Public Consultation & Adoption

This document forms part of the evidence base for the Local Development Framework for Poole and development proposals will be reviewed according to key documents including:

- Poole Core Strategy, Adopted in February 2009
- Poole Site Specific Allocations and Development Management Policies Development Plan Document, Adopted in April 2012

Consultation on the Town Centre Heritage Part 1 and 2 documents was approved by the Economy, Overview and Scrutiny Committee on the 3rd October 2011 and Cabinet on the 11th October 2011. The draft consultation began on the 19th December 2011 and continued until the 23rd March 2012. Council adopted the Part 1 and 2 documents on the 18th December 2012.

**Town Centre Conservation Areas Appraisals and Management Plans: Publication Details**

**The purpose of this document**

To provide an analysis of the character and appearance of the Town Centre Conservation Areas and to formulate and publish proposals for their preservation and enhancement, in accordance with Part II of The Planning (Listed Buildings and Conservation Areas) Act 1990.

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“The Society of Poole Men considers that the aims, information provided and conclusions reached in both parts of the report are invaluable...”.

“I understand that regeneration must take place, but it should always be done in such a style that is in keeping with the Old Town “.

“... there is no place like it.”

“....we think the roads do honestly need a makeover.... A solution ... would be to rip up the old roads and place in new ones. ... add more trees and wider pavements for the better use of pedestrians. We do want to keep the history of Poole, don’t we. Are we striving for excellence?”[Hamworthy Middle School]

“Please try and keep old and new styles that reflect the character of Poole not some modern town [designs] which can be seen anywhere in the country.”

“I would like to see far greater emphasis on the architectural quality of both new build and development/ refurbishment proposals for existing buildings”.

“The overall headlines give a great scope to maintain and when necessary improve Poole Old Town. I look forward to a programme that will preserve this important area.”
Foreword

Town Centre Heritage Character Statement

In 2006 the Borough embarked on a programme of appraising its Conservation Areas as it has a statutory duty to undertake periodic reviews of these areas and their boundaries. The resulting appraisals recognise the value of Poole’s historic environment and the need to manage development and improvements in a way that is practical and in agreement with community aspirations. The Conservation Areas Appraisals (CAAs) provide support and evidence for the Poole Local Development Plan.

This series of CAAs has been prepared by Planning and Regeneration Services of the Borough of Poole, to ensure that all its services, as well as development proposals for private lands in or adjacent to Poole’s Town Centre Conservation Areas, are well informed of and have regard to their historic, cultural and archaeological value and historic setting within an exceptional coastal environment. In recognising that planning needs to be built on the best attributes of the character of a place, new additions to the townscape can be designed to create an attractive environment to live in, invest in and visit.

The Town Centre Conservation Area Appraisal is in two parts with the History & Background in Part 1 and Character Statement in Part 2. Part 2 is aimed at engaging the community with the task of defining what it values about the townscapes of the Poole peninsula. Assessing the character of historic townscapes allows for their special interest to be defined and the boundaries of the Conservation Areas to be reviewed.

A future Part 3 will set out a strategy for the Conservation Area Management Plan, for the newly extended Conservation Area, with proposals for protecting, maintaining and improving it in a sustainable way for the community to appreciate and enjoy.

Setting of the historic environment of the Poole Peninsula, with Holes Bay to the left and the harbour and port to the right (bottom)
1. Introduction

"Places offer an exposition of their evolution, given sensitive development and barefoot education, everyplace is its own living museum, dynamic and filled with sensibilities to its own small richesses. These are places we know when we are in them. Meaning is entrapped in the experience of change, symbolisms and significance cling to seemingly ordinary buildings, trees, artefacts. Particularity based on geology and climate, has diverged with the alchemy of life, the articulation of the social and economic demands of successive societies, the narratives of myth and legend, and the ethical and cultural variations over the time. Places are different from each other."


Poole is known for its vibrant quayside with views of a bustling, working port and the limestone, chalk hills of Purbeck, set within one of the largest natural harbours in the world. The port and peninsula to the north has been in use from medieval times sustaining its relationship with the sea through the fisherman who continue to use the east quay to launch their vessels, international ferries, the tour boat operators and recreational craft users.

The heart-shaped, historic peninsula of Poole has a colourful maritime history that has fascinated and captured the imaginations of official archivists and local historians who continue to publish account of its past and present. The historic houses, churches, traditional shops, pedestrian friendly lanes and High Street of the Old Town and Quay are highly valued, and the museum, restaurants and entertainments draw many visitors. With its relatively moderate climate, attractive harbour and green verdant landscape within the urbanised south-east Dorset area, the Borough is in a sought after location for residents and visitors alike.

