement it is difficult to identify a specific area of archaeological potential. Given that Mundeford was settled by the thirteenth century at least, it is possible that evidence for the origins and development of the settlement could be encountered within parts of the conservation areas that have not been subject to modern development.

Any future development proposals on sites that have not been compromised by modern development within the limits of the conservation area may be subject to archaeological conditions in accordance with PPG 16. Such conditions would relate to the potential for the discovery of remains of prehistoric settlement and use of the area and the development of the village. The area with possibly the highest archaeological potential is the adjacent harbour where submerged landscapes and structures associated with quays, jetties or industrial activity such as salt-making may survive beneath the mud and silt of the harbour. The harbour and Mundeford Quay environs may contain important archaeology in terms of shipwrecks. This should be acknowledged in any proposals to change the present management of the Mundeford Quay area or harbour environs.

Key historic influences

The key historic characteristics of Mundeford Quay are:

- The presence of Hengistbury Head providing a naturally protected harbour
- Smuggling; ensuring a continued early interest in the harbour and particularly the quay
- Dispersed settlement located on the route to the quay
- A Regency resurgence which produced a number of large houses set in their own grounds
- Late nineteenth century additions which have largely gone, but explain some of the land holdings seen today
- Mid to late twentieth century development transforming Mundeford to a suburb of the Christchurch conurbation.

Spatial Analysis

Character Areas

Conservation Areas are designated for their special character. Within the wider area there are zones which are varied but contribute to the character of the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.

It should be noted that whilst five sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Mundeford Quay Conservation Area.

Each character area makes reference to the following:

- Form (cohesiveness – what makes it a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

Brief overview:

Mundeford has radically changed in the last 100 years. The farm which took its name from the small river which still runs into the harbour has been almost completely engulfed by early, mid and late phases of residential development. The fishing communities with their working buildings in close proximity to their place of work, have been subsumed into the urban extensions of Christchurch which have forcefully marched across this part of the south coast.

The survival of grander houses and Victorian villas from the brief period when Mundeford started to gain some attention as a seaside destination, are interspersed with later twentieth century additions and in most cases their original spacious settings have been lost.

The waterside setting of the conservation area is an integral and consistent element and is present in some form almost throughout the Mundeford Quay Conservation

Area. The harbour setting is an important part of the character of the historic buildings which survive and their intimate relationship with the water.

Mudford Quay projects into the harbour as a slender finger of land, which appears to defy the elements with its 'island' of historic buildings so close to the entrance to the harbour (The Run). The remaining sections of the conservation area derive their popularity and subsequent form from their close proximity to the harbour and the amenity opportunities this offers.

The following distinct character areas have been identified within the conservation area (see Character Areas Map).

Character Areas:

(1) West Mudford

This small character area is the remnants of a group of cottages which backed onto and faced (on the north side of the road) a long gone creek, now occupied by Rushford Warren (see OS 1st edition map, 1871). These were probably fishermen's cottages.

The area is distinctive because of its modest scale of buildings throughout; generally not more than a traditional two storeys. The buildings are set back and offset from the roadline on both sides of the road, but to the south they are set deep into their plots with long narrow gardens or parking areas to the front. The building line is consistent in groups (comprising terraces of cottages) to the north and south of the road. This is important in relation to the character of this part of the conservation area.

The cottages and houses to the south of Mudford Road are Grade II listed and form a very attractive group of early 19th and 20th Century buildings. The paired cottages to the north are locally listed buildings and, despite some unfortunate alterations to windows, also form part of the group and make a positive contribution to the street scene.

A combination of red brick, painted brick and render is seen throughout the character area but materials are consistent in groups with the south sides either rendered or painted white and north sides exposed brick. Roofs are consistently natural Welsh slate.

The openness of the gardens providing views to the cottages to the south is important and forms a positive part of the character of this area. The local view



Figure 1: Enclosure by mature trees



Figure 2: Paired cottages

looking west, out of the conservation area, is enclosed by large mature trees (figure 1). This adds to the sense of buildings set in gardens and trees, where the houses are secondary to these landscape features.

The paired cottages to the south side (No 53 Jasmine Cottage & No 55 Lavender Cottage) have distinctive fanlights about their four panelled doors with glazing to the top half. Their symmetrical treatment and shared central chimney adds to the character of these houses (figure 2). The old brick wall to the rear of Nos. 46 (Prospect Cottage) to 52 Mudford and fronting Pauntley Road is a good survival of earlier boundary treatments and makes a positive contribution to this part of the conservation area, as well as forming the boundary (figure 3).



Figure 3: Surviving boundary wall

(2) Avonmouth Hotel and Environs

This is the main village section of Mudford with church, hotel and a small parade of shops. The character area is orientated around the Avonmouth Hotel which stands on an important kink in the road.

