

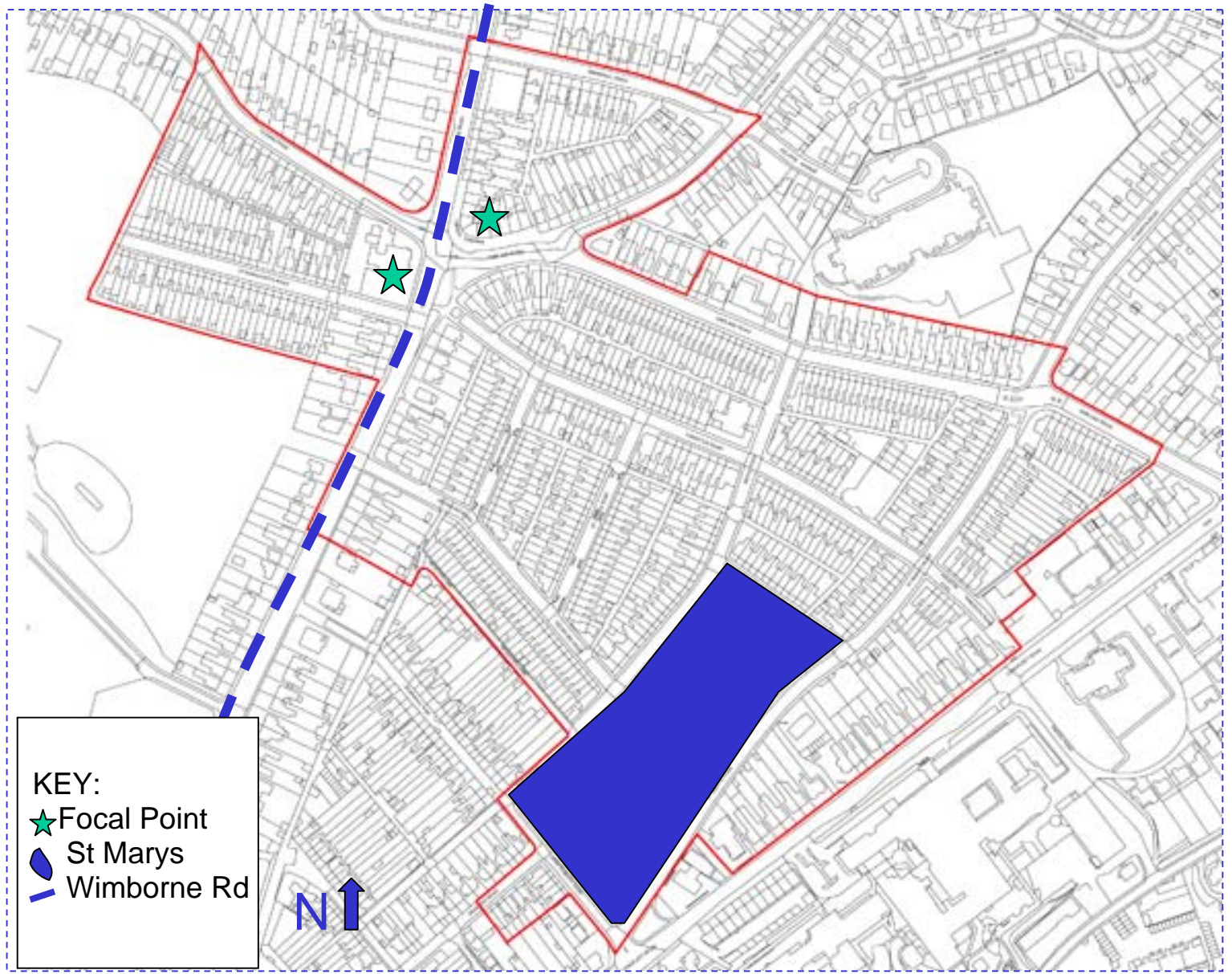


THE PROPOSED HECKFORD PARK CONSERVATION AREA

INITIAL DRAFT REPORT



HECKFORD PARK: PROPOSED BOUNDARY



This area has the following, general characteristics:

- The Tatnam PH and nearby shops at Tatnam Crescent create a focal point in the area.
- Traffic on the Wimborne Road is a negative feature and the road dissects the area.
- St Mary's Hospital occupies a large area and is likely to come forward for redevelopment as the Hospital rationalises its services on its main site on Longfleet road.
- The area contains a network of back and side roads. These 'backs' add to the character and permeability of the area.

Considering the area in more detail:

Urban Structure & Grain

In terms of its urban structure, this area is quite cohesive. Although the traffic segregation of the Wimborne Road is a negative feature, the rest of the proposed conservation area is characterised by residential streets laid out on a tight grid pattern that gives the area good permeability. The 'backs' add to this permeability although they are not well lit and are unlikely to be used at night.

Houses sit at the back of pavements and give good enclosure to the streets. This results in building-building widths of a comfortable human scale. This also gives the area a very fine grain. St Mary's Hospital is the exception in the area, with its buildings sitting within the site away from the public realm, and giving this part of the conservation area a coarse grain. There was once a Workhouse on this site which would have had a similar relationship to the area in terms of grain.

It is anticipated that when this site comes forward for redevelopment, finer grain can be introduced, perhaps with the inclusion of a new public open space in the form of a square or pocket park.

The severance caused by the Wimborne Road is a negative feature. The equally busy Longfleet Road, which forms the southeastern boundary of the conservation area, is also a hard edge to the area that deters pedestrian movement into or out of the area.