In order to protect the value of the town's physical assets and positive character the benefits it imparts to residents, investors, employers and visitors needs to be sustained through environmental improvements and well designed developments. Understanding the character of a place is a first step towards realising the potential for renewal and development of the built environment for all those with a stake in its future.

Planning that is based on recognising and using the attributes forming a place or place-shaping has been adopted as a basic tenet of government and local planning policies and frameworks. Place-shaping is the term used to refer to the “creative use of powers and influence to promote the general well-being of a community and its citizens” and is the responsibility of local government. (Lyons Report on Local Government, 2007). The concept of place-making has been incorporated in the Poole Core Strategy’s policies for locally distinctive and self-reliant planning. In 2010 Matrix was appointed to carry out a Characterisation Study of the Borough. The study identified specific character areas, recommended a Conservation Area boundary review for the town centre and provides evidence for managing the development and planning of Poole.
1.1 Background

By the mid-20th century, Poole peninsula had isolated pockets of war damage, though it was post-war renewal that drastically transformed the Lower Town. Environmental health issues caused by industry and the debris leftover from the war damage and defense effort forced the council to commission Sir Patrick Abercrombie to create a development plan for the town in 1946. During the 1960s through to the 1980s the historic town centre underwent a considerable amount of change when selected streets were intensively renewed or completely re-built for major housing renewal projects. The tower blocks of flats, multi-storey car parks east of the High Street and terraced housing all represent a specific response to address derelict housing and conditions that grew up north of the quay post WWII. The salvage and restoration of the Old Town in the 1960s and 1970s was an achievement given the cultural values of that time. Demolition sites were excavated by archaeologists who contributed to the understanding of the town’s past we have today.

From the 1980s the lower High Street began to decline due to increasing traffic congestion caused in part by the inadequate bridge crossing and the concentration of high end shops in the Dolphin Shopping Centre. The Dolphin Shopping Centre and Quay were polarised at either end of the High Street leaving untidy, underused land behind the main street. The environmental constraints imposed by heathland and floodplains along the Stour River limit the towns expansion to the north. Remaining vacant lands with development potential are situated alongside West Quay and within the former Pilkington tile and Hamworthy power station sites adjacent to the Backwater Channel. The former Hamworthy power station and site “between the bridges” (the old and new bridges) as it has come to be called, present harbourside development opportunities many towns would envy.

The Poole Bridge Regeneration Initiative (PBRI) set out a framework for planning and urban design in the Town Centre that remains useful today. In 2009 a new Poole Core Strategy (PCS) was adopted for the Borough to replace the Local Plan and a suite of Development Plan Documents have followed to prepare the town for the 21st century environment. New, iconic landmarks such as the RNLI College have transformed the Holes Bay shoreline and an extension to the Poole Museum has given the Quay a refreshed cultural facility.

The Lower Town is at another turning point with the completion of the Twin Sails Bridge adjacent to the north-west of the Old Town Conservation Area, at Wilkins Way. Development of the surrounding...
harbourside areas on West Quay Road is being planned. Many unresolved issues leftover from the 1960’s renewal era remain in the fringes surrounding the three Lower Town CAs including gap sites, and weak, ragged frontages on Lagland Street and East Quay. Some modern developments with inactive elevations break the continuity of streetscapes. Rail and bus transport nodes are poorly linked in areas and cars remain the dominant mode of transport.

The Borough Planning and Regeneration Service has an opportunity to state what is valued about the historic town centre and to shape and inspire the creation of new buildings and landscapes in a way that strengthens and complements the setting of surviving buildings and streetscapes. The Town Centre Heritage Conservation Area Appraisal (TCHCAA) is the first work of its kind to assess the character of the town centre in detail. The TCHCAA is primarily intended to define the significance of historic areas of the peninsula to ensure that heritage value is recognised at the first stage of new development in a way that builds a consensus and eventually leads to development that capitalises on what defines and is intrinsically vital about Poole.