The buildings are generally on a larger scale than the rest of the conservation area and comprise remnant villas and large houses. The Avonmouth was originally a private house and is now a much extended hotel. It is still possible to 'read' the original form of the three storey early nineteenth century house. Remaining historic buildings are two storey although some, such as Mudford House (figure 4), are on



Figure 4: Mudeford House



Figure 5: Houses set back from the road

a grand scale. These houses are all set back in gardens (though much of these areas have become parking spaces), usually behind brick boundary walls. The walls, along with the structural planting to the north side of Mudeford, provide a strong sense of enclosure to the road and define the townscape for much of this part of the conservation area (figure 5).

Almost all the buildings in this character area are either listed, locally listed or make a positive contribution towards the character of the conservation area (see Boundary Revisions and Designations map). There are three key groups of historic houses. The group to the west of the Avonmouth comprises good sized houses set relatively close to the road, with the Arts and Crafts Movement house (Mulberry Cottage) almost on the back of pavement, and the Nelson Public House hard to the back of pavement. These buildings help define the road, and along with the trees to the north side of the road, provide positive enclosure.

The central group includes the Avonmouth Hotel and its outbuildings and the Church of All Saints. This is an important group on a prominent curve in the road.

The third group is the very attractive group of listed houses on the south side of the road adjacent to Chichester Way (the entrance to Mudeford Quay Car Park). The latter includes 'The Moorings' a very high quality, Grade II* listed house (figure 6). This group centres on the listed Victorian pillar box and the traditional K6 red telephone box which form a focal point in the street.

The predominant material in this part of the conservation area is painted render (figure 7). The colour is invariably white or soft cream. The roof material varies from handmade clay tiles to natural Welsh slate; the latter is more common.

There are some good short range local views along the roadside which are complemented by the general high quality of houses in this part of the conservation



Figure 6: The Moorings (Grade II* listed)



Figure 7: Dominance of painted render

area and the enclosure by mature trees and (in part) red brick boundary walls. There are glimpsed views to the harbour which helps define the openness and spatial qualities of the built form (figure 8). These gaps are an important part of the character of this part of the conservation area.

The Victorian pillar box (c1856) and traditional Giles Gilbert Scott 'K6' red telephone box (figure 9) form a key part of the street scene. Early Victorian posting boxes are rare and this group defines an important corner in the townscape.

(3) Mundeford Quay and Environs

This character area comprises the quay itself and is surrounded on three sides by water. There is a tight cluster of historic and modern buildings on the southernmost tip of the quay, with the rest of the projecting spit of land comprised of car parking and an open grassed area. These are divided by a landscaped tree-lined 'island'.

The scale of built form in the quay area comprises two, and two and a half storey houses and other buildings of equivalent height. Nos 1-4 Mundeford Quay (known variously as Haven Cottages or Dutch Cottages) have dormer windows within a large roof which strongly define this building. The buildings are set informally to each other, but almost form two internal streets which centre on a space



Figure 8: Glimpsed views of harbour

defined by the Haven Inn, the prominent gable end of Haven Cottages and the recently built RNLI Lifeboat Station.

All the buildings on the quay form a group of some significance. Their inter-relationship and juxtaposition form an important part of the strong character to this section of the conservation area. Due to the compact nature of the quay, all buildings are seen in relation to the others (figure 10). This makes this area very sensitive, as any change affects the whole group in almost equal measure.



Figure 9: Early Victorian post box

The predominant material within this part of the conservation area is rendered brick, painted white, cream or black (formerly tarred brickwork). Roofs are mostly red clay tile with one example of natural Welsh slate. Roofs are dominant features in this character area with both the large roof of Haven Cottages, in old red clay tiles, and the zinc cladding of the RLNI Lifeboat Station contrasting and competing in local views (figure 11).

The views from the quay of the harbour and the sea (across as far as the Isle of Wight) are panoramic and very picturesque. They are accentuated by the viewer's close proximity to the water and the activities of the quayside. There are also excellent views back along the harbour shore, revealing a mostly landscaped tree-lined edge interspersed with houses. The views are dotted with moored boats and these add to the maritime character of the area. The views towards the quay through the boatyard are particularly characteristic and reflective of the competing uses and interests around the quay (figure 12).



Figure 10: Buildings on the Quay



Figure 11: Variety of roof materials



Figure 12: View across the boatyard



Figure 13: Gable ends

The coped verges of a number of buildings on the quay have been successfully employed in the gable end of the contemporary RNLI Lifeboat Station. This is a feature very specific to the buildings of the quay and probably used to counter some of the adverse weather experienced in this exposed position (figure 13 and figure 14).

(4) Sandhills and Environs

The former historic character of this area was one of large houses, of diverse architectural styles, set in very generous grounds. This character has been eroded but some of the qualities of the former low density use of this area remain, albeit in altered form. Buildings are two storey, although Sandhills is on a grand scale (figure 15). The building line is informal with houses set in grounds. Some of the houses and outbuildings to the lower section of Mudeford leading to Avon Beach car park are set to the road, and in part define and enclose the road.



Figure 14: RNLI Lifeboat station



Figure 15: Grand scale of Sandhills



Figure 16: Lower section of Mudeford

The houses to the lower section of Mudeford, which is more of a lane, are linked by red brick boundary walls which define the southern side of the lane (figure 16). The eclectic mix of architectural styles of old and new make for a particularly interesting group adjacent to the shore line at Avon Beach.

