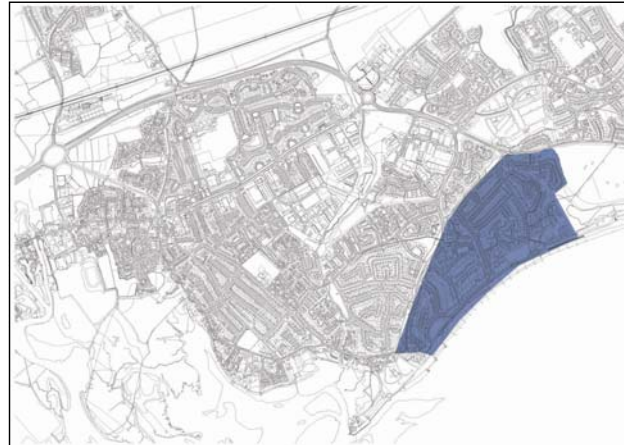


5.28 NC Area 3d : Friar’s Cliff



5.28.1 Friar’s Cliff was one of the earliest phases of estate type development in the area. The first estate roads appear in the 1930’s editions of the Ordnance Survey. These first areas were developed as predominately individual houses in large suburban plots. The area has a mature spacious character and includes areas with open sea views. The estates are laid out with an ordered mix of house types. Groups of individual houses sit next to groups of standard bungalows. There are two small areas of more recent (70’s/80’s) infill estates which clearly contrast with the earlier designs and layout styles, but the areas are quite well integrated within the overall area and, while different, are not intrusive. The sea front properties on Avon Ron Road stand out as some of the most individual designs. These are set on the inland side of an access road providing a public view to the sea. The coastal edge is marked by a line of mature Maritime Pines. The houses, coastal setting and dominant tree line give the area a very strong sense of place. While obviously desirable properties, the open streetscape is more welcoming than the other more exclusive housing areas in the Borough.



5.28.2 The Maritime Pine theme re-occurs on Seaway Avenue. This early estate road was designed with a planted verge between the footway and roadway and is now dominated by a fine pine avenue. This sets the style for other adjacent streets. The streets leading off Seaway Avenue also have heavily planted verges but without the pines. The next streets have a grass verge. Although the landscape provision diminishes in the streets further away from the main Avenue, the repetition of the basic layout carries the theme across a number of streets. Other localised groups of street trees and garden trees occur within the estate. There are also small areas of public open space which double as beach parking areas. This appears to be a highly desirable housing area with a prime seafront location. The general mix of styles, density and mature character gives the area of strong and very pleasant sense of place.



5.28.3 In providing public areas to the coast the area could also be seen as contributing to the wider unique identity of the Borough.

5.28.4 Main Characteristics

- Area of early estate, layout with straight, wide interconnected through roads.
- Low density, large well ordered houses and bungalow development.
- Properties generally set back with good sized front and rear gardens.
- Mature garden and street tree cover with predominance of distinctive large Maritime Pines. Although some gardens are enclosed by planting the estate has an open welcoming feel.
- Variety of building styles ranging from one off individual properties to groups of standard designs. Despite prime coastal setting properties not overly exclusive or dominant. Overall significant continuity in the character of the development as early 20th century development.

5.28.5 Residential Development Characteristics

Form/Scale	Detailed individual properties with groups of bungalows.
Era	1930’s and small 70’s/80’s infill.
Style	Individual houses, some arts and crafts styles.
Materials	Brick and render and tile.
Roofscape	Individual properties - a few conversions to bungalows.
Plot Size/Density	Some large generous plots @ 5/ha down to more modest plots @ 15/ha.
Frontage	Properties set well back in mature gardens.
Boundaries	Fences and hedges.
Trees	Pine - dominant pine avenue.

5.28 NC Area 3d : Friar's Cliff

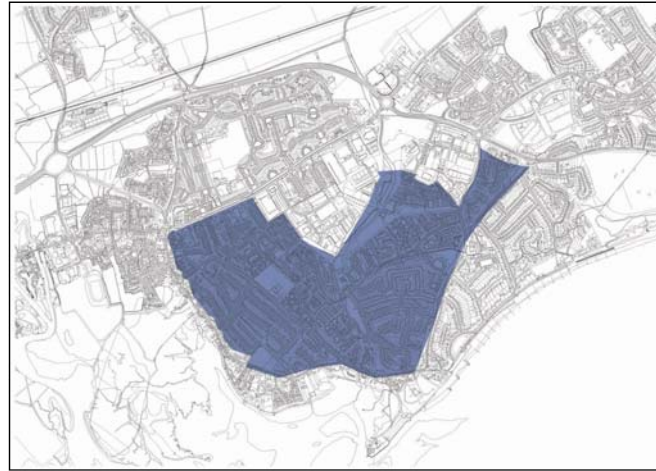
Sensitivity to Change

5.28.6 Part of this area falls within the Mudeford Conservation Area. The boundary includes the promenade, cliff and roadway along Avon Run Road. The character of the walkway along the cliff is in part derived from the pleasant low density modest scale development fronting the roadway. This development along with the rest of the Friars Cliff Area is not as yet 'historic'. However, the character of the area is based on the continuity of the early estate layout, and consistent age to development. Development includes a few 'arts and crafts' houses that greatly enhance the character.