1.2  Current Vision for Planning

The regeneration of the Central Area of the town in a manner that harmonises with the most successful and popular parts of the town was seen as an overall objective of the PBRI 2004 masterplan. The guidance envisioned the creation of new and enhanced public spaces and welcoming, safe and memorable places for existing and future communities. The approach to regeneration was to be design-led and holistic while balancing issues and priorities. The Poole Core Strategy, 2009, envisioned the transformation of the Town Centre in its “spatial vision for Poole” by the creation of a new focus in the form of a public square adjacent to the Dolphin Centre and Lighthouse, the construction of the Twin Sails Bridge and public waterfronts. New housing, shops, retail, leisure and office spaces are to be created on the regeneration lands to revitalise the historic town centre.
2. The Legal & Policy Framework

2.1 Conservation Area Designation

The practice of designating Conservation Areas dates from the Civic Amenities Act, 1967 when the government recognised the importance of protecting whole areas from encroachment by inappropriate developments and wholesale demolition for areas of slum clearance. While unique buildings are important it is the group value and layout of buildings and their setting together with the street design, public open space, trees and other vegetation which all contribute to the nature and identity of a place. The principles of the 1967 legislation are still in force in the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are defined as “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. The legislation empowers local planning authorities to review their areas from time to time to determine whether any parts or further parts should be designated as Conservation Areas. The Old Town CA was the first to be designated in the town in 1974. The Town Quay was designated in 1981 and the High Street in 1986.

Key government guidance on Conservation Areas is given in the National Planning Policy Framework, 2012. The NPPF (127) recommends “when considering the designation of conservation areas local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”. The Government’s Statement on the Historic Environment for England 2010 aims to ensure:

“That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation”.

The government acknowledges that heritage contributes to the economy through the employment of specialist building trades, professions, creative industries, through tourism and through the maintenance of attractive places that invite investment. Heritage can be used to spark creative renewal where well known sites from the past are redeveloped and used as inspiration for whole environments such as the Jewelry Quarter in Birmingham, the Conran warehouse Design Museum, with its famous restaurants on the Thames in London and Liverpool Docks to name a few examples. In recent audits of new private sector housing the Commission for Architecture and the Built Environment (CABE) noted that too many developments still missed opportunities to take advantage of existing heritage, with the result that they had a ‘could be anywhere’ quality about them. There is evidence that working with locally distinctive heritage can create schemes that are popular and that opportunities to create such schemes are missed because debates over retaining historic buildings and traditional designs are overtaken by designers keen to create anew.

Heritage is a key factor in the English tourism industry accounting for £4.3 billion in GDP generated from visitors to historic sites, museums and old towns. A recent Heritage Lottery Fund report calculated that £12.4 billion was spent per year in heritage tourism with the £7.4 billion actually spent on built heritage producing a total of £20.6 billion when it was multiplied by wages, profits and hotel and restaurant
sectors as well as retail expenditures. Tourism is considered one of the fastest growing sectors with the current swing towards domestic tourism affecting some seaside areas positively. The government has supported the economic renewal of seaside towns by launching the Coastal Communities Fund.

The social and cultural benefits of maintaining and renewing historic areas are not quantifiable though they can be experienced in places where there is a long tradition of caring for a place. In order to plan for the future English Heritage has guided local authorities to use characterisation studies as a tool for what they have called Understanding Place to avoid regeneration initiatives that fail by displacing and disorienting communities instead of actually knitting them together.

### 2.3 Town Centre Conservation Areas in Poole

English coastal towns with ports are similarly positioned to Poole and are in a state of flux. Many have unique historic environments that have been shaped by maritime history though their infrastructure has been weakened, like Poole, with the breakdown of traditional post-war industries and port and military facilities that built their economies. While coastal towns have obvious attractions for people wanting to live by the sea and visiting tourists there are roadblocks standing in the way of the regeneration of their historic cores. Opportunities and roadblocks to heritage-led regeneration have been identified by the government and English Heritage in recent surveys of historic coastal towns.

Coastal towns have historic buildings with higher maintenance requirements due to the higher weathering rates of salt-laden air on traditional materials, high visitor numbers and inclement weather that can very quickly make buildings and public areas look neglected. Planning for coastal towns with seasonal tourism can result in urban design conflicts that compromise local character and design quality. Additionally climate change and rising sea levels are likely to cause flooding in low-lying areas such as Poole’s Lower Town making it difficult to design and site new buildings without costly flood resistant structures, and the provision of adequate emergency access.

Town centre renewal and roadwork schemes that don’t meet current standards have left some pockets of the study area isolated, with a poorly managed public realm and barriers to pedestrians between the new and older areas. Areas identified for future growth and intensified development sit adjacent to low scale historic environments and streetscapes.