The main sea-facing historic houses of Sandhills and Gundimore are rendered brick, painted white with natural Welsh slate roofs. The Anchorage, a later addition to the group, is red brick with tile hanging to the first floor and modern clay tiles to the roof (figure 17). This diverse range of materials is a reflection of the highly individual architectural styles of each of the houses and adds to the positive character of this part of the conservation area.

There are some very fine open vistas to the sea and along the coastline (figure 18) as well as some interesting local views of Gundimore, with its multitude of unusually tall chimneys making a dramatic impact on the skyline above the enclosing brick boundary walls (figure 19).

Gundimore is of a particularly unusual design and was designed to resemble a Turkish tent. Its jumbled roofscape and chimneys are very striking and make a positive contribution to the eclectic seaside character of this part of the conservation area.



Figure 17: The Anchorage



Figure 18: Views of the beach and sea

(5) Waterside Setting

The conservation area is largely defined by its harbour setting and the boundary correctly takes in the harbour and seafront to low water mark. The scale of buildings is important when seen from the water. They are generally set within their landscaped plots rather than dominating them. Buildings are seen within trees and as part of long gardens or grounds (figure 20).



Figure 19: Gundimore

The building group on the quay can be seen from some distance. Good views can be had from both Hengistbury Head and from Christchurch (Priory Quay).

The presence of boats, boatyards, working fishing boats and the sailing club boat store all contribute to the special character and appearance of Mudeford Quay conservation area (figure 21).

Architectural and historic qualities of buildings

On the timeline of architectural history of buildings within the Mudeford Quay Conservation Area, the most well known 'landmark' buildings within the Borough are the oldest. Haven Cottages (also known as Dutch Cottages) were formerly an Inn, and are believed to date from c1699 (the Inn is mentioned in a House of Commons Journal of this date - information M.A Hodges) . The cottages are now four flats but still retain much of their vernacular character with their small casement windows,



Figure 20: Prominence of trees



Figure 21: The Quay and harbour

Purbeck stone slips, the eaves and clay tile roof (figure 22). The coped gable at the southern elevation is repeated on adjacent buildings and the recently completed RNLi Lifeboat Station office building, and ties these buildings together architecturally.

The eighteenth century is also briefly represented by The Moorings; its distinctive sash windows with thick glazing bars and exposed frames point to the early to mid eighteenth century. The attractive doorcases add to the eighteenth century character.

It is not until the late eighteenth century that buildings that endure start to appear on this stretch of coast. There were a series of villas constructed, no doubt, to take advantage of the coastal aspect and the belief in the medicinal qualities of the sea air. This period saw the building of Highcliffe Castle (1830-4) and Mudeford, for a brief time, looked as if it might become a fashionable resort of the south coast. Unfortunately this was also the time when the land between Christchurch and Poole was enclosed, subdivided and sold in lots. The great estates of early Bournemouth were under way, and soon attention was drawn to this seaside destination with its famous pine forests. Christchurch, and in particular Mudeford, lost out to any further significant development and equally importantly Royal Patronage. Nonetheless, the houses that were built are an interesting and valuable group, though their setting and grandeur have largely been lost through later development and twentieth century uses.

Of note are the two seaside residences of Sandhills and Gundimore. Both have largely lost the integrity of their seaside aspects for different reasons but maintain the essence of their eclectic seaside architecture sense of fun and flamboyancy. Sandhills House (1785) sports a highly unusual semicircular double height veranda with Tuscan colonnades. This grand house has sadly lost its exceptional setting due to the use of the grounds as a caravan park. This use, albeit of a transient nature, has compromised the setting of this grand house, but at least the original scale and quality of the setting can still be appreciated.

Gundimore was built in the grounds of Sandhills in 1796. The house was set axially on the view towards 'The Needles' of the Isle of Wight. The house had a room which was designed to look like a Persian tent. Its modern appearance continues this theme with the later extension of Scotts Cottage, a circular single storey building, and further twentieth century additions which are



indeed tent-like in their appearance. The chimneys to this group of houses appear wildly out of scale with the building; in symmetrical pairs as well as seemingly random (figure 23). These chimneys combined with the roofscape give these houses a very special quality which can be appreciated from public view points within the conservation area.

The Staithe (early nineteenth century) (figure 24) is worthy of note. It has an important position on the main road exit from Mudeford Quay and forms an excellent group with The Moorings and attached house (figure 25). This also sports a veranda of tin in the style of a tent, giving a very Regency character to this building. This house has also been sympathetically extended to its west.

There are a series of further houses from a similar period, but most have been heavily extended and altered from their original form, the most significant being the Avonmouth Hotel. This building is an important landmark in Mudeford and is a very popular destination for residents and tourists alike. These buildings have shared architectural characteristics; all have vertical sliding timber framed sash windows, painted render walls (usually white or cream) and low natural Welsh slate roofs. Chimneys are important on these houses and are generally expressed as tall slender stacks rendered to match the main house. They form an important part of the skyline when viewed from a distance.



