

# Streets of Bournemouth Bournemouth's Buildings

The shape of the town, and its layout reflected the early architects. Buildings were distinctive in style, although many disappeared in the late 20th Century to be replaced by flats. The dominant buildings in the early years were the churches, water towers and brickworks. As individual estates were sold for housing, different densities and styles marked them from each other and in the street names. Although this variety typified the buildings in the older parts of the town, later development tended to be more uniform in style.

Nevertheless, just walking along any of the streets south of the railway and looking at the upper parts of the buildings reveals great variety and individuality of architectural styles and materials. Distinctive buildings include the Bournemouth International Centre, the hotels, the College at Lansdowne, the Royal Bournemouth Hospital, the Littledown Centre and commercial buildings in the central town and between the Lansdowne and the Central Station.



ABOVE

The McCarthy and Stone building



LEFT

Boscombe Arcade





## **BOURNEMOUTH'S BUILDINGS**

**This Theme includes the following Sub-Themes**

**A particular kind of architecture?**

**The first house**

**Commercial premises**

**The Stour villages**

**Spreading out across the heath**

**Bournemouth's listed buildings**

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### **Appendix: Derivation of current Bournemouth street names**

**A particular kind of architecture?**

Bournemouth is a seaside town. It began as a marine spa with aspirations to serving an affluent and fashionable society, but for the last 150 years it has been a popular seaside resort. Is there a specific kind of domestic seaside architecture and does Bournemouth represent a good example? What is seaside architecture? It may be easier to say what it isn't. It is not lighthouses, marinas or an attractive harbour with fishing boat-bobbing sea. Let alone coastal footpaths or geological cliffs beloved of fossil hunters. It is about a particular built landscape that developed as a result of people wanting to bathe in the sea how this evolved into the seaside resort. And yes, kiss-me-quick hats, Donald McGill postcards, buckets and spades

Unlike most other seaside towns Bournemouth did not develop within an existing coastal settlement or alongside a harbour or port. The earliest seaside towns to develop such as Margate, Scarborough and Brighton have architecture particular to the era in which they evolved and the later resorts often copied this.

What all early seaside resorts have in common is that, in direct contrast to the local fishermen who lived in houses set in side-streets away from the prevailing wind, the new health tourists wanted to be as close to the sea front as possible. In Southbourne this came to the ultimate conclusion when villas built on the promenade only survived for a few years until the sea wall on which they were built was undermined by a severe storm in 1890.



Seaside style today veers between a deckchair stripes, driftwood, beach-hut chic and the ultra-modern glass and chrome houses being built at Sandbanks.

### **The first houses**

The basic plan for the initial layout of Bournemouth owed a great deal to the landscape ideas of Humphry Repton (1752-1818) and his follower John Loudon (1783-1843) the leading authorities on the style known as Picturesque-Gardenesque. Repton followed the Picturesque designers of the 18th century where natural-looking landscapes had been artfully sculpted with lakes and trees, and allegorical temples. While he worked primarily on substantial parks for wealthy clients he believed that an idealized, more intimate townscape could be achieved on a relatively small scale by the judicious planting of well-selected trees and shrubs near any detached residence. This would soften the arbitrary relationship between a built structure, including working areas such as the laundry, and the open spaces around it.

Loudon had worked in public parks and gardens. Through his published writings he advised thousands of smaller estates and garden owners how to lay out their grounds, with hints both on the cultivation of substantial villas and walled backyards. Loudon also suggested that the visual relationship of houses and villas could be enhanced by using imaginative plantings to create natural progressions of greenery. The Gardenesque style tended to emphasize the planting of botanical curiosities and island beds appeared for the first time. He preferred the natural landscape and urged designers to take advantage of the existing topography of a given site.

These principles were followed when the first buildings began to appear from 1838 onwards following the topography of the landscape. Over the next three decades local Christchurch architect, Benjamin Ferrey, laid out the centre of Bournemouth in the form of large villa plots on either side of the lower Bourne valley, initially for the Tapps estate but later working for other landowning clients. After Sir George William Tapps-Gervis died in 1842, the estate was managed by trustees with the well-known

architect and town planner Decimus Burton (1800-1881) as their consultant.



In establishing the townscape of the infant resort full use was made of dramatic locations on high vantage points near the sea and especially along the cliff top. Fortunately development was not allowed at the very centre of the valley as according to Burton *'The wooded valley through which the Bourne Rivulet flows to the sea is and must always constitute the principal object in the landscape, and therefore any work undertaken there should be most jealously watched and every endeavour made to preserve the natural beauty of the valley...for...the characteristic which distinguishes Bournemouth from most other watering places is its rusticity. This individuality should be maintained and a class of visitors attracted who cannot find the same elsewhere.'*

As a result, an amazing degree of architectural variety became possible. In his 1856 guidebook Brannon writes *'Numerous detached villas have been constructed on the slopes, crests and retired dells of the hills which form this valley. The designs are very varied, chiefly Italian, thatched, and Elizabethan cottages, or rather mock Gothic, or as an architectural friend of ours calls it, the "The Bourne Style".'*

The only surviving example of the informally spread out residences that once dotted the lower Bourne valley between 1840 and 1860 is the villa adjoining the Hermitage Hotel in the Lower Pleasure Gardens. The building was listed in 1974 partly due to its historical links with the 19th century churchman John Keble and for the picturesque quality of the south-east corner tower (see below). The building combines classical Georgian restraint with a 4-storey Italianate tower, an architectural combination that was quite common in the original appearance of Westover Road. The evergreen landscape in combination together with the few surviving detached houses along Tregonwell Road is probably the only other place in the town centre which gives some idea of the vanished romantic character of the early Bournemouth.