The PBRI Audit and Analysis, 2002, carefully analysed the whole of the Central Area of Poole and highlighted a number of competing issues that would need resolving to renew the town centre. The PBRI noted that the Old Town and Quay has a concentration of good quality buildings and spaces that constitute “the best areas in the town” because of their density, scale and mix of uses. The issue is that older areas have become divorced, equitably and physically, from the surrounding town which appears to have lower standards of maintenance, a lower range of activities and a lack of community pride in the surroundings. The mix of uses that was a common characteristic of pre-war Poole is now being encouraged to create a more vital town centre. The PBRI recognised the:
Old Town and High Street as the historic core of the town with the main pedestrian route from north to south, and, that;
Together with the Town Quay these areas include the most attractive townscape and best-loved views and spaces and numerous other built features; and
The Old Quay is the principal civic space in the town and its immediate surroundings.

The Borough of Poole Characterisation Study 2010, has identified the need to address the significance and role of the historic core in the context of the more extensive redevelopment that has occurred in town centre north and the railway station area, major road improvements, and the construction of modern buildings. It concluded by stating that there are:

- incongruous juxtapositions of scale and character affecting its setting;
- the review of the boundaries of the Town Centre Conservation Areas should be a priority; and
- design guidance for the site planning of key townscape sites is needed to address basic issues in advance and to avoid reactive planning decisions to be made.
2.4 Purpose & Guidance for the Town Centre Conservation Area Appraisal

2.4.1 Poole Planning Policies

Poole is part of the South-East Dorset conurbation and the second largest urban area in the south-west region. It is densely populated with coastal regeneration areas sitting adjacent to older historic areas (see Map 2.1). The area has the potential to increase economic activity though development needs to respect the high quality and restrictive nature of the surrounding coastal area within the context of the Purbeck Area of Outstanding Natural Beauty to the west, New Forest National Park to the east of Christchurch and the Dorset heath to the north. The area is within the most complex Shoreline Management Plan zones of the Dorset coast due to the competing interests accessing the area for recreation, port facilities, travel, housing, commerce and industry.

The Poole Core Strategy provides the overarching framework for planning within the Town Centre. It sets out the aims and objectives for strengthening and revitalising the area, by supporting development that will enhance local character and identity, community well being and cultural vitality. The PCS sets out specific directions for the town centre which are needed for the centre to improve and to be revitalised to meet current standards for amenities and attractiveness including the need to plan for a:

- **Re-invigorated** High Street by working with town traders to develop a town centre strategy
- **Vibrant/Safe** night culture
- **Expanded** tourist/cultural facilities
- **Improved** safe and convenient pedestrian/cycling access through the town
- **Increased** housing supply
- **Improved** public transport facilities and linkages to the quay and growth areas in town centre north, Lower Hamworthy and West Quay
- **Climate change adapted** in coastal flood risk area of the town centre
- **Public realm improvements** to reduce clutter, improve signage, pavings, lighting and other amenities and create town squares/open space
- **Well designed new buildings** of a high standard that complement or enhance local character and cultural vitality
2.4.2 Methods and Guidance

The study provides the first in depth appraisal of the character and appearance of the three town centre Conservation Areas and adjacent character areas. The Background and History (Part 1) provides a brief history of settlement that has shaped the town from medieval times. The history draws from the Poole Historical Trust’s series of publications. The Heritage Character Statement (Part 2) defines what is significant about the town centre CAs, what condition they are in generally, and what issues are affecting them. It relies on evidence from two key studies including the extensive post-WWII survey carried out by the Royal Commission on Historical Monuments that forms the basis of the national statutory listings of buildings in the Lower Town. The PBRI included an audit and character analysis of the town centre north and south and the regeneration areas that remains relevant. All the current heritage assets in the CAs have been mapped, in a series of Heritage and Design Maps appended to this report, along with other positive buildings and bridges of interest, landscape features and design elements that need improving or add character in a series of Heritage and Design Maps appended to this report.

Other documents that have guided the work are:

- Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, 2011).
- Understanding Place Series (English Heritage, 2011).

An informal consultation exercise held in the Dolphin Centre in March 18/19 of 2010 provided some feedback from the public on what they value, dislike and are concerned about the within the Conservation Areas. A formal public consultation with residents and all stakeholders was held from December 2011 to March 2012.