The early twentieth century is well represented in the conservation area in two buildings of differing scale but with similar characteristics. Mulberry Cottage (c1910) (figure 26) is a good example of the large houses of the early twentieth century, being heavily influenced by the Arts and Crafts Movement. The Movement



Figure 26: Mulberry Cottage

emphasised an attention to detail and the use of craftsmen to produce elements of the design, such as windows and doors. This is now commonly termed the Vernacular Revival. This is reflected in the detailing of Mulberry Cottage and its allusions towards the late medieval house, particularly the studded timber front door. At the other (eastern) end of the conservation area, The Anchorage (figure 27) is on a different scale but still alludes to the local vernacular, with its

leaded casements, tile hanging and steep tile roof (sadly replaced with modern tiles). This house has an excellent overly elaborate carved doorhood emphasising the craftsmanship in the building, which was such an important part of the character of the period.

Of the late twentieth century there are two sensitive interventions which make a very thoughtful contribution to the area, and as such they have been identified as buildings which make a positive contribution towards the character and appearance of the conservation area. The first is a small group of cottages to the east of the shopping parade on the north side of Mudeford. These simple well detailed and appropriately scaled houses provide good enclosure to the road and pick up details and scale from surrounding traditional cottages. The second example is the RNLI Lifeboat Station on the quay (figure 28). This large building has been carefully designed to sit within the established grain of the present buildings. Its massing is very well distributed around its site and its materials, whilst modern, are not intrusive or inappropriate when handled in this traditional manner. The building is



Figure 27: The Anchorage



Figure 28: RNLI Lifeboat Station

also 'open' and accessible having large windows on the south side allowing views into the shed to be enjoyed.

Activity: prevailing and former uses

Christchurch harbour has been a safe haven for maritime uses, primarily fishing, from the very earliest recorded settlement. Smuggling in the harbour was infamous through the seventeenth, eighteenth and early nineteenth century, and fishing is still an industry which uses Mudeford Quay as a working dock (figure 29) to the present day. The fishing industry brings life, colour and activity to the quay and is an important part of the character of the conservation area.

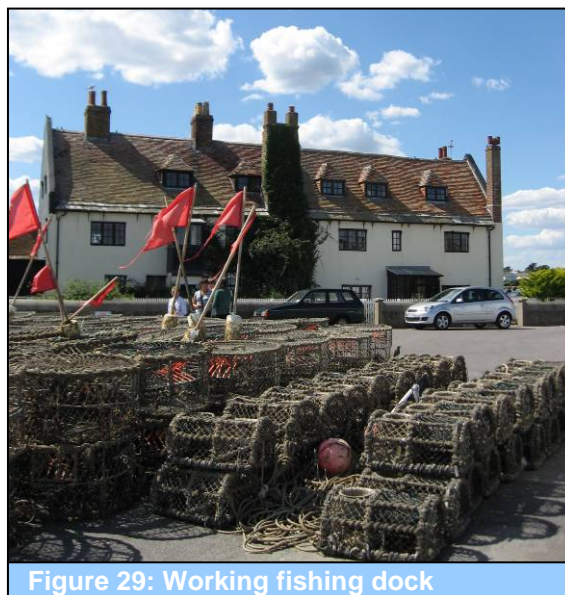


Figure 29: Working fishing dock

The nature of Mudeford Quay as a working quay as well as a tourist destination is crucial to its appeal and special character.

Mudeford Quay has a seasonal character, which changes from winter to summer and particularly during the holiday season. The quay is a very popular destination on the south coast with the combination of good beaches, family facilities and activities such as crabbing (figure 30). The close proximity of the Sandhills Holiday Park, a large residential core adjacent to it, the beach huts on Hengistbury Head accessible by ferry, the sailing club, and the public slipway for boats all mean that in good or bad weather Mudeford Quay within the summer months is often very busy. The diverse range of activities, and the interaction with the water is a complex but very positive relationship and one which adds to the special character and sense of place found on Mudeford Quay itself.



Figure 30: Crabbing at the Quay

Boating and other watersports, such as windsurfing, particularly enjoy the harbour setting and ease of launching either from the public slipway or from the grassed area. The harbour is the setting for both moored boats, boatyards and stores. These activities all add to the special character and appearance of the conservation area and its important waterside setting.

Both the Sandhills Holiday Park and the Avonmouth Hotel enjoy private areas adjacent to the water (the sea and harbour respectively). These uses bring in visitors from elsewhere and add to the vibrancy of the area. The Sandhills Holiday Park, despite having a detrimental effect on the setting of a listed building, does preserve much of the character of the original setting in terms of trees and the scale of development, and is not wholly enclosed. This use is controversial and sensitive to changes (such as the enlargement of holiday homes) but nonetheless maintains an open seaside character to this part of the conservation area (figure 31).

