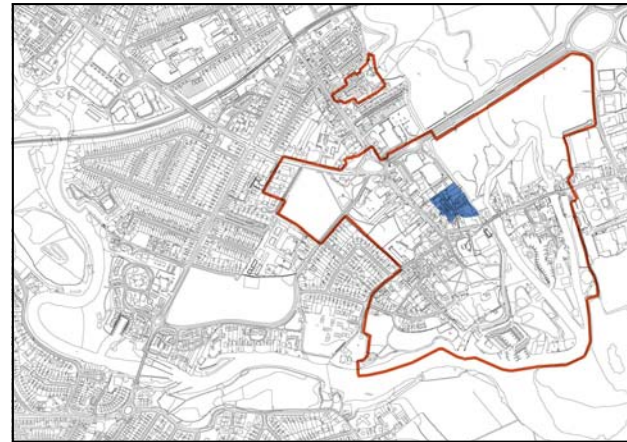


5.13 NC Area 2c : Millhams Street and Ducking Stool Lane



5.13.1 Millhams Street is a narrow residential side street set between the main High Street and the Mill Stream. With terraces of historic brick cottages fronting onto a quiet backwater lane the area has a very strong sense of place. The street provides a local short cut between a small parking area off Bridge Street and the main High Street. Narrow alley ways through and between buildings join in a tiny open space at the head of Ducking Stool Lane. Views between buildings include the rear elevations and yards of the back of the High Street. This is a very small scale intimate section of townscape that contrasts with the larger scale more public High Street.



5.13.2 The two storey terrace cottages are predominantly brick, some painted. The church, and modern buildings are also built in brick. The narrow roadways allow only glimpsed views through the alleyways and along the street. At the northern end the street widens out with little spaces forming the frontage to a modern housing court, a church, the church burial ground and a well preserved small group of Georgian houses. The burial ground provides space for some trees in the street.

5.13.3 Ducking Stool Lane and an alleyway connection off Millhams Street provide access to the side of the Mill Stream. Dense bankside vegetation prevents views out into the adjacent water meadows. A new ducking stool appears unused at the end of the lane.



5.13.4 This area forms an integral part of the wider Town Centre Conservation Area. There are a small number of new houses set within the street with some contrasts in architectural scale and style. However, the area still retains a distinctive and historic character. As a residential area it is very attractive; as part of the inviting and accessible townscape within the historic core, it is an important part of the wider unique identity of the town.

5.13.5 Main Characteristics

- Small scale residential backstreets.
- Terraced Victorian cottages front directly onto pavement.
- Area set down from level of main High Street.

- Mill Stream defines eastern edge of town, but only accessible or even visible at two limited viewpoint

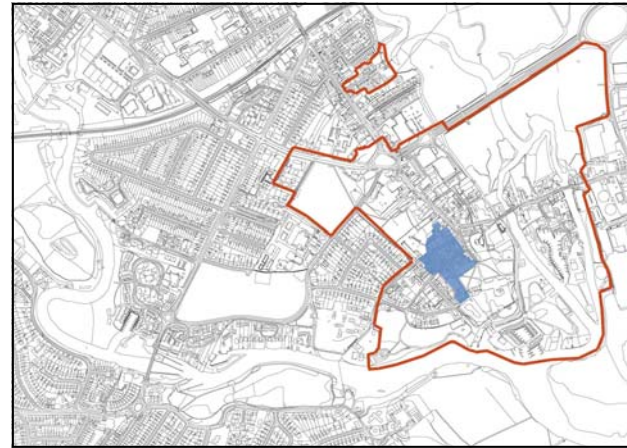
5.13.6 Residential Development Characteristics

Form/Scale	Victorian terraced street with more examples of both Georgian and Victorian architecture and recent infill developments.
Materials	Mix of exposed and painted brick with slate and some tiles. Historic stone paving.
Roofscape	Terrace roofline, and chimney and chimney pots well preserved.
Plot Size/Density	Varied - cottage plots
Frontage	Pavement frontage - modern development has communal garden space.
Boundaries	Railings and brick walls.
Trees	Churchyard - Yews, Limes and Thuja

Sensitivity to Change

5.13.7 As a high quality historic area in generally good condition this area should be seen as highly sensitive to change. The tight pattern of existing historic buildings would preclude any additional new development within the two streets. The adjoining hotel car park is an area that detracts from the narrow streetscape. The car park also creates a gap in the Castle Street frontage without improving the visibility of the Mill Stream or the general setting of the buildings.