2.5 The Town Centre Heritage Character Statement (Part 1)

2.5.1 Study Area

The Lower Town Centre, between the railway line and the historic quayside, is a complex environment that has been assessed as a broader area than the three CAs. The study area shown in Map 2.2 includes the three town centre Conservation Areas and five adjacent areas that form the setting of the CAs and historic core of the Lower Town.

The 5 study areas, adjacent to the three town centre Conservation Areas are made up of townscape with modern infill terraces, isolated historic buildings, green spaces and car parks left after demolition, and whole streets redeveloped with Council housing after WWII. Area 7 covers the site of the former medieval towngate where it stood by the water channel that divided the mainland from the peninsula. It also contains the Victorian Cemetery used after St James churchyard was closed to burials. Area 4 contains an isolated Grade II* listed Congregational chapel, a 17th century Quaker chapel with their former burial grounds behind the earliest recorded tavern in the town, on the High Street.

With nationally and locally listed buildings, good quality townscape buildings, high archaeological potential and strong historical associations these study areas were worthy of reviewing as possible extensions to the three Conservation Areas.
Map 2.2: Town Centre Conservation Study Areas

**STUDY AREAS**

1. High Street Conservation Area
2. Old Town Conservation Area
3. Town Quay Conservation Area
4. Lagland
5. Old Town School
6. Old Orchard
7. Town Gate/Hunger Hill
8. Lower West Street

**KEY**

- Conservation Areas
- Green Space

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2.5.2 Overall Aim:

The Heritage Character Assessment will determine the special interest of the town centre Conservation Areas and the surrounding character areas to determine whether or not the boundaries remain valid and extensions to the area can be justified.

The Conservation Area Management Plan in Part 3 will set out and propose a coordinated strategy for maintaining and enhancing the character and qualities of the Town Centre Conservation Areas. This will ensure the benefits of protection are realised within the wider corporate aim of revitalising Poole town centre.

2.5.3 Objectives

**Key Objective A:** Prepare a townscape character assessment of the three town centre Conservation Area boundaries and adjacent character areas to:

- Ensure heritage protection is adequate for the appropriate areas and heritage assets;
- Record the characteristics of the study area worthy of protecting;
- Raise community awareness of the value of the heritage of the town centre and the need for protecting and caring for it.

**Aim A.1:** To promote a shared understanding of the historical development of the town centre to ensure that townscape significance is recognised.

**Aim A.2:** Assess the character and appearance and urban form of the existing Conservation Areas and the character areas (or part of) deemed worthy of including in the Conservation Area to inform all parties engaged in development.

**Aim A.3:** Create a sense of place and local identity that can be used to benefit residents, visitors, businesses and investors in the town centre.

**Key Objective B:** Prepare a Conservation Area Management Plan (CAMP) for the CAs in Part 3 to address the issues relating to the strengths, weaknesses, opportunities and threats identified in Part 2 and propose opportunities for improving and enhancing the historic environment over a 10 year period.

- Proposing other measures and planning tools that support heritage conservation and revitalisation of the town’s heritage assets;
- Set out a policy, design, maintenance and planning enforcement framework.

**Aim B.1:** Set out enhancement opportunities and strategies in a Conservation Area Management Plan to contribute to a revitalised Town Centre.

The Management Plan will build on the ongoing work and aspirations of the other Town Centre stakeholders and plans for regeneration sites on West Quay Road/Hamworthy and recommend an action strategy that addresses key corporate objectives in consultation with other Borough of Poole Service Units, Poole Harbour Commission, Poole Partnerships, funding bodies and key heritage and community groups.
**Key Objective C:** The Town Centre Heritage Character Statement and Management Plan will provide support and evidence for the Local Development Framework.

**Aim C.1:** Secure an evidence/policy base that can inform and guide development decisions and investments in the public and private property sectors for the historic environment and the community it supports.
3 Character Analysis

“Our historic legacy is not limited to sites of special significance but can embrace all aspects of inherited landscape. This broader view can be seen constructively, as offering valuable building blocks for creating a sense of place, rather than merely identifying constraints to be worked around”.


Character Areas

The origins and location of a place, together with its people, and the factors that influence events and growth, all affect the pace of change over time and the significance and shape of the surviving built environment. In determining what is significant about the historic environment we need to understand what it is that we are actually preserving or protecting. Whether it is the physical evidence of marine industry, the merchants houses, remains of the port and dock sides or harbour master’s office, it all relates to the narrative of the town. Other factors such as the sights and sounds of the boats and yachts at the quay evoke memories for generations of families associated with it.