5.28.7 While small pockets of more recent development have been absorbed the area should be seen as sensitive to piece-meal modernisation or infill. The characteristic sense of a low key, open unpretentious style of the development is an aspect that could be very sensitive to building or garden modernisation or improvement. Any trend towards enclosure or increased privacy of the housing would reduce the informality and welcoming character of this area.



5.29 NC Area 3e : Bure Lane to Somerford Road Housing Areas



5.29.1 This is an extensive area of mixed housing estates. While much of the area includes good quality well maintained housing, the overall extent of unrelieved residential development is overwhelming. The housing is laid out across the relatively level land, previously river terrace farmland and then partly airfield. Although there are areas of good tree cover around the estates, the lack of significant topography means that this area does not have a strong landscape setting or sense of enclosure.

5.29.2 The area was developed initially around the edges of the aerodrome. The 1960's Ordnance survey map below (**Figure 5.16**) illustrates how the development built up to the immediate boundaries of the airfield. The earliest patterns of housing are the straight parallel rows of detached bungalows and houses to the south of Mudeford Lane. The site of the large Bure Homage house is occupied by later cul-de-sac pattern developments of moderate density open plan bungalow estates.

5.29.3 The more recent developments date from the redevelopment of the Aerodrome in the 1980's and 90's. These are in the form of more dense and smaller scale cul-de-sac and housing courts served by De Havilland Way.

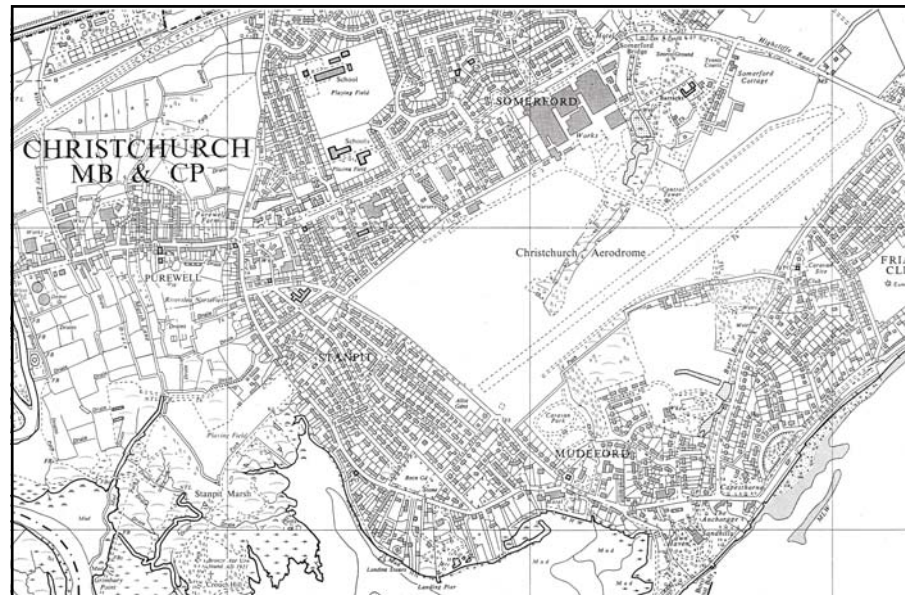


Figure 5.16 - 1960 Ordnance Survey illustrates development around the Aero-

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5.29.4 The Mude Valley is designated an SNCI and is the main area of structural landscape separating the housing areas from the Somerford industrial/commercial areas. The course of the stream has also been retained, as a series of open spaces between the housing. There are few other landmark features within the housing area to help define it. The original Tree Belt enclosing the Bure Homage house and estate remains as a strong landscape feature that separates this area from the Friars Cliff character area.

5.29.5 The general quality of the housing stock is good. The houses and gardens are well maintained and the standard house designs where they occur have not been significantly altered. The areas do not possess any strong sense of place. The proximity of coast and village areas provides higher quality environments within walking distance to most of the estate areas. The area does not add to the wider identity of the Borough.

