

6 Hinton Road (the former St. Peters Hall)

Ref. No. 7-2011-4150-AR

This is an application that seeks to make considerable alterations to the existing buildings in order to create retail units in the sub-basement, a restaurant on the ground floor and 14 self-contained flats on the two floors above.

In comparison to what the Civic Society considered the inappropriateness of the original design for this site, we are pleasantly surprised to learn of the intentions of the developer in this latest application. Thus the Society approves of the proposed restoration of the principal Arts and Crafts facade of the original building; the rehabilitation of the double arched facade of the main side elevation and the creation of a new elegant roof incorporating oeil de boeuf dormer windows.

However we are not so happy with the proposal to demolish the large gable on the front facade in order to replace it with a penthouse structure consisting of glass panels surmounted by a flat roof. The Society feel that if such alterations at the top of the existing structure are necessary, they should be designed in a way more appropriate to the remainder of the facade.

We have therefore concluded that while the latest submission is a considerable improvement in respect to a very significant site in the very centre of Bournemouth, because it does not quite comply with the Conservation policies of the Bournemouth Local Plan, it should be deferred for further discussion. (4.4, i,ii and iii)

46 Wellington Road

Ref. No. 7-2011-7880-N

This is an application to build a three story block of 14 flats on the site of a nineteenth century villa of no particular architectural quality.

Whereas the Society feel that the built footprint and general mass of the proposed structure are generally satisfactory, we think the design of the principal facade towards Wellington Road is extremely kack-handed.

In the first place it is our opinion that the unequal width of the two gables – one at either end of the facade – gives an unsatisfactory lop-sided look to the entire elevation. Moreover any possibility of design co-ordination between the two gables, we think is a non starter on account of the excessively tall, vertical stairwell window above the main entrance in the central portion of the facade.

On top of this the Society was quite surprised to observe that each vertical half of the large gable is designed in a totally different way from the other half. Thus one half is dominated by poorly co-

ordinated French windows and banal modernist balconies while the other half has been given much smaller contrasting, casement windows of no exceptional quality. The smaller gable appears to consist of an overwhelming series of wide, horizontally shaped, casement windows carried right up into the gable. In sum the Society have concluded that it has seldom seen a planning application where there has been such a reckless lack of co-ordination of basic architectural design principals of integration, balance and harmony.

Consequently we have no hesitation in recommending that because in our opinion, this application has in no way satisfied the conditions of the townscape policies of the Bournemouth Local Plan, it should be refused. (4.19, i, ii and iii)

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ING APPLICATIONS RECEIVED BY BOURNEMOUTH PLANNING DEPARTMENT DURING AUGUST AND SEPTEMBER 2010. A DIGEST FROM JOHN SOANE, CONSULTANT FOR THE BUILT ENVIRONMENT TO THE BOURNEMOUTH CIVIC SOCIETY

53a Surrey Road

Ref. No. 7-2010-273`-G

This is a second application for a new building which would contain nine residential units. The original building on this site has been cleared and the adjacent built environment has been much altered over the last half century. There are large blocks of 1960's style flats and a fair number of post 1945 houses and semi-bungalows – consequently style is not really an issue here.

The Society note that the three/four story proposed structure is built in what might be called the fashionable, neo-modern style – quite well modulated, integrated shape with the inevitable flat roof.

We think that the principal facade (to Surrey Road) is enhanced by a reasonably imaginative choice of window shapes and that the topmost flats (penthouse) is set well back as a positive feature of the main facade. In addition, balconies are not an intrusive feature of this elevation.

The rear facade however has, in our opinion, an unnecessarily asymmetrical design and a narrow choice of window designs; glass balconies are also more prominent here. Since this rather boring part of the proposed building will be plainly seen by visitors to the Upper Pleasure Gardens, we suggest a considerable improvement of the integrative elements of this facade.

The Society therefore feels that since the townscape conditions of the local plan have not been fully complied with , this application should be deferred for further consideration.(4.19, i ii and iii)

1 McWilliam Road

Ref. No. 7-2010-13118-P

This an application to build two detached houses within the grounds of an ancient, half-timbered, yeoman's cottage (Moorside Cottage) that probably dates back to the Seventeenth Century within a well-established Moordown neighbourhood between King Edward Avenue and the cul-de-sac end of McWilliam Road.

Each new property would have a separate entrance (one from the end of McWilliam Road and the other via a long drive between two existing houses from McWilliam Road.