This study of the physical characteristics of a place has been developed into a planning tool called characterisation. Character areas are selected on the basis of their origins, periods of development, present land uses, plot sizes, greenspaces, views, settings and non-visual senses such as noise. In 2010 a Characterisation Study was completed across Poole for the Borough by Matrix consultants was based on character areas within the peninsula. That 2010 study outlining the general characteristics that define the High Street, Old Town and Quay is used as a basis for the assessment that follows. Additional information is provided on the historic development of the current built environment, design qualities, public realm, landscape and the contribution of buildings and structures to the quality of the townscape.

In addition to the three existing Conservation Areas 5 other character areas have been assessed to determine if they have special character including (see Map 2.2):

1. High Street- (Central Area North of New/Old Orchard Road) CA
2. Old Town (Lower High Street- Market Streets) CA
3. The Town Quay CA
4. Lagland
5. Old Town School
6. Old Orchard
7. Towngate- Hunger Hill
8. Lower West Street

The lands adjacent to the study areas may also contain below ground archaeology, boundary walls, old remnant lanes and other heritage assets that would benefit from recognition and inclusion within a Conservation Area. Together these 5, character areas comprise what remains of significant townscape within the town centre south of the railway, after the 1960s renewal period. Individual buildings and bridges and fixed features, such as pub signs, architectural ceramics, carved stones, street lamps, iron railings and other artistic works contribute positively to the street scene and may be locally listed.
There are other more general strengths, weaknesses, opportunities and threats to the built environment that have been assessed in the character analysis of each of the study areas. These include historic building significance whether or not the street layout contributes to or detracts from the townscape, ease of pedestrian movement, public spaces (pavings, lighting, etc), hard and soft landscaping, views, setting and the qualities of modern buildings (see Appendix 1 - Heritage and Urban Design Maps).
3.1 High Street Conservation Area

3.1.1 Overview

High Street is the focus of the High Street Conservation Area, and central to the peninsula stretching in its entirety from the railway crossing through to the quay. The Conservation Area meets the 1960s shopping centre at the railway crossing and modern office developments at the intersection of Old and New Orchard where a new east-west street was cut through the lower peninsula as part of post-war renewal (see Map-High Street CA).

High Street follows the alignment of the grid plan from about 1634 that was laid out with the town gate at the neck of the peninsula north of the parish church (see the Pythouse Map). The physical character of the street is varied and diverse as the result of plot by plot development and 20th century changes in road layouts and transport. The construction of the L&SW Railway in the 1870s through the upper town separates the old town from the 1970s shopping centre.

Government approval for the 1963 Borough plan led to the demolition of buildings in Towngate Lane and upper High Street to make way for the Arndale Shopping Centre and its multi-story car parks. The railway station and second pedestrian bridge, railway hotel and several shops were demolished and street patterns changed. New blocks of flats and renovated terraced housing in New Town, as the area east of Lagland Street was known, altered street patterns and replaced Georgian and Victorian terraces. The clearance of Fish Street (now Castle Street) to Strand Street also transformed the area to make way for offices in place of the old judicial and administrative heart of the Borough. Buildings on the south side of King Street were also cleared to make way for New Orchard road in the 1960s.

Buildings fronting the High Street have individually prominent facades with the styles, materials and construction techniques reflecting the fashion of the varied periods of architecture they were constructed in. Georgian, Victorian and 1930s eras are all well represented on the High Street. Some grant-aided repairs and shopfront reinstatements were carried out from the 1980s until the scheme ended in 2007.

3.1.2 Historic Development of Current Townscape Character

The dating of the Towngate, roughly at 1433 when a license for the towns defences was granted, indicates when travel and the movement of trading goods inland from the coast became more common and settlement began. The grid plan showing the first plan of the “Poolle Towne”, as it was known in the early 17th century clearly shows the first plan of the peninsula with the orientation, indicating the street names, rough locations and relationships that still exist between the High Street, Church/Market Streets and Lagland Street.

The dense blocks of buildings fronting the High Street are intercepted by the railway at the north end, a series of little pedestrian lanes and finally Old and New Orchard Street at its south end, has developed over time though some key original buildings survive. The function of the street has evolved from a residential area in the Georgian era to meet the commercial needs of a busy harbour town in Victorian times. Old plot divisions and some rear boundary walls follow earlier patterns when long narrow plots were awarded to the burgesses of the town (especially on the east side of the High Street).