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# Meyrick Park & Talbot Woods Conservation Area Appraisal

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July 2009



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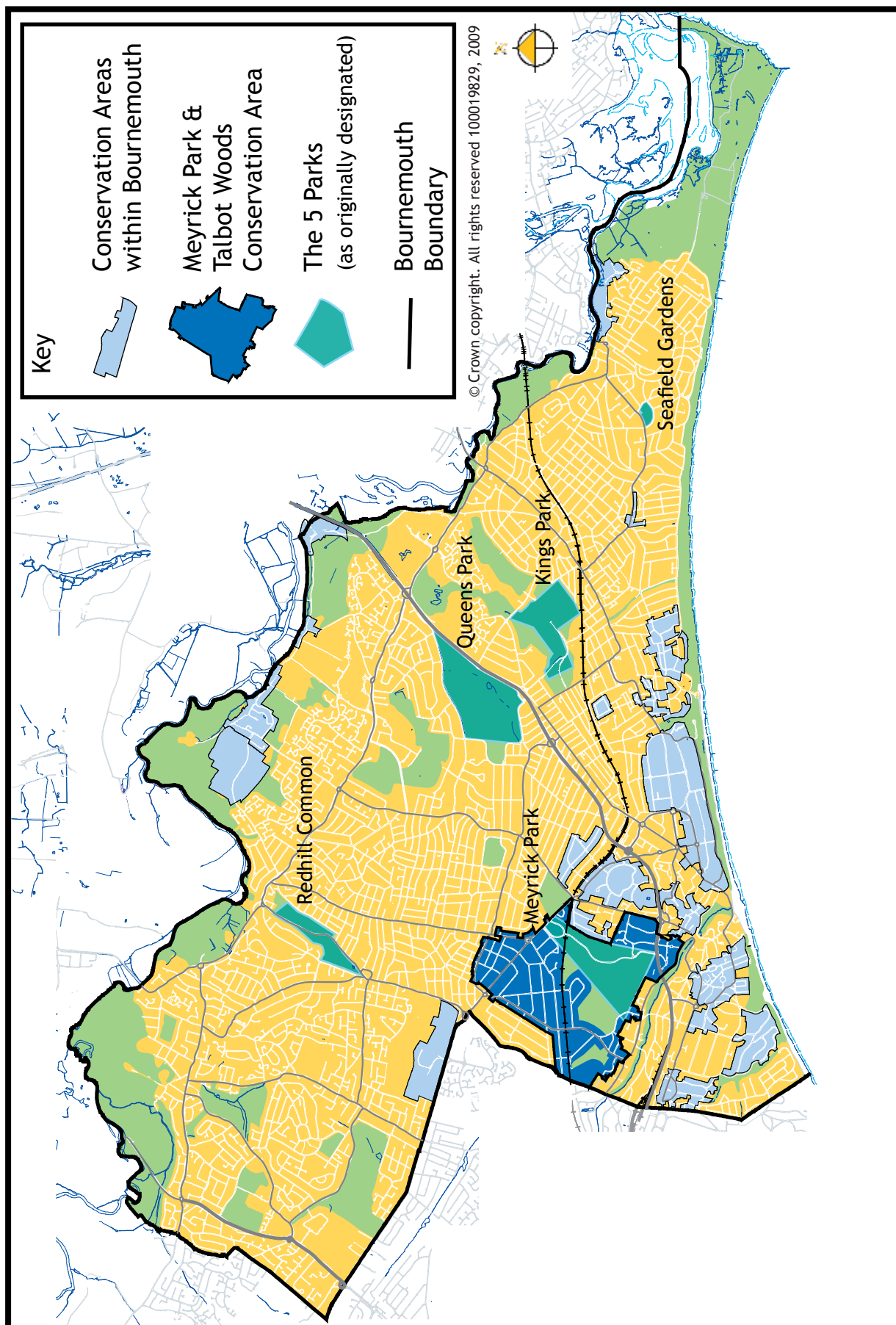


Figure 1: Map of Bournemouth's conservation areas with the five originally designated parks

# 1 Introduction

- 1.1 The Meyrick Park and Talbot Woods Conservation Area was designated on 18 October 1988. It is one of 21 Conservation Areas that Bournemouth Council has designated throughout the Borough (*Figure 1*).
- 1.2 Bournemouth Borough Council formally adopted the Meyrick Park and Talbot Woods Conservation Area Appraisal at a meeting of Cabinet on 22 July 2009 following consultation with the local community and other interested parties. The adopted appraisal included an overall enlargement to the conservation area with four extended sections and one small reduction to the previous boundary.
- 1.3 The purpose of this character appraisal is to identify the key elements which contribute to the special interest of the Meyrick Park and Talbot Woods Conservation Area and warranted its designation and those elements which detract from it. Having established these elements a clearer understanding of the forms of development that may or may not be appropriate can be established. From this opportunities for preservation and future enhancement can be identified.
- 1.4 It is noted that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest. It is the quality and interest of the area as a whole, rather than that of individual buildings or features, which should be the prime consideration in identifying a conservation area.
- 1.5 The survey of the conservation area was carried out between September 2008 and October 2008 using the framework suggested by English Heritage.



## 2 The Planning Policy Context

- 2.1 The concept of conservation areas was introduced by the Civic Amenities Act 1967 in recognition of the need to look beyond the listing of individual buildings and secure the protection for groupings of buildings.
- 2.2 Government legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and notes that 'every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and shall designate those areas as conservation areas' (Section 69). It also states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). It is also a duty of local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas (Section 71).
- 2.3 Government advice contained in Planning Policy Guidance Note 15<sup>(1)</sup>: Planning and the Historic Environment, states that: 'it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest'. It further states that: 'the definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it.... The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.... The assessment or appraisal will in turn guide future development and change within the conservation area.'
- 2.4 The requirement to produce character appraisals is currently identified in the Bournemouth District Wide Local Plan (adopted in 2002); this undertaking is independent from the local plan making process. Each appraisal carried out to date has been the subject of its own public consultation exercise with adopted documents becoming supplementary planning guidance. However, in 2004 the Government introduced a new approach to the production of local development plans in the form of the Local Development Framework (LDF), which will comprise a portfolio of documents. This is currently at an interim stage. The local development documents must be in accordance with the Regional Spatial Strategy for the South West<sup>(2)</sup>.
- 2.5 The designation of a conservation area does not preclude new development or the change of use of existing buildings. However, it does mean that there are stricter controls in relation to building works, alterations and demolition and when undertaking tree works. The Local Planning Authority will require that development proposals submitted for consideration preserve or enhance the character or appearance of the area. The Local Planning Authority will also seek to retain buildings which make a positive contribution to the character or appearance of the conservation area.
- 2.6 Please contact Planning and Transport for advice on the requirement for demolition and planning consent in any particular case but attention is drawn to the following primary effects of designation:
- ☐ **Demolition** - Consent is required to demolish any building with a volume in excess of 115 cubic metres; or to demolish any gate, wall, fence or other means of enclosure that is one metre high or over, where it abuts a highway or public footpath, or that is two metres high and over elsewhere.

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(1) PPG15 has been Superseded by PPS5; 2010

(2) The Regional Spatial Strategy has been revoked by Secretary of State; July 2010

- ❑ **Trees** - It is an offence to cut down trees or lop branches in a conservation area without first notifying the local planning authority who would then be given the opportunity to take out a tree preservation order. A substantial number of trees already have preservation orders in this conservation area which essentially requires an application to be submitted before undertaking any work to the tree.
- ❑ **Permitted development** - Work that can be undertaken without consent is restricted in conservation areas; for example, planning permission is required for roof extensions, any side extension, and all rear extensions over one storey. The cladding of the exterior of a house with stone, artificial stone, pebble dash, render, timber plastic or tiles also requires planning permission.
- ❑ **Listed Building Curtilage** - There is no permitted development for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure (of any height) surrounding a listed building or within its curtilage. An application is also required for the erection of a building, enclosure, pool or container within the curtilage of a listed building.

### Listed Buildings

2.7

Alterations and extensions to a listed building will almost always require the submission and approval of a listed building consent application before any work can be carried out to either the interior or exterior of the listed building. There are no permitted development rights for works to a listed building.



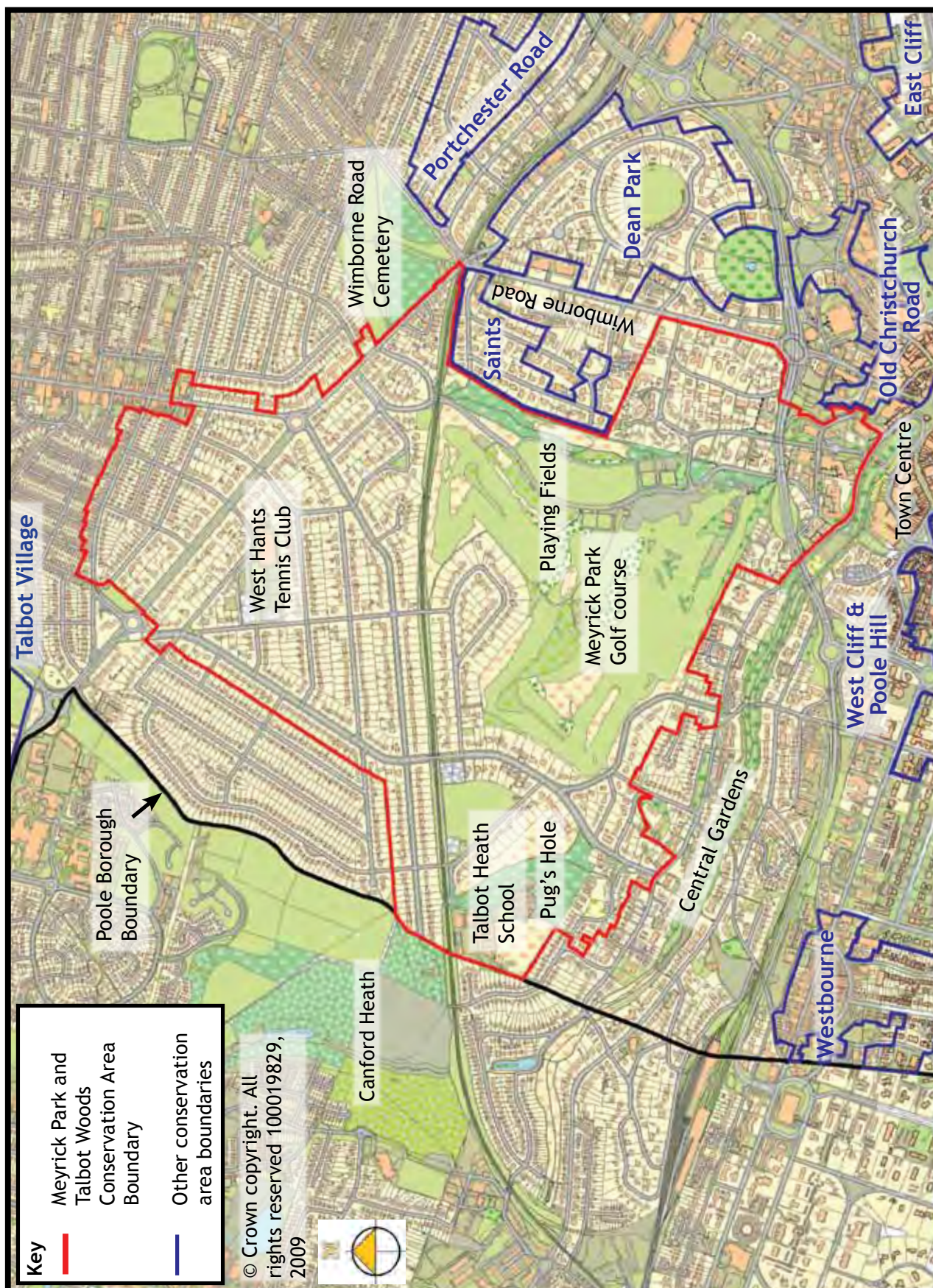


Figure 2: Boundary of Meyrick Park & Talbot Woods Conservation Area and other nearby conservation areas



## 3 Definition of Special Interest

### LOCAL COMMUNITY VALUES

- 3.1** The area is valued by the local community because it has established a cohesive community spirit within what is a clearly defined and contained residential community. The area comprises almost wholly of residential properties, significantly, most being single family dwellinghouses. Its identity is inextricably linked with 'quality' in relation to the detached well designed houses set in well planted, mature gardens of significant sizes; traditional recreational facilities, in respect of a tennis club, playing fields and golf course; abundant open spaces to walk or exercise the dog (including the accessible golf course, park, Pug's Hole and nearby heathland); an established private school; verdant setting and tree lined avenues and all within a short distance of the town centre. These qualities have instilled a collective spirit within the local community and a desire to protect the character of their area.

### KEY CHARACTERISTICS

#### SETTING AND CONTEXT

- 3.2** The Meyrick Park and Talbot Woods Conservation Area is situated on the western edge of the Borough abutting the boundary line with Poole. It lies south of Winton with its south eastern corner just north of Bournemouth Pier.
- 3.3** The boundary of the conservation area is defined and constrained by the Central Gardens and Bourne Stream to the south; Wimborne Road to the east, and the Borough boundary (once the old Hampshire County boundary) to the west.
- 3.4** The conservation area shares part of its eastern boundary with 'The Saints' conservation area and immediately to the east of this boundary (on the other side of the Wimborne Road) lies the 'Dean Park' conservation area. The Old Christchurch Road conservation area is situated close to the south east corner.
- 3.5** The conservation area is mainly on a plateau to the north of the Bourne Valley and contains two areas of parkland, the large Victorian Meyrick Park with mature wooded slopes enclosing a multi-purpose sports ground and an eighteen hole golf course, and the heavily wooded area at Pug's Hole running between Glenferness Avenue and Rothesay Road.
- 3.6** First major striking characteristic of the conservation area is the clear demarcation in the use of land between the area to the north of the railway line and the area to the south. The north is clearly fully occupied by residential buildings, with the exception of the tennis club. The south is primarily made up of open space and wooded areas apart from residential properties on the south and south-western fringes or lining Glenferness Avenue and Elgin Road.

## HISTORIC DEVELOPMENT AND ASSOCIATIONS

- 3.7** Apart from its topological features, the character of the conservation area is defined by the predominant use of the buildings and land which, with the exception of a few buildings, is residential or recreational: The residential properties comprise mostly of single family detached houses (although there are a few examples of modern flat blocks and some of the larger Victorian and Edwardian properties have been converted to flats). The recreational uses comprise: 18-hole golf course, playing fields, tennis courts, bowling greens and common access to all these areas for the public to walk including Pug's Hole and the adjacent heathland on the other side of the Borough boundary. In addition, the West Hants Tennis Club, to the north, includes a number of tennis courts and associated facilities including a fitness suite and swimming pool.
- 3.8** The setting and present day layout of the conservation area has been largely determined by the allocation of land under the Christchurch Inclosure Act of 1802. At this time parcels of the open heathland were auctioned off. Crucially, a large area of land was set aside for turf for cottagers and this has been retained as an open space to this present day in the form of Meyrick Park. (*Figure 8*)
- 3.9** The conservation area presents a visual record of major phases in the development for the prosperous middle class in the emerging new town of Bournemouth. Residential accommodation displays the progression of history of Bournemouth with properties dating from Victorian, Edwardian, pre-war and post-war periods.
- 3.10** The different phases of development are allied to the evolution of the construction of new roads, which inevitably involved the progressive clearance of trees that made up the earlier plantation (*paragraph 4.15 and map at figure 9*). To the north-east there were progressive inroads westwards from the established Wimborne Road with its Victorian buildings and these phases can clearly be identified on plan. (*Figure 3*)
- 3.11** Large Victorian villas were built from about 1870 onwards and set in correspondingly spacious plots (The term villa used in this appraisal has a specific meaning - see Glossary at Appendix 6). They were constructed along Wimborne Road and Bodorgan Road in the eastern part and also on the slopes between Meyrick Park and the Bourne Valley to the south of the conservation area. The exuberance of architectural design, use of quality locally produced brick, roofs of clay plain tiles or natural slate, and in a setting of now mature shrubs and trees, all combine to present an aura of Victorian grandeur and a reminder of a past way of life that brought the town of Bournemouth into being.
- 3.12** At the turn of the twentieth century large Edwardian villas set within generous gardens were built to the north of the conservation area around Wimborne Road and the newly formed Talbot Avenue.
- 3.13** The remaining plots of the area, to the north and west of Meyrick Park, were principally developed after the Edwardian era when live in domestic help was not so common.
- 3.14** Houses built in the 1920s, although still substantial in size, were not generally as large as those of the earlier periods, however, the garden areas remained appreciably large and well planted with trees and shrubs. At that time, the first tenuous road connection was made between Branksome Wood Road to the south and Talbot Avenue to the north via the newly constructed road layout of Glenferness Avenue and Elgin Road.

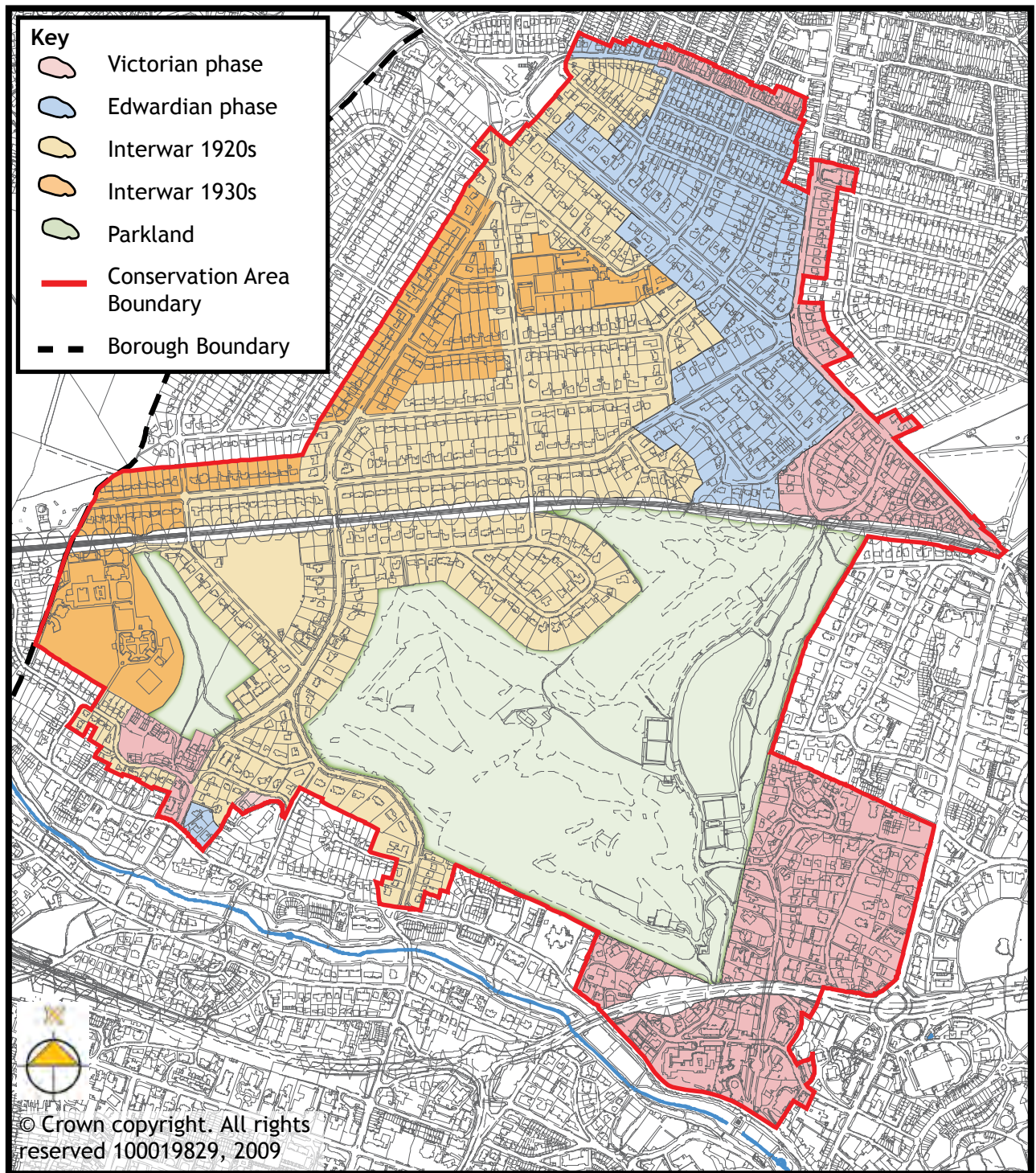


Figure 3: The historic development phases within the conservation area boundary



- 3.15** The last phase dates from the 1930s when for the first time Glenferness Avenue was extended to form a direct link with the north of the conservation area. This allowed access to the unused land to the North West where the majority of housing was built during this period. A few post-war houses have been built in this part of the conservation area.