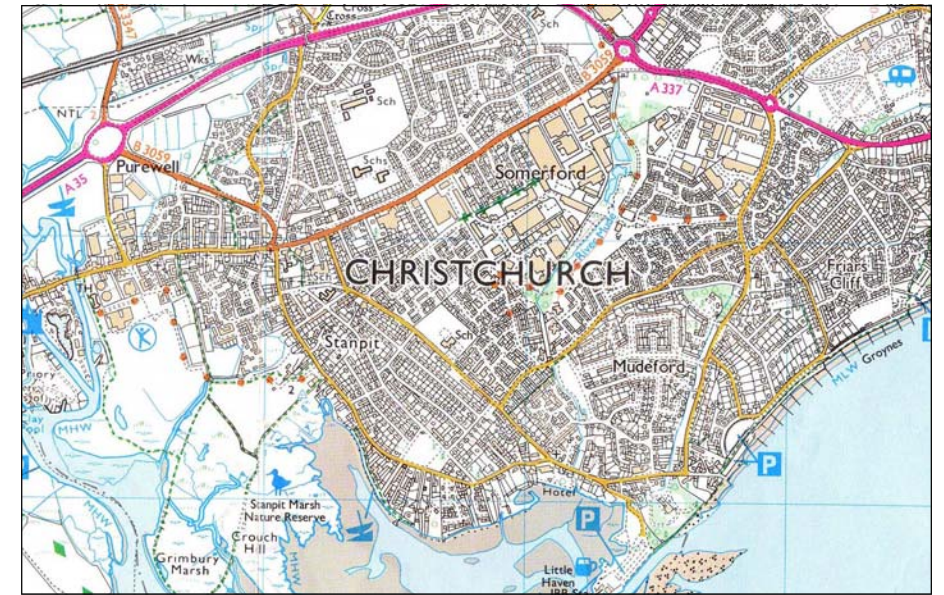


Figure 5.17 - 2002 Ordnance Survey

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**5.29 NC Area 3e : Bure Lane to Somerford Road
Housing Areas cont ..**



5.29.6 Main Characteristics

- Extensive area of unrelieved residential development laid out over generally level topography.
- Development pattern defined by large areas of distinct phases of development, leading to individual areas of consistent design styles but an overall mixed character.
- Tree cover and mature gardens limited to specific areas within the estates, lack of topographic relief means vegetation is not a dominant part of the character.
- Limited open space provision and landscape structure continued within the valley combined with general amorphous development pattern make this area difficult to orientate and provides few landmarks.

5.29.7 Residential Development Characteristics

Form/Scale	Detached bungalow and housing developments
Era	1930's and 1980's
Style	Mix of suburban housing estate styles from local development mixed estates of common styles to volume house building standard house types.
Materials	Generally brick with some render.
Roofscape	Older bungalows with a few roof conversions and roof lights. Newer estates limited interpretation to original buildings.
Plot Size/Density	Varied according to era of development - early phases - modest plots @ 15/ha - more modern cul-de-sacs. Small plots @ 25/ha.
Frontage	Houses set back from road with modest front gardens
Boundaries	Low brick walls and hedges and open plan.
Trees	Thin tree cover of small garden varieties

Sensitivity to Change

5.29.8 The area has been extensively developed as a residential neighbourhood. There is no significant open land left undeveloped and only a limited open space provision. There is therefore minimal scope for further development without impact on the remaining open spaces. To date the earlier estate areas have been subjected to only limited infill development. The general continuity of the different eras of development would be sensitive to piecemeal infill. In addition the general density of development does not suggest there would be much physical capacity for significant infill to occur.

5.29.9 The continuity of standard housing types and consistent scale properties should also be seen as sensitive to change. Additions or conversions that break the continuity of individual streets or groups of houses could degrade the general appearance of the housing. Even relatively minor disruption in the frontages or rooflines can have a cumulative adverse impact on the character or condition of the area.





5.30 Capacity for Development Purewell, Stanpit, Mudeford and Friars Cliff

5.30.8 This neighbourhood offers only very minimal scope for accommodating further development, without significant impact on the character of the area. Small scale opportunities exist within the road frontages through Purewell and Stanpit, where sensitive development could be used to reinforce the historic line of the street frontage.

5.30.9 The replacement of other non-residential land uses could lead to a loss of interest and variation, and exacerbate the sense of a townscape dominated by residential development.

5.30.10 Within Mudeford and Friars Cliff the opportunities to accommodate further development without conflict are minimal. The areas of lower density or non-residential development are the parts of the townscape that give the greatest interest and character to the area. Much of this is Conservation Area, protected at least in part for the value of the existing historic development pattern. These areas are of value for their own sake, but are also critical in the wider perception of the whole neighbourhood.