Twenty years after the first villas were built Bournemouth offered its first wealthy residents a very comfortable and extremely secluded place in which to live. This fitted perfectly the more assertive character of the many self-made businessmen, members of the professions and colonial expatriates who wanted a less hectic and more leisurely environment in which to retire or to conduct their



business. By 1851, Bournemouth had no fewer than eight annuitants, two bankers, three house proprietors and two retired members of the East India Company in residence.

Between 1860 and 1880, villas spread rapidly in all directions to accommodate the increasing number of wealthy people who chose to escape the polluted centres of industry and commercial towns. From the lower Bourne valley along new serpentine roads across the East and West Cliffs and around the embryo Dean Park, new detached houses covered most of the area between Horseshoe Common, St. Paul's Road and Wimborne Road as far as the new cemetery. As the resort expanded, the visual ambience of the original Marine Village faded away to be replaced by the architectural character of a more extensive residential seaside town. In the newer, well-to-do residential neighbourhoods further from the sea, as in the southern section of Dean Park, Gothic-style influences with prominent gables and distinctive roofs appeared. The character of the town retained the generally dispersed nature of the early settlement pattern with few houses for the working class.

By the late 1880s, the most fashionable new areas of the town were on the West Cliff near Poole Road, and in the more northerly sections of Dean Park around the new cricket ground. The large villa in Clarendon Road is typical of the new Arts and Crafts style of Norman Shaw (1831-1912). These houses had more neo-vernacular decorative features, with distinctive roofscapes and a variety of contrasting architectural features, such as bays, towers and high chimneystacks. These are still visible north of the Lansdowne between Cavendish and Wellington Roads.

An increasing number of villas were constructed for the middle-class housing market proper in a broad arc in central Bournemouth close to the fashionable coastal districts. Mainly medium-sized, square-shaped houses, with two to three bay windows, they were usually of two or more storeys with doors, windows and half-timbered gables put together in a restrained Arts and Crafts style. The priority for the town's administrators and the building entrepreneurs was to ensure a reasonable balance was maintained between the new residential areas and their general setting. With few exceptions, the construction of high-density all-purpose apartment blocks in the inner town was to be restricted. Houses could only occupy between 40% and 60% of each plot.

Most other residential buildings during this period appeared either as single houses, pairs of semi-detached houses or more rarely as terraces. Such properties, built mainly for the holiday trade, quickly became popular as family and retirement homes amongst the increasingly numerous professional and commercial classes. They were built in considerable numbers, especially in the



newly developing area of Southbourne, when areas further west were being constructed in the currently fashionable Voyseyesque Style. Charles Voysey (1857-1941) favoured 16th and early 17th century vernacular styles which preferred white roughcast walls, horizontal ribbon windows and large pitched roofs. It used materials typical of English farmhouses.

Between 1900 and 1920 the most distinctive changes to the urban environment appeared in a series of exceptionally well-designed 'gentlemen's' residences once again influenced by the house designs of Charles Voysey. The emphasis was on simplicity and rationality, using traditional building materials wherever possible. Many of the houses were individual designed for clients. They can still be seen in the Saints conservation area and rather less elaborately on the West Overcliff and between Wellington and Stewart Roads.

### **Commercial premises**

As retail and commercial premises increased, their builders favoured the late Georgian style. Elegant examples may still be found at West Hill, at Southbourne Terrace in the Square, and especially between the Gervis Arcade and the Lansdowne.

A cramped group of artisan dwellings also appeared behind the first terraces of shops and purpose-built apartments between the Square and Poole Road. The construction of more spacious retail premises occurred along Old Christchurch Road.

Following the arrival of the railways, there was a very rapid increase in the population from 5,896 in 1871 to 78,766 in 1911. Within three decades, the distinctive visual characteristics of the infant resort were successfully integrated into the most dramatic transformation of its appearance. The peak of building activity occurred between 1880-1910. Bournemouth experienced a level of growth almost unmatched in Britain, as road after road of solidly built residential and commercial properties spread remorselessly inland. As consumer demand grew so did its retail needs.



The front façade of  
Boscombe Arcade

From the turn of the 20th century, several elegant shopping parades were built, notably Poole Road, Westbourne, along Christchurch Road either side of Boscombe Arcade, Southbourne Grove and to a lesser extent through Winton and Charminster. This final spurt of Voyseyesque/Arts and Crafts elegance in Bournemouth was almost the last manifestation of the grand villa style.

One hundred years later, the style of commercial buildings has changed, although sometimes mimicking earlier forms but using modern materials, for example the J P Morgan building at Littledown.



The J P Morgan building at Littledown seen from the grounds of the Sports Centre

The area between the Lansdowne and the Central Station has become dominated by commercial buildings, some very rectangular and functional, others making a little more of curves.

## The Stour villages

By 1931 Bournemouth had expanded to its current boundary. The former Liberty of West Stour of 1800 encompassing the six tythings Muscliff, Muccleshell, Throop, Holdenhurst, Iford and Tuckton now constitute the modern Bournemouth together with the final extensions to the boundary of the Dorset parish of Kinson in 1931 and Hengistbury Head in 1932.

As the town centered on the Bourne valley grew, so Muscliff and the surrounding villages suffered, exacerbated by the agricultural depression of the late 19th Century. The areas remained in the economic doldrums until the 1930's when proposals to revitalise the areas of North Bournemouth involved large blocks of land being sold for housing development, including the fields surrounding the historic heart of Muscliff.



Throop Mill

Providing decent homes for soldiers returning from the First World War led to the Homes fit for Heroes campaign and in 1919 the Government first required councils to provide housing under the Housing Act 1919. The Bournemouth and District Ex-Service Men's Small Holdings Association submitted plans for a large estate of homes and allotments between Broadway Lane and Throop Road. But eventually seven pairs of semi-detached houses were built along Muscliff Lane each with enough land for a smallholding.