5.14 NC Area 2d : Whitehall, Church Lane and Quay Road



5.14.1 These narrow side streets form a second area of residential backstreets. Small terraces and individual cottages located just off the High Street close to the Priory. Here the side roads link the main High Street with small visitor and shoppers’ car parks. There is also a small amount of street parking. The scale of the streets is of tightly contained intimate spaces defined by the houses fronting directly on to the road or with postage stamp gardens. While these streets maintain a historic character, there is a greater flow of traffic and pedestrian movement.



5.14.2 The area includes a variety of cottages and small terraces and the historic Red House Museum (a former workhouse). The narrow streets and quiet residential character provides a pleasant contrast with the nearby High Street. The houses are predominantly two storey brick with characteristic Purbeck slips at the eaves to some tiled roofs.

5.14.3 The Red House is also brick with a long brick walled garden bordering the street. A low stone wall forms the church boundary. Open views into the churchyard up to the Priory are gained from Quay Road. Aside from this view, the streetscape is enclosed small scale spaces with only glimpsed views funnelled down the roadways.



5.14.4 The area is again an attractive residential backstreet that provides a pleasant contrast with the busy High Street areas. This area forms part of the pedestrian circulation of the town and is an important part of the potential interest for visitors to the area. The character area is also part of the wider unique ‘place’ contained within the Town Centre.

5.14.5 Main Characteristics

- Small scale residential back streets.
- Terraced and occasional detached properties.
- Area merges with 20th century development of similar scale.
- Traffic and on-street parking impact on side street character.
- Area provides link between main High Streets and public access to the Stour Riverside.

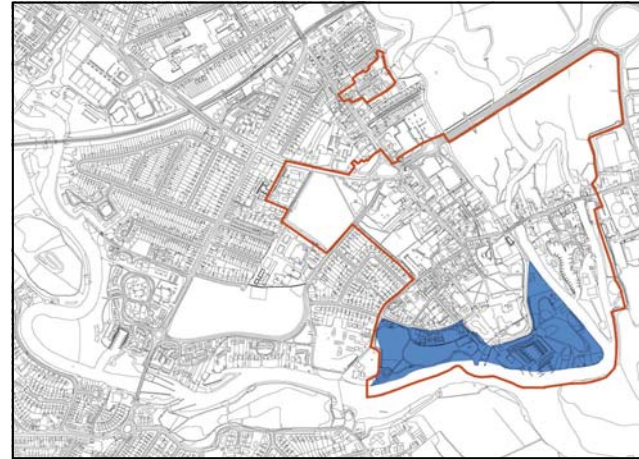
5.14.6 Residential Development Characteristics

Form/Scale	Mix of Victorian terraces and semi-detached cottages.
Era	Victorian (with earlier and later elements).
Style	Plain fronted terraces and cottages with occasional bay-fronted properties.
Materials	Exposed and painted brick, some banded.
Roofscape	Well preserved slate roofscape - largely unbroken roof planes and eave lines.
Plot Size/Density	Cottage plots
Gaps	Occasional minor gaps between groups.
Frontage	Mix of pavement frontage and postage stamp gardens.
Boundaries	Limited low brick walls, railings, picket fences.
Trees	No significant tree groups

Sensitivity to Change

5.14.7 As a high quality historic area in good condition, this area is of intrinsic value and is important as part of the surrounding built fabric to the Priory setting. The area should be seen as highly sensitive to change. The small scale pattern of historic buildings would preclude any new development in this area.

5.14.8 Any alterations to individual buildings in the Conservation Area would need to conserve or enhance the historic character of the area. Generally the buildings within this area are well preserved and there is little scope to promote alterations as enhancement of the existing fabric or character of the area.



5.15 NC Area 2e : The Quomps Priory Quay and the Convent Meadows

5.15.1 These individual areas, while all different, all form a foreground setting to the Priory. The Quomps is an open space alongside the River Stour. Priory Quay is a modern marina and residential development. The Convent Meadows are covered by a mobile home park and boat storage area. A single bungalow development on a large plot is also included within this area.