## SPATIAL QUALITIES

- 3.16** Away from the Wessex Way dual carriageway and the two notable main County distributor roads on the eastern and northern edges of the conservation area, the general character of the conservation area is one of a relatively quiet area, void of heavy traffic. It contains mainly detached houses set in spacious well planted and established gardens characterised by an abundance of mature trees and shrubs, which are set above low brick boundary walls, and contribute to the leafy suburban character of the area providing an attractive setting for the buildings.
- 3.17** Street scenes are generally enhanced by the mature vegetation both from within gardens and by street planting, the many avenues of trees throughout the conservation area form a significant part of its special character. Properties are generally set behind settled boundaries with a pleasant mixture of fences, hedges and boundary walls that are found throughout the conservation area.
- 3.18** The Meyrick Park contributes to the verdant quality of the southern section, predominantly laid out as an 18 hole links golf course but also including playing fields (used for rugby and cricket) and tennis courts. This is reinforced by the open grounds of the Talbot Heath School and its playing field and the heavily wooded Pug's Hole. The nearby heathland adds to the open feel.

## HISTORIC BUILDINGS AND HERITAGE ASSETS

- 3.19** There are eight listed buildings in the conservation area including three Victorian churches: Church of St Stephen (Grade I), Church of St Luke (Grade C)<sup>(3)</sup> and Richmond Hill St Andrew's United Reformed Church (Grade II). The remaining listed buildings comprise: 23 Bodorgan Road (Grade II listed Victorian villa), 20 Braidley Road (Grade II listed Arts and Crafts former villa), Bournemouth Town Hall (Grade II listed Victorian former hotel), Brompton Court (Grade II listed Victorian former Royal National Sanatorium together with the adjoining but separately listed Grade II Chapel) (*Refer to paragraphs 4.257-265 and Figures 42 & 43 for more detailed information*). The Grade II\* listed<sup>(4)</sup> Wimborne Road Cemetery is not included within the conservation area but has a marked influence on the setting of the conservation area at 'Rush Corner', Wimborne Road.

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(3) Church of St Luke regraded as Grade II listed building; September 2010

(4) Wimborne Road Cemetery Gardens downgraded to Grade II; November 2009

## LOCAL DISTINCTIVENESS AND SENSE OF PLACE

### 3.20

The key characteristics of the conservation area are essentially derived from its topological features allied to its historic evolution in the 19th and 20th centuries. The most striking feature of the present day conservation area is the distinctive sub-division of the area into two halves: the open green spaces and wooded areas of the south set against the fully developed and populated north. The key factors in determining the current characteristics and local distinctiveness are:

- ☐ Topography - creating a natural north-south division; the south comprising of undulating land formed from deep tributaries to the Bourne stream; the north being set on a high, relatively flat plateau with only the shallow upper reaches of the tributaries (more suitable for development) (*Figure 11*).
- ☐ Introduction of the 1802 Inclosure Act which included the provision of land set aside for common use which now forms a substantial part of the present day Meyrick Park (*Figure 8*).
- ☐ Creation of a pine plantation in the early nineteenth century on what had been fallow heathland. Pine trees and tree lined avenues form a prominent part of the present day character of the area (*Figure 9*).
- ☐ Emerging aspiration of well-heeled Victorians to reside in Bournemouth as a seaside resort for leisure and health reasons. The grand, opulent and richly detailed Victorian and Edwardian villas are a legacy of this and have set the bench mark for later developments (*Figures 25-27*).
- ☐ Railway link running from east to west. This has clearly had a fundamental physical impact on the conservation area by restricting access from north to south to four crossing points (three bridges over the railway cutting and one access below a rail crossing).
- ☐ Adoption of common open space as local authority parkland following the designation of Bournemouth as a Municipal Borough in 1890. The space was laid out as a golf course, playing fields and bowling green to satisfy the increasing predilection of Victorians to undertake leisure and sports activities. This retained open space now forms the hub of the area and makes a major contribution to its character.
- ☐ The opening up of Talbot Woods for residential development: limited numbers in the early 20th century.
- ☐ The Great War - A watershed in the social structure of the country demonstrated by the emerging middle classes and increasing desire for home ownership. The extensive major residential development in the 1920's and 30's is demonstrated in the range of buildings erected in Talbot Woods during this period. This comprises the overwhelming majority of properties in the conservation area, mostly built north of the railway line.





Figure 4: Aerial view of Meyrick Park & Talbot Woods Conservation Area



## LOCATION AND SETTING

### LOCATION AND CONTEXT

- 4.1 The Meyrick Park and Talbot Woods conservation area covers an area of approximately 2.6 square kilometres and to date is the largest conservation area in Bournemouth.
- 4.2 The area surrounding the conservation area is predominantly residential in nature apart from the commercial centre of Winton which lies to the north, the centre of Bournemouth to the south and the Wimborne Road cemetery to the north east. The residential area adjoining the eastern boundary of the conservation area is known as 'The Saints' and is also a designated conservation area.

### GENERAL CHARACTER AND PLAN FORM

- 4.3 The area mainly consists of substantial detached houses of a relatively uniform size set in spacious well-planted mature gardens (see Paragraphs 3.16 and 3.17 for general character). The area also includes Meyrick Park, which is a central part of the conservation area, and Pug's Hole both of which are valuable landscape features that further enhance the setting of the area.
- 4.4 The busy roads within and outside the conservation area, namely Wimborne Road, Talbot Road, Talbot Avenue, Glenferness Avenue and Wessex Way create a constant audible intrusion which is more noticeable the closer one is to either of these roads. However, the noise of birds singing, especially towards the heart of the conservation area aids in retaining the quiet leafy suburban feel to the area. The distant noise of the occasional train passing along the railway line, which runs through the centre of the conservation area, can also be heard.

### LANDSCAPE SETTING

- 4.5 The topography of the conservation area has by and large had a major influence on its formation with the southern part of the conservation area occupying undulating land, formed from the Bourne Valley and its tributaries. The northern section is generally flatter in nature being on a high plateau to the north of the Bourne valley (named on some historic maps as Withermoor and linking in with Wallisdown ('Wallis Down') an area of heathland to the north east (*Figure 7*). A large extent of the valleys are formed by tributaries that flow down from this plateau and what once lead to an open stream running along the line of Bradley Road (but now underground) before connecting with the River Bourne. To a large extent this undulating area has remained part of the open space forming Meyrick Park. Only the northern fringes of these valleys (north of the railway line) have been filled in to facilitate development. Another tributary on the western side of the conservation area runs down to meet the River Bourne and this too occupies mostly open space, a wooded area known as Pug's Hole which has retained its natural state; probably as a result in the early days of the perceived difficulty in attempting to develop an area with marked changing ground levels (*Figure 11*).

- 4.6 The verdant character of the conservation area today with its wooded areas and abundance of mature trees is a direct legacy of Sir George Ivison Tapps, Lord of the Christchurch Manor, and Patrick Craufurd Bruce who created a plantation of Scots and maritime pine trees in the early part of the nineteenth century. Prior to this, the landscape of the area comprised of open common heath land of gorse, ferns and heather.
- 4.7 Away from the busy County distributor roads to the east and north of the conservation area and to some extent Glenferness Avenue, a district distributor road to the west, the general character of the conservation area is one of a relatively quiet area (*see Paragraphs 3.16 to 3.18*). Street scenes are not only enhanced by the mature vegetation within gardens but also by the street planting; the many avenues of trees throughout the conservation area form a significant part of its special character and are remnants from the initial inroads into the undisturbed woodland plantation during the creation of the original development layout.
- 4.8 Although these villas are now mainly in various types of occupation, the exuberance of the architectural design, use of locally produced brick, roofs of clay plain tiles or natural slate, and a setting of now mature shrubs and trees, all combine to present an aura of Victorian grandeur and a reminder of a past way of life that brought the town of Bournemouth into being.



## HISTORIC DEVELOPMENT AND ARCHAEOLOGY

### THE ORIGINS AND HISTORIC DEVELOPMENT OF THE AREA

- 4.9** The Meyrick Park and Talbot Woods Conservation Area is a visible reminder of the history of Bournemouth and its very name is derived from two of the main protagonists who influenced its formation.
- 4.10** Historically this area was part of the Manor of Holdenhurst, registered in the Domesday survey in 1086 as belonging to the king. It was also known as the 'Liberty of Westover' (possibly derived from being 'west of the Stour') and formed part of the hundred of Christchurch (*Figure 5*).
- 4.11** The Liberty of Westover was divided into six tythings: 'Muscliff', 'Muccleshell', 'Throop', 'Holdenhurst', 'Iford' and 'Tuckton & Wick'. The present day conservation area occupies what was the southern half of the Muscliff tything that extended south from the River Stour to the historic Poole Road. For most of its history and up until the end of the 18th century, the Liberty of Westover continued to be attached to the Manor of Christchurch (*Figure 6*).
- 4.12** At this time much of the land between Poole and Christchurch was covered by empty heathland of gorse, ferns and heather, dotted with remains of the areas rich prehistoric past, but uninhabited apart from the occasional village or hamlet such as Holdenhurst, Throop, Kinson and Iford along the fertile valley of the Stour. The present day conservation area was part of the land that included Poole Heath to the south-west, Canford Heath to the north-west and Wallis Down immediately north, with the river to the south-west running along 'Bourne Bottom' to the sea at 'Bourne Mouth' (*Figure 7*). No-one lived at 'Bourne Mouth' and regular visitors comprised a few fishermen, turf cutters and gangs of smugglers (using the cart tracks that crossed the heath through the gorse) who landed their cargo on the deserted beach. The common land came under the control of the Lord of the Manor but belonged to all local people with rights to graze sheep and cattle, collect honey from hives on the heathland and dig turf for fuel and other purposes.
- 4.13** The Christchurch Inclosure Act of 1802 meant that much of this heathland, which was open to common access, was parcelled up by appointed commissioners and sold to a handful of local landowners (*Figure 8*). More than half the land was bought by two men: William Dean of Littledown (500 acres including West Cliff and Kings Park) and Sir George Ivison Tapps, Lord of the Christchurch Manor (205 acres including the East Cliff and part of central Bournemouth). Sir George Tapps had worked with the Inclosure Commissioners and acquired land in trust; set aside for turf for cottagers at what are now known as the 'Five Parks': Kings Park, Queens Park, Redhill Common, Seafeld Gardens and Meyrick Park (*Figure 1*).
- 4.14** A substantial part of the land in the present Meyrick Park and Talbot Woods conservation area was purchased from the commissioners by two men: Sir George Tapps, who bought land to the eastern boundary; and William Driver who bought some of the land sold to meet the expenses of the commissioners, on the southern boundary and central section running from north to south. The remaining significant portion of land was that set aside for turf for cottagers which is described on historic maps as 'Poors Common' or 'Turbary Common' (turbury is an old English word to describe the right to cut turf on common land). This was later to be named Meyrick Park.

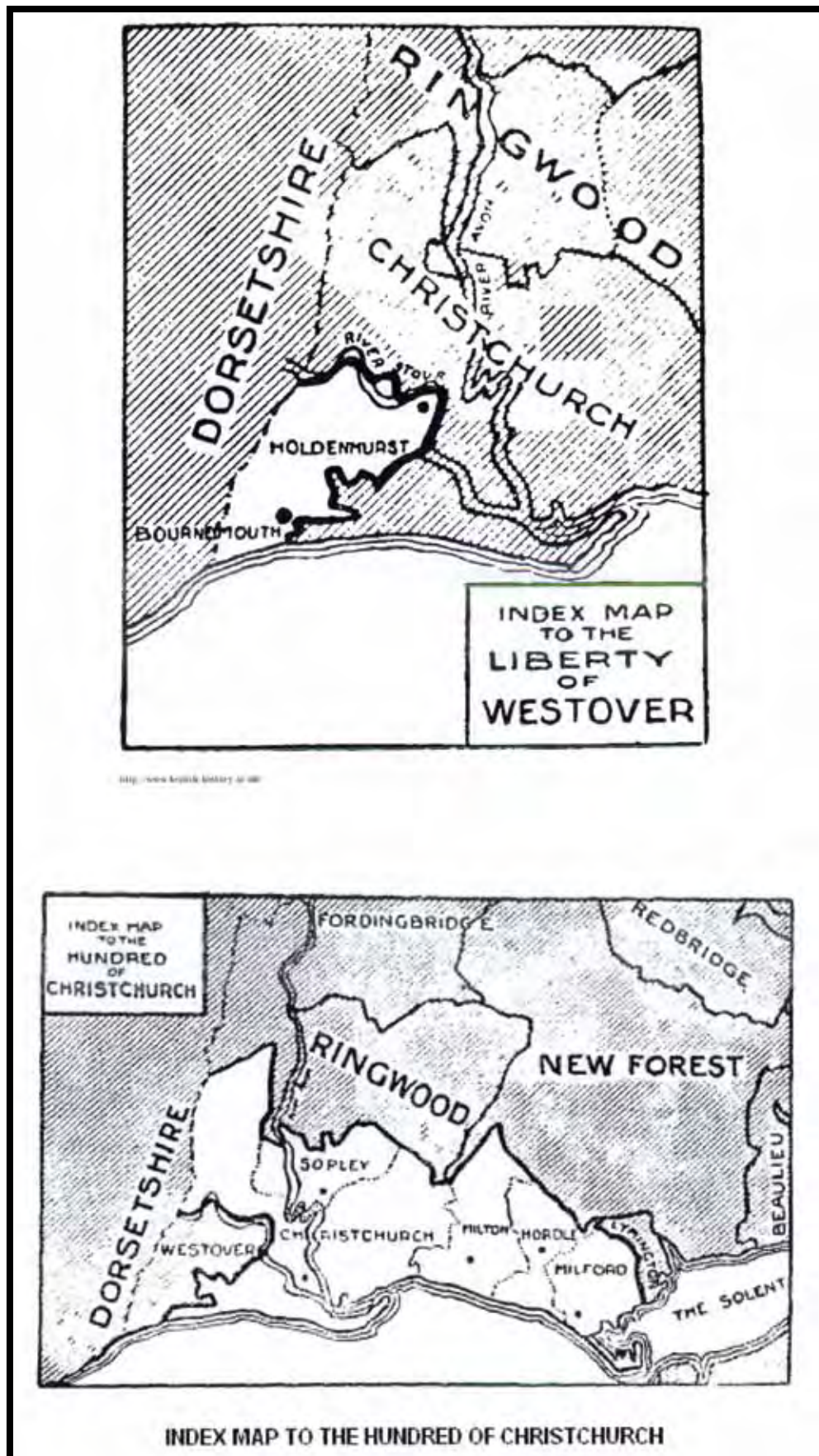


Figure 5: Index maps to the Liberty of Westover and the Hundred of Christchurch





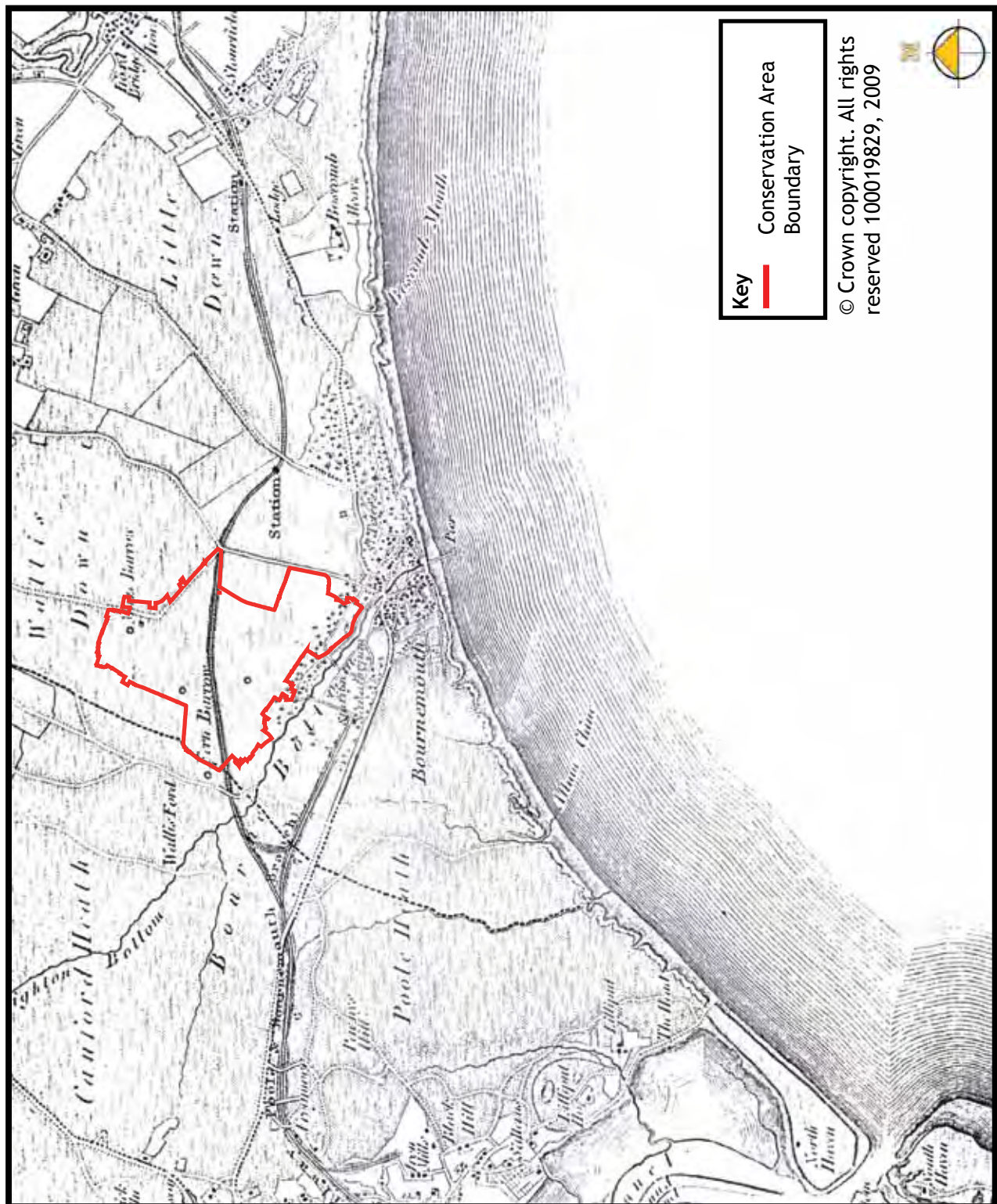


Figure 7: Map showing the surrounding heathland and coastal area ( N.B. Railway added at later date)



- 4.15** In around 1807 Patrick Craufurd Bruce acquired land from William Dean to the south of the conservation area and William Driver's land which comprised a tract of land that now forms part of Talbot Woods. A combination of factors including the insufficient resources of the land owners, at the time, meant that the land remained untouched until around 1812 when it was planted with a huge number of Scots pines and later maritime pines. By 1830 much of the land which now forms part of the conservation area was part of a great forested estate which was known as 'Bruce's Wood' extending either side of the county boundary of Hampshire and Dorsetshire. (This land was subsequently to change hands; first to William Gordon and then on to George Durrant who renamed it 'Branksome Woods' in the early 1850's).
- 4.16** In 1835 Sir George Ivison Tapps died and his estate passed to his son Sir George William Tapps-Gervis (having taken on his wife's family name) with ambitions to build up a fashionable seaside resort as Brighton and Weymouth where a growing number of people were visiting for health and recreational reasons. Christchurch architect Benjamin Ferrey was commissioned to draw up a town plan.
- 4.17** Sir George Eliott Meyrick Tapps-Gervis-Meyrick inherited the estate on the death of his father in 1842. The third baronet was to adopt the name Meyrick in 1876 in compliance with the will of Owen Fuller Meyrick, the brother of his mother, from whom he inherited the 17,000 acre estate of Bodorgan in Anglesey.
- 4.18** Sir George played an important role in the growth of Bournemouth: He was one of the sponsors of the Bournemouth Improvement Act 1856, approved by Parliament and established the town's first local government authority comprising a board of thirteen Commissioners to organize the running of a growing town (including sewers, drainage and street lighting). As Lord of the Manor he had a permanent place on the board of commissioners.
- 4.19** In the 1850's the northern part of the Branksome Estate was sold to the Talbot sisters who, following the death of their father, had been left in possession of a vast fortune which they spent building up an extensive estate. The sisters had resolved to help local families who were struggling to survive after they had been denied their former commoner rights. They had already embarked on the formation of a model village on part of their estate on the Dorset side of the old county boundary. Later during the 1860's they established Winton Village to house the artisans who worked in Bournemouth. By the mid 1880's Winton was a catalyst for other land owners to develop the area. However, the area, purchased by the Talbots, from the Branksome Estate remained an untouched wooded wilderness (at one time known as the 'Malmesbury Plantation' although the land had not been in Lord Malmesbury's ownership) that became known as Talbot Woods until well into the 20th century. This wooded area was only interrupted by footpaths and a few woodman's cottages: Walsford Cottages and lodge on the boundary with Branksome; Withermoor Lodge in the heart of the woods and Malmesbury Cottages and Lodge on the Wimborne Road (*Figure 9*).
- 4.20** Pug's hole, originally laid out as a 'sylvan glen', is a small remnant of the original Talbot Woods, set aside during the development of the area which provided a restful enclave for the new residents and remains possibly because it would have been more difficult to lay out the sloping land for development.