5.30.11 Within Friars Cliff the existing housing is generally comprised of early estates of individual low density housing. While there may be physical space for infill development, such change would erode the continuity of the existing housing in an area that contributes to the wider perception of Christchurch.

DEVELOPMENT POTENTIAL		CONFLICTS OR BENEFITS WITH ASSETS							IMPLICATIONS FOR CHARACTER		SIGNIFICANCE	
		BUILT ENVIRONMENT	SPACES & SETTINGS	NATURAL ASSETS	PERMEABILITY & ACCESS	IDENTITY						
		X Conflict ✓ Benefit = Neutral Effect ? Subject to Detail - Not Relevant										
Potential Key ■ Category with potential without conflict ■ Category with potential but some conflict ■ Category with potential but substantial conflicts		> 1Ha or More < 1Ha or Less N/A Minimal Scope		Urban Grain Street Scapes Coherent Groups Historic Fabric Archaeological Value	Public Open Space Private Spaces Settings Edges and Enclaves	Tree Cover Water Courses Habitats	Permeability Access to Assets Access to Countryside	Borough Sense of Place Christchurch Entity Neighborhood Identity	Potential			
Purewell (See also Town Centre)												
Previously Developed Vacant Land or Buildings	N/A									Small scale site area within existing modern developments	No effect	
Intensification of Existing Housing Stock	<	-	-	-	-	-	-	-	-	Small scale site areas with some frontage	No effect	
Redevelopment of Existing Housing Areas	N/A									Heavily treed site between industrial and residential sites		
Redevelopment of Other Uses	<	-	✓	-	-	-	-	-	-	Implications for residential amenity	Moderate	
Development of Car Parks	N/A									Development would impact on SNCI and Public Open Space	Substantial	
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	<	-	-	-	-	X	-	-	-			
Outward Expansion into Edges, Enclaves or Countryside	>	-	-	-	-	X	X	X	X	X	X	
Stanpit												
Previously Developed Vacant Land or Buildings	<	-	-	-	-	-	-	-	-	Small area of derelict land - vegetation cover and location suggest potential nature conservation conflict (Protected species)	No effect	
Intensification of Existing Housing Stock	>	X	-	X	X	-	-	-	-	Intensification of housing within conservation area - significant conflict with historic building pattern and tree cover.	Substantial	
Redevelopment of Existing Housing Areas	N/A									Redevelopment site could allow response to village streetscape/coherence of housing	No effect	
Redevelopment of Other Uses	<	-	✓	✓	-	-	-	-	-			
Development of Car Parks	N/A											
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	N/A											
Outward Expansion into Edges, Enclaves or Countryside	N/A											
Mudeford												
Previously Developed Vacant Land or Buildings	N/A									Intensification of housing within conservation area - significant conflict with historic building pattern and tree cover.	Substantial	
Intensification of Existing Housing Stock	>	-	-	X	X	-	-	X	-	Redevelopment on Road frontage sensitive in conservation area.	Slight	
Redevelopment of Existing Housing Areas	N/A									Loss of hotel impact on visitor facility.		
Redevelopment of Other Uses - Road Frontage Sites	>	-	?	-	-	-	-	?	-	Caravan site historically large grounds within 'village', significant space alongside quay, trees critical part of local identity. Visitor facility one of most significant sites in Borough.	Substantial	
Redevelopment of Other Uses- Caravan Site	>	-	-	-	X	-	-	X	-			
Development of Car Parks	N/A											
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	N/A											
Outward Expansion into Edges, Enclaves or Countryside	N/A											
Friars Cliff												
Previously Developed Vacant Land or Buildings	N/A									Large houses on large plots part of sea frontage development	Moderate	
Intensification of Existing Housing Stock	N/A									Coastguard centre and other land uses part of diversity of local land uses	Moderate	
Redevelopment of Existing Housing Areas	<	-	X	X	X	-	-	?	-	Car parks essential visitor facility for access to coast	Moderate	
Redevelopment of Other Uses	<	-	-	-	-	-	-	?	-			
Development of Car Parks	<	-	-	-	-	-	-	-	X			
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	N/A											
Outward Expansion into Edges, Enclaves or Countryside	N/A											
Bure Lane - Somerford												
Previously Developed Vacant Land or Buildings	N/A									Areas set between residential development and commercial development. Potential conflict with loss of employment land.	Potential Benefit	
Intensification of Existing Housing Stock	N/A											
Redevelopment of Existing Housing Areas	N/A											
Redevelopment of Other Uses	>	-	-	-	-	-	-	-	-			
Development of Car Parks	N/A											
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	N/A											
Outward Expansion into Edges, Enclaves or Countryside	N/A											