The Tatnam Crescent junction is a heavily engineered space designed to cater for vehicle movements rather than the needs of pedestrians. Subsequently, this area is very open with limited enclosure and a very coarse grain. Conservation Area status would give the Council the ability to create pedestrian-friendly spaces in these areas should opportunities for redesign arise in the future.

On-street parking is very well used.

Gaps

The terraced layout has created large gaps in built form at the street junctions where the rear garden of one property extends towards the flank wall of its neighbour on the adjacent street. The backs further increase the gaps. Around the Tatnam Crescent junction, there are a number of semi-detached properties which introduce regular gaps to the street scene. The detached houses on the northern side of Garland Road give a very regular alternation between gaps and built form.

In all these cases, the views afforded through the gaps help define the character and appearance of the conservation area. Due to the predominantly terraced layout and network of backs, it is often the rear as well as the front façades of properties that are visible from the public realm, and which give the area its sense of continuity and enclosure.

The backs themselves are quite narrow and the garages and rear boundary walls enclose the space. However, these structures being relatively low still allow views across the rear gardens to the houses. This gives a degree of spaciousness to these areas.

Views

Views of the Tatnam PH are important in views from Garland Road, and Wimborne Road. St Mary's Church is also an important feature in the skyline as one looks east along Kingston Road. These vistas should be preserved or enhanced.

Permeability & Legibility

Whilst pedestrian movement throughout the area is easy, vehicular movement has been somewhat curtailed on Canford Road and St John's Road to enable on-street parking, with these streets being made one-way. St Mary's Road has been closed off to traffic at its northern end, whilst Kingston Road has been closed at both ends. Such works slow vehicle speeds and give greater priority to pedestrians. This is endorsed by current streetscape approaches. Reducing vehicular dominance is considered beneficial to the character and appearance of the area.

The area contains a number of landmarks, which, in conjunction with the good permeability, enhance the legibility of the place. The Tatnam PH and nearby shops, the Longfleet Baptist Church, the children's play area on Kingston Road and St Mary's Church are examples, not to mention smaller structures such as the red post-box on Heckford Road. These elements help people to orientate themselves as they move through the area.

Landscaping

This proposed conservation area is urban in character. Hard landscaping predominates although the southern side of Garland Road is planted with trees giving a boulevard feel to the street. Raised planters have been installed where roads have been closed and the busy junction at Tatnam Crescent contains a number of street trees on its southern approaches.

In some cases, front gardens have been tarmaced to enable off-street parking and front boundary walls have been removed. This has a negative impact on the character and appearance of the area, and results in pedestrian/vehicular conflicts with vehicles crossing the pavements and parking close to front doors. Parking at the public house, Baptist Church and Day Centre is very prominent in the street scene and dominates the front of these buildings. The rear of the properties fronting

Longfleet Road is also a negative feature in the area, giving St Mary's Road a very coarse grain, out of character with the area.

Tarmac is the main road surface although some of the backs contain more informal, un-made surfaces.

Density & Mix

The fine grain of the area enables a high density of development and the area is mainly residential. The exceptions are the public house, the shops at Tatnam Crescent and the corner shop on Kingston Road. Other retail premises on this street have been converted to residential use although some features of the original shop fronts still remain and add to the character and appearance of the area.

There are also a number of Community buildings scattered throughout the area.

Height & Massing

Generally, building mass throughout the conservation area is typified by a domestic scale, two-storey square form, with bays and attic space. The public house follows this form but is of commercial scale. Roofs are generally gabled.

This 'building envelope' – height, width, massing and depth – and the ratio between buildings and open space, defines the character of the conservation area.

Three-storey development exists at Tatnam Crescent. Modern development within the area such as the Holly Court flat development is also three-storey, although this is not typical of the character and appearance of surrounding development.

Details & Materials

Boundaries & front gardens

The area is characterised by Edwardian Terraces with brick front boundary walls. Some of these walls retain their original railings, which add positively to the street scene and character and appearance of the conservation area.

In some cases, the original tiled front paths remain and give distinctiveness to the area. Side and back access roads also remain and many residents have erected garages and a variety other structures in these areas. The backs are an intrinsic part of the character of the area and should be retained.

The wall running along the northwest boundary of St Mary's Hospital and the small lodge at the south corner are considered to be positive features in the street scene.

In some cases boundary walls have been replaced with breezeblock and other unsympathetic materials. However, these works are not permanent and brick walls can be reinstated in the future.

Roofing

Unfortunately, most of the original roofing material has been replaced with concrete tiles, however, such changes are not permanent and clay tiles or slates could be reinstated in the future.

Original brick chimneys and chimney pots remain and add to the character and appearance of the area.

Decorative bargeboards are also visible on many buildings and again, are considered positive elements within the conservation area.

Façades

There are stone lintels above the windows and walls are predominantly red brick. In some cases, decorative brickwork has been used. Some original sash windows remain although many have been replaced with UPVC – again, wooden casements can be reinstated in the future. Stone mullions form attractive features in a number of façades and in some cases decorative plaques can be seen.

The solid to glazed ratio and design of fenestration gives the properties a vertical emphasis, which reinforces the fine grain of the area.

Satellite dishes have been installed on some properties. As technology advances it is anticipated that they could be removed.

The timber porch details and balustrades to the properties on the northern side of Garland Road are positive features. In some cases the stained glass remains. These features are unique to this part of the conservation area.