The Housing Act 1919 was the first legislation requiring local authorities to build houses in their area. The dramatic urban changes in the northern part of Bournemouth during the 1920s made the Borough

Council feel obliged under the new Housing Acts to provide a considerable amount of social housing at Carbery and north Charminster. It meant that the need for housing amongst lower income groups was no longer be governed by the uncertain patronage of wealthy businessmen, a chronic shortage of working capital or what were now seen as increasingly outdated working practices.

The settlements along the River Stour that existed when the common land was enclosed are now the only remaining rural areas within the Borough sandwiched between the Stour on one side and the houses north of Castle Lane.

The homes of the former agricultural labourers, the farmhouses or former barns and agricultural buildings, such as the Old Dairy, are now some of the most desirable houses in the town and can command a high price. 21 Church Lane, Holdenhurst, a grade 2 listed building was on sale in May 2010 for £360,000. The asking price for the former vicarage was £1,135,000. Many of the Stour villages retain their own sense of identity and are frequently vociferous in campaigning against joining up with the rest of Bournemouth, forming separate residents' associations.



At the same time, the area is also the site for those industrial buildings which the town has always set away on its fringes. An alternative use for the Stour valley terraces and flood plain is waste management.

Berry Hill Sewage Treatment Works



## **Spreading out across the heath**

The open heathland, the agricultural hamlets along the old Muscliffe Road, the expanding centres of Westbourne, Springbourne, Winton, Boscombe and Southbourne, and the scattered brickyards and market gardens of Charminster and Stourfield were swallowed up by the spread of the town beyond the Bourne valley. The present extent and characteristics of the built-up area of modern Bournemouth were in place within little more than 30 years, an unparalleled achievement. From then until the outbreak of the Second World War, the pattern of well-to-do tenure near the town centre with a patchwork of residential areas of varying socio-economic status inland typified Bournemouth's further expansion

The largest concentration of artisan housing was in east Boscombe and around the ancient hamlet of Pokesdown, between Ashley Road and Leap Hill Road north of Christchurch Road and between Parkwood Road and Southbourne Roads to the south. Roads of greater architectural pretention tended to be nearer the retail facilities of Christchurch Road, with more utilitarian roads closer to Pokesdown Station. Most houses were the standard two-storey, bay-windowed, detached/semi-detached, and already common in London and southeast England. Some had more elaborate lintels over windows and doors and relatively elaborate gables over the front bay window.

The more utilitarian neighbourhoods were built by local builders for working class people and as small investment opportunities, such as Malmesbury Park. While of little architectural significance there is clear evidence from the contemporary press that many of the first occupants who worked in the building industry were generally quite content, especially as the majority of houses came with generous sized plots. Increasing numbers of working residents found places to live in newly built neighbourhoods across Bourne Heath. The ever-present Romantic-Gardenesque ambience in urban design, not only prevented the growth of traditionally deprived artisan areas and encouraged the construction of relatively spacious residential districts throughout the town, such as Boscombe in the 1890s, and an entire low-density suburb of semi-detached cottages for labourers at Springbourne near Holdenhurst Road.

At the beginning of the 1880s, a small community of houses was centred around Winton Farm. While a few buildings were a lot older several cottages had been built by Georgina and Marianne Talbot after they had completed the Talbot Village development. Within the space of a decade Winton had become Winton Parrish Council in 1894, then in 1898 it became an Urban District Council.



Bournemouth Town Council had wanted to annex Winton, Pokesdown and Southbourne within the Borough but there was a lot of local opposition. Even so in November 1901 both Pokesdown and Winton were included within the borough.

Bournemouth's phenomenal expansion between 1880 and 1910 induced several freehold land development companies to hold building plot auctions (on occasion laying on special trains from London for the benefit of potential buyers), especially in Boscombe and Southbourne and to a lesser extent Alum Chine. Two of the most active development agencies were the South Coast Land Society, run by local builders and specialising in cheaper artisan houses at Moordown and later at Stourfield, and the Boscombe Conservative Co-operative Land and Building Society which was principally interested in land speculation. Their principal area of operations was Boscombe Spa, Boscombe Manor and Boscombe Park, originally part of the Shelley Estate between Christchurch Road and Boscombe Overcliff.

The original villas along Westover Road had been replaced by a row of red brick shops with canopies over the pavement by 1906, followed by a skating rink, two cinemas, the multi-storey Palace Court Hotel and in 1929 by the Pavilion an Art Deco theatre/concert hall. Nearer to the West Cliff, the new Winter Gardens heralded an era of more profound cultural provision for the resort. In 1926 the Meyrick Estate sold 419 leaseholds in central Bournemouth bringing to an end a system that had been in place since the earliest days, although the estate retained their interests in other areas.

By the early 1920s, all over northeastern Bournemouth, in Wallisdown, west Winton, Moordown, Redhill, north Charminster and Iford, former building trade workers with borrowed capital were constructing hundreds of small detached houses for sale freehold at between £200 and £300 on deposit of £100. In keeping with more restricted budgets, these family homes were smaller than the standard pre-1914 artisan houses, but this difference was lessened by the continued provision of generous building plots.

This inter-war townscape was constructed mainly in a vernacular Tudor revival style and new neighbourhoods appeared especially between Withermoor Road and Harewood Avenue respectively and Castle Lane. For the first time, people of ordinary means were able to build or purchase their own home in an hitherto quite exclusive seaside resort. The continuing influx of former landed gentry financially reduced by death duties ensured that a series of fine well-built houses in the mature



Voyseyesque/Arts and Crafts style was built at Talbot Woods, and replicated on a lesser scale on the Boscombe Manor, and the Portman and Wentworth estates.