5.15.2 The general setting these areas provide is a treescape around the base of the Priory 'knoll' punctuated by the quiet dominant white architecture of the modern quay. The development has changed the historic setting of the church. Prior to its introduction the views across the harbour would have been a peaceful setting dominated by the tree cover. The presence of the newer buildings presents a more active busy element in this view. While the development has not protected the historic setting, the marina provides a dynamic point of interest for visitors exploring the outer edges of the Town Centre.

5.15.3 The Quomps is also an extension of the Town Centre experience in that the side streets, paths through the Priory and the Mill Stream all lead through to the open space by the river. A café with spill out areas, listed bandstand, and the historic Place Mill (Grade II listed) provide focal points and activity. These are all set close to the point where the various routes emerge into the more open setting of the park. A riverside walk allows visitor access to follow the river up stream to the west, but the space becomes more open and less interesting as one moves away from the quay. There is a distinct feeling that the route leads away from the main interest of the Town Centre and into the more suburban surroundings.

5.15.4 Public access into the Priory Quay development is possible. However, signage and the general feeling the area is a 'defensible space' does not welcome public access. The confluence of the rivers Avon and Stour can be seen from within the development and views out across the harbour to Hengistbury Head provide a rare connection with the open harbour.

5.15.5 The adjoining Convent Meadows is a more private area. Views into the space from the Mill Stream walk are screened by fencing and planting. This area precludes any access or visibility of the waterfront. The waterside access continues to be precluded by private property until the Mill Stream walk joins the Avon. While the visitor on the landward side of the water frontage is excluded from the water's edge, the view from the river is more open. Views into the Convent Meadows are available to those approaching the

town by boat up the Avon. The existing mobile homes development on the site does not enhance the setting of the town.

5.15.6 This area makes a significant contribution to the interest of the Town Centre area. The modern development within this area has compromised some of the historic character of the area. However, the dynamic setting of trees, waterside, the boating interest and activity around the eastern end of the park still make this a memorable space. The external views into the Priory also benefit from the remaining treescape setting.

5.15.7 Main Characteristics

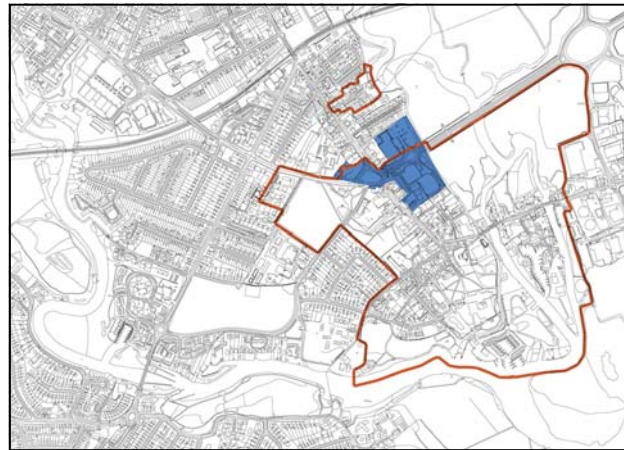
- Area dominated by open expanse of amenity grassland. Contrast with built up area of Town Centre.
- Riverside views and boating activity add visual interest to water frontage.
- Views to Priory provide historic aspect to character.
- Vibrant café and activity of water front make this a lively part of the Town Centre.
- Backdrop of other more standard post-war development encloses area on the northern side.
- Marina development contrasts with historic setting of adjacent Priory Quarter, but introduces a strong maritime connection to the water front.
- Convent Meadows precludes visitor access and reinforces exclusivity of water frontage.

Sensitivity to Change

5.15.8 Existing development in this area has already compromised some of the historic character. The location within the Conservation Area means any new development or alteration to existing buildings needs to be considered in terms of the potential to preserve or enhance the character of the Conservation Area. In this location the character is to some extent less sensitive due to the presence of the existing elements of modern development around the Priory Quay and on the edge of the Quomps. However, the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape setting to the Priory, or have a wider influence on the tranquil historic character of the Priory Quarter.



5.16 NC Area 2f: Saxon Square and Fountains Way



5.16.1 These areas encompass the modern retail precinct and A35 junctions located at the northern end of the High Street, together with the supermarket site on the northern side of the A35. These are large scale developments in the context of the rest of the High Street and Bargates areas adjoining. Saxon Square has an internal streetscape of small and medium sized shop units. These are set within a large 'market square' and partially covered arcade. Externally the scale and uniformity of these units is evident to the views from the car park, A35 and entrance roadway.