However, bearing in mind the exceptional age, architectural significance and rarity value of this property within a large town that is only 200 years old, the Society, having fully discussed this application one week before last, have concluded that the cultural importance of Moorside Cottage should preclude any further development into the existing natural surroundings of the building.

In addition, even though the two newly proposed houses are relatively unobtrusive and competently designed, we are of the opinion that the new structures would create too great a stylistic contrast between a genuine vernacular survival and buildings designed in the Romantic-Garden City style.

Consequently the Society believes that since the present application will not enhance the existing surroundings of Moorside Cottage in any particular way,it does not fulfil the conditions of the townscape policies of the Bournemouth Local Plan. We therefore suggest that the project be refused.

Saint Michael's CE School Somerville Road and 2 Somerville Road. Ref. No. 7-2010-21130-G

This application is for an extension of the existing school buildings along West Hill Road to join up with the existing mid/late Victorian Villa at 2 Somerville Road.

The Society feels that the ideal solution to solve the continual pressure for more classroom space would be a general rebuild of the existing, one story school buildings in the general vicinity of Durley Chine Road and West Hill Road. However if this option is closed, we feel that the best that can be done is to ensure that the new extension is a reasonably acceptable structure between the two story school building and the Victorian villa.

We accept that the general form of the proposed building will be modern, a practice that conforms with most contemporary educational buildings in Great Britain. However the Society think that the existing design for the new link could be considerably improved.

Thus it is our contention that the principal elevation of the extension towards the play area - by its use of a crude concrete collar to enclose most of the facade, by the lack of any pronounced architectural articulation and by the use of an extremely incipid and conventionally organised fenestration scheme – needs a radical scheme to give some shape and order to the new elevation and to enable the latter to relate in a positive way to the bay windowed facades of the adjoining villa.

The Society also thinks that the general design of the West Hill Road facade also needs considerable improvement. Thus we conclude that while the basic shape and form of the link buildings are satisfactory, the overpowering massiveness of the larger block cubus, should be make more approachable as befitting a place of education. We feel this could be achieved by exterior filets which would break up the overwhelming bulk of this part of the building. Finally we think that the proposed glazed wall to be built right beside the Victorian villa, is a far too abrupt coupling of modern and traditional forms.

The Society is of the opinion that the moral imperative given to the provision of educational facilities, does not give the architects of these structures, carte blanche to throw overboard the basic elements of good integrated design. Consequently we have concluded that since this scheme does not full satisfy all the conditions of the conservation policies of the Bournemouth Plan, it should be deferred for further discussion. (4,4 i,ii and iii)

Ice Rink Development at Kings Park

Ref. No. 7-2010-3625-AC

An application has been received to build an indoor leisure centre, the main feature of which would be an ice stadium.. It would be built fairly near the Ashley Road side of the park between the Kings Park Bowling Centre and Kings Park Junior School.

In area it would be a low rise complex of considerable dimentions, with both flat and shallow arched roofs; there would be extensions at differing heights.

However the Society feels that the low-rise, relatively unobtrusive appearance of the proposed facility is not really the question at issue. What is probably more important is whether or not an ice rink would be appropriate to Bournemouth and if so where it should be located.

We know that there are a fair number of people in Bournemouth who argue that an ice rink would not generate sufficient interest amongst visitors to justify the expense. Others say that the resident population of S.E Dorset is large enough to justify an ice rink for local use. Certainly a recent poll suggested that 81% of participants would like a new ice rink somewhere in the central urban area where leisure facilities are in demand.

THE society fully realizes that sites for large facilities such as ice rinks are limited ; probably the only other alternative place being in the vicinity of the Littledown Centre.

However irrespective of whether or not the ice rink is eventually built, we have concluded that such a facility is far too large to be placed in Kings Park. This green space which is the smallest of the three principal municipal parks in Bournemouth, already accommodates three major sports facilities: the football stadium, the Athletics Centre and the indoor bowling club. One more major structure would not only reduce yet more valuable green space, it would also considerably impair the already, somewhat limited, landscape qualities of the area.

The Society therefore feels that while the provision of a new ice rink for Bournemouth remains an open question, it should definitely not be sited in Kings Park. Consequently we recommend that because this application does not comply with the conditions of the townscape policies of the Bournemouth local plan, it should be refused. (4.19 i,ii and iii)