After the Second World War Bournemouth Borough Council bowed to national pressures of social reform and urban renewal and invited the distinguished planner Sir Patrick Abercrombie to assess the future development of the town. His principal recommendations were aimed at turning the entire area into an efficient administrative and economic centre and modernising the well-established leisure industries. A man of his time, he wanted to alter completely the linear early 19th century character of the town centre by the construction of a large civic centre near the Lansdowne on the East Cliff, and the replacement of many villas in central Bournemouth by a variety of different sized serpentine-shaped apartment blocks in the prevalent Modernist style. Abercrombie's proposals did not reflect the historic development of the town. While there was a general feeling in the town that something had to be done and especially to provide a more efficient transport infrastructure, for many it was a step too far.

Consequently for two decades after the end of the Second World War the resort seemed secure and prosperous but did not have a coherent plan for future development and the extensive late Victorian and early 20th century neighbourhoods ceased to be considered amongst the most important assets of the resort. Instead during the 1950s and early 1960s, apart from the construction of social housing estates at East and West Howe and Kinson, building activity concentrated on medium-priced houses and chalet bungalows on the edge of Talbot Woods and between Queen's Park and Castle Lane. Numerous less expensive bungalows also began to spread along the northern edge of Bournemouth.

Large houses in some of the smarter residential neighbourhoods such as the West Cliff had previously been rented out as integrated apartments. After rent controls were relaxed in 1956 landlords in Bournemouth to seek the vacant possession of their properties and this did more than anything else to reduce the traditional supply of well-kept but cheap accommodation. This had been an important feature in the life of the town earlier in the century and enabled many genteel ladies on modest incomes to live a quiet but respectable life in the town. The houses were either converted into expensive self-contained flats or replaced by modern apartment blocks with little consideration of the existing townscape or adjacent properties. Huge tower blocks over ten storeys high such as Admiral's Walk and the Albany appeared on the cliff tops between 1959 and 1964 and changed the skyline of Bournemouth especially when seen from the pier.



The Albany Flats on the East  
Overcliff

Two factors have meant that over the last 20 years Bournemouth has had to contend with one of the most serious threats to its built environment that it has ever faced. Profits from building speculation combined with Government policy on providing new homes. Consequently many developers and property owners could justify their actions on the grounds that they were only following government directives to build an increasing number of flats especially within the gardens of the original generous housing plots.



Different building styles for  
apartments at Durley Chine

The Regional Spatial Strategy for the South West proposed an increase of 16,000 dwellings including an extra 1500 units within the Green Belt beside the River Stour up to the year 2026. The coalition government formed after the general election on 6th May 2010 is likely to review the proposals.



## Bournemouth's Listed Buildings

Section 30 of the Town and Country Planning Act 1947 required local planning authorities to compile lists of buildings to be included on a Statutory List of Buildings of Special Architectural or Historic Interest. By 1952 Bournemouth Council had identified the local buildings it thought worthy of being listed.

Listed domestic buildings 1952	Date of building	Current grade
Manor Farmhouse, Manor Farm Lane, Kinson	About 1700	Grade II
17, Old House, Holdenhurst	17 <sup>th</sup> century	Grade II
Littledown House, Holdenhurst Road	1780	Grade II
16, New House, Holdenhurst	Late 17th century	Grade II
228 Broadway Lane (The Shack)	Late 17th century	Grade II
Muscliff House (Farmhouse), Muscliffe Lane	Late 18th century	Grade II
Stour View Cottage, Throop Road	About 1790	Grade II
Wick Farmhouse, 90 Wick Lane	Not known	Grade II
Holdenhurst Farmhouse	Not known	Demolished 1965
Throop House, Throop Road	About 1800	Grade II
Wick House, 78-84 Wick Lane	About 1800	Grade II
Royal Exeter Hotel, Exeter Road	1810-1812	Grade II
The Thatched House, East Howe Lane	1820	Grade II
38 Richmond Hill (Constitutional Club)	1838	Grade II

*Table 1: Domestic buildings listed 1952 including those later converted to commercial use*

Most of the buildings in the 1952 list are in the outlying villages that were later incorporated into Bournemouth. Only the Royal Exeter Hotel and 38 Richmond Hill from the original settlement of Bourne were considered suitable for inclusion. In addition to the domestic buildings several churches including St Peter's, St John's Holdenhurst, St Andrew's, Kinson, St Michael's, St Clement's Boscombe and St Stephen's Church were listed as were Iford and Longham Bridges.

Listed buildings are allotted a grade. The current grading scale is

- Grade I buildings of exceptional interest
- Grade II\* particularly important buildings of more than special interest
- Grade II buildings of special interest, warranting every effort to preserve them



Bournemouth has 3 Grade 1 buildings all of which are churches, St Stephen's, St Peter's and St Clement's. It has 4 Grade II\* buildings, The Church of the Annunciation, Charminster Road, House Of Bethany, St Clement's Road and the Russell-Cotes Art Gallery & Museum which was originally a private home and listed in 1974 as Grade II later upgraded to II\*. All the remainder are Grade II which is the lowest category.

The system was introduced in 1947 and for the first twenty years or more the numbers of buildings were quite low. It became apparent that protection was needed for more buildings and following further legislation a comprehensive resurvey of historic buildings was undertaken. During the 1980's many thousands of buildings were added to the list. Bournemouth had already added over 175 buildings to its list in the 1970s so less than 25 were added to the list. Every decade since additional buildings have been recognized and spot listed. In Bournemouth's 3rd century the Town Hall, the Grand Cinema in Westbourne, and in 2004 the entrance to Boscombe Pier have been recognised.

Despite statutory protection some listed buildings have been demolished. Holdenhurst Farmhouse was on the original 1952 list. In 1965 the Cooper-Dean Estate applied for permission to demolish it as it was in poor structural condition and had not been lived in for several years. The Ministry of Housing recommended finding a purchaser but the Estate was not willing to sell it. It was also recommended that a photographic record was made together with an architectural report should demolition be the only option. It is not known if this ever happened. Sadly the Council had no objection to the proposed demolition and it took place shortly afterwards.