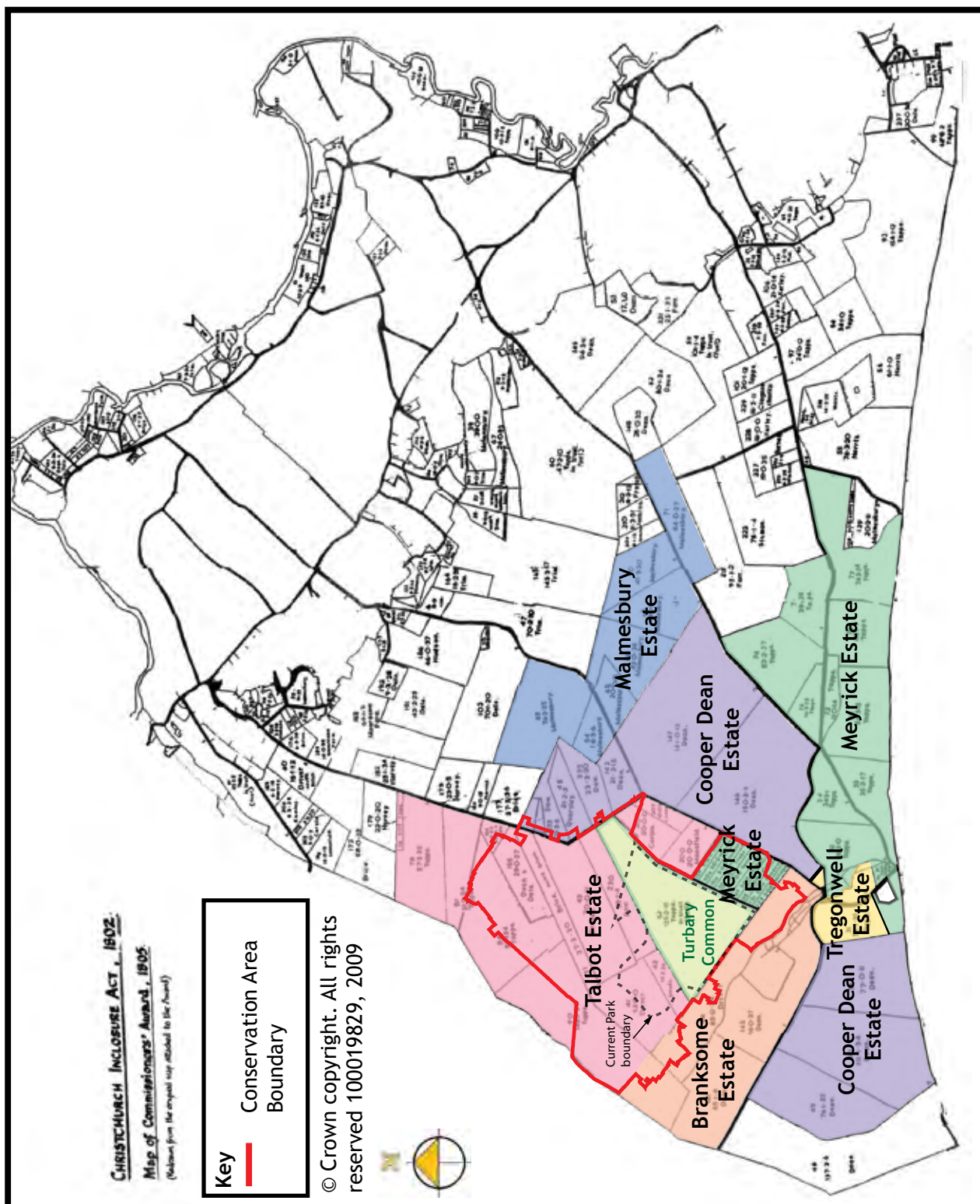


Figure 8: Estate land holding at the end of the 19th Century

- 4.21** Development in the area started on part of the Meyrick family estate in around 1870 along Bodorgan Road (named after the Meyrick family estate in Anglesey) and Wimborne Roads. Development also started in the Branksome Estate to the south of Meyrick Park. Up until this time the only buildings occupying the conservation area had been Withermoor Lodge to the north of the conservation area (approximately between the present Talbot Avenue and Roslin Road South); Malmesbury Lodge and a pair of attendant cottages alongside the west side of the upper part of Wimborne Road; and Walsford lodge and a pair of cottages (named Walsford Cottages) to the south.
- 4.22** At this time Georgina Charlotte Talbot died leaving the estate in the hands of Mary Anne Talbot. One of Mary's last concerns was in providing land for the rail link between the station at Bournemouth West and the East Station. The cross link cut through Talbot land at Rush Corner and at Talbot Woods either side of the present Meyrick Park. One concession made was that the line be hidden away in a deep cutting, which reduced the noise and visibility of the trains whilst allowing for road crossings to be made by flat bridges.
- 4.23** The railway was constructed in 1884. Sir George Eliott Meyrick Tapps-Gervis-Meyrick was initially opposed to the building of the railway to Bournemouth, as the direct line would intrude on his holdings at Hinton Admiral. However, he was persuaded to change his mind by Sir Merton Russell Cotes, who acted as a go-between for those at Hinton Admiral and the local tradesmen of Bournemouth, in view of the benefits to the resort from the drastic cut in travelling time to London.
- 4.24** When Mary Anne Talbot died in 1885 she left all her land and property to Ronald Ruthven Leslie-Melville who in 1889 became the Earl of Leven and Melville. He undertook a small amount of development; however, the majority of the land still remained relatively undeveloped.
- 4.25** As described earlier (*paragraph 4.13*) under the terms of the Christchurch Inclosures Act 1802, certain areas of Bournemouth had been set aside as commons under the trusteeship of the Lord of the Manor. The eventual transformation of these commons into local authority parks was a contentious local issue that soured relations between Sir George and the townsfolk. Bournemouth's incorporation as a borough in 1890 settled the matter in the townsfolk's favour. After which Sir George co-operated fully and the first of the new parks was opened in 1894 and named Meyrick Park in his honour. This included a bowling green and playing fields along with an 18-hole golf course which was the first municipally owned golf links in the country.
- 4.26** The common access continues to this day and Meyrick Park is presently controlled by Bournemouth Borough Council, under the provisions of the Five Parks Act, which regulates all the former Turbary Commons.
- 4.27** A slow but steady pace of development of the neighbourhood and the recreational use of Meyrick Park and the adjacent woods characterised the state of the area at the beginning of the 20th century.
- 4.28** Following the death of the Earl of Leven in 1906 the subsequent successors to the estate ensured that the remaining parts of Talbot land, including Talbot Woods, were opened up for development with the land being divided into plots and sold. Building occurred firstly around Stirling Road and Berwick Road and then Talbot Avenue with the construction of a grand street of Edwardian mansions. Most of the road names in the conservation area are named after the land owners or their estates and reflect their Scottish connections.



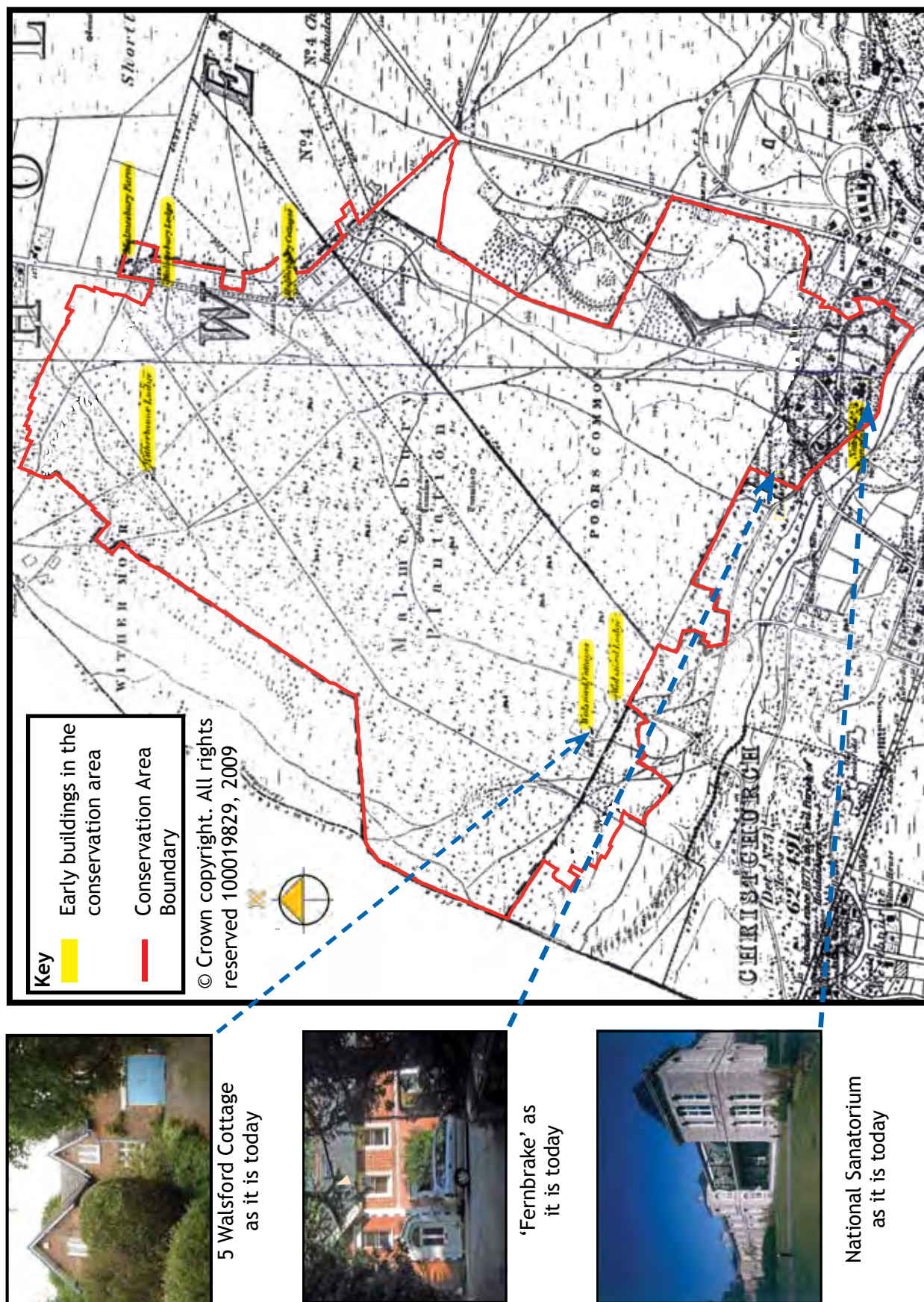


Figure 9: Meyrick Park & Talbot Woods in the 1870s



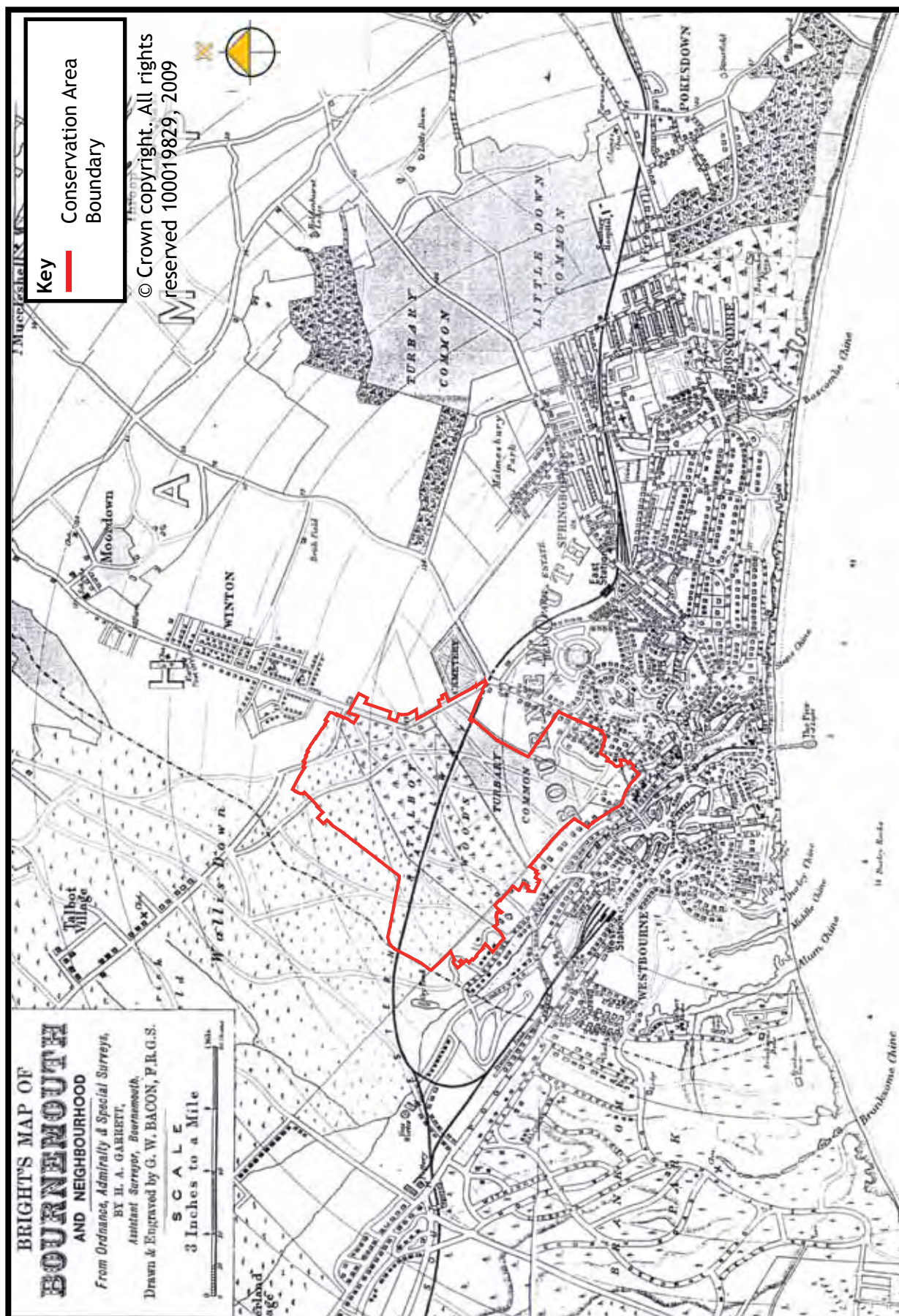


Figure 10: Bright's map of Bournemouth 1890s

- 4.29** Meyrick Park Halt, a small-unmanned platform to the railway line, situated at the entrance to Meyrick Park, was opened in 1906 but closed shortly after in 1917. The stop gave access to the golf course and was also the nearest stop to Winton and Talbot Woods.
- 4.30** Following the 'Great War', development resumed in the early 1920s with the building of modest houses principally to the north-west of Meyrick Park and south of Talbot Avenue and around East Avenue and Elgin Road. There were also some houses built to the western edge of the park in Glenferness Avenue (south of the railway line) and Leven Avenue. In 1921 Lord Leven transferred part of his land to the Borough of Bournemouth for an extension of Meyrick Park (*Figure 8*).
- 4.31** During the early 1930s the Melville Park Tennis Ground, now the West Hants Lawn Tennis Club, was developed on the site of former allotments, which had been sheltered within Talbot Woods. Talbot Heath School was also built in the 1930s with numerous ancillary buildings added over the following years. In addition, Glenferness Avenue was extended north of its junction with Alyth Road to meet Elgin Road just before its junction with Talbot Avenue. Houses were built along this stretch in addition to the new inter-connecting Cawdor Road and the extended Dunkeld Road. An appreciable amount of post-war houses have been built to the western side of Glenferness Avenue (north of the railway line) including an extension of East Avenue to the west that stops at the county boundary.

## ARCHAEOLOGY

- 4.32** There is evidence of a Bronze Age settlement in the conservation area with an archaeological find of beakers, flints and charcoal near 87 Glenferness Avenue. Other Bronze Age finds include: an urn, showing evidence of a burial cremation, found at the junction of East Avenue and Glenferness Avenue; a palstave (bronze chisel) located at the rear of 4 Elgin Road; and a worked stone axe hammer found in Rushton Crescent. Immediately to the east of the conservation area (in the region of Rush Common, Wimborne Road Cemetery) two Neolithic artefacts have been found one being a polished greenstone axe.
- 4.33** Bowl barrows (burial mounds) dating from the bronze Age have been documented at what is now 26 Elgin Road, known as Robin Hood's Barrow, and adjacent to 16 Oban Road, known as the Maze Barrow. Just outside the conservation area and the County boundary (on the track leading from the end of East Avenue across Talbot Heath) is Fern Barrow. There is also evidence of a round barrow adjacent to 17 Little Forest Road and three more clustered around Rothesay Road (one adjacent to 13 Rothesay Road and two more in the playing field opposite).
- 4.34** It can be seen from the map (*Figure 11*) that many of the documented archaeological sites are situated in an area close to the present day railway line and sporadically north of this. None are registered to the south of the conservation area, although in part this could be symptomatic of the large areas of undeveloped land in this lower section.



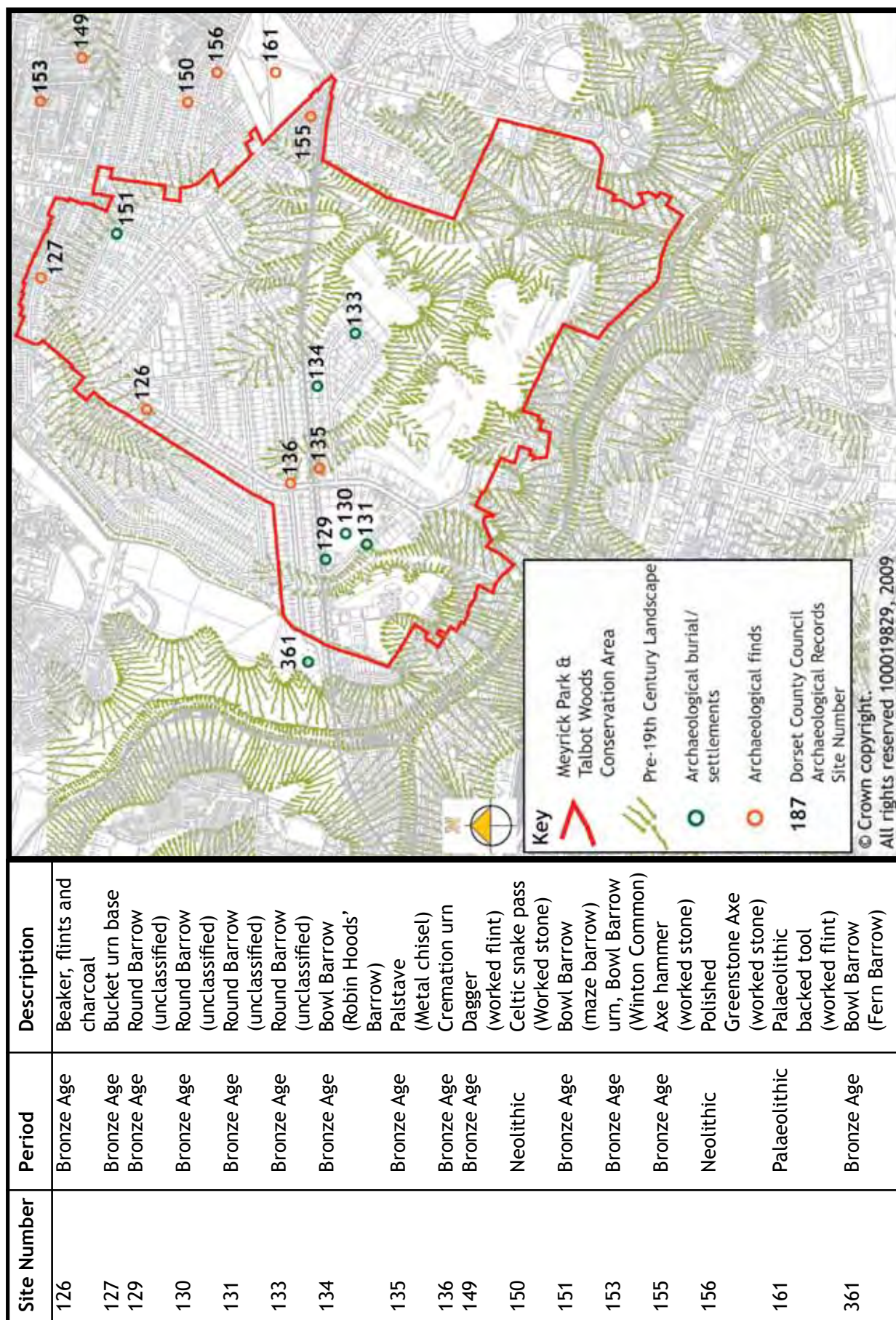


Figure 11: Pre 19th Century landscape and archaeological finds

## SPATIAL ANALYSIS

### THE CHARACTER AND INTER-RELATIONSHIP OF SPACES WITHIN THE AREA

- 4.35** The form of the conservation area has been established by the enclosure of an area by defined physical constraints: initially by the old Hampshire Borough boundary to the east; the established Branksome Wood Road to the south (which ran parallel to the Bourne stream); and Wimborne Road to the west which had been a long established route before the emergence of Bournemouth as a town. First and foremost, these roads were routes from one historic centre to another (to Poole, Christchurch, Wimborne, Throop and Holdenhurst). The Victorian villas were opportunely sited along these established roads.
- 4.36** The character of the conservation area has been formed to a large extent by identifiable historic periods reflected in the design, appearance and form of the buildings and structures within the area. However, this character has also been determined by the evolution of the road layouts associated with the development which has an important impact on the inter-relationship of spaces within the area.
- 4.37** The northern extremity of the conservation area is defined by Talbot Road which was laid down during the 1890's as a link from Winton to Talbot Village and 'Wallis Down' and was known as the Talbot Village Road. It roughly followed an existing track and connected to the award road of Wallisdown that had been created during the enclosure of the common land of Canford Heath in 1822. Talbot Avenue was a newly built road in around 1910 which ran north westerly through the tree plantation across Wither Moor and created a more direct route to Talbot Village and Wallisdown Road and an alternative route to Kinson, Wimborne and Ringwood. This was part of a planned layout to provide a group of 50 or so Edwardian villas along the upper section of Wimborne Road at its connection with Talbot Avenue (immediately to the west side) and roughly the same number to the north east side of the newly created tree lined Talbot Avenue.
- 4.38** From this point onwards what is now known as the conservation area was defined by the deliberate and rigid geometric grid-work of roads in the northern half, designed to optimise the wholesale division of land into consistently sized plots for residential development in the 1920s and 30s.
- 4.39** It is this grid-work of roads that has been designed to connect to and inter-relate with the older historic areas on the fringes of the conservation area. The previously unconnected halves divided by the railway line were joined together during the 1920's (along the southern part of Glenferness Avenue and Elgin Road which provided a South to north spine).
- 4.40** Glenferness Avenue was eventually extended in the 1930s to provide the only continuous vehicular link within the conservation area between the south and the north. It serves as a district distributor allowing through traffic travelling to or from the north of Bournemouth or west via Wallisdown. It also forms the link that connects all roads that cross the conservation area west and east from the 'Old Borough Boundary' to Talbot Avenue and Wimborne Road. These roads, across the area north of the railway line, are the skeletal layout that feed the majority of houses.

