



106 Panorama Road Sandbanks, Poole, Dorset

Historic Building Record



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County Dorset
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Summary

Wessex Archaeology was commissioned by Moxey and Webb Ltd to undertake historic building recording of the property at 106 Panorama Road, Sandbanks, Poole, Dorset, centred on National Grid Reference 403548, 087343, in advance of proposed redevelopment.

The work was carried out in response to a planning condition (14) requested by Bournemouth, Christchurch and Poole Council under application APP/24/00640/F, which relates to the demolition of the existing dwelling and construction of a replacement dwelling.

The purpose of the exercise was to create a permanent record of the existing building prior to its demolition, in accordance with the guidance set out in the document: *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).

The building, an early 20th-century two-storey detached dwelling with a hipped slate roof and dormer windows, occupies a waterfront plot overlooking Poole Harbour at the north-west extent of Panorama Road. The surrounding grounds contain a disused swimming pool, a timber boathouse, and two outbuildings. The dwelling retains evidence of phased development and later additions, including a single-storey west extension and a modern timber carport attached to the eastern elevation.

The Level 1 historic building record comprises a written description and photographic survey, documenting the building's form, materials, and setting for future research and public record.

Acknowledgements

This project was commissioned by Moxey and Webb Ltd, and Wessex Archaeology is grateful to Simon Moxey in this regard. The advice and assistance of Kalina Kuteva, Conservation Officer, and Babatunde Aregbesolais, Senior Planning Officer at BCP Council, is gratefully acknowledged.



106 Panorama Road Sandbanks, Poole, Dorset

Historic Building Record

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Moxey and Webb Ltd (hereafter, 'the Client') to undertake historic building recording of a dwelling located at 106 Panorama Road, Sandbanks, Poole, Dorset, BH13 7RG (hereafter, 'the Site').

1.1.2 Planning permission has been conditionally granted by the Bournemouth, Christchurch and Poole Council (BCPC; ref. APP/24/00640/F) for the demolition of the existing building and erection of a replacement property. With regards to the built heritage interest of the existing building, condition 14 of planning permission states:

'No part of the development hereby permitted including any demolition or groundwork shall be commenced unless details of historical observation and recording to take place on the application site during the carrying out of the development have first been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.'

Reason: To facilitate the appropriate identification and recording of historic features on the application site and this is a pre-commencement condition to seek to ensure that such measures are in place from the start of any work on site that might impact on any archaeological feature.'

1.1.3 Following correspondence with the Conservation Officer and Senior Planning Officer at BCPC, the level of recording required to satisfy the condition was confirmed as a Level 1 record as set out in the guidance document: *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016).

1.2 Site location

1.2.1 The Site, which extends to approximately 0.64 hectares, is situated at the north-west corner of the Sandbanks spit, overlooking the main channel to Poole and Brownsea Castle. It is broadly triangular and bounded on the west by a sea wall fronting onto Poole Harbour with residential properties to the north-east and south set within gardens and mature trees. The Site is centred on Ordnance Survey National Grid Reference (NGR) 403548, 087343 (**Figure 1**).

2 PROJECT AIMS AND OBJECTIVES

2.1 Aims

2.1.1 The aim of this project was to create a permanent record of a dwelling at 106 Panorama Road, prior to demolition, for future research and interest.

2.2 Objective

2.2.1 The objective was to produce a record of the dwelling at 106 Panorama Road in accordance with a Level 1 (basic visual) record, as set out in *Understanding Historic Buildings: a guide to good recording practice* (Historic England 2016):

*'Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record...Level 1 surveys will generally be of exteriors only, although they may include superficial interior inspection for significant features.'*

3 METHODOLOGY

3.1 Scope of the record, limitations and any constraints

3.1.1 The Level 1 record involved a photographic survey of the building to support and illustrate the basic information about the building presented in this report. The photographic survey covered both the building exterior and a superficial record of parts of the interior. Enclosed grounds and associated outbuildings were also photographed as part of its context.

3.2 Photographic survey

3.2.1 The site visit was undertaken on 23 October 2025. The photographic survey consisted of:

- general views of the building in its wider setting or landscape
- the building's external appearance, and
- superficial coverage of the internal principal rooms and circulation areas.

3.2.2 High quality digital images were