5.16.2 The market square area, although a little dated, appears to be a well used civic space. Large species trees, including Liriodendron, link with others in the main High Street. The Holm Oak is a dominant element set against the historic town hall building.

5.16.3 The A35 passes through the area, with heavy traffic negotiating a pair of large roundabouts. The scale and form of the junction is again in direct contrast with the pedestrian spaces within the traditional High Street nearby. The roadway has a significant physical and visual impact on the location and effectively truncates the top end of the High Street.

5.16.4 The scale and design of these developments and roadways are not unusual in terms of many urban areas. However, in this location the elements combine on the edge of an otherwise well-preserved historic centre. As the main through route within the Borough, the Fountains Way junction impacts heavily on the core area. Conversely, the roadway at this point is also a gateway location as it enters the built up area.

5.16.5 The generally unremarkable road frontages in this location fail to reinforce any positive statement of the Borough character or identity at this key location.

5.16.6 Main Characteristics

- Modern shopping precinct and roadscape set alongside traditional High Street.
- While clearly a modern development, the precinct maintains the modest scale of the surrounding townscape.
- Roadway introduces major severance between sections of streetscape.

- Open space within precinct provides a civic space around historic town hall.
- 'Forum' market space defined by assorted mix of trees. Single Holm oak dominates.

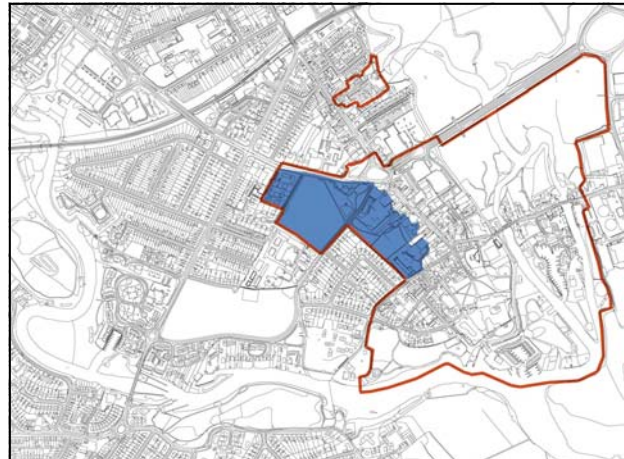
Sensitivity to Change

5.16.7 There is a policy requirement to ensure proposals preserve or enhance the Conservation Area. Within the context of a modern development that currently contrasts and conflicts with the wider historic setting of the Conservation Area, these areas are not inherently sensitive to change. However, their setting within the Conservation Area, and in particular their direct inter-relationship with the main High Street, underlines their relationship with the wider setting of the historic centre. Where redevelopment or other proposed alterations come forward these should respect the general scale of the surrounding townscape, encompass design styles and detailing sympathetic to the location, and avoid competition with the historic landmark buildings within the Conservation Area.

5.16.8 This area also forms a key gateway location where the A35 meets the Town Centre. There is considerable scope and potential benefits for this area to be enhanced as a gateway to the town and Borough.



5.17 NC Area 2g : Druitt Gardens, The Creedy and Barrack Road Recreation Ground



5.17.1 These combined areas form a mix of public open space, dead space and car parks in the backland areas to the south of the main High Street. The areas are predominantly open but do include a number of assorted buildings. The area also includes an extensive area of tree cover that loosely links parts of the area together. This area falls within the Conservation Area, in part because of the historic burh boundary and consequent archaeological interest.

5.17.2 The Barrack Road Recreation Ground is split into a large open area of amenity grassland and the more intimate New Zealand Gardens. The latter area provides a strong framework of trees close to the A35 Fountain Way Junction.

5.17.3 A large surface level car park is enclosed within the northern end of the space behind the High Street. A second similar car park is located at the southern end of the space. The area of Druitt Gardens is sandwiched between the car parks as an area of mature evergreen (Holm) oak woodland. The tree cover within the recreation ground links with trees along 'The Creedy', a footpath route along the south western side of the space. This feature forms the boundary between the main Town Centre and the outer more suburban development of the wider neighbourhood.