## 4.41

The evolved layout of the conservation area has created distinct spaces. Apart from the obvious identity of areas in relation to the period the buildings were built there are a number of identifiable areas that are distinct from others:

- ☐ The Meyrick Park playing fields and associated tennis courts and bowling green are enclosed within the valley (formed from the original tributary running to the Bourne Stream). The golf course has an elevated position above Central Drive to the west (where there is a public access) shielded by perimeter of trees. To the east of the playing fields is a steeply rising, densely wooded area of land. This provides a verdant backdrop that has two tracks that rise within the wooded area, one to a higher level behind the rear gardens of houses to St Anthony's Road on the boundary of 'The Saints' conservation area. The enclosure of this park area is reinforced by the only exit to the north requiring passage through the high arches of the viaduct bearing the railway line above.
- ☐ Braidley and Bodorgan Road serve an isolated area between the park to the west; the conservation area boundary on Wimborne Road to the east; and the Wessex Way, the busy dual carriageway that acts as a flyover to Braidley Road (within the valley) and forms a dead end to Bodorgan Road. Bodorgan Road and the west side of Wimborne Road provide the largest concentrated cluster of Victorian buildings in the conservation area and is therefore very important to the character of the area and Bournemouth as a whole representing the early beginnings of Bournemouth as a town. Braidley Road provides access to mainly 1930s and Postwar houses, but there is access to the rear of two Edwardian buildings and a Victorian building that front Central Drive or the Park, and to a few Victorian buildings approaching the Wimborne Road junction.
- ☐ A cluster of early Victorian properties accessed from Branksome Wood Road.
- ☐ A largely undeveloped area west of Glenferness Avenue and south of the railway line, with the exception of a line of principally 1920s houses on one side of Rothesay Road facing the grassed school playing field. This is a comprehensively treed area encompassing 'Pug's Hole', which has a pedestrian access from Glenferness Avenue and Branksome Hill Road, and most of the extensive wooded grounds of Talbot Heath School. The School is accessed from Rothesay Road but has an exit onto Branksome Hill Road.
- ☐ The straight grid like roads of the bulk of housing dating from 20s and 30s
- ☐ The upper section of Wimborne Road lined with Victorian houses on its eastern side together with St Luke's Church.
- ☐ Little Forest Road cocooned between the railway line and the Meyrick Park golf course.
- ☐ Meyrick Park Crescent emerging from under the railway bridge together with Dunbar Road and verdant buffer between.
- ☐ Talbot Avenue - majestic tree lined avenue.
- ☐ Stirling Road and Talbot Road with direct links to the commercial area of Winton
- ☐ West Hants Tennis Club - a distinctly open area



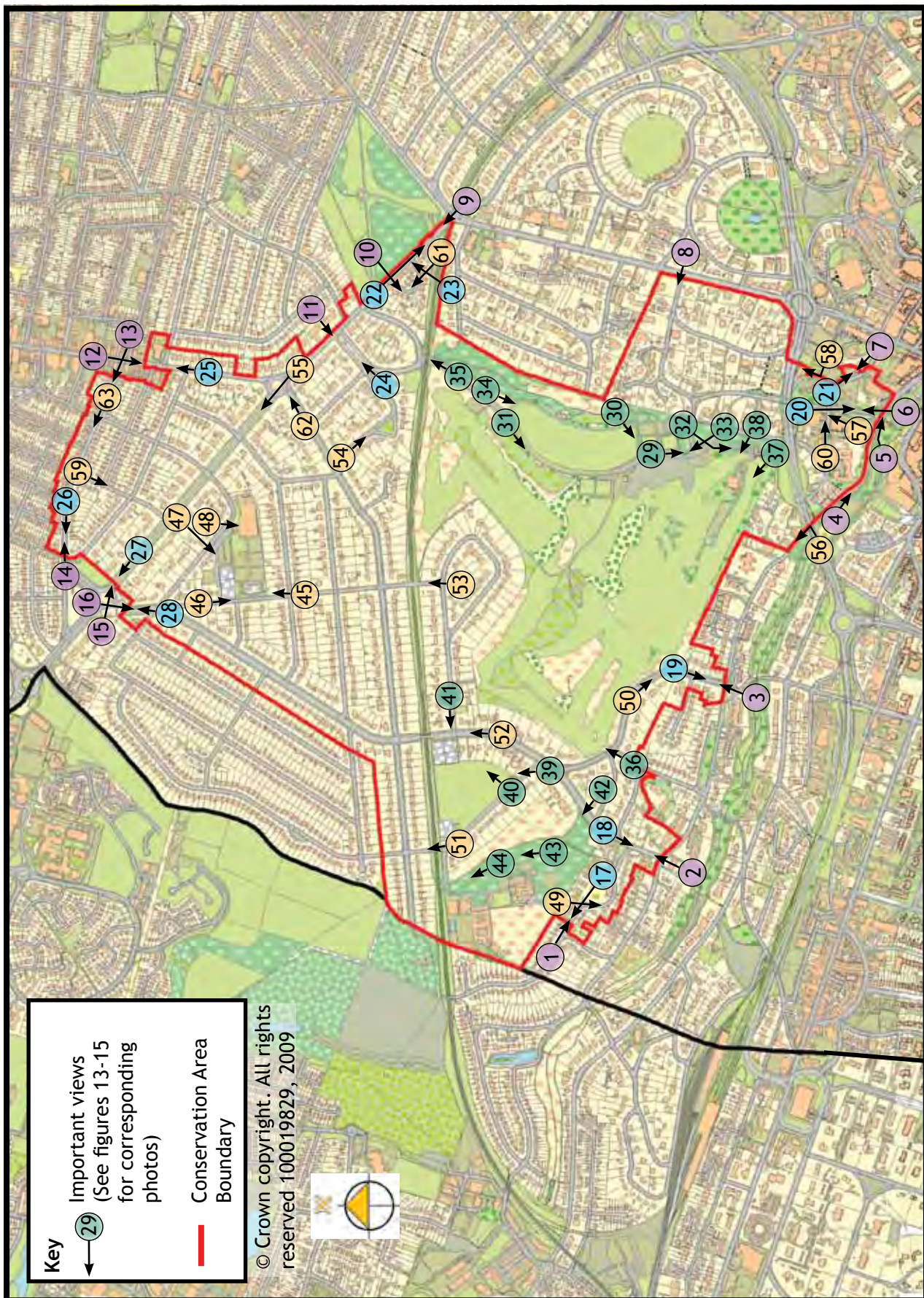


Figure 12: Important views (photographs on pages 37, 40 & 41)



## KEY VIEWS AND VISTAS

- 4.42** In addition to the general street scene views there are also several important views into, out of and within the Meyrick Park and Talbot Woods conservation area (*Figures 13, 14 and 15*).

### Views into the conservation area

- 4.43** The southern part of the conservation area is bounded by the Wessex Way from which it is possible to obtain views to the north into the conservation area when travelling along it. The modern blocks of 1b and 1c Branksome Wood road are visible and further west 11 Central Drive, a Victorian villa, can be seen.

#### Branksome Wood Road

- 4.44** Travelling east along Branksome Wood Road toward the Town Centre there is a turning and view up the hill of Glenferness Avenue. This shows a verdant setting contributed by the boundary of Pug's Hole to the left hand side and a tall coniferous boundary hedge on the other side of the road concealing much of the building behind, with a glimpse of a modern flat block in the distance.
- 4.45** The next turning into the conservation area is into Leven Avenue which is dominated by the green verdant setting provided by the shrubs and trees lining the road and the northerly backdrop of mature trees lining the golf course.
- 4.46** Further along is a small concealed drive just before the Wessex Way flyover that leads to an important group of early Victorian buildings within a confined boundary of the conservation area. However they cannot be seen from the main road.

#### Bourne Avenue

- 4.47** Immediately after passing below the Wessex Way flyover the road becomes Bourne Avenue and there is a perception of increased light provided by the open boundary to the Grade II\* listed Central Gardens on the right hand side and the white render of Amira Court to the left with its impressive deep raked hedging above a low white boundary wall.
- 4.48** After passing by the banked densely wooded boundary of the gardens to the 'National Sanatorium' (now known as Brompton Court), arrival at the South Eastern corner of the conservation area is marked by very important views of historic buildings: the Town Hall and Richmond Hill United Reformed Church and, looking North along Braidley Road, the grade I listed Church of St Stephen. The same church is prominent when entering the conservation area from St Stephen's Road.

#### Wimborne Road

- 4.49** When travelling along Wimborne Road in a northerly direction, views of tall Victorian chimney stacks with pots, enhanced by a verdant setting, are clearly visible across the Richmond Hill roundabout and mark the start of the conservation area. Brief glimpses can also be gained into Bodorgan Road and Braidley Road all of which are enhanced by the mature vegetation in the area.
- 4.50** The road takes a left fork at Cemetery Junction re-entering the conservation area with views on the right-hand side of the special listed Wimborne Road Cemetery Garden and mature trees beyond a long neatly cropped hedge and low brick boundary wall.

- 4.51** Further north along Wimborne Road there are views westward along Rushton Crescent and the parallel roads of Meyrick Park Crescent and Dunbar Road divided by the green central island of shrubs and tall mature trees. This makes an important contribution to this busy main road and compliments the listed Cemetery Garden on the opposite side of the road.
- 4.52** From the roundabout both East Avenue and Talbot Avenue lead in a westerly direction characterised by the wide mature tree lined roads that provide an important and verdant gateway into, through and out of the conservation area.
- 4.53** At the northerly point of the conservation area views in a westerly direction can be seen from Wimborne Road along Stirling Road, which although is not tree lined, benefits from and is softened by the well planted front gardens, low boundary walls and hedges.
- 4.54** The prominent St Luke's Church marks the entrance to the conservation area when approaching from Winton and the north along Wimborne Road. The appearance of trees and greenery beyond is in contrast to the more urban landscape of Winton

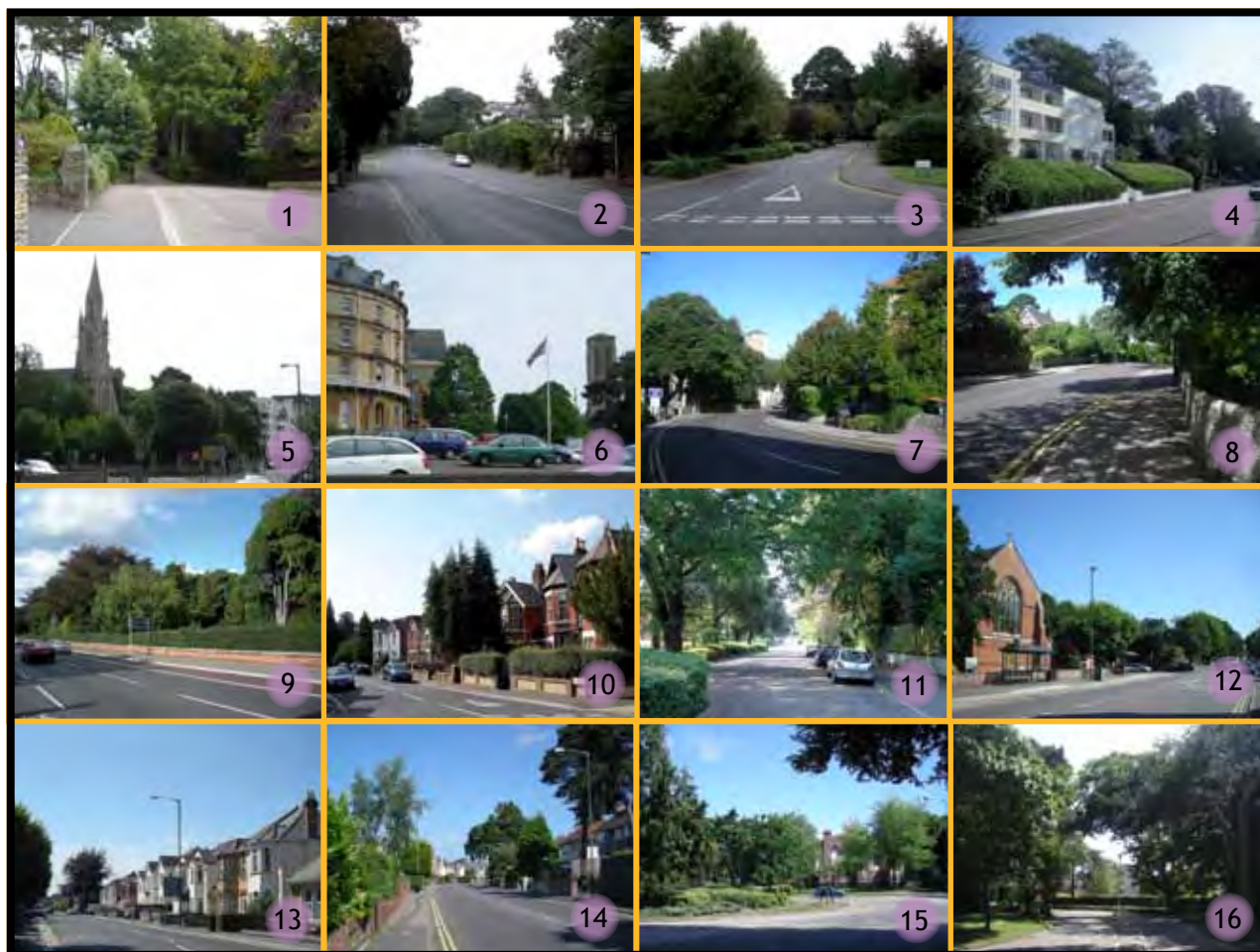
#### Other Views

- 4.55** Other views into the conservation area such as the approaches to Talbot Avenue and Glenferness Avenue from Wallisdown are mostly all characterised by the emergence of trees, shrubs and hedges.

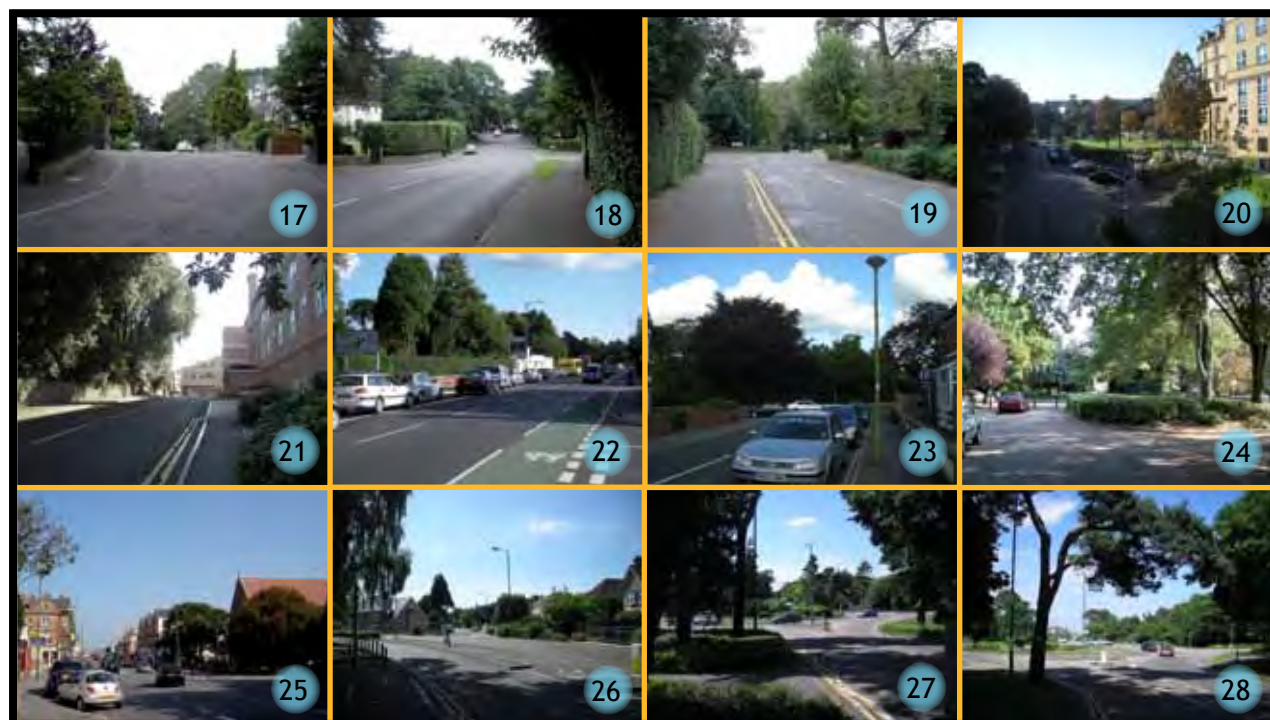
#### Views out of the conservation area

- 4.56** The south-east corner of the conservation area is enhanced by the proximity of the listed Central Gardens and this provides an excellent backdrop to views from Braidley Road and in particular from the St Stephen's Road bridge.
- 4.57** Similarly, the mid-east section of the conservation area benefits from being adjacent to the listed Cemetery Garden and this enhances views out from adjoining roads Rushton Crescent and Meyrick Park Crescent.
- 4.58** Other principal aspects include views north toward Winton from St Luke's Church on a straight section of Wimborne Road. This displays the compact urban form of terraces and continuous lines of ground floor shops, a character quite separate and distinct from the Meyrick Park and Talbot Woods Conservation Area.
- 4.59** The approaches from Talbot Avenue and Glenferness Avenue to the Talbot Roundabout, as with other views, is dominated by mature trees but it also benefits from the attractively planted roundabout itself which contributes greatly to the pleasant outlook. The modern pair of white painted, rendered and flat roofed houses to the corner with Roslin Road South create a stark disruption to the view out from Glenferness Avenue that is significantly out of context with the area.
- 4.60** There are other views out from Glenferness Avenue and Leven Avenue southwards onto Branksome Wood Road which are typically dominated by the trees and greenery to the road sides, in the case of the latter the trees of the Grade II\* listed Central Gardens help to form a backdrop to the view ahead.