Drivers travelling north on the A338 Spur Road might notice an isolated barn on the left just after the cattle crossing lights. The barn is all that remains of the two semi-detached cottages known as Townsend Cottages in Holdenhurst. Townsend Cottages and the barn were not until listed in 1972 although they had appeared on a supplemental list in 1952 of local interest. In 1991 the cottages were destroyed by fire. The Ancient Monuments Society considered the building to be a late medieval farmhouse which had been subdivided about 1830. The future of the houses was threatened by their location on the proposed exit roundabout off the A338 Spur Road for the route of the new Castle Lane West Relief Road. An article in the Bournemouth Echo dated 17 October 1972 said that the one of the owners was concerned about their *'dream home being demolished to make way for a new road.'* The Council purchased the houses in 1973 as plans for the new road proceeded but before the application to demolish a listed building was submitted the houses were destroyed by fire. A second fire

destroyed the thatched roof of the cob barn. What remains is the rather forlorn cob barn with a metal roof: It has not even been re-thatched.



The Townsend cob barn

The Castle Lane West Relief Road was never built although the reservation for the road is still in the District Wide Local Plan in 2008.

### **Leasehold and the Estates**

Enclosing the common land of Poole Heath under the terms of the Christchurch Inclosure Act of 1802 brought to an end a way of life that had existed for centuries. As a direct consequence it enabled a sequence of events that would result in the founding of Bournemouth and the remarkable story that followed.

The way in which the common land was divided, allotted and sold meant that new landowners held the freehold to their land. When houses came to be built, they were erected on leasehold plots. Each landowner developed their estates differently, but the essential features involved the laying out of building land by the estate, the granting of a building lease to a builder and a 99-year lease to the householder who purchased the completed dwelling. The 99-year lease might include restrictive covenants regarding the use and upkeep of the building. Ownership of the freehold was retained by the estate and as a consequence the landowners exercised control over what was built. This continued until the estates were broken up or sold.

Although Lewis Tregonwell built the first house on the newly enclosed land, Sir George Tapps-Gervis set out to build a planned resort. Other landowners took up the idea and began to lay out areas of their estates. Development was undertaken by about a dozen privately owned estates and several

land companies and on a leasehold basis. The principal enclosure estates were Tapps (later Meyrick), Dean (later Cooper-Dean) and Malmesbury who were all landowners, but these were not the only estate developers. There were also proprietor estates where the landowner had a property of his/her own and also developer estates where the land was purchased as a commercial or speculative venture. Some of these were freehold estates.

<b>Estate</b>	<b>Created</b>	<b>Ownership</b>	<b>Date sold</b>
Meyrick Estate	1805 Inclosure Award	Sir George Ivison Tapps	
Dean Estate	1805 Inclosure Award	William Dean	
Malmesbury Estate	1805 Inclosure Award	James Harris, 1st Earl of Malmesbury	1923
Tregonwell Estate	Purchased 1810	Lewis Tregonwell	
Portman Estate	Purchased 1873	William Henry Berkeley, 1st Baron Portman	1922
Talbot Estate	Purchased 1856	Georgina Talbot	1922
Boscombe Spa Estate	Purchased 1868	Sir Henry Drummond Wolff	After 1908
Boscombe Manor Estate	Purchased 1849	Sir Percy Shelley	1911
Branksome Estate	1836	William Gordon	
Branksome Dene Estate	1860	C.A.King	
Branksome Park Estate	1852	Charles William Packe	1892

Table 2: Bournemouth estates, Source: Richard Roberts 1982

Edited by Louise Perrin and Vincent May, and based in part, with permission, on original research by John Soane

### **Additional Reading**

Pitts, Joan M. *Through a Georgian Window: a record and history of Pelhams* 1986

Soane, John *Fashionable Resort Regions: their evolution and transformation* 1993



Appendix

## **DERIVATION OF CURRENT BOURNEMOUTH STREET NAMES**

**Compiled by JOHN WALKER**

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## **1 EARLY LOCAL LANDOWNERS, THEIR ESTATES AND CONNECTIONS**

### **A LEWIS TREGONWELL (FOUNDER OF BOURNEMOUTH)**

Berkeley Road. Cranborne Road. Exeter and Exeter Park Roads, Exeter Crescent and Lane. Grantley Road. Priory Road. Tregonwell Road.

### **B TAPPS-GERVIS-MEYRICK FAMILY (LORD OF THE MANOR)**

Ashbourne Road. Bodorgan Road. Gervis Road and Place. Hannington Road and Place. Harland Road. Hinton and Upper Hinton Roads. Knyveton Road. Manor Road. Meyrick Road and Park Crescent. Wolverton Road. Wootton Gardens and Mount.

### **C COOPER-DEAN FAMILY**

- 1 General acknowledgment  
Cooper Dean Drive. Dean Park Road and Crescent.
- 2 Cooper-Dean admiration for the aristocracy and peerage  
Cavendish Road and Place. Grosvenor Road. Lonsdale Road. Marlborough Road. Methuen Road and Close. Milner Road. Portarlington Road and Close. Portchester Road and Place.
- 3 Biblical Names chosen by Cooper-Dean  
Ophir Road and Gardens. St Luke's Road. St Paul's Road.
- 4 Named after the family's beloved Hampshire countryside (mainly on the Iford Estate)  
Cheriton Avenue. Colemore Road. Corhampton Road. Denmead Road. Droxford Road. Durley Road and Chine Road, Durley Gardens, Durley Chine Crescent and Crescent Road. Durrington Road and Place. Exton Road. Hambledon Road. Hursley Close. Meon Road. Ovington Avenue and Gardens. Petersfield Road and Place. Ropley Road. Soberton Road. Southwick Road and Place. Stokewood Road. Swanmore Road. Waltham Road. Warnford Road. Wickham Road.