Contribution made by key unlisted buildings

There are a number of unlisted buildings which make important positive contributions to the character of the conservation area, both individually and in groups. Key groups are:

- To the immediate west of the Avonmouth Hotel to the edge of the conservation area
- Mudeford Quay group (which includes listed buildings)

In addition, a number of boundary walls and outbuildings make significant contributions to the character of the conservation area. Boundary walls and outbuildings and individual properties of local interest which make a positive contribution towards the character and appearance of the conservation area can be found on the Designations Map (a list of the latter appears in Appendix B).

Prevalent local and traditional materials

There is some variation throughout the conservation area but the predominant material is brick for walls. However this is often painted and on occasion rendered. Colour is usually white or cream and paint, when viewed from a distance, can give the impression of a render.

Where brickwork has survived unpainted it is usually red handmade bricks. These are more of a red to purple relating to the traditional Swanage brick, rather than the



Figure 31: Sandhills Holiday Park

oranges of adjacent Hampshire seen throughout the forest and on the Hampshire coast (such as Lymington). Most exposed brickwork in houses is in stretcher bond, despite the early date of some of these houses. Boundary walls vary but are often seen in English Garden or Flemish Garden Wall bonds.

Render, or more likely stucco, has been used on some of the early nineteenth century houses such as The Staithe and Sandhills. This is also painted, usually white and sometimes lined out to mimic stonework. Where the lining out survives it is an important part of the character of the host building. Of note on rendered houses is the rendered chimneys (not exposed brick which is sometimes found in other areas).

Hanging tiles have been used to great effect on the Arts and Crafts houses; The Anchorage and Mulberry Cottage. The latter is particularly pleasing as the handmade tiles have a very distinctive undulating texture giving a very vernacular character to this house.

In terms of roof materials, the red clay tile is dominant, seen throughout the conservation area. The handmade examples are particularly pleasing to the eye providing much interest to the roofscapes when seen from a distance. Alternatively, the use of natural Welsh slate is also common and seen on many of the Regency style villas and larger houses such as Mundeford House (figure 4), The Staithe (figure 7 left hand side of road), Sandhills (figure 31) and most successfully Gundimore (figures 19 & 23). The natural slate roofs are most successful where they retain matching grey ridge and hip tiles.

Traditional windows throughout are timber. Usually vertical sliding, single glazed timber framed sashes, though there are some attractive single glazed casements (especially to the early twentieth century developments).

***Contribution made by green spaces, trees, hedges and natural boundaries
(see Townscape Map)***

A key element of the character of the conservation area is the relationship between the quay area (the open area to the north of the working quay, including the car park and grassed areas) and the enclosed suburban character of the road through Mundeford. There are hints of being close to the harbour-side, but it is not apparent until turning down onto Chichester Way, which almost immediately opens onto the tree-lined, grassed area with the end of the quay glimpsed through the stays and masts of the sailing club boat store.

This open space north of the quay is the only public amenity space within the conservation area and it is highly valued by visitors and residents alike. It is a popular place for dog walking, and is used by windsurfers for setting up equipment and launching into the harbour. The openness of this space is a very important part of its character, especially given the defining views of the harbour when entering either by car or on foot from Mudeford.

Most other green spaces, despite being visually accessible, are private; the gardens of the houses backing onto the harbour, or Sandhills Holiday Park. They do however make a very positive contribution to the character of the harbour and waters edge with their openness and good numbers of individual and groups of mature trees (usually Holm Oaks).

The background of trees within Sandhills Holiday Park, combined with the trees which separate the car park from the grassed areas, form very strongly defined edges of structural landscaping (figure 32). These tree belts are not only visually attractive but provide some shelter from prevailing weather.

Trees play an important part in other sections of the conservation area and are usually survivals of an earlier landscape, in some cases defining natural features (such as along the River Mude and Bure Brook - figure 33). To the west of the conservation area, trees and hedges strongly define the edges of the roadside and form an attractive part of the streetscene. The 'lane' part of Mudeford that leads to Avon Beach is strongly defined by trees and hedges and these enclose and narrow the streetscape in a very positive way (see figure 16).



Figure 32: Green space at the Quay



Figure 33: Trees along roadside

**Key views, vistas and panoramas
(see Townscape Map)**

There are two types of view common to the conservation area. The enclosure of the streetscene by either houses, boundary treatments (walls and hedges) and the curve of the road lend the townscape to produce local focused views to buildings. For example, the view to All Saints along Mudford, set on this important corner (figure 34) or the view into the attractive group of houses at the junction leading to the Mudford Quay (Chichester Way and Mudford) (figure 35). These views are sensitive primarily to changes in the road treatment and signage.



Figure 34: View to All Saints church

The second type of view, which is perhaps more associated with the area, is the panorama and vistas of the harbour and open sea. These are often uninterrupted and broad which makes them all the more positive and interesting. The profiles and materials of buildings within the context of the harbour views are crucial, particularly the roofscape which is a sensitive element of short and long range views. In addition, the open character of the harbour edge is also seen as a significant asset to views around the harbour.

Some of the best focal views within this wide landscape are towards the working quay of Mudford. These are dynamic and diverse, given the constantly changing character brought on by the rising and falling of the tide (figure 36). This variation and movement makes a very positive contribution towards the character and sense of place of the Mudford Quay Conservation Area.