Views into the conservation area



Views out of the conservation area

Figure 13: Views into and out of the conservation area

## Views within the conservation area

- 4.61** As the Talbot Woods estate was a large area of land, the residential development was unhindered by any considerations of existing features or connections. Many roads therefore took the form of long straight roads that did not meet at any specific focal point. This has resulted in unrestricted and distant views along the streets and the junction of Elgin Road and Alyth Road provide a good example of where there are extended street scene views in four directions.
- 4.62** Some roads curve such as Nairn Road and Meyrick Park Crescent where the views are deflected, adding to the visual interest and fluidity within the street scene. Bodorgan Road, once the main estate road, slopes down south off Bradley Road curving gently limiting distant views along it.
- 4.63** The change in the topography also results in a variety of views within the conservation area. The properties along Meyrick Park Crescent that occupy the raised central section become elevated and screened from the road giving a sense of mystery to the buildings beyond.
- 4.64** Along the treed avenues within the conservation area the predominance of mature planting provides a sense of enclosure and privacy to the buildings and a visually pleasing vista along each road. In some instances the properties are almost entirely hidden from sight until one is upon them, creating an atmosphere of seclusion and privacy.
- 4.65** The views along Little Forest Road are enhanced by the profusion of mature trees and shrubs within gardens and by those trees that form a backdrop from Meyrick Park.
- 4.66** There are four bridges within the conservation area. Three provide distinct views along the roads to which they are attached: Rothesay Road, Glenferness Avenue and Elgin Road, as they cross over the railway cutting and are apparent from the heavy panelled red brick walls with substantial piers and copings. The larger more prominent three arched red brick bridge takes the railway line above the Meyrick Park valley allowing access below from Central Drive to Meyrick Park Crescent.
- Meyrick Park**
- 4.67** The park is an essential element to the conservation area, stretching from the south boundary at Bradley Road to the northern end at the railway line. The rugby and cricket playing fields, bowling greens and tennis courts sit within a long valley bordered by Central drive and rising ground to the golf course and the heavily wooded banked area rising steeply to the high level of the Saints Conservation area on the eastern side. The playing fields represent a large grassed oasis within the darker heavily treed surrounds. The only apparent buildings visible are the Arts and Crafts style bowls pavilion and cafe that sits comfortably in its setting and the more modern rugby/ cricket pavilion at high level wedged within the raised eastern bank.
- 4.68** Central Drive has been allowed to revert to a grassy track from the once tarmaced road since it was closed to vehicles and this adds to the peacefulness of the natural surroundings. Travelling northwards the park ends at the three arched brick railway bridge, which underneath leads to Meyrick Park Crescent.

- 4.69** On the other side of the road from the Pavilion and playing field is a set of stone steps that lead up to another pair of bowling greens, which are elevated from the road behind an ageing rubble stone retaining wall that runs the length of both greens. These greens appear to have been added later than those on the east of Central Drive sometime between the mid 1930s and 40s and once had a small pavilion to their centre. Elevated from the road they also provide views across to the recreation field and pavilion and from their left excellent views west through Meyrick Park.

#### The Golf Course

- 4.70** The golf course forms a large part of the landscape within Meyrick Park and affords excellent vistas across with open greens and wooded copses, especially those views north and west across the golf links from near the Club car park. A wooded public track circumscribes the golf course and access can be gained, and views glimpsed of the greens, at various points within the conservation area, including Leven Avenue, Central Drive and Elgin Road. The main entrance to the golf course is from Central Drive via a tarmaced drive that rises up the hill to provide long vistas down the open grassed fairways of the golf course and to the Clubhouse itself. 'Craigmoor', no.7 Branksome Wood Road, an early Victorian villa, can be seen clearly from the public track (and adjacent properties) but also glimpsed through the trees from the golf course and the drive that passes the clubhouse to the car park; particularly its plain clay tiled roof and prominent tower.

#### Rothesay Road

- 4.71** A large open grassed playing field allows views across from Rothesay Road to trees bordering the field. There are also views eastward from Glenferness Avenue opposite to its junction with Elgin Road. The boundary here has a tall wire mesh fence above a low brick wall but impinges little on the scene and openness at this point

#### Pug's Hole

- 4.72** The entrance to Pug's Hole Local Nature Reserve is accessed from the lower section of Glenferness Avenue and is marked by the long timber field gate and natural timber sign. The track leading through the nature reserve is tightly enclosed by mature woodland and therefore views out are limited.

#### West Hants Tennis Club

- 4.73** The West Hants Tennis Club introduces a distinct break from the normal residential development and is clearly evident in street views. Views in Roslin Road South are dominated in part by the access to the tennis club and buildings associated with this site, together with the open area of car-parking. The boundary to Elgin Road provides a perceivable open area behind the long expanse of stained timber fencing and high level chain link fence rising from behind to enclose the tennis courts. The raked permanent seating to the show court with blockwork structure and green metal railings clearly has an impact on views

#### Braidley Road

- 4.74** North of its junction with Bourne Avenue, Braidley Road approaches the St Stephen's Road Bridge, with the striking elevated view of the Church of St Stephen. It then continues under the Wessex Way flyover that creates a certain visual intrusion to views. However, for a structure of this size, it is well designed to cause minimum disruption; the minimal use of large modern concrete geometric shapes to support the high level road allow framed views beyond, the towers of St Stephens Church and United Reformed Church above the trees.





Meyrick Park



Golf Course



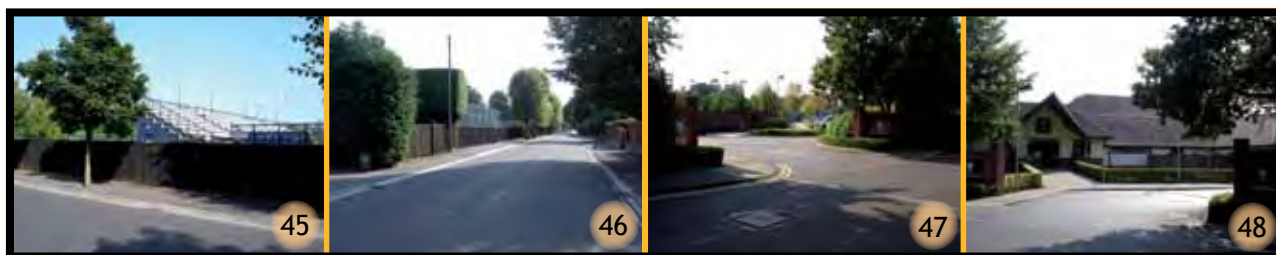
Rothesay Road playing field



Pugs Hole Nature Reserve

Figure 14: Landscape views within the conservation area.





West Hants Tennis Club



Tree lined avenues



General views

Figure 15: Street views within the conservation area.

## CHARACTER ANALYSIS

### DEFINITION OF CHARACTER AREAS OR ZONES ILLUSTRATED ON PLAN

- 4.75 The character of the Meyrick Park and Talbot Woods Conservation Area is primarily formed from the residential phases of development, chiefly to the north of the railway line, and the open landscape to the south of the railway line which includes a certain amount of housing to its fringes.

#### Residential development - historic phases

- 4.76 Within the Meyrick Park and Talbot Woods conservation area it is possible to identify three phases of development which reflect each of the separate and distinctive historic phases of development within this part of Bournemouth which took place predominantly during the Victorian, Edwardian and Interwar periods (*Figure 3*). These particular phases of development, and the elements which characterise them, have defined the overall character and appearance of the conservation area, whilst any Postwar development has been piecemeal and confined mainly to infill. The plan shows the Interwar phase divided into two sub sections: the 1920s and 1930s as there is a distinctly different style and clear demarcation between the two.
- 4.77 Each phase area indicated on plan represents a general overall zone that would have been an inextricable part of the area in use during that period (for example, an access road or isolated building); notwithstanding that parcels of unused infill land at that time may now be occupied by development from a later period. The phases of development follow to a certain extent the existence and formation of roads (*Figures 16-19*):

#### Victorian properties

- 4.78 Properties dating from this period were by and large situated on or close to existing established roads. These were built in small clusters at different locations within the fringes of the presently defined conservation area, primarily due to different estates that owned land adjacent to the Talbot/Leven Estate that forms the bulk of the conservation area.
- 4.79 The first buildings appeared to the south-east corner of Meyrick Park: at Wimborne Road in early 1870s and Bodorgan Road in the early 1880s, on land owned by the Meyrick Estate (although the majority of the estate's land stretched along the East Cliff). At roughly the same time a cluster of villas were built to the eastern side of Branksome Wood Road on Branksome Estate land; Fernbrake (3 Branksome Wood Road) being the only survivor from that period, although the adjacent villas of Craigmoor and Redvers survive from the late 1880s and 1890s respectively (*Figure 9*).
- 4.80 Development then also took place to the western end of Branksome Wood Road, dominated at one time by two huge Victorian properties set in significant areas of land either side of the road leading to Walsford Lodge (now named Benellen Avenue): Benellen Towers and Hume Towers dating from the late 1870s/early 1880s which have now long since been demolished and the sites redeveloped (the gate house to Benellen Towers survives and is grade 2 listed although situated outside the conservation area). Other Victorian villas were built in the 1880s at the junction with (what is now known as) Glenferness Avenue again on Branksome Estate land, although only two now survive; The Huon, off Branksome Hill Road, and 3 Glenferness Avenue. (*Figure 18*)



- 4.81** The last phase of Victorian houses in the conservation area occurred from the 1890's up to the end of the century, at Talbot Road, Rushton Crescent, the north east corner of the conservation area off Wimborne Road, and at Meyrick Park Crescent, on what had been common land that had become isolated north of the railway line laid out in 1884. In 1894 the common land south of the railway line had become a local authority park and this isolated remnant of land had clearly been offered up for development. Also on the eastern side of Wimborne Road, from the cemetery grounds north toward where the Church of St Luke now stands, villas were built on land known as the Northwood Estate owned by the Cooper Dean Estate. Many of these villas were built in the latter part of the 1890s but preceded the erection of the church in 1898 (*Figure 17*).

#### Edwardian properties

- 4.82** Planned in relation to what at the time were newly formed roads, principally, Talbot Avenue forming a new connection with Talbot Village at Wallisdown and beyond. The housing layout comprised of new sites laid out on and between the new parallel roads of Talbot Avenue and Stirling Road and also between a small section of the newly formed East Avenue and Dunbar Road, all connecting back to Wimborne Road with a series of linking cross roads between (*Figure 17*).

#### Interwar properties

- 4.83** This followed a planned layout of roads making incursions into the wooded plantation areas to the north-west of Meyrick Park spreading progressively west during the 1930s. The roads north of the railway line were based on a rigid east-west axis with a central connecting spine of Elgin Road; Glenferness Avenue being the last section of road to be laid out in the conservation area. South of the railway line the housing was limited to the newly formed Glenferness Avenue connecting the area of the north with the earlier development off Branksome Wood Road and Little Forest/Elgin Road.

### Residential development - contribution of sub-areas

#### Meyrick Park Crescent

- 4.84** A horseshoe shaped road that leads from Central drive with two connections into Wimborne Road, the western prong running parallel with Dunbar Road forming a verdant central reservation between and creating a refined breathable space in relation to some of the oldest and grandest properties in the conservation area.

#### Little Forest Road

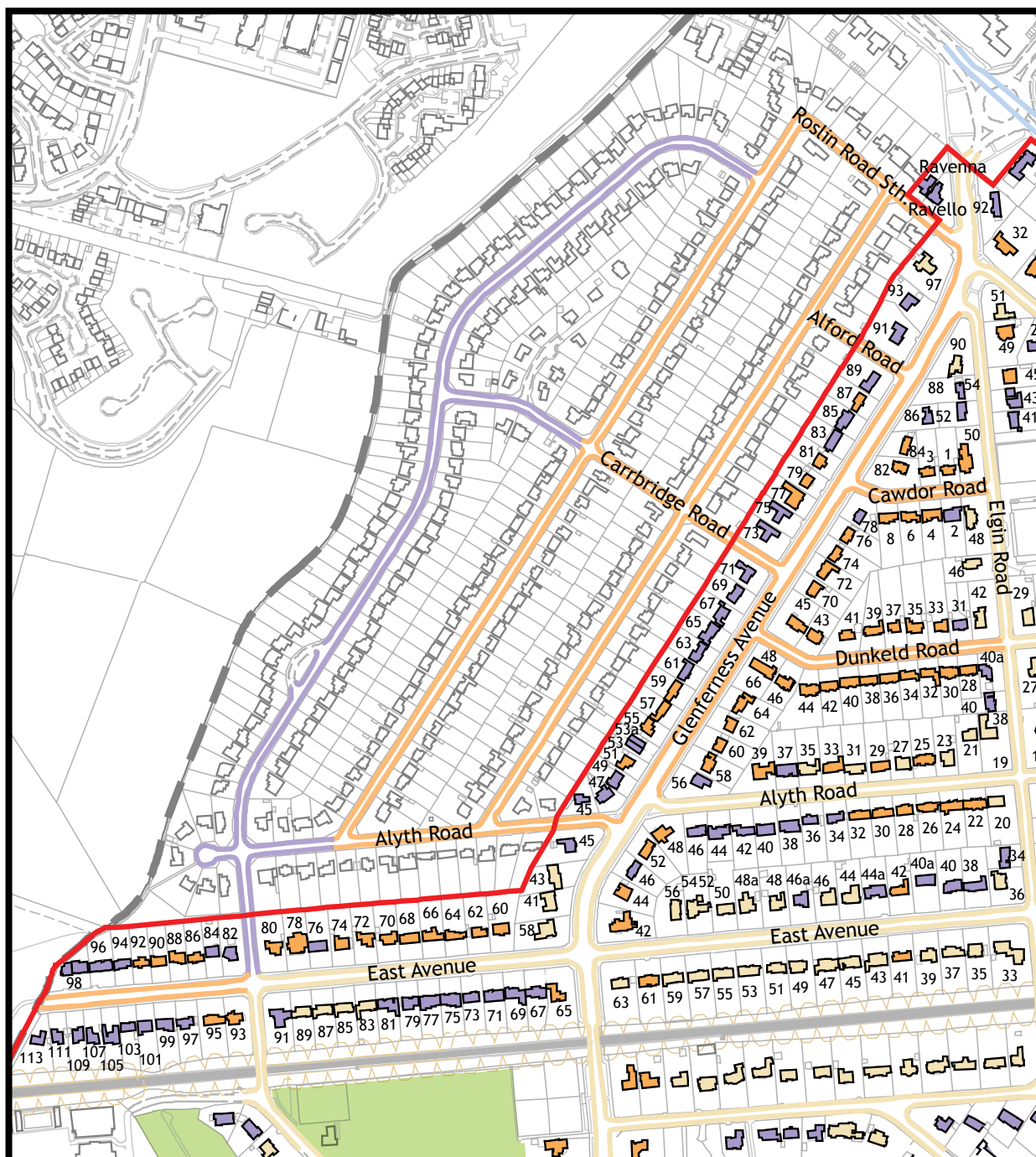
- 4.85** A road loop that forms a unique incursion into the parkland south of the railway line. Entered into via a bridge along Elgin Road, it has the peaceful backwater quality as a result of through traffic in Glenferness Avenue almost exclusively using the route along East Avenue.

#### Bodorgan Road

- 4.86** Lined by Victorian properties, the earliest within the conservation area, this road has been created into a peaceful historic haven by virtue of the Wessex Way (dual carriageway formed in 1975/76) that rises at this point to the roundabout at the top of Richmond Hill.

#### Rothesay Road

- 4.87** A line of houses facing onto Talbot Heath School playing field and backing onto the wooded area of Pug's Hole. Another quiet road that terminates with a bridge across the railway line to the far eastern secluded end of East Avenue with its pedestrian access to Talbot Heath



### Key

#### Buildings

- Victorian Period
- Edwardian Period
- Inter-War 1920s
- Inter-War 1930s
- Post-War

#### Roads

- Victorian phase
- Edwardian phase
- Inter-War 1920s
- Inter-War 1930s
- Post-War

- Conservation Area Boundary

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Figure 16: Map of North West area with historic phases





### Key

#### Buildings

- Victorian Period
- Edwardian Period
- Inter-War 1920s
- Inter-War 1930s
- Post-War

#### Roads

- Victorian phase
- Edwardian phase
- Inter-War 1920s
- Inter-War 1930s
- Post-War

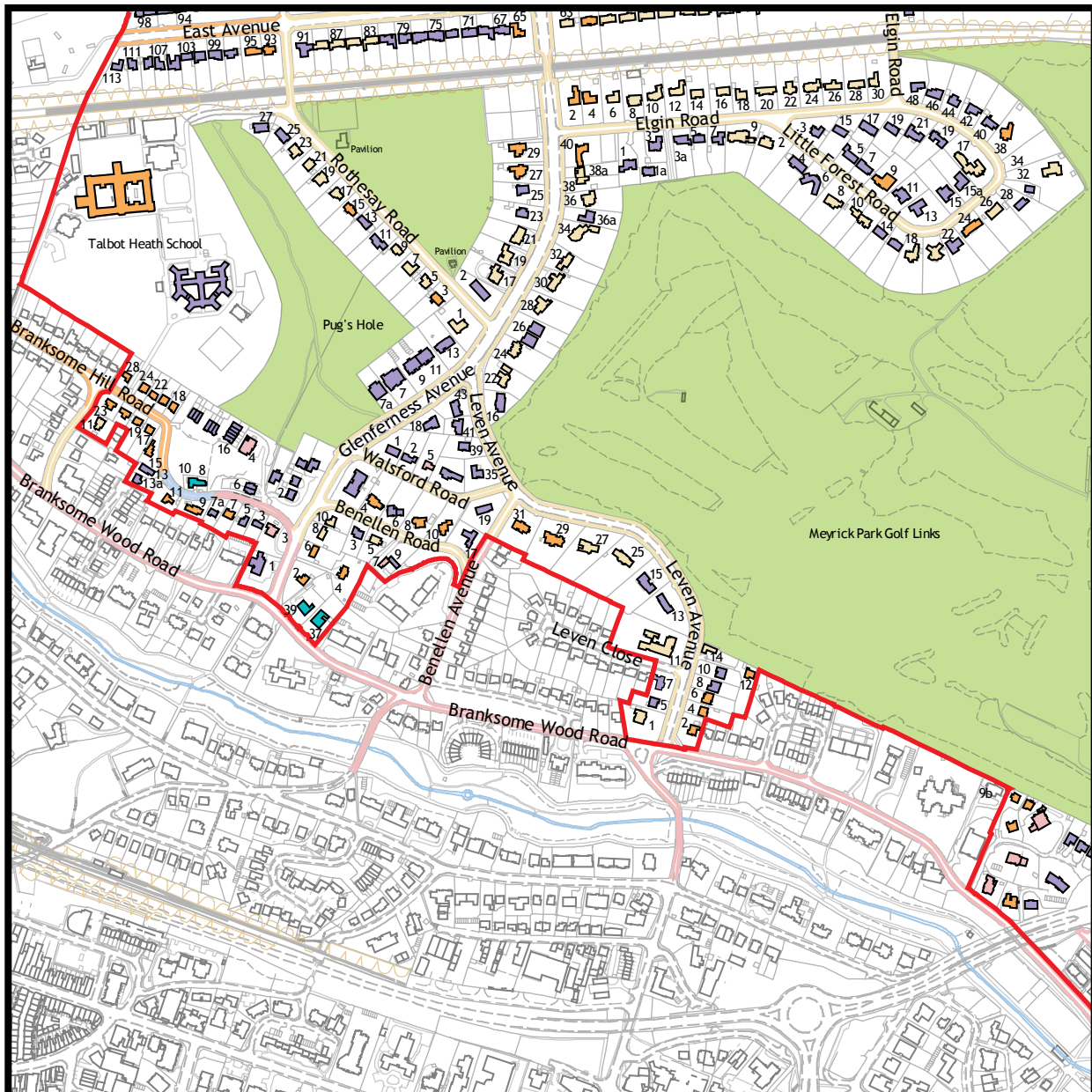
- Conservation Area Boundary

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Figure 17: Map of North East area with historic phases





### Key

#### Buildings

- Victorian Period
- Edwardian Period
- Inter-War 1920s
- Inter-War 1930s
- Post-War

#### Roads

- Victorian phase
- Edwardian phase
- Inter-War 1920s
- Inter-War 1930s
- Post-War

- Conservation Area Boundary

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Figure 18: Map of South West area with historic phases