### **D LORD MALMESBURY (HARRIS) FAMILY (MALMSBURY PARK AREA)**

Avon Road and Close. Fitzharris Avenue. Heron Court Road. Howard Road. Malmesbury Park Road and Place. Orcheston Road.

### **E TALBOT SISTERS AND EARL OF LEVEN FAMILY (TALBOT VILLAGE, TALBOT WOODS AND WINTON AREA)**

- 1 General links  
Bryanstone Road. Cull Close. Georgina Road and Close. Leslie Road. Leven Avenue and Close. Marianne Road. Melville Road. Mulberry Close. Slades Lane and Farm Road. Talbot Road and Hill Road, Talbot Avenue, Rise and Mews. Vine Close and Farm Close. White Farm Close and Way. Winton Way.
- 2 Links to their Scottish ancestry  
Alford Road. Alyth Road. Benellen Road, Avenue and Gardens. Berwick Road. Carrbridge Road and Close. Cawdor Road. Dulsie Road. Dunbar Road. Dunkeld Road. Elgin Road.



Glenferness Avenue. Huntly Road. Keith Road. Kinross Road. Leven Avenue and Close. Melville Road. Nairn Road. Oban Road. Roslin Road and Road South. Rothesay Road. Stirling Road.

**F THE SHELLEY ESTATE (BOSCOMBE MANOR)**

Abinger Road. Browning Avenue. Byron Road. Crabton Close Road. Florence Road. Hawkwood Road. Michelgrove Road. Percy Road. Shelley Road, Close and Gardens. Watkin Road. Wollstonecraft Road.

Post-Boscombe Manor: Grovely Road and Avenue (Grovely Manor School).

**G BOSCOMBE SPA ESTATE (SIR HENRY DRUMMOND WOLFF)**

1 Family Names

Adeline Road. Cecil Road. Drummond Road. Horace Road. Walpole Road.

2 Political Connections

Borthwick Road. Churchill Road. Owls Road. Randolph Road. Roumelia Lane. Wharncliffe Road.

**H THE PORTMAN ESTATE (BOSCOMBE)**

Portman Road and Crescent. Wentworth Avenue, Close and Drive.

**2 ROADS NAMED AFTER PROMINENT FIGURES NOT ALREADY LISTED**

**A U.S. PRESIDENTS (MAINLY SPRINGBOURNE)**

Buchanan Avenue. Cleveland Road and Gardens. Garfield Avenue. Grant's Avenue and Close. Harrison Avenue. Hayes Avenue. Jefferson Avenue. Madison Avenue. McKinley Road. Roosevelt Crescent/Franklin Road. Truman Road. Washington Avenue. Wilson Road.

**B ALLIED WORLD WAR 2 LEADERS**

Cunningham Close, Crescent and Place. Gort Road. Montgomery Avenue. Mountbatten Gardens. Ritchie Road. Tedder Road and Close. Wavell Road.

**C BRITISH PRIME MINISTERS**

\*Gladstone Road. \*Palmerston Road and Mews. Rosebery Road. Salisbury Road.  
\*These have a local link.

**D OTHER LEADING NATIONAL POLITICIANS**

Avebury Avenue. Beresford Road. Cecil Avenue and Hill. Curzon Road. Eldon Road and Place. Hampden Lane. Harcourt Road. Lowther Road and Gardens. Northcote Road. Shaftesbury Road. Winston Road. Wolverton Road.

**E NATIONALLY PROMINENT WITH A LOCAL LINK**

Aberdare Road. Argyll Road. Ashley Road and Close. Cassel Avenue/Mountbatten Road. Connaught Road. Derby Road. Granville Road. Herbert Road. Lorne Park Road. Lytton Road. Pembroke Road. Robert Louis Stevenson Avenue. Roberts Road. Rolls Drive. Selfridge Avenue and Close. Truscott Avenue. Windham Road.



- F** OTHER NATIONALLY PROMINENT PEOPLE  
Cambridge Road. Gordon Road. Grenfell Road. Ken Road. Landseer Road. Lonsdale Road.  
Spurgeon Road.
- G** FAMOUS ADMIRALS  
Hood Crescent and Close. Nelson Road.
- H** FAMOUS EXPLORERS  
Livingstone Road. Stanley Road.
- I** LITERARY CELEBRITIES (IFORD)  
Burns Road. Carlyle Road. Dickens Close. Shakespeare Road.
- J** POETS NOT LISTED EARLIER  
Cowper Road. Tennyson Road. Wordsworth Avenue.
- K** PROTESTANT MARTYRS  
Calvin Road. Cranmer Road. Latimer Road. Luther Road. Ridley Road. Wycliffe Road.

### **3 ROADS NAMES AFTER LOCALLY PROMINENT PEOPLE**

- A** INVOLVED IN NATIONAL POLITICS  
Acland Road. Balfour Road. Baring Road. Brassey Road and Close. Haviland Road and Mews.  
Walcott Avenue.
- B** MAYORS OF BOURNEMOUTH  
Beale Place/Elmes Road. Bishop Road. Cartwright Close. Grower Gardens. Hankinson Road.  
Hogarth Way. Hosker Road. Moore Avenue. Rebbeck Road. Russell-Cotes Road. Whitelegg Way.
- C** OTHER LOCALLY PROMINENT PEOPLE
- 1 Landowners  
Austen Avenue. Carey Road/Careys Road. Clarendon Road. Douglas Road, Avenue and  
Mews. Durrant Road. Heathcote Road. Kerley Road. Russel Road.
  - 2 Local Politicians, many business-linked  
Abbott Road and Close. Barnes Road. Beechey Road. Bemister Road. Bolton Road and Close.  
Collingbourne Avenue. Frampton Road. Luckham Road, Close and Place. McWilliam Road.  
Spicer Lane.
  - 3 Other Businessmen  
Bedford Crescent. Broughton Avenue and Close. Cobham Road. Elliot Road. Hogue Avenue.  
Lawford Road. Marpet Close. Namu Road. Wollaston Road.
  - 4 Council Officers  
Ashling Close and Crescent. Clowes Avenue. Ibbett Road.
  - 5 Awarded the Victoria Cross  
Noble Close. Riggs Gardens. Seagrim Road.