5.17.4 In the context of some wider views the tree cover is visible as a backdrop and boundary feature. From within Druitt Gardens the trees form a dense under-managed 'forest' within which rough paths and 'desire lines' provide a confusing network of uninviting routes.

5.17.5 While the external views may benefit from the outer fringe of tree cover, the internal character of car parks and unmanaged woodland do not provide a particularly attractive setting. While woodland cover within an urban setting should be seen as a very positive asset, the condition of the trees, understorey and public access is such that the area fails to enhance the Town Centre in the way that it should.

5.17.6 Where views are available, the area looks into the clutter of rear elevations of the High Street buildings. Although a conservation Area, the buildings do not present much visual interest or sense of historic character. The newly refurbished Regent Arts Centre has opened up a frontage out into this area. The re-orientation of an access out into the backland space introduces interest and activity in the area. It is understood another redevelopment project, known as

the 'Lanes' may offer new opportunities to re-orientate some public access in towards the gardens area. This again may help to bring interest to the spaces.

5.17.7 Main Characteristics

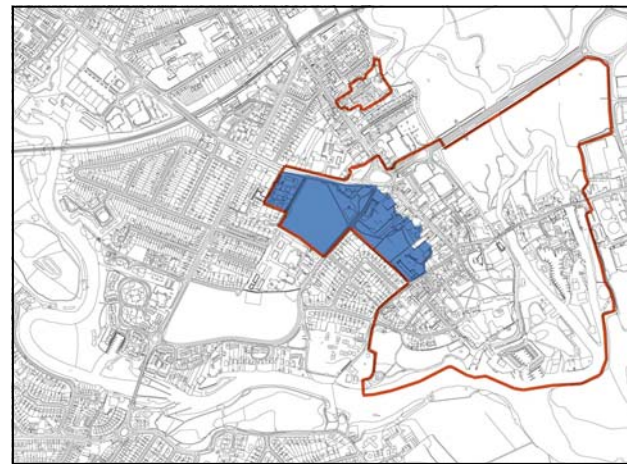
- Series of open undeveloped areas and evidently under-utilised areas in the backland space 'behind' the High Street.
- Low key Victorian parkland adjoining the A35. Area acts as visual landmark to main road, but provides only a local neighbourhood park function.
- Tree cover links between spaces includes an avenue across the Barrack Gardens, through the Creedy and woodland cover of Druitt Gardens.
- Undermanaged open space area with dense stand of over-mature coppiced Holm oak and mixed ground flora and grass. Random mix of surfaced and un-surfaced mud paths/desire lines cut through area. Poor visibility along routes make space unattractive or insecure environment.
- Car park areas formed as blank areas of hard standing making no contribution to wider townscape 'historic' character.
- Rear elevations of High Street buildings present generally dilapidated and untidy boundary to spaces. Refurbished Arts Centre provides new entrance frontage into backland space.
- Druitt Gardens contains the Grade 2 listed remains of an original Saxon Wall.

Sensitivity to Change

5.17.8 As part of the wider Conservation Area this character area provides a potential green setting to the High Street and tree cover back-drop to parts of the town. The area also contains part of the original Saxon boundary, and is therefore extremely sensitive in archaeological terms.

5.17.9 In general terms the area is sensitive in that it is covered by the general policy requirement for the historic character to be preserved or enhanced. As an area with limited visible historic character and poor environmental conditions, this area presents significant potential for enhancement through improved management of the open spaces. Such management needs to recognise the archaeological interest of this area.