Figure 35: View along curve in road

Degree of loss of architectural and/or historic elements

The most significant loss to the Mudford Quay Conservation Area is that of traditional timber framed sash and casement windows in favour of uPVC replacements. This type of alteration has had a very damaging effect on the architectural and historic interest of buildings within the conservation area.

The recent reinstatement of traditional sash windows to the Avonmouth Hotel has greatly improved the roadside elevations.

Negative elements

The following is an indication of some of the negative issues of the conservation area highlighted in consultation with residents, amenity groups and local councillors:



Figure 36: Tidal character

- Loss of salt marsh
- Silting of the harbour
- Proliferation of commercial signs on the quay
- Over-provision of car parking on Mundeford Quay
- Litter on the quay
- Abandoned boats washed up and left on the foreshore
- Too many boat moorings
- Continued use of inappropriate materials for new buildings, walls and ground surfacing
- Post box/shelter/phone box area is poorly managed
- Infill and backland development destroying the character of the area
- Planting of inappropriate non resident species of trees for example Sycamores
- Erosion of gaps between properties and loss of trees

Conclusion

The Mundeford Quay Conservation Area still retains elements of its Regency splendour and sections of its more functional working history. Parts of the conservation area still retain buildings relating to its maritime location and some larger historic houses in good sized plots. Their impact on the harbour is carefully controlled through the retention of the open character of their settings and the high degree of mature tree cover which forms such an important part of the character of the waterside setting.

The complex range of uses and demands on the limited spaces available make protecting the essential qualities of these areas particularly challenging. The working quay still retains much of its special historic character, despite recent

development (the cluster of buildings on the quay). The activity and vibrancy created by the sailing club, RNLI station, holiday flats in Haven Cottages, ferries, fishing boats and other water users, as well as the general public enjoying the opportunities to sit and stop or fish, make this a very special place but one that is fragile and sensitive to change. The recent successful addition of the RNLI boatshed and offices has maintained and enhanced the character of the quayside and created the opportunity for an informal 'square' to be created.

It is recommended that the boundary be redrawn to reflect recent development and recognition of where the local authority's resources should be focused. Much of the proposed amendments will not significantly affect day to day decision making. The areas proposed for removal have no historic buildings and very little evidence of historic development that relates directly to Mudeford or Mudeford Quay. If the Council wish to remove the section along Avon Run Road, trees should be protected by tree preservation orders, which is a better form of protection.

This prominent and highly valued conservation area is under considerable pressure in relation to the mix of uses within the area, particularly during the summer months. It is crucial for the ongoing management of this area, to retain the essential historic character which makes Mudeford Quay such a special place to visit, live and work in. Article 4(2) Directions will help maintain the high quality of the environment and ensure the retention and reinstatement of key historic features in the future.

The Mudeford Quay Conservation Area deserves its designation but is under immense pressure to accommodate change through development. This has the potential to cause loss of existing uses, damage to the natural environment and erosion of the special qualities of the historic buildings by unsympathetic alterations or development. The proposed management plan intends to address the significant problems faced by the conservation area.

PART 3 : MANAGEMENT PLAN

Vulnerable buildings and Buildings at Risk

There are no buildings at risk within the Mudeford Quay Conservation area.

Article 4 (2) Directions

Article 4(2) of the General Permitted Development Order (GPDO) enables local planning authorities to make directions withdrawing the permitted development rights given under the order. These rights should only be withdrawn where there is firm evidence to suggest that permitted development is likely to take place which could damage the character or appearance of a conservation area, and which therefore should be brought within full planning control in the public interest.

Article 4(2) Directions are specifically designed for conservation areas and deal with permitted development rights relating to windows, doors, roofs, chimneys, front boundary walls and the painting of the exterior of a building. They apply only to the façade that fronts a highway or waterway. Article 4(2) Directions can be approved and confirmed by the local authority and do not need approval from the Secretary of State. Article 4 (2) Directions should be selective and each building or group should have a schedule identifying what class of permitted development rights is recommended for removal (e.g. windows, doors or chimneys).

Within the Mudeford Quay Conservation Area there are only a very small number of important unlisted individual buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.

The Management Issues Map identifies these areas for potential designations; they are also listed in Appendix C.

Grants

Any funds obtained by the Council for the repair and reinstatement of historic features within the Borough of Christchurch (possibly in combination with the County Council or English Heritage), could be focused on offering grants or loans to property owners prepared to reinstate traditional windows in the Article 4(2) Direction areas within the Conservation Area.

Homeowner consultation

Prior to adopting Article 4(2) Directions, the Council must produce a statement for each property setting out the evidence which demonstrates that permitted

development is likely to take place which would damage an interest of acknowledged importance and which should therefore be brought within full planning control in the public interest. Homeowners would then be directly notified and given an advised period within which to make representations.

Boundary revisions

As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.

Remove:

- Lower section of Falcon Drive, Anchor Close, Viking Way, the section of Mudeford adjacent to the junction with Falcon Drive, part of Fulmar Road, Robins Way, Capesthorne, and Bure Lane.