- 6 Benefactors  
Clingan Road. Maclean Road. Norton Road.
- 7 Church Ministers  
Bennett Road/Morden Road. Bloomfield Avenue and Place. Hopkins Close.
- 8 Local Naturalist and geologist  
Branders Lane and Close.
- 9 Sport Administrator  
Pickford Road.
- 10 Direct Railway Link to Bournemouth  
Firbank Road. Scotter Road.

#### **4 LOCAL MEN AND WOMEN WHO LOST THEIR LIVES IN BOTH WORLD WARS**

(NB Noble Close and Riggs Gardens listed under VC Holders)

Aldridge Road. Andrews Close. Archdale Close. Anstey Road and Close. Baker Road. Batchelor Road and Crescent. Birch Drive. Chaldecott Gardens. Cheshire Drive. Coleman Road. Cornish Gardens. Cowdrey Gardens. Creasey Road. Deacon Road and Close. Downey Close. Draper Road. Elgar Road. Englands Way. Erikson Road. Evans Close. Fletcher Road and Close. Forsyth Gardens. Frost Road. Gillam Road. Gladdis Road. Hall Road. Helyar Road. Hibbert Way. Holloway Avenue. Ibbertson Road, Way and Close. Ivamy Place. Jephcote Road. Jewel Road. Keeble Road, Close and Crescent. Kimber Road. Leedam Road. Long Road. Lydford Road and Gardens. Maidment Close. May Gardens. Newbury Drive. Northey Road. Noyce Gardens. Padfield Close. Rodwell Close. Singleton Drive. Stacey Gardens. Stone Gardens. Summers Avenue. Swansbury Drive. Templer Close. Tonge Road. Tozer Close. Tyrrell Gardens. Vickers Close. Vince Close. Wakeley Road and Gardens. Watton Close. Webbs Way. Westcott Way. Western Close. Wilkinson Drive. Youngs Road. Zamek Close.

Plus: Pilot Hight Road, after Pilot Officer Cecil Hight RNZAF, who was shot down and killed over Bournemouth.

#### **5 ROYAL CONNECTIONS**

Alexandra Road. Balmoral Avenue. Clarence Park Road. Coronation Avenue. Glamis Avenue. Harewood Avenue, Gardens, Crescent and Place. Jubilee Gardens. King Edward Avenue. King John's Avenue. King Richard Drive. King's Road and Avenue. King's Park Road, Drive and Central Drive. Lascelles Road. Prince of Wales Road. Princess Road and Avenue. Queen Mary Avenue. Queen's Park Road, Avenue, Gardens, South Drive and West Drive. Sovereign Close. Victoria Road and Park Road, Avenue and Place.

#### **6 LOCAL TOWNS, DISTRICTS, ETC**

Bear Cross Avenue. Boscombe Cliff Road. Boscombe Grove Road, Boscombe Crescent, Boscombe Overcliff Drive. Canford Road, Avenue and Gardens. Charminster Road, Avenue, Close and Place. Christchurch Road/Old Christchurch Road. East Howe Lane. Ensbury Avenue and Close. Ensbury Park Road. Holdenhurst Road and Avenue. Iford Close, Gardens and Lane. Kinson Road, Kinson Park Road and Grove. Knighton Heath Road and Close. Magna Road, Close and Gardens. Muscliffe Lane. Northbourne Avenue, Gardens and Place. Parley Road. Poole Road, Hill and Lane.



Redhill Avenue, Close, Crescent and Drive. Richmond Park Road, Avenue, Close and Crescent. Richmond Bridge Road. Southbourne Road, Coast Road, Grove and Overcliff Drive. Strouden Road and Avenue. Studland Road. Throop Road and Close, Throopside Avenue. Tuckton Road and Close. Wallisdown Road. Wessex Way. West Howe Close. Westbourne Close and Park Road. Westover Road. Wick Lane. Wimborne. Road.



## **7 REFERENCES TO NATURAL FEATURES, SITES AND TOPOGRAPHY**

Alum Chine Road. Alumdale Road. Alumhurst Road. The Avenue. Avenue Road and Lane. Barrow Road, Drive and Way. Beechwood Avenue and Gardens. Belle Vue Road, Close and Crescent. Boscombe Spa Road. Bourne Avenue. Bournewood Avenue. Branksome Hill Road, Wood Road and Gardens. Brick Road and Close. Cedar Avenue. Columbia Trees Road. Coombe Avenue and Gardens. East Overcliff Drive. Edge Road West. Edge Hill Road. Fernheath Road and Close. Firs Glen Road. Forest View Road and Close. Furze Bank Lane. Gorsecliff Road. Green Road and Lane. Green Acres Close. Greenwood Road. Grove Road and The Grove. Hadden Road. Heather Close. Heatherbank Road. Highmoor Road. Hill View Road. Hillbrow Road. Hillcrest Road. Holly Green Rise. Little Forest Road. Longbarrow Close. Longfield Drive. The Marina. Marine Road. Nutley Close and Way. Oak Road. Oakhill Road and Close. Orchard Close and Street. Pine Road and Avenue. Pine Tree Glen. Pinewood Avenue and Close. Ravine Road. Redbreast Road and Redbreast Road North. Riverside Road, Avenue and Lane. Sandy Lane and Way. Sea Road. Seaward Avenue. Solent Road. South Cliff Road. South View Road and Place. Spring Road. Stour Road and Walk. Stourbank Road. Thistlebarrow Road. Turbary Park Avenue. Undercliff Road. Valley Road. Warren Road. Warren Edge Road. Watcombe Road. Water Lane. Westcliff Road, Gardens and Mews. West Overcliff Drive. Willow Mead, Tree Rise and Walk. Withermoor Road. Woodend Road. Woodland Avenue and Walk. Woods View Road. Woodside Road.