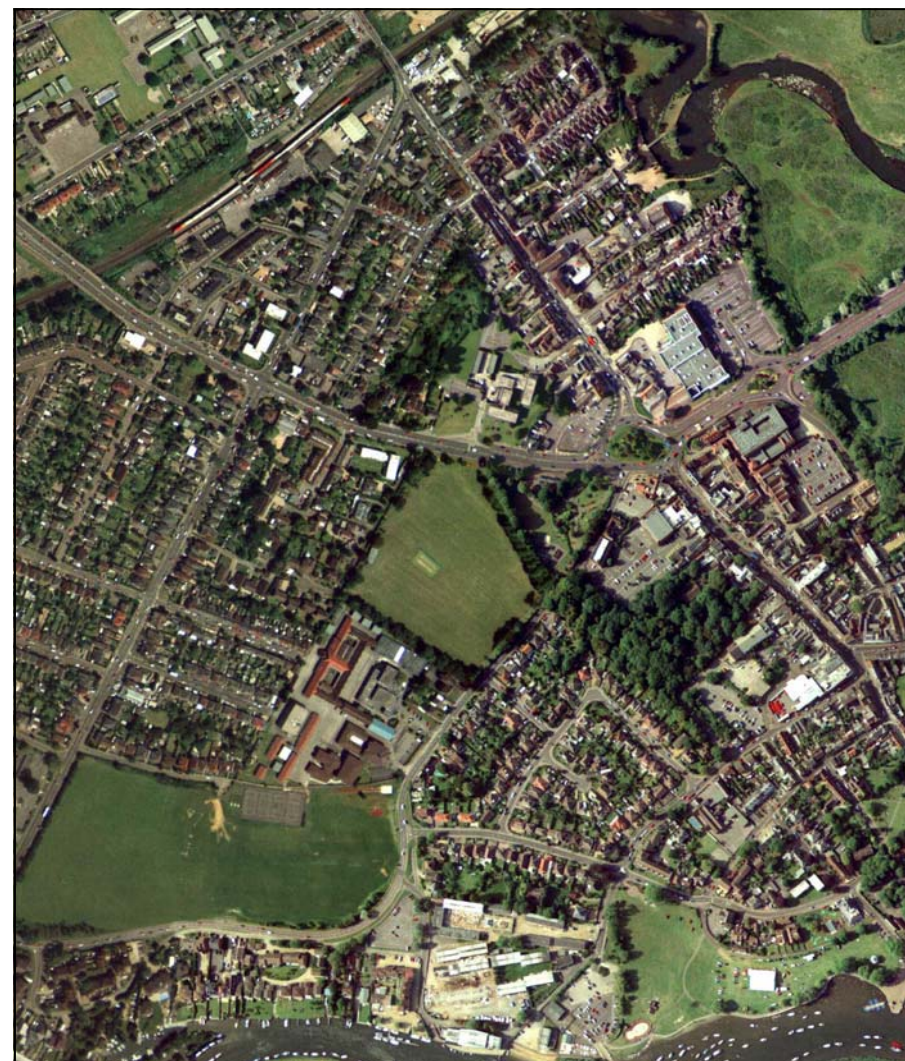




5.17 NC Area 2g : Druitt Gardens, The Creedy and Barrack Road Gardens cont ..

5.17.10 Beyond this the other open spaces, and car parks, offer significant development potential close to the main Town Centre. The development of more positive uses of the under-utilised areas around the edges of Druitt Gardens offers the potential to upgrade the back side of the High Street. The provision of new interest, connections, and frontages off the main High Street façade could lead to a more positive character and role for the gardens/woodland area and wider enhancement of the interest of the town.

5.17.11 Development and management of this area should have



5.18 NC Area 2h : Bridge Street and Rossiters Quay



5.18.1 Town Bridge and Waterloo Bridge link this island area with the Town Centre and Purewell neighbourhood. The River Avon splits into two separate channels just to the north of Bridge Street. These rejoin near the confluence of the Avon and Stour. The long thin island area has been developed with historic street frontage along Bridge Street and a modern 'marina' development on the harbour side.

5.18.2 These areas enjoy distinctive and contrasting natural settings on either side of the Bridge Street axis. To the north the bridges provide glimpsed views out to the Avon water meadows (refer to Section 4.0). The rear elevations of the Bridge Street buildings look out over this landscape, the buildings themselves are part of the setting to the Priory in the strategic view back from the Bypass.

5.18.3 To the south the river channels meander out of sight of the Bridge, providing a backdrop of riverside trees and glimpsed views over the marshes out to the harbour (refer to Section 6.0)

5.18.4 Bridge Street continues the streetscape building lines out over Waterloo Bridge to Stony Lane Junction. The line is broken where a 1970's development is set back from the road frontage and where another section of the street is awaiting redevelopment. To the east of Waterloo Bridge, the street frontage is more one-sided. On the south side the line gives way to the Council offices car park and the Gas Works site. Two large gas holders intrude into the townscape around this site.

5.18.5 The two bridges are scheduled ancient monuments, Grade I, and several buildings on the frontage are listed. The island area falls within the eastern edge of the Town Centre Conservation Area.