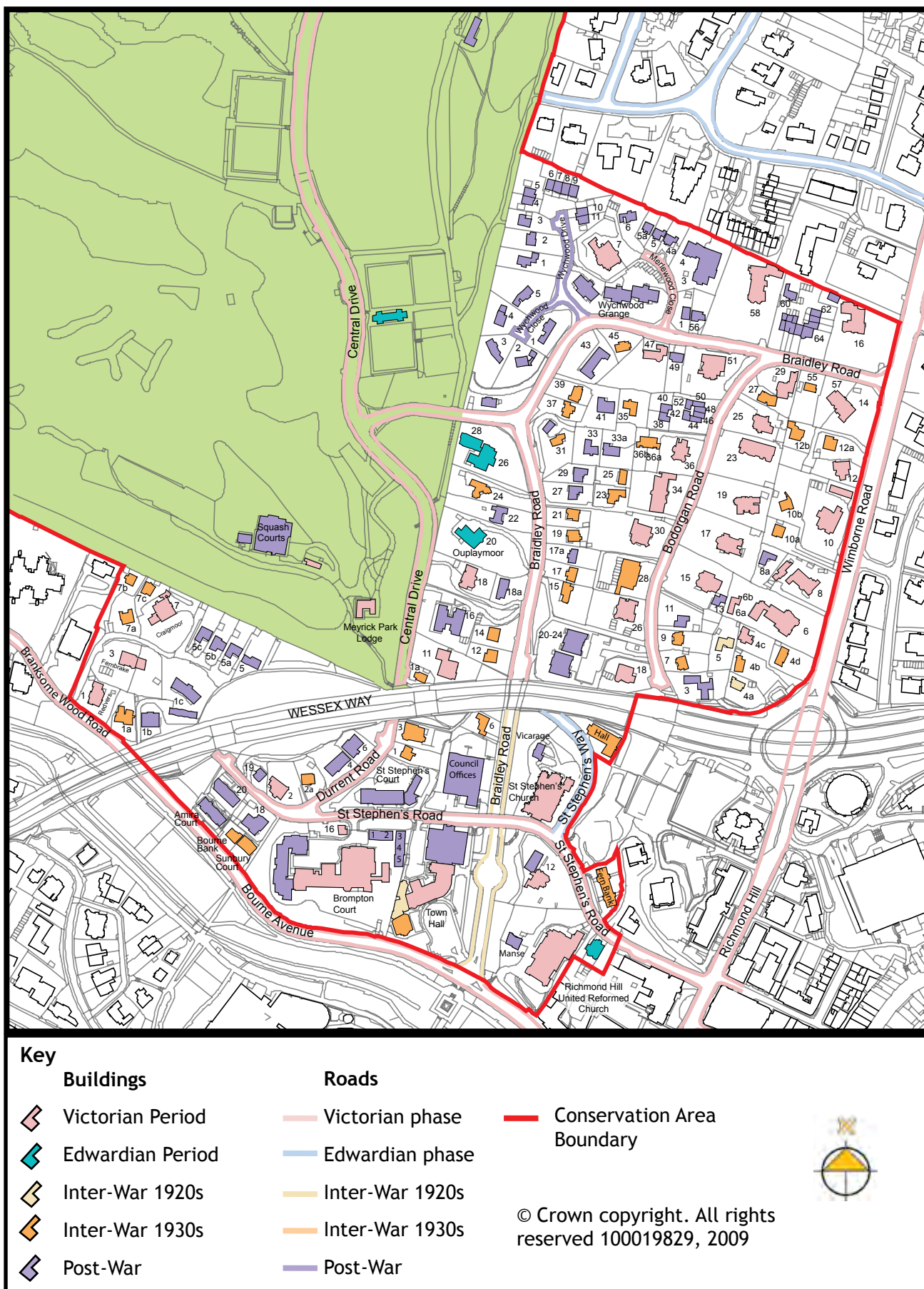


Figure 19: Map of South East area with historic phases

## Changes to conservation area boundary in 2009

- 4.88** The adoption of the conservation area appraisal on 22 July 2009 confirmed the expansion of the conservation area by the inclusion of four additional areas within its boundary. A small reduction in the boundary at Branksome Wood Road was made where the original boundary line had been drawn to enclose an historic building that has since been demolished. The replacement building and the building behind did not contribute to the area and could easily be excluded by adjusting the boundary line.

### Talbot Road and Bryanstone Road

- 4.89** At the time Talbot Road was laid down during the 1890s (to provide a link through from Winton to Talbot Village and 'Wallis Down') large Victorian Houses were erected along the Northern side of the road as far west as Sedgley Road (more modest artisan houses were built north of this line primarily to accommodate Victorian workers providing support to the rapidly growing town).

- 4.90** The early Edwardian houses along Bryanstone Road were mainly built between 1903 and 1911; earlier than the slightly larger houses built in Stirling Road and Talbot Avenue that were substantially completed between 1910 and 1913. Properties in Bryanstone Road are more tightly drawn together, however, they are to a large extent unspoilt and make a substantial contribution to the area. Their rich form and detailing match other houses of the same period within the conservation area.

### Rushton Crescent (and section of Wimborne Road)

- 4.91** These buildings are situated in a triangular section bordered by the railway line (which also forms the boundary to the Saints Conservation area on the opposite side) and the Wimborne Road Cemetery Gardens and comprises Victorian properties, with the notable exception of a prominent modern block of flats. Many of this group still retain their original features and characteristics. The protection of the properties on this section of Wimborne Road is also a vital component in maintaining the setting of the Grade II\* listed Cemetery Gardens<sup>(5)</sup>.

### Branksome Hill Road

- 4.92** The conservation area boundary to this south west corner centres on the huge grounds of the Victorian villa called 'The Huon'. This important building has been retained as part of a recent redevelopment of additional housing within a portion of its former grounds. A significant section of the original garden and its woodland remain providing an important contribution to the area that should be maintained and protected.

- 4.93** The properties along this section of road were built in the 1930s but they are substantial houses that compare favourably with much older houses within other parts of the conservation area.

### St Stephen's Road, Braidley Road and Bourne Avenue

- 4.94** The historical and architectural importance of this sub-area and its Victorian heritage is soundly demonstrated by the inclusion within it of five separately listed Victorian buildings in addition to the three other listed buildings in the previously defined conservation area (figure 42). The Church of St Stephen is a Grade I listed building, whilst the Town Hall, St Andrew's United Reformed Church, former Royal National Hospital and its separately listed Chapel is Grade II (the latter now being part of the retirement homes known as Brompton Court).

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(5) Wimborne Road Cemetery Gardens downgraded to Grade II; November 2009



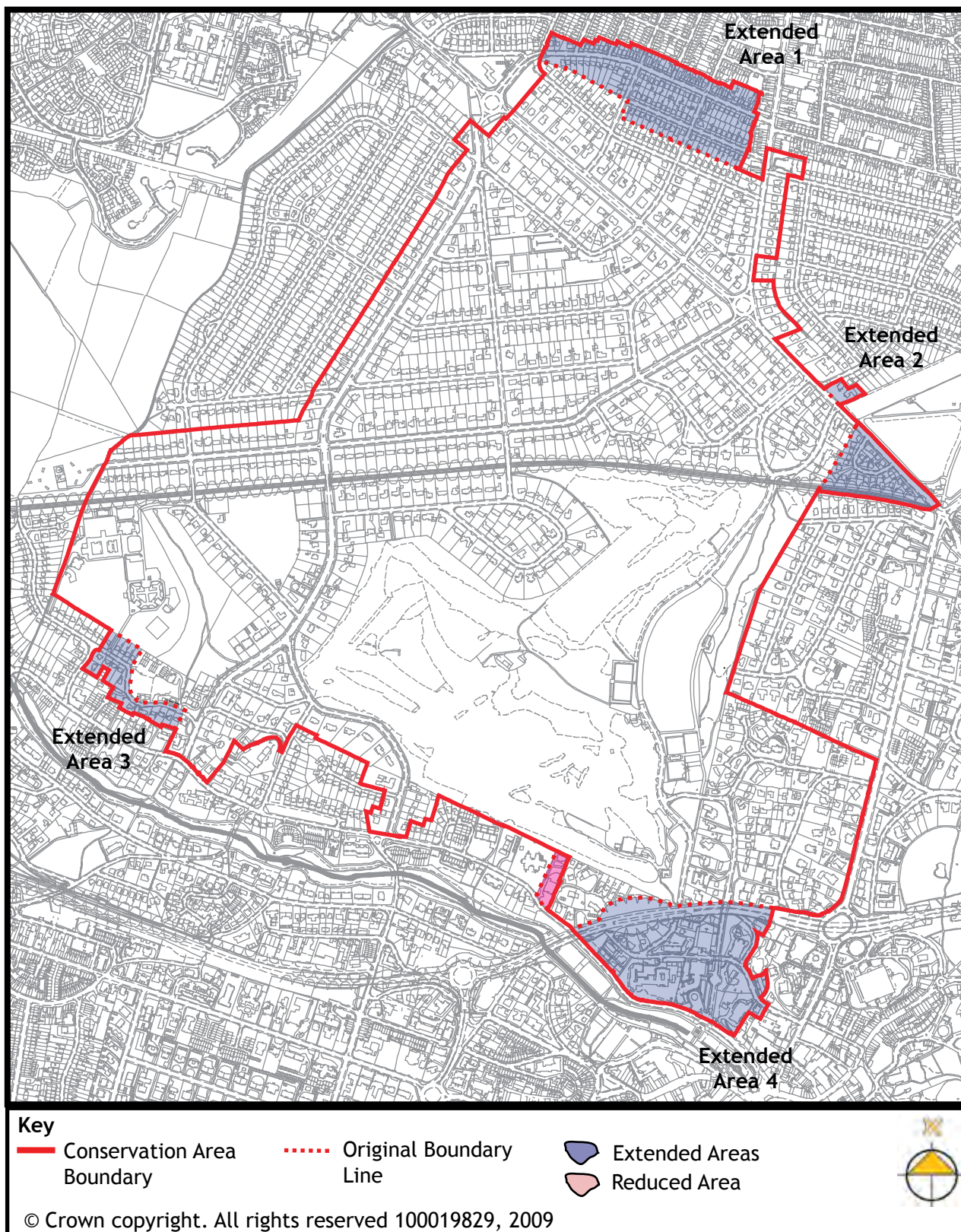


Figure 20: Changes to the conservation area boundary (Adopted 22 July 2009)

- 4.95** This sub-area includes the frontage on the northern side of Bourne Avenue that stretches from the Wessex Way flyover to the Braidley Road Junction and St Andrew's United Reformed Church boundary just beyond. Apart from the verdant boundary to the listed Brompton Court, the importance of this frontage is increased by the location of the grade II\* listed Central Gardens immediately opposite.
- 4.96** Braidley Road is an important link and gateway to the conservation area from the town centre. It forms an attractive approach to Meyrick Park providing views of the listed Town Hall and prominent towers of both listed churches, viewed through and above the trees. The view is enhanced by the architecturally impressive 1920s bridge of St Stephen's Road that crosses above. The high level Wessex Way flyover can also be seen but it has been superbly designed to minimise any impact, passing behind tall trees.
- 4.97** St Stephen's Road meets the boundary of the Old Christchurch Road Conservation area at its eastern end. To the western side it comes to a 'dead end' (along with Durrant Road that branches from it) where it abuts the Wessex Way. Before construction of the dual carriageway Durrant Road connected through to Central Drive in Meyrick Park, whilst St Stephen's Road continued to a junction with Branksome Wood Road.
- 4.98** St Stephen's Way is the Edwardian link between Braidley Road and the elevated St Stephen's Road which continues uphill past the eastern side of the Grade I listed church.
- 4.99** It is noted that the western end of St Stephen's Road has been affected by Postwar development including a large office block, several residential developments, an extension to the rear of the Town Hall, an annexe to the Town Hall opposite, and works in relation to the conversion of the former hospital into retirement apartments. Nevertheless, with the exception of the office buildings, there is a pleasant atmosphere and aspect to this section with positive contributions made by other properties, in addition to the listed buildings.

## Landscape

- 4.100** In addition to the distinctive or notable built zones within the conservation area there are also areas of landscape that contribute to its character and quality:

### Meyrick Park, Central Drive

- 4.101** Encloses a crescent shaped open clearing in the valley to the eastern side that comprises a predominately grassed area used as playing fields. Together with the golf course, it covers approximately one third of the conservation area which includes mature woodland and makes a substantial contribution to the character and appearance of the conservation area. It is essentially a large, unbuilt area pre-dating the Victorian period that has been utilised for recreational activity (as has the predominant open adjacent space laid out as a golf course at the end of the nineteenth century). Trees make an important contribution to these open spaces as they completely engulf the park from the high banked up area backing onto 'The Saints' conservation area on one side to the dense trees on the boundary of the golf course to the other side adjacent to Central Drive.

### Pug's Hole

- 4.102** This Local Nature Reserve is a heavily wooded area found in a little valley lying between steeply rising banks. It is an untouched remnant of the historic pine plantation which provides a public footpath through its centre from Glenferness Avenue north to the railway line with access through to Rothesay Road at the end. Another track from Branksome Hill Road intersects with the central path within the wooded area.

## ACTIVITY AND PREVAILING OR FORMER USES AND THEIR INFLUENCE ON THE PLAN FORM AND BUILDINGS

- 4.103** The Chapter on Historic Development and Archaeology (*page 21*) fully explains the origins of the conservation area and its progression to the current form and layout today. It shows that the major influences from the Inclosure Act of 1802, establishing a common area of land that would remain as a park; the creation of a plantation in the early part of the nineteenth century; the retention of this unspoilt area throughout much of the century by the Talbot sisters; the initial building of villas by the estate of Sir George Eliott Meyrick Tapps-Gervis-Meyrick, the Branksome Estate and the Cooper Dean estate on the fringes of the conservation area in the 1870s.
- 4.104** The Meyrick Park and Talbot Woods conservation area is characterised by predominately spacious plots, of relatively uniform size and layout. Occupying the plots are substantial detached two-storey properties the majority of which were constructed between 1890 and 1939.
- 4.105** The majority of the properties in the conservation area have a relatively uniform front and rear building line. Houses tend to be set in from the front boundary resulting in well-sized front gardens and, in the majority of cases, also set in from both of their side boundaries. Although the established building line is relatively uniform there are several exceptions. For example the properties in Roslin Road South are set along a varying building line. 21 Dunkeld Road is a 1920s property which is set back from the road. 17 Alyth Road, a 1920s property, is located at an angle. Properties along Bodorgan Road and Braidley Road are also at variance with the Victorian residences and are generally set back slightly off the road, at varying angles to it.
- 4.106** Although the pattern of development within the conservation area is fairly uniform it is also possible to identify slight variations in the building form and layout which reflect the Victorian, Edwardian and interwar phases of development that have occurred within the conservation area.
- 4.107** Some of the largest properties and plots within the conservation area are associated with development which occurred during the Victorian period. This large-scale development was also echoed in the Edwardian development along Talbot Avenue and it is noted that subsequent Interwar and Postwar development along this road continues to reflect the large plot sizes. However, it is also noted that some of the smaller plots and properties found on the northern edge of the conservation area were also built during the Edwardian period. This higher density of building marks the transition between the more prosperous households to the south and those to the north.
- 4.108** The plots to the north and west of Meyrick Park were developed after the Edwardian era, during the interwar period, when live-in domestic help was not so common and this change in social circumstances is reflected in the slight reduction in size of these interwar plots and properties which are not as large as those of the Edwardian and Victorian periods. However, the overall plot sizes remained generous and were also well planted.



- 4.109** Some post-war development reflects that of the Interwar and Edwardian periods, in terms of characteristic plot sizes and layout; examples are evident along Glenferness Avenue and Little Forest Road. However, main post-war development takes the form of infill or redevelopment of sites. This has resulted in smaller plot sizes creating a more compact and congested appearance that erodes the spaciousness of the conservation area which was an important characteristic of Victorian, Edwardian and Interwar development.
- 4.110** The various forms of development within the conservation area also reflect the different periods of building. Two-storey detached dwellings were characteristic of the Victorian, Edwardian and Interwar periods however, during the 1930s bungalows were also introduced and this trend continued during the Post-War years together with some construction of flat blocks.
- 4.111** The buildings in the conservation area were originally built as individual residential dwellings. Whilst most are still used as such, some others have been sub-divided into flats. Although most of the properties in the conservation area are residential in nature others have been converted and are used as offices, by businesses, as language schools and several are nursing, retirement or rest homes.
- 4.112** Despite the change in uses and various alterations to some of the properties, the appearance of the original family home survives, making a substantial contribution to the character of the area.

### **Other uses or activities**

- 4.113** The overwhelming activity in the conservation area is residential and there are only a few sites that are utilised for an alternative use. These specific sites are rendered more prominent in respect of this.

### **Recreation**

#### **West Hants Tennis Club**

- 4.114** West Hants Tennis Club occupies a site of significant size and the clubhouse building together with the connecting multi-purpose indoor sports building has one of the largest building footprint within the conservation area. However, the large proportion of this site is laid to tennis courts which creates an open feel to the site amongst the housing, especially when viewed from Elgin road where the tree cover is fairly sparse or when viewing across the large club car park from Roslin Road South.

#### **Meyrick Park Golf Club**

- 4.115** The golf links take up the majority of the area of green space comprising Meyrick Park, however, it is accessible to the public and contributes a great deal to the natural and verdant setting of the conservation area. The clubhouse and associated buildings are not on prominent view but integrate well into the surrounding landscape of the golf course.

#### **Meyrick Park Playing Fields**

- 4.116** The park here is used for rugby, cricket and other sporting activities together with the bowling greens and tennis courts adjacent to the pavilion and cafe. The flat grassed area is also popular for general relaxation in the summer months.

## Civic / Offices

### Bournemouth Town Hall and Offices

- 4.117** The Town Hall was moved in 1921 to the converted grand premises of a Victorian 'residential hotel and bathing establishment' known as 'The Mont Dore'. The hotel had been built in 1881-5 in buff coloured bricks with bath stone in a French/Italianate and neoclassical style and provides a striking presence to the corner of Bourne Avenue and Braidley Road. The impressive Council Chamber wing on the south-west end was added in 1930 and a large modern extension built to the north of the historic building in 1990 fronting St Stephen's Road. Much of the present complex comprises Council offices; a two storey Council office Annexe on the north side of St Stephens Road does not represent the underlying character of the area and is deemed to provide a negative contribution to the conservation area.

### St Stephen's Court

- 4.118** A modern 1980s purpose built group of offices on St Stephen's Road that is also out of keeping with the overall character of the area and therefore provides a negative contribution to the conservation area.

### Other Offices

- 4.119** A chartered accountants and the 'Samaritans' in adjacent properties on Durrant Road together with the District Audit and Unison Offices in Braidley Road are examples of this use undertaken in domestic scaled 1930s properties that make a positive contribution.

## Education

### Talbot Heath School

- 4.120** A self-enclosed site at the south-west corner of the conservation area bordered by Pug's Hole, the railway line, and the back gardens of houses in Branksome Hill Road. The school is accessed from Rothesay Road with an exit at Branksome Hill Road and although the grounds are an appreciable size, apart from the immediate surrounds of the school buildings, the school site is densely covered by trees that seamlessly combine with the treed area of Pug's Hole.

### Language schools

- 4.121** Richard Language College in Wimborne Road and Bournemouth School of English in St Stephen's Road are examples of language schools which in both cases are housed in notable former Victorian villas.

## Religious and Ecclesiastical

### Church of St Luke

- 4.122** A prominent listed building; brick built in a decorated style dating from 1897-8 (chancel built 1912-13). It is included in an extended loop on the north-east corner of the conservation area and in that respect is disassociated from the conservation area and not perceivably or specifically serving it; being connected only by the line of Victorian villas on the eastern side of Wimborne Road. In many respects the conservation area is served by a number of other churches including St Augustin's Church (within the Saints Conservation Area). This separation is emphasised by its immediate context and surroundings, which lie outside the conservation area boundary, but comprise the tightly grouped buildings associated with Winton, representing a change in character from grand residential properties to the historic artisan area of Winton with shops lining the Wimborne Road.

### Church of St Stephen

- 4.123** A landmark grade 1 listed building built in an early English style of Purbeck stone with Bath stone dressings, dating from 1881-3 (chancel built in 1896-7; tower added 1907-8). Provides a striking presence in its elevated position in the newly extended part of the conservation area

### Richmond Hill St Andrew's United Reformed Church

- 4.124** Another landmark listed church built in a free late Gothic style of Purbeck stone with Bath stone dressings; providing a commanding view when entering the town from Bourne Avenue.

### Bournemouth Islamic Centre and Central Mosque

- 4.125** An example of a successful conversion of an Edwardian building into a mosque in St Stephen's Road.