Description and reason for proposal: This part of the conservation area has been developed post 1940s and none of the built form expresses any great architectural quality. As background buildings they do no harm to the character of the conservation area but they do not deserve the status of 'special'.

The area does contain some fine trees. The existing conservation area boundary extends northwards along Bure Lane and was most likely intended to provide protection to a number of trees. Those within the conservation area along Bure Lane are however already protected by Tree Preservation Orders (TPOs) and do not therefore require the additional protection afforded by being within the conservation area.

Remove:

- Section of the conservation area to the south of 'The Run' and associated sea-bed

Description and reason for proposal: This section of the conservation area includes the Bournemouth side of 'The Run' and a number of the beach huts as well as 'The Black House' at Gervis Point. It is proposed to retain this building within the conservation area because of the strong relationship both visually and historically with the Quay side of 'The Run'. However, it is proposed to pull the conservation area boundary back to only cover this building, and not the land or beach huts beyond as, despite being of a very distinctive character, this is not considered to be

of sufficient special character to warrant a conservation area.

The Council may wish to consider protecting many of the significant trees along Avon Run Road and the promenade with Tree Preservation Orders, either as a blanket designation or individually for specimens of particular quality. This would then permit the removal of Avon Run Road and the promenade from the conservation area, the current purpose of which seems only to protect these trees.

Suggestions for enhancement

Please note that these recommendations are subject to funding and resource availability.

Public realm on the quay

Public consultation highlighted a number of concerns and recommendations for improvements. These could be broadly termed improvements to the public realm. They included a better quality of lighting on the quay, standardised and well designed to blend in with its diverse character. This may be achieved in places by using a number of methods of lighting, such as uplighters set into pavements or lighting on bollards, but needs to take into account the working requirements of the quay, the safety of the local fishermen who use it on a day to day basis and the potential impact on wildlife from light pollution.

Bins were also highlighted as a significant issue although this problem is to some extent seasonal. The summer months and holiday times see the present distribution of bins extremely stretched by the volume of people using the quay. There was also concern that the bins should be designed to resist squirrel and bird attack as this was also causing problems.

There is a shortage of benches within the quay amenity area, including both the built up working quay area and the grassed areas to the north. A review of benches should be undertaken, with a view to consolidating the existing stock and providing new bespoke furniture where required. It may be the case that this work could be undertaken in combination with other works of improvement to the quay (see below).

Holistic management of the harbour

The consultation revealed a need for a high level management group of stakeholders, and local government and community representatives, to oversee the

day to day running of the harbour and the specific threat to natural habitats through silting of the harbour and further erosion in other areas due to the pattern of water flow through the harbour.

The Christchurch Harbour Group, created through the Dorset Coast Forum, is currently working with the Council on a Management Plan for the Harbour. The management plan is intended to address many of the issues raised in this appraisal and should reflect the sensitivity of the Conservation Area in its management proposals.

Setting of the Listed Victorian posting box

The setting of the Victorian posting box adjacent The Staithe on Mudeford could be enhanced by small improvements to surfacing and the possible relocation of street furniture. The area immediately surrounding the posting box (comprising the posting box, the traditional red telephone box and the bus shelter), could be improved with the removal of the shrubs surrounding the tree.

The closure of the southern fork of Mudeford (leading to the Quay) to traffic could provide a pedestrian route to the quay with access to parking for residents only. The southern fork could be closed at its northern end with a single central bollard and the surface improved with a resin bonded gravel. There would be access only to residents with parking off the lane. The proposals could include the removal and relocation of the lighting column, with the lamp located on an adjacent building.

New central space for Mudeford Quay

The area immediately to the south of the RNLI buildings and enclosed by the rear of the café and the gable of Haven Cottages has the potential to be a space for sitting and stopping. The RNLI boatshed was designed to present an open semi/public view to this space and encourage people to stop and take an interest in the building and its contents.

The use of low key surface treatments, some carefully located seating and possibly an information board identifying the history of the quay and its various users today could reinforce the sense of place and value. It is acknowledged that this would have to be carefully designed as a shared space, as it needs to accommodate the cars of the lifeboat crew when they are out on the lifeboat. The local authority could use this opportunity to seek the views of local people as to what they would like to see in this space and how best to achieve it.

Policies/recommendations for new buildings (generally smaller infill sites)

This guidance provides generic advice for smaller developments up to approximately 5 to 8 housing units. Sites of a larger number will require considerable pre-application negotiation and may be the subject of design briefs. Some small developments may be in such sensitive locations that they require a concise brief from the Local Authority. In all cases a Design Statement will be required to accompany the application drawings. Where a Character Appraisal exists for a Conservation Area, this must be consulted by the applicant's agent, the developer and the planning officer, as it will assist in setting the context of the development.

It is strongly advised that all parties visit the site and its setting. The setting will vary in virtually every case, but as a guide it should be taken both as the area from which the site can be seen, and the surroundings seen from the site. The setting can also be defined as the general pattern of uses in the vicinity. These may vary on each side of the site.