5.18.6 Rossiters Quay is an unusual modern development in that natural materials and mix of traditional scale dwellings and larger 'wharf' scale buildings have been created as a new side street off the main road. Elements of unusually modern detailing have been used to create a series of reasonably sympathetic but individual buildings. The buildings are set alongside a winding 'streetscape' that leads around to a boat yard and yacht moorings. An attractive mooring basin has been created within the centre of the island. The riverside tree cover of the western side of the island has been retained as a setting to moorings and buildings.

5.18.7 The Rossiters Quay area is open to public access, but

frustratingly does not lead to any point of public interest or linkage to other points of interest. The boatyard at the end of the roadway is private and as the setting to the housing and exclusive water frontage has the feel of a defensible space.

5.18.8 Bridge Street provides an attractive pedestrian friendly route to Waterloo Bridge. Beyond this, the visual interest of the street frontages starts to thin out. Although this area should be noted as the transition zone between the two Conservation Areas.

5.18.9 These areas are high quality parts of the Town Centre townscape, the general natural and historic interest of the setting has not been lost on the creation of the new development. These areas have a strong sense of place and a positive part of the Borough-wide collection of historic townscape. The significance of these areas within the Borough could be greatly enhanced if they could be opened up to provide a destination or focus for public/visitor access into the waterside areas.

5.18.10 Main Characteristics

- Dynamic natural setting of island site set between river channels and open water-meadows landscape to the north and maritime setting to the south.
- Streetscape punctuated by the two river crossings reinforcing the physical constraints on development.
- Rivers and bridge help define gateway approach into the main Town Centre.
- Historic streetscape with predominantly residential and office uses fronting on to road.
- Glimpsed views from bridges and between plots illustrates some depth to building groups and garden areas in behind street frontage.
- Views linking town with outer landscape setting of water meadows and the maritime setting of the harbour.
- Development of Rossiters Quay provides modern dynamic interest off the main through route and limited access on to island.





5.18 NC Area 2h : Bridge Street and Rossiters Quay

- Generally hard streetscape environment with strong landscape/treescape setting on riverside and in behind main street frontage.

5.18.11 Residential Development Characteristics

Form/Scale	Modern exclusive housing developments set off the main street. Mixed scales up to 4 storey.
Era	1970's Avon Court. 1990's Rossitor Quay.
Style	1970's large scale mews court. 90's historic style.
Materials	Brick, tile, tile hanging and dark timber boarding.
Roofscape	70's complex long roofscapes—90's mix of scales.
Plot SizeDensity	Varied/non historic.
Frontage	70's breaks street frontage. 90's creates new internal frontages.
Boundaries	70's NA—whole development gated to road 90's—Brick walls—enclosed private spaces
Trees	No significant tree groups

Sensitivity to Change

5.18.12 As a Conservation Area, proposed development or alterations would need to preserve or enhance the character of the island area. With a collection of listed buildings and good quality street frontage, the proposals in this area would generally need to offer a very sensitive response to the setting to be seen as enhancement. The existing modern development is set back from the main street. On the 1970's mews development, this illustrates how the streetscape can be affected by moving away from the established building line. On the Rossiters Quay development, the new buildings are set back in a way that leaves the street frontage intact but provides potential interest and access off the street.

5.18.13 While there may be some scope for further high quality infill, or redevelopment on the island, the mix of buildings, boatyards and open spaces should also be seen as part of the interest and character of the location. The accessibility and appearance of the water frontage for visitors on both foot or boat should also be seen as part of the important potential and sensitive asset of this area.



Bridge Street Frontage Characteristics

Building line/layout

Building line between bridges originally strong but now disrupted in places by Avon Court. Towards Stony Lane frontage breaks down with council office car park, gasworks and builders yard.

Scale

Building heights vary with 2 and 3 storey mix.

Elevations and Rooflines

Varied elevations with mix of old and new, houses, shops and small office uses. Shop fronts fairly standard but some historic detailing restored/preserved. Over shop elevations include variety of bays, windows and detailing - generally interesting mix. Strong eaves lines, some parapets and characteristic Purbeck slips/pitches to road.

Materials

Mix of brick, painted and exposed and render with tiles and occasional roof dormers.

Paving and Street Furniture

Mix of Blanc de Bierge and tarmac. No soft landscape or significant street furniture.