## **8 LINKS TO SPECIFIC ESTATES, FARMS, LARGE HOUSES, ETC**

Albert Road. Ashridge Avenue and Gardens. Bath Road. Bonham Road. Branksome Dene Road. Carbery Avenue, Gardens and Lane. Castle Lane East and West. Cellars Farm Road. Chaseside. Colonnade Road. Cudwell Avenue. Cumnor Road. Dalkeith Lane. Doveshill Crescent and Gardens. Durdells Avenue and Gardens. The Firs/Fir Vale Road. Foxholes Road. Glen Fern Road. Grange Road. Hadow Road. Hahnemann Road. Heads Lane and Farm Close. Headswell Avenue, Crescent and Gardens, Heads Lane and Farm Close. Headswell Avenue, Crescent and Gardens. Heatherlea Road. Huntfield Road. Huntvale Road. Hyde Road. Kitscroft Road. Knole Road and Gardens. Lansdowne Road, Crescent and Gardens. Manor Farm Road. Mayfield Road. Moorside Road and Close. Old Priory Road. Old Vicarage Close. Oxford Lane. Parsonage Road. Priory View Road and Place. Royal Oak Road. Rushton Crescent. Saxonhurst Road, Close and Gardens. Seamoor Road. Stourcliffe Avenue. Stourfield Road. Stourwood Avenue. Verulam Place. Vicarage Road. Yelverton Road.

Leybourne Estate Company Roads

Alderley Road. Brierley Road and Close. Brockley Road. Dudley Road and Gardens. Hoxley Road. Leybourne Avenue and Close. Persley Road. Thornley Road.

## **9 LINKS TO OTHER MAN-MADE LOCATIONS, DIRECTION REFERENCES, ETC**

Admiralty Road. Beacon Road. Boundary Road. Bridge Place. Broadway. Castle Lane East and West. Central Drive. Church Road, Avenue and Lane. The Circle. College Road. Commercial Road. Crescent Road. Dorset Road. East Avenue and Way. Ferry Road. Junction Road. Library Road. Linkside Avenue. Middle Road. Midland Road. Mill Road. New Road. New Park Road. North Road and Avenue. Old Bridge Road. Park Road, Lane and Avenue. Post Office Road. St Peter's Road and other "Saint" roads named after nearby churches. School Lane. Smithfield Place. South Road. Terrace Road and Upper Terrace Road. Tower Road and Road West. Trinity Road. West Road, Way and Way Close. Western Avenue. Wicket Road.



## **10 HAMPSHIRE VILLAGES (STOURVALE AREA)**

Ampfield Road. Ashurst Road. Axford Road. Beaulieu Road and Avenue. Braishfield Gardens. Bramshaw Gardens. Broadlands Close. Bucklers Way. Cadnam Way. Charlton Close. Colemore Close. Copythorne Close. Damerham Road. Dibden Close. Downton Close. Fawley Green. Fritham Gardens. Godshill Close. Holbury Close. Hungerford Road. Landford Gardens and Way. Michelmarsh Green. Nursling Green. Portswood Drive. Rownham Road. Setley Gardens. Shawford Gardens. Sway Gardens. Twyford Close. Tytherley Green. Whitsbury Close. Woodgreen Drive.

## **11 DORSET VILLAGES (MUSCLIFF AREA)**

Bradford Road. Cerne Close. Chickerell Close. Colehill Crescent. Cucklington Gardens. Durweston Close. Gillingham Close. Gunville Crescent. Horton Close. Iwerne Close. Knowlton Gardens. Moreton Road. Portesham Gardens. Sandford Close. Shillingstone Drive. Spetisbury Close. Stratton Road. Sturminster Road. Tarrant Road. Thorncombe Close. Tincton Gardens. Tolpuddle Gardens. Warmwell Close.

## **12 MISCELLANEOUS DERIVATION GROUPS**

### **A LINKS TO 19th CENTURY WARS (WINTON)**

Alma Road. Cardigan Road. Crimea Road. Parker Road. Trafalgar Road. Waterloo Road.

### **B LAKE DISTRICT NAMES (BOSCOMBE)**

Grasmere Road. Keswick Road. Penrith Road.

### **C SUFFOLK AND NORFOLK NAMES (WESTBOURNE/WEST CLIFF)**

Cromer Road. Ipswich Road. Norwich Road. Norwich Avenue. Norwich Avenue West. Upper Norwich Road. Suffolk Road and Suffolk Road South.

### **D "LANDS" AVENUES (TUCKTON)**

Brightlands Avenue. Broadlands Avenue. Southlands Avenue. Sunnylands Avenue.

### **E INDIAN NAMES**

Bengal Road. Delhi Road.

### **F BIRDS (STROUDEN PARK)**

Curlew Road. Mallard Road and Close. Seagull Road.

### **G THOMAS HARDY TOWNS**

Kingsbere Avenue. Sandbourne Road.

### **H SWISS CITIES**

Geneva Avenue. Lucerne Avenue.

### **I RENAMING SUGGESTION FOR POKESDOWN**

Pinecliffe Avenue.

### **J WALLISDOWN NAME LINK**



Walsford Road.

- K** USED BY EARLY FISHERMEN  
Fishermans Walk and Avenue.
- L** AFC BOURNEMOUTH  
Cherries Drive.
- M** NAMED BY DEVELOPERS  
Bishops Close. Sarah Close. Timothy Close.