## QUALITIES OF THE BUILDINGS AND THEIR CONTRIBUTION TO THE AREA

### Contribution of Unlisted Buildings

- 4.126** The buildings within the conservation area have been divided in to one of three types - those which make a positive, neutral or negative contribution to the character or appearance of the conservation area. The classification of each building is shown on the maps (*figures 21-24*).
- 4.127** A number of factors determine whether an unlisted building makes a positive contribution to the special interest of a conservation area. English Heritage has issued a list of ten points that should form the basis for consideration in their publication 'Guidance on Conservation Area Appraisals' published in 2006. Any one of the factors noted could be relevant to a building's classification, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.
- 4.128** Buildings that make a positive contribution generally have form, features and characteristics that define the period from which it dates (as detailed in the following chapters). The materials used; components such as windows, doors and chimneys; and the form and shape of the building including roofs, gables and bays, account for a major part of the consideration. In addition, the appropriateness of the setting, landscape and boundary treatments associated with these properties is an important consideration. Inevitably, buildings that comply with these criteria are also notable for possessing an essential quality in design as well as materials used. These features require careful preservation and the loss or inappropriate alteration of these elements or their setting will be resisted in accordance with the Local Authority policies and national and Government guidance. The majority of buildings within the conservation area will fall within this category.
- 4.129** Neutral elements neither enhance nor detract from the character or appearance of the conservation area. Reasons for this could be due to, for example, a lack of defined style or age or because certain alterations have harmed their original character but not to such an extent that it detracts from the character or appearance of the area. A range of buildings are covered by this classification; many still possess merit and provide some form of contribution to the conservation area, especially when set in attractive gardens and surrounds with appropriate boundary treatments. Alterations are only acceptable where it is appropriate for these properties and preserves or enhances the conservation area. Demolition is in many cases resisted by the Local Planning Authority, especially in regard to the appropriateness of the proposed replacement building which should demonstrate the desirability to enhance the area and provide a positive contribution to it.
- 4.130** There are inevitably a few buildings that make a negative contribution to the conservation area, detracting from its character and appearance. There is clearly an opportunity in these cases to enhance the conservation area by appropriate alterations or in a number of cases redevelopment of the site. In this respect the Local Planning Authority would expect a replacement building that would enhance the conservation area. It is not an opportunity to replace one building that provides a negative contribution with another that does the same.



Figure 21: Contribution of buildings to the conservation area - North West



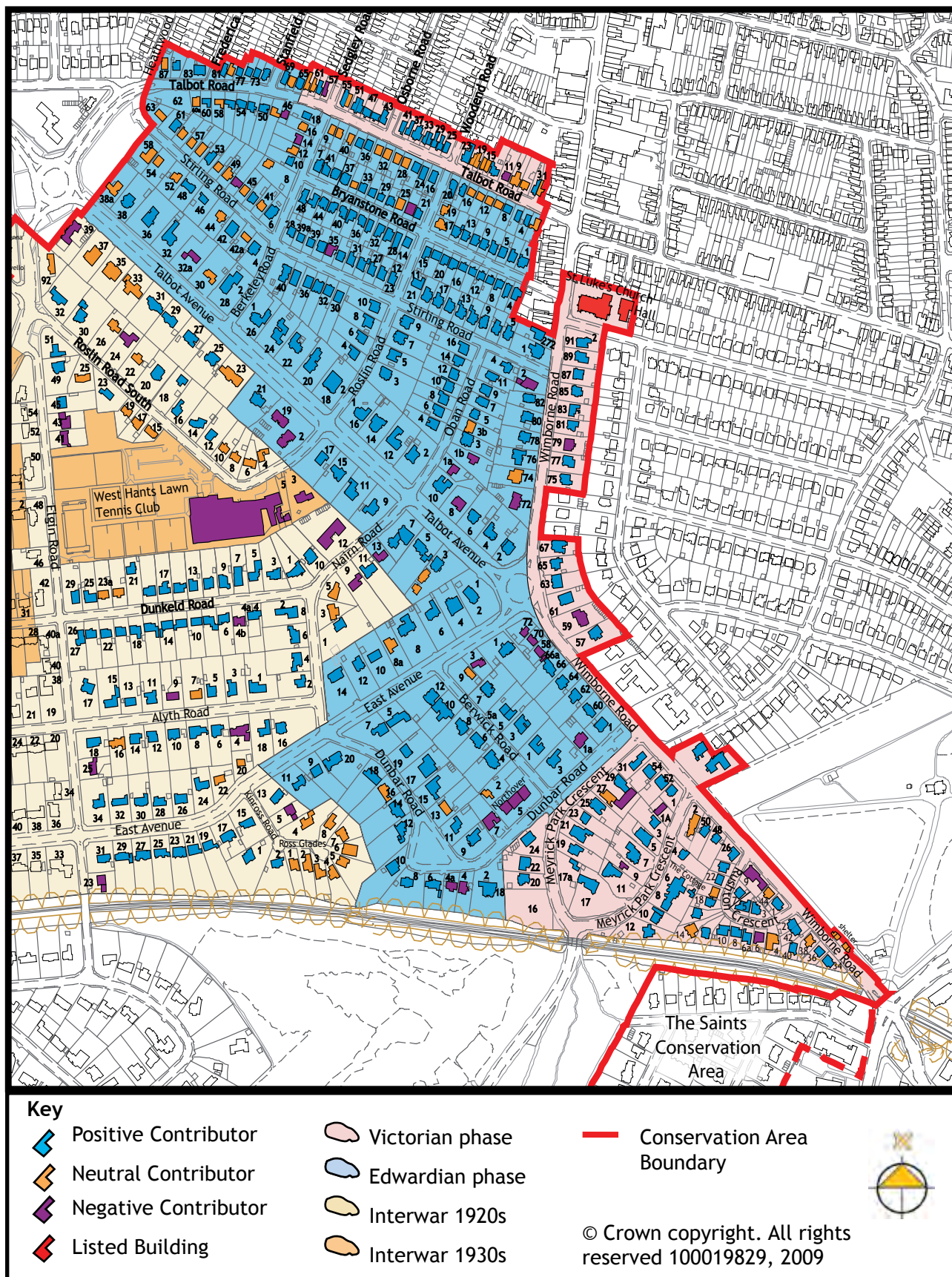


Figure 22: Contribution of buildings to the conservation area - North East



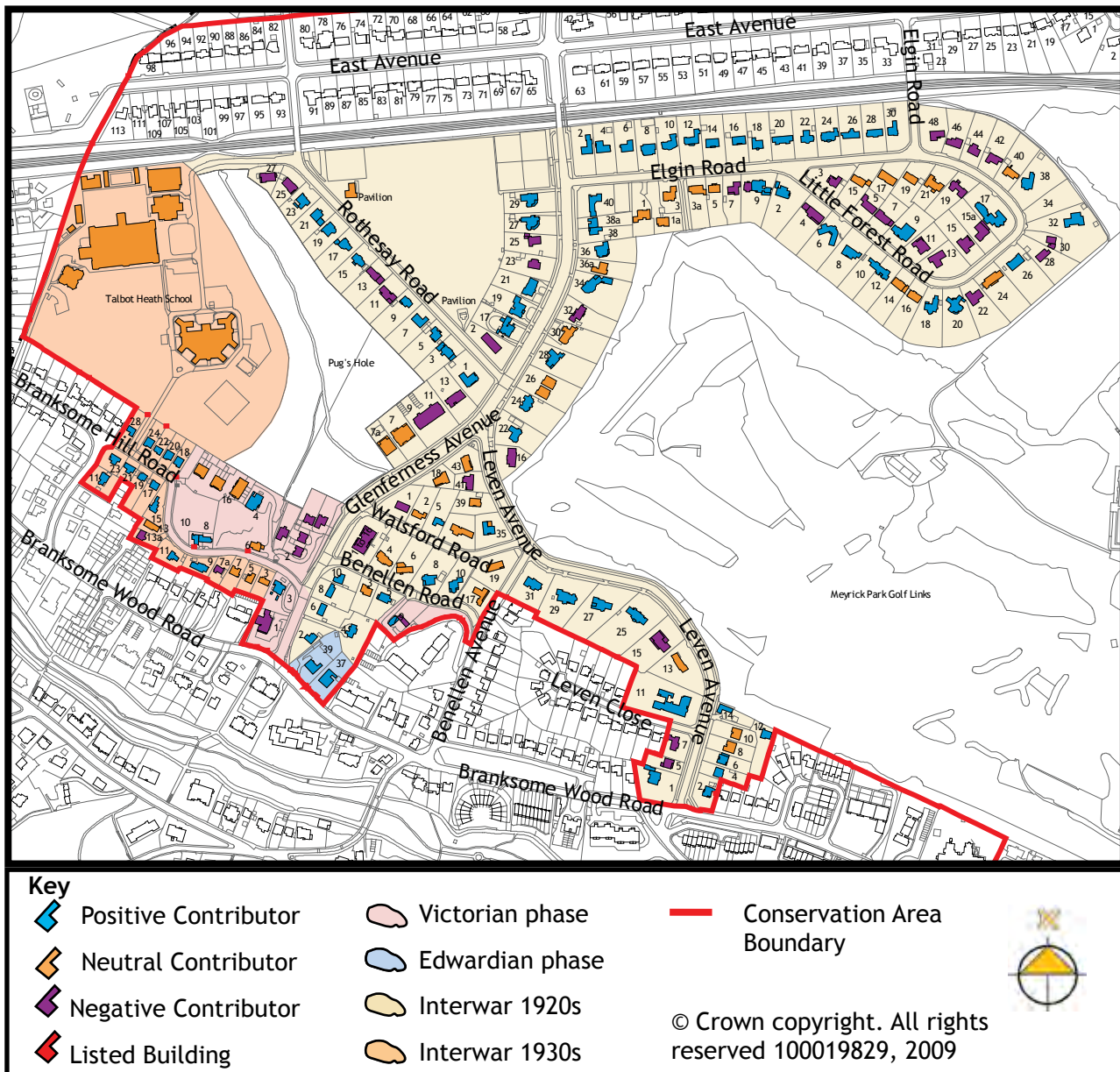


Figure 23: Contribution of buildings to the conservation area - South West

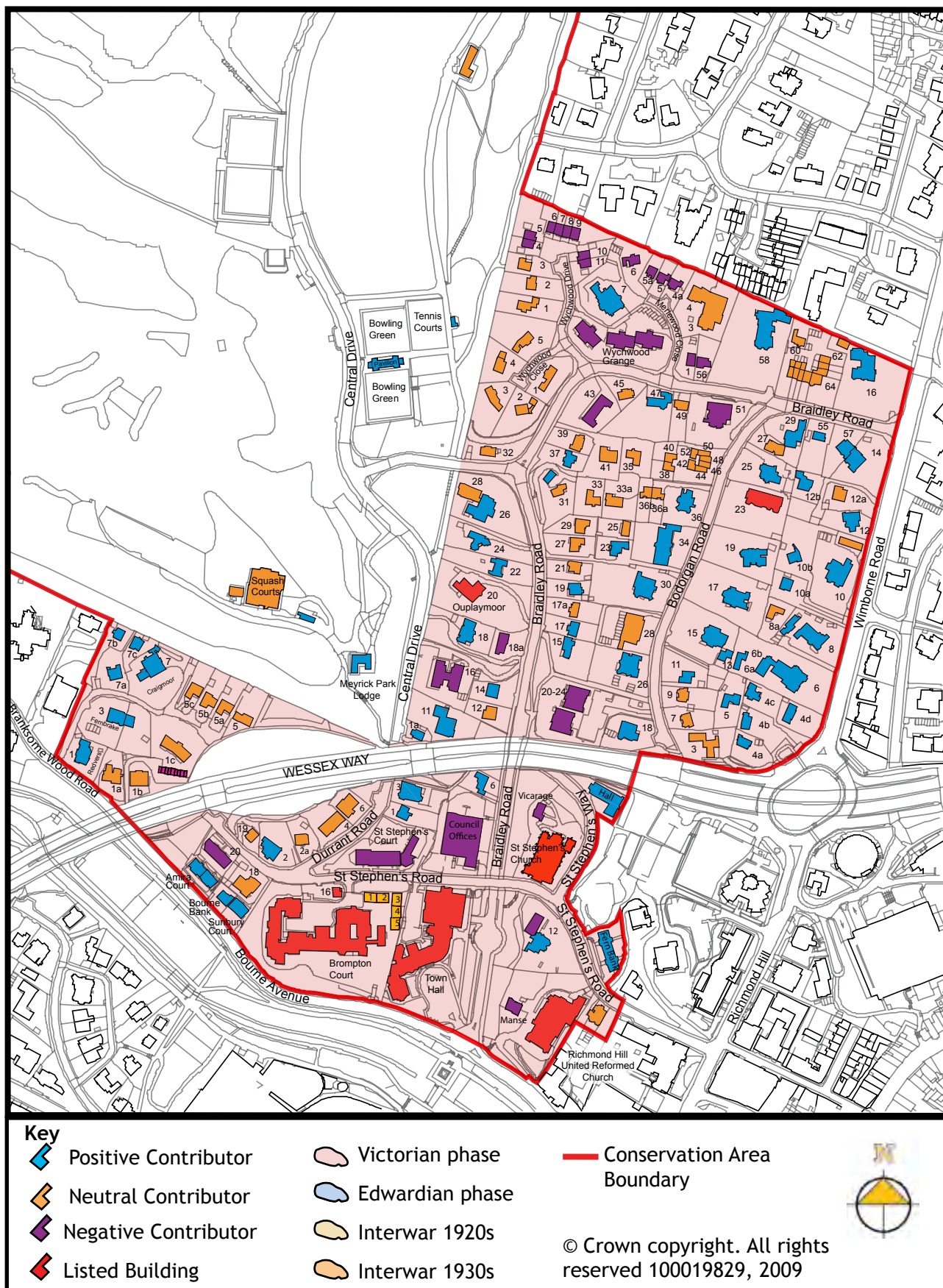


Figure 24: Contribution of buildings to the conservation area - South East

- 4.131** In addition to the Victorian, Edwardian and Interwar phases of development, there is a certain amount of Postwar development within the conservation area which tends to reflect the more recent infilling and redevelopment of sites. Many of the Post-War buildings do reflect some of the characteristics associated with the previous phases of development in the area and a few even make a positive contribution. However, during this period there is much more variation in the form, design and quality of development which has tended to diverge from the characteristics of the earlier periods. Although these buildings are of little or no architectural merit it is not possible to exclude them from the conservation area without creating a complicated or irrational boundary line. It is anticipated that there will be a possibility of enhancing these buildings or sites in the future.
- 4.132** The eight listed buildings within the conservation area by their very nature make a positive contribution to the area and their individual merit is identified in the later section, 'An Audit of Heritage Assets' (pages 101-103) and in detail in the statutory list documentation compiled by English Heritage.
- 4.133** The contribution made by each of the individual unlisted buildings within the conservation area have been identified in Figures 21 to 24, and many examples within each period of development have been identified in this chapter. However, it should be noted that detailed reference to specific properties in this appraisal does not imply that they are of any greater or lesser importance than others within the conservation area or within their classified contribution group as identified on the maps.
- 4.134** The architectural and historic qualities of the conservation area can best be illustrated by examining the distinct historic phases that influenced the style, form and layout of buildings during each period; namely, the Victorian, Edwardian, Interwar and Postwar periods. The main qualities and characteristics of the buildings associated with each of these periods and their contribution to the conservation area is examined in the next chapter.



## Qualities and Contribution of Victorian Buildings

### General qualities

- 4.135** Development in the Meyrick Park and Talbot Woods Conservation Area began in the 1870s and there are some fine examples of late Victorian villas that make a positive contribution to the character of the conservation area. Creating an impression of wealth was of great importance in the Victorian era and the exterior of the house was a good indicator of wealth and status. The external façades of such houses were embellished with a variety of decorative details and ornamentation. The Victorian properties emphasise many revival themes and on the whole these early buildings retain many of their original features that reflect these influences.
- 4.136** Early Victorian domestic architecture was defined by the Italianate style which had been a progression from the classically inspired Georgian buildings but with greater individual expression. These buildings, inspired by Italian villas, often comprised of shallow pitched roofs with overhanging eaves supported on scrolled brackets (consoles); grouped sets of arched window openings; timber sash windows, often with central vertical glazing bars; towers (campanile); stucco quoins; moulded window cases and string courses to delineate floors.
- 4.137** In the 1860's this style was beginning to be replaced in popularity by the 'High Victorian' style that delighted in the enrichment of dwellings. Virtually any motif of the past could be brought into use and new ones devised. There was an increased use of bay windows often crowned by gables to break up the roof lines and use of turrets and copper or lead clad domes. Windows comprised of larger panes as a result of technological developments in glass making. Roof pitches became much steeper, up to 60 degrees by the end of this period. Brickwork was preferred to large areas of stucco with the increasing popularity of horizontal banding, moulded or polychromatic brickwork, i.e. designs picked out in contrasting brick colours. Lintels became more expressive with chamfering at edges or raised on shoulders (stilted). The advent of the railways allowed greater access to Welsh slate which was increasingly used on roofs with contrasting ornamental terracotta ridge tiles.
- 4.138** At this time Gothic features were increasingly being used within domestic architecture as part of a religious revival in the mid-nineteenth century and as a means of the emerging middle classes showing off new found wealth or demonstrating piety. Many of these features were inspired by the writings of A W N Pugin and John Ruskin and were selectively used and reinterpreted for housing in the form of Gothic collonettes on porches and bay windows, pointed arch heads to windows and on occasions stone tracery. Steeply pitched gables sported prominent and decorative bargeboards and roofs were given tile or cast iron cresting and finials. Many features could now be chosen from pattern books of speculative builders and be mass produced in artificial stone.

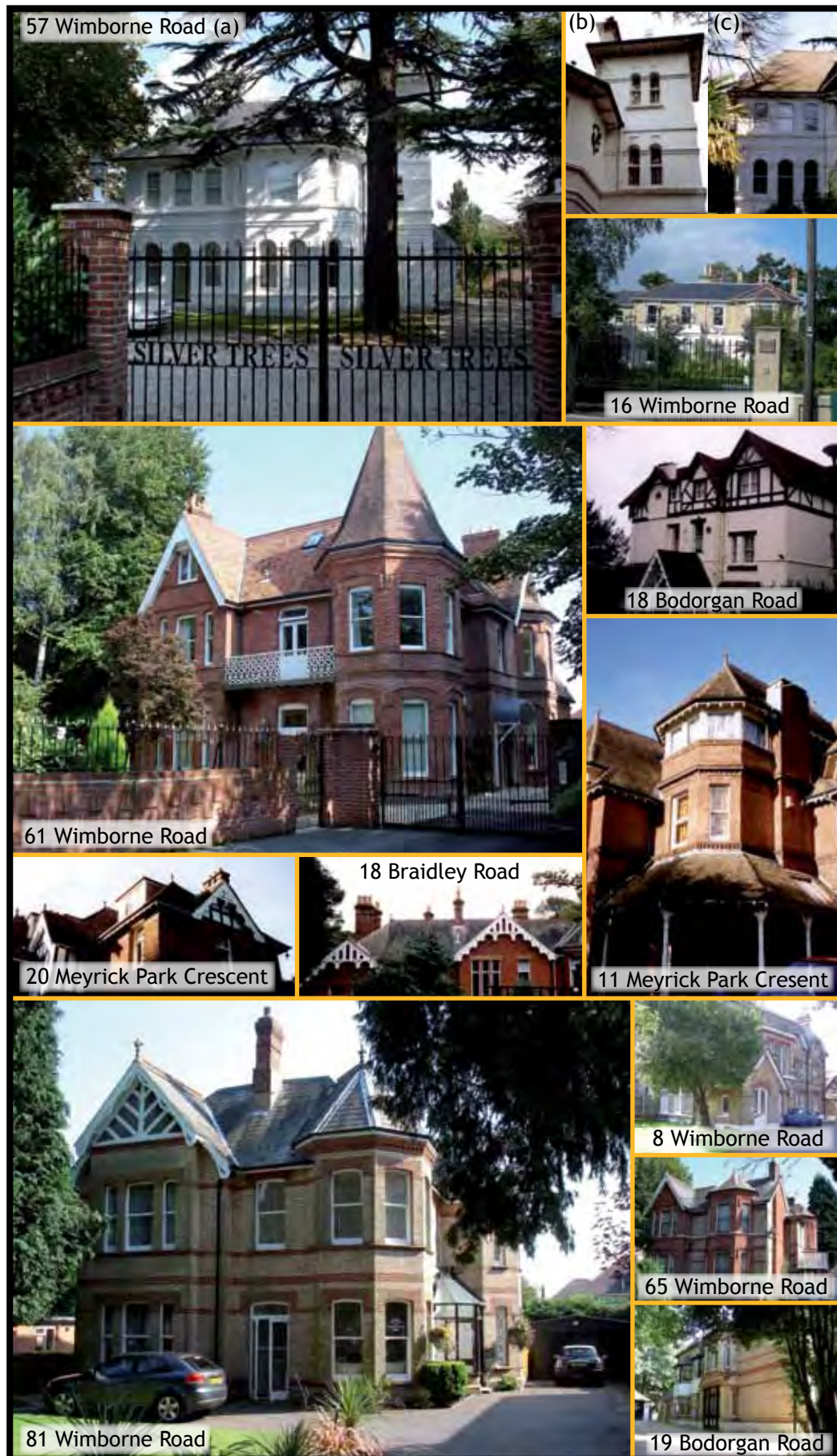


Figure 25: Buildings and features of Victorian phase making a positive contribution  
Meyrick Park & Talbot Woods Conservation Area Appraisal July 2009

- 4.139** The 1870s heralded the 'Red Brick' phase or what was also termed 'Domestic Revival'. It was inspired by William Morris and architect Philip Webb with the building of the 'Red House' in 1861. The philosophy of this period was formed from the appreciation of vernacular architecture, the honesty of traditional buildings and the use of natural materials. It spawned what is known as the 'Queen Anne style' an important exponent of which was R Norman Shaw. Influenced by the 18th century classical brick houses of Holland and Belgium, features include bay or oriel windows; white painted woodwork, including balustraded balconies with shaped brackets contrasting with the red brick walls. On occasions white stone dressings and quoins were used and window openings with red gauged brick flat arches. Large paned timber sash windows were often decoratively divided with white painted glazing bars, more commonly to the upper sash, displaying small coloured or patterned glass side or corner panes. Patterned or stained glass could also be found in the upper panels of doors, toplights and sidelights, and particularly staircase glazing. Tall substantial chimneys characterise this period with external stacks to the ends of buildings decorated with vertical ribbings and other embellishments. House frontages varied in embellishment sometimes with gable tile hanging, dormers or projecting timber porches with open rows of balustrading. The backs of houses remained plain built in stock bricks with extensions similar to previous phases.