It is important to consider specifically: surrounding skylines, rooflines and landmarks (e.g. church towers etc), or if the development will have an impact on cherished views of the landscape or "signature" skylines.

The surrounding built form should be appraised:

- What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
- How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the street scene.
- Are the buildings in the street freestanding, or are they in small informal groups or more regular terraces?
- Are buildings linked in a particular way, for example with boundary walls?
- Do the buildings generally have their main ridgeline parallel to the street or at right angles?
- Are the buildings generally "grand" or modestly proportioned and styled?
- The character of the front boundary walls or fences is an integral part of the character of the area.
- Identify the predominant materials and colour of material in the area and if any are unique.

The character of the site should be considered:

- The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
- The access point to the site will have to be agreed. Care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines which may have the effect of removing most of a boundary.
- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme.

Develop a Design Concept. This should include:

- What is the role of this development within the setting?
- Is this a gateway or other edge development on the approach or periphery of the site?
- Is it a focal point development terminating a view or providing a skyline?
- Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?

The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.

The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal/symmetrical or informal?

The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.

Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, which should derive from the character of surrounding buildings forming the setting.

Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.

Traffic management/ Street Improvements

To date no traffic calming measures have been considered within the conservation area. Recently the possibility of calming was considered on the boundary of the conservation area in Stanpit, however at that time the Council felt unable to support such a proposal.

There is however a general consensus that some form of traffic calming is needed for the sections of road within the conservation area, primarily on Mudeford and those roads linking onto it but not necessarily within the conservation area itself. There are various suggestions on how this could be achieved, however the consistent theme is for a 20 mph speed limit, achieved by zoning both the conservation area and west into Stanpit and north along Bure Lane. The practicalities of achieving this will present a number of difficulties due in part to the current speeds and the fact that regular bus services run through the conservation area. However it was clear that Council Members and some local residents did not favour a priority type scheme or just crude speed bumps.

There was also a desire to see a pedestrian crossing near or outside the shops. This could also have the effect of slowing traffic, especially if it was combined with a change in materials.

A priority scheme could be fairly subtle and work on slowing the traffic, rather than halting it altogether. An example of how this might work is shown in figure 37. In addition, as discussed in the recommendations for enhancement, raised tables for junctions finished in a simple change of material and demarked with granite setts would also slow traffic and enhance the road by breaking up the long stretches of tarmac, however there are a number of practical difficulties with this type of feature that need to be discussed with both the bus companies and emergency services.



Figure 37: Example traffic calming

Subject to the outcome of further study and confirmation of its desirability, the Council should consider introducing a traffic management scheme for the area

Relocation and new signage

Amongst local residents there were a number of people in favour of a rerouting of traffic through the use of, and changes to, directional signage. It is felt that a car park availability sign at a strategic junction could save a high number of wasted trips and reduce congestion with people looking for spaces in full car parks. In addition, this strategic sign could provide alternative sites.

It was considered that a sign (on Purewell roundabout) indicating the distance to the sea, Mundeford Quay and Avon Beach, would help visitors considerably when trying to reach their destinations. As part of its Parking and Access Signage Strategy the Council has this year met many of the requests local residents have made concerning access to the car parks serving the coastal strip. Highway signage on the primary network now directs all traffic wishing to visit the Mundeford coastal strip to Hoburne Roundabout. From this point traffic is directed along The Runway and Bure Lane to reach Avon Beach and Mundeford Quay rather than along Stanpit and Mundeford.

Improvements to linkages

The provision of cycle paths and footpaths was raised by a number of local residents and in the case of cycle paths this would be a very positive element of any traffic calming road improvements.

There are also some potential areas where linkage would be desirable and would open up areas of attractive landscape value. A good example of this might be a cycle path adjacent to the River Mude, linking Ravens Way with Mundeford.

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Maps:

Map of 1796: Tithings of Mudeford Quay, Mudeford Quay and Hinton (HRO 9M73/138).

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3rd Edition 1904-39

APPENDIX A :

MAPS

APPENDIX B :

UNLISTED BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

(see Designations Map)

Mundeford:	75 The Nelson (& attached buildings), 77 Mulberry Cottage, 79 Willow Cottage, 89a and boundary wall fronting Mundeford, 89, 91, northern boundary wall of Avonmouth Hotel along Mundeford (south of Mude Gardens), 84 (along Farm Lane), 102, 104, 106, 108
Mundeford Quay:	RNLI Lifeboat station



APPENDIX C :

SUGGESTED ARTICLE 4(2) DIRECTIONS

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
MUDEFORD							
77 Mulberry Cottage	■	■	■	■	■	■	■
79 Willow Cottage	■	■	■			■	■
<u>97 Bridge House</u>	■	■	■			■	■
<u>99 Seabrook Cottage</u>	■	■	■			■	■
MUDEFORD QUAY							
2 Haven Cottages	■	■	■			■	■
5 Haven Cottages	■	■	■	■		■	■
6 Haven Cottages	■	■	■	■		■	■

Bold and underlined denotes a building on the local list of buildings of historic or architectural interest (see policy BE19 of the Christchurch Local Plan 2001)





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