#### Local qualities of Victorian buildings making a positive contribution

- 4.140** The qualities of the Victorian buildings can best be displayed by focusing on individual properties within the conservation area to highlight their common characteristics (*figures 25, 26 & 27*).
- 4.141** 'Silver Trees', 57 Wimborne Road - this property demonstrates all the characteristics of the early Victorian 'Italianate' architecture as noted in paragraph 4.136 above. The classical influence can be seen in the stucco walls and relatively shallow pitched slate roof with modillions to the eaves (symbolic brackets used in classical architecture). There is the typical use of a campanile (raised tower) attached to the side of the villa with rustication to the ground storey and the series of arched windows with pronounced keystones. The protruding horizontal strings delineate each storey and act as a continuous cill line to the windows. The windows are timber sash but generally smaller than in later phases. 16 Wimborne Road, 'Cumloden' (now known as Meyrick Gate) displays the understated characteristics of this period with light coloured brickwork, simple white painted stone heads and cills and a shallow pitched roof with console brackets to the eaves.
- 4.142** 81 Wimborne Road represents the 'High Victorian' period with the use of polychromatic brickwork; red brick banding and definition of window openings, shown here with 'stilted' segment heads which can also be seen at 2 Durrant Road. Polychromatic brickwork can also be seen at 8, 43, 45 & 65 Wimborne Road and 19 Bodorgan Road. Windows are typically vertical timber sash embellished with horns to the bottom corners of the upper sash. The roof pitch has become steeper; of slate with decorative ridge tiles and finials. A central prominent chimney rises close to the ridge defined by string and corbelled cap with clay pot. The character is well defined by the prominent front bay with pronounced bracketed gable displaying wavy edged decorative barge boards and terracotta ridge with finial. The gable is commonly emphasised by the use of faux half-timbering which echoes an earlier 16th and 17th century vernacular style. Windows to the bay are grouped together; two slender lancet sized sashes flanking the normal sized central window separated by brick mullions. The building is completed by a prominent polygonal corner bay with a pyramidal roof and single sash windows to each face. The eaves are picked out by a red brick cornice with dentil feature.



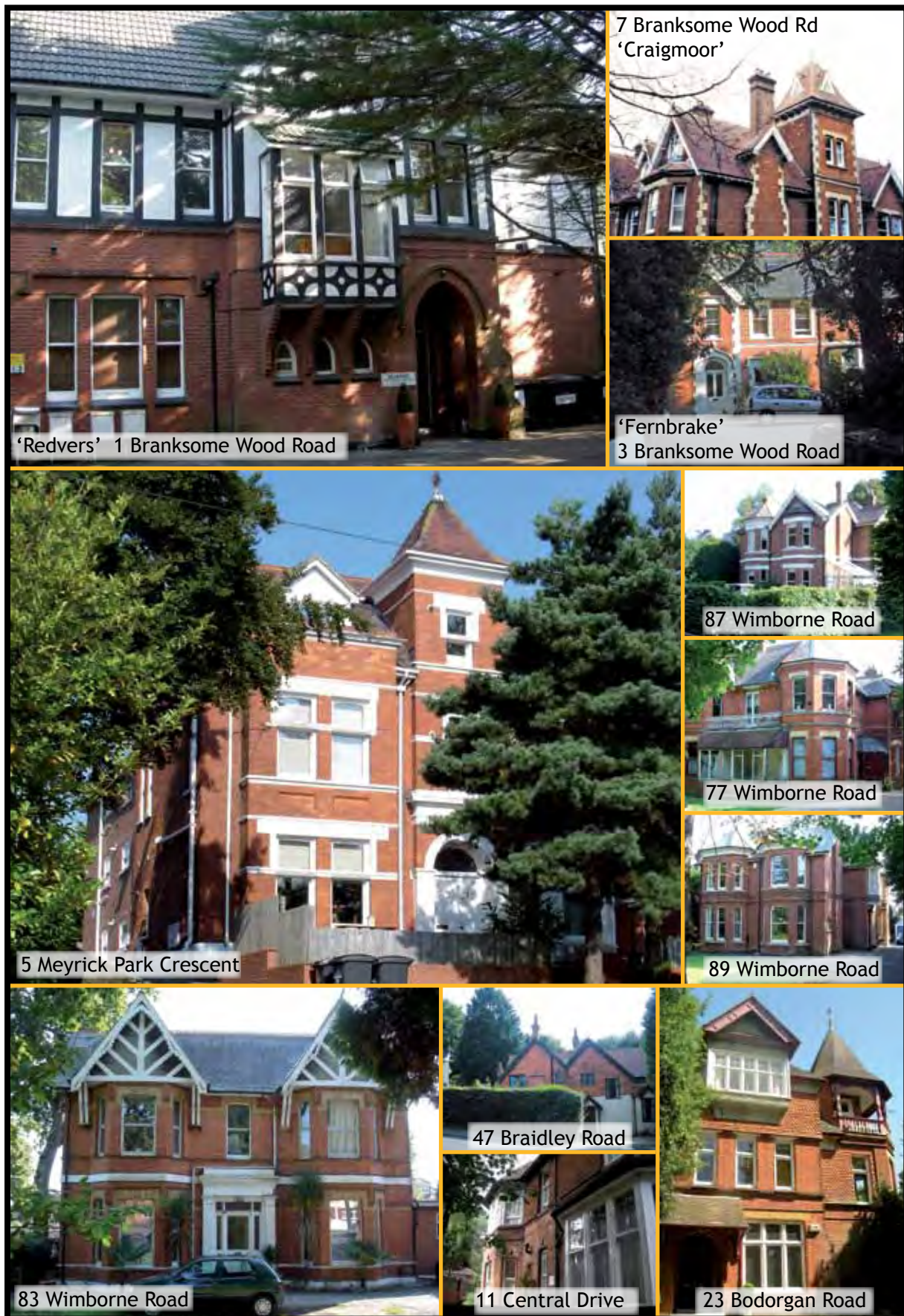


Figure 26: Buildings and features of Victorian phase making a positive contribution

- 4.143** A variation on this period of architecture is demonstrated at 61 Wimborne Road where the polygonal corner bay exhibits Gothic influences as demonstrated by the tall 'spire like' pyramidal roof (sometimes referred to as a 'witches hat' roof) and exaggerated steeply pitched gable to the bay. The hood mould above the windows extends down on each side with a corbelled termination, as used in Gothic and Norman architecture. The same feature can be found on 65 Wimborne Road with both these properties using a corbelled brick cornice to the eaves of their bays, as with 81 above.
- 4.144** Other Gothic influenced features can be seen on the windows of 8 Wimborne Road and 58 Braidley Road where the small windows have noticeably pointed heads which are emphasised by the prominent hood moulds. 12 St Stephen's Road (The Bournemouth School of English), which was probably at one time the Manse to the nearby church, displays two windows on the East face with pointed heads. The extravagantly decorative bargeboards to the gables of 18 Braidley Road, 'Ardsley House' (as viewed from Central Drive) and 20 Meyrick Park Crescent show typical Gothic features.
- 4.145** 18 Bodorgan Road shows the Gothic influence not only on the main gables but to the bargeboards and timberwork of its elaborate porch. A Victorian entrance such as this is an important element that characterised buildings of this period. 11 Meyrick Park Crescent is another example of this displaying a porch that is supported by decorative timber posts, whilst the porch gable to 12 St Stephen's Road has an ornamentally carved timber bargeboard with scissor truss bracing.
- 4.146** A cluster of fine Victorian buildings off Branksome Wood Road deserve individual attention:
- 4.147** 7 Branksome Wood Road, 'Craigmoor' (circa 1889) dominates the other buildings off this drive. Built of brick under a plain tiled roof with decorative ridge tiles and finials it has stone quoins and lintels, two storey bays, pointed gables, timber sash windows, prominent brick stacks and a tower with 'witches hat' roof and interesting small, Gothic style, triangular dormers.
- 4.148** 1 Branksome Wood Road, 'Redvers' displays the influence of timber framed houses on the vernacular revival. This is demonstrated in the treatment of the upper storey and the elaborate timber work to the gable and large oriel window, which echoes the Elizabethan jetty. The oriel window is supported on large corbelled brick supports that are clearly influenced by the machicolations of battlements on medieval buildings, in between which are small Gothic arched windows. A large Gothic arched entrance way can be seen immediately to the right. 34 Wimborne Road and 12 Rushton Crescent similarly demonstrate the vernacular influence in the use of faux half-timbering to the upper storeys.
- 4.149** There are no pure examples of the Domestic Revival in the area but its influence can be seen at 'Fernbrake', 3 Branksome Wood Road, where the red brickwork is contrasted by the white quoins to the corners of the two storey gable, ground floor window surround, and door surround. The upper gable window has white hood mould and lintel and the door has an ogee shaped hood mould above. Decorative terracotta wall tiling is used extensively to the first floor and this can be seen on a number of other properties in the conservation area; most notably, 17 and 20 Meyrick Park Crescent, 11 Central Drive, 47 Braidley Road and the listed building 23 Bodorgan Road. To a certain extent 5 Meyrick Park Crescent exhibits the same characteristics with the white surrounds contrasting well with the orange/red brick.



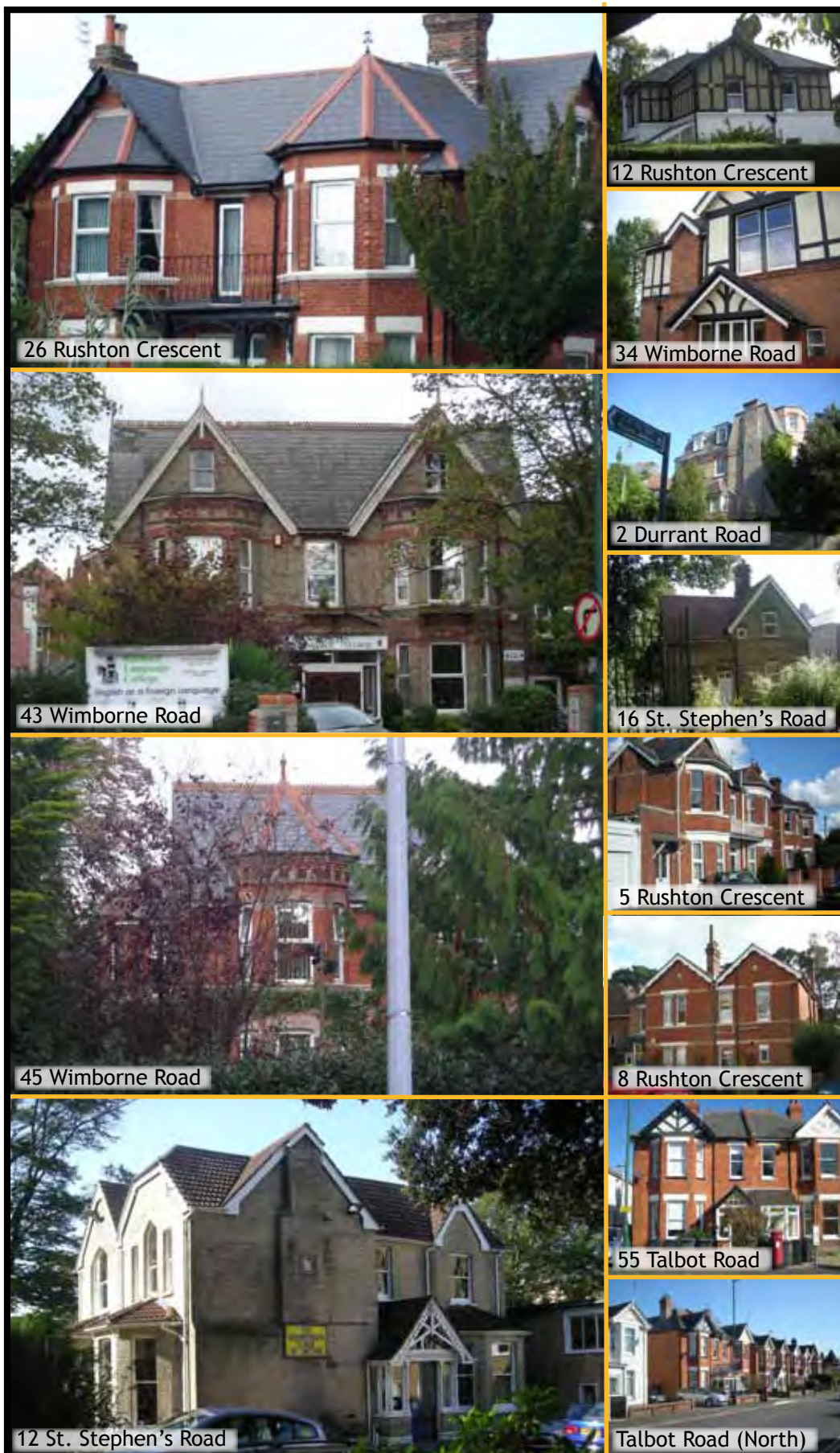


Figure 27: Buildings and features of Victorian phase making a positive contribution



- 4.150** With most Victorian properties, the front door of a house made an important statement about the wealth and position of its occupants. 18 Braidley Road provides an example of an elaborate carved stone door surround, designed in a mannered classical style with broken pediment above. The decorative arched glazed fanlight above the door adds to its grandeur. The roof line of this property, as with all properties of this period, is dominated by prominent chimney stacks with tall clay pots and another example of this can be seen at 8 Rushton Crescent.
- 4.151** Other variations can be seen in the use of stone or stucco for window heads (with chamfered edge), cills, bands, strings, quoins and deep cornices to the eaves of bays and towers, such as 77, 87 and 89 Wimborne Road and 1 and 5 Rushton Crescent. 83 Wimborne Road uses buff brick for window heads and banding in a predominately red brick building to simulate the more expensive stone features on other properties. The same property has a white painted classical entrance feature (possibly stone) with a pilaster each side of the door supporting a deep entablature above.
- 4.152** 17 Meyrick Park Crescent, 'Sunnymount', is another fine Victorian residence (circa 1895) that occupies an elevated position, screened by the mature vegetation that surrounds it. It boasts a fine timber balcony, decorative tile hanging and elegant chimneys although the feature that distinguishes it from others is its fine brick arched entrance with an ecclesiastical nuance, incorporating small windows and stained glass. 17a (circa 1900) was formerly its coal house and stables and is also noted for the contribution it makes to the conservation area.
- 4.153** 23 Bodorgan Road (1883) is a grade 2 listed Victorian villa; the full list description can be read on the statutory list compiled by English Heritage. However, it has many notable features that are mentioned in descriptions above but in addition it has a large dormer with decorative plaster corbelled projection and incised plaster coving below the gable and to the eaves of the main roof. The polygonal bay has an open loggia at second floor level with painted turned balusters and decorative timber supports for the spire roof with pinnacle. The rear has further features including a corbelled oriel window with incised coved cornice and second floor loggia under half-timbered gable.
- 4.154** The northern side of Talbot Road comprises Victorian houses displaying unmistakable characteristic features but smaller in plan form than other Victorian villas and the Edwardian houses across the road, many being semi-detached. There are typical extended sections to the back of lesser height than the main unit and occupying approximately half the width of the site (to allow daylight to at least part of the principal space at the rear of the property). The exterior shows the rhythmic pattern of these tightly knit houses with canted bays surmounted by projecting half timbered vermiculated gables with decorative bargeboards. The walls are generally orange/red brick with some banding in places and brick dentil courses at the eaves of features and bays. Roofs are generally of slate with terracotta decorative ridges and finials, many with fire break walls protruding above the roof separating pairs of adjoining houses. The retention of modest but prominent chimneys retain an essential characteristic of these buildings. Typically, single timber sash windows are used maintaining a vertical emphasis to openings with prominent stone lintels and cills; many now painted. Corners of intersecting roofs have in a few instances been emphasised by the use of polygonal corner bays with 'witches hat' roofs. Gabled front porches, some with stained glass, add to the characteristics of these early properties.

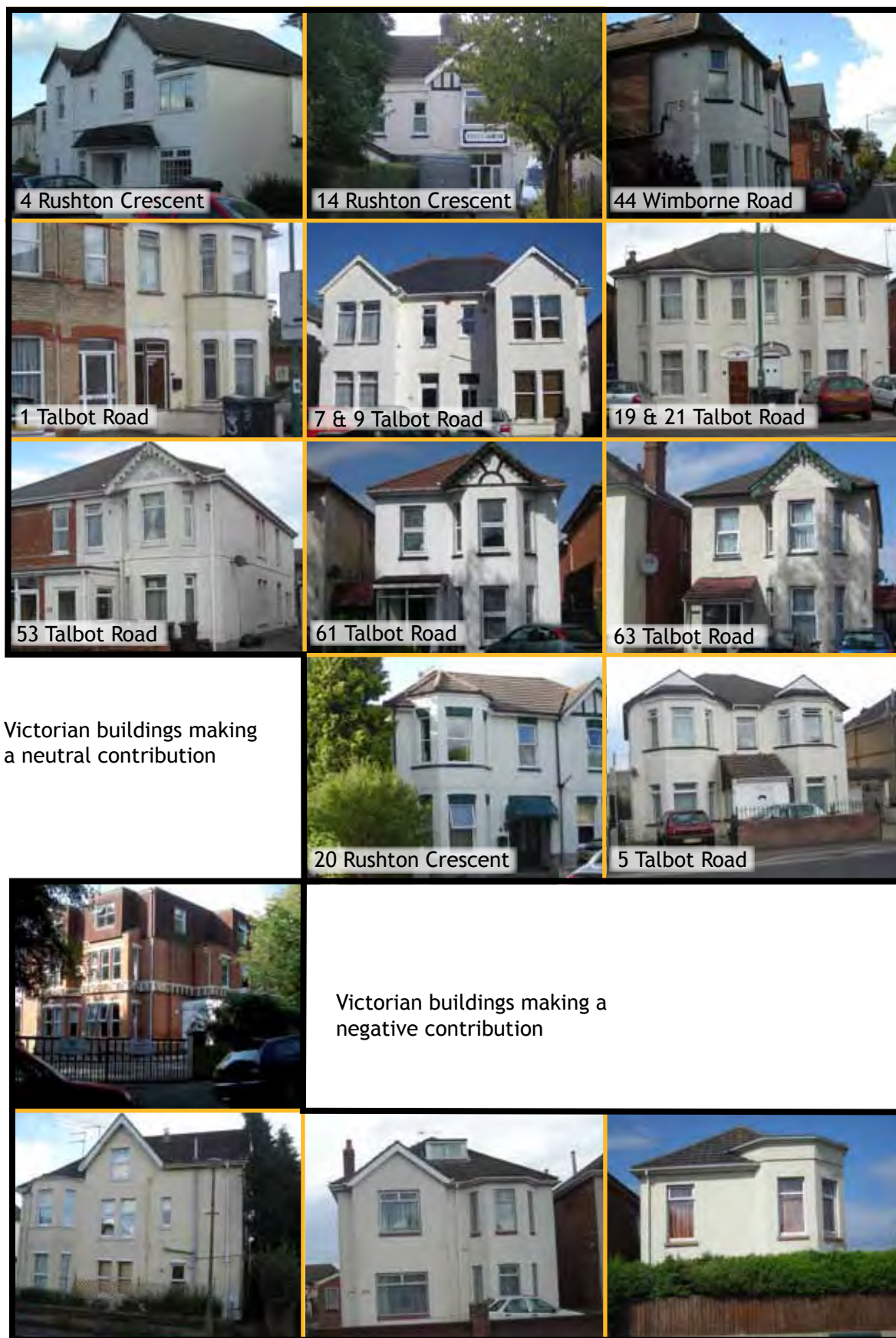


Figure 28: Victorian buildings making a neutral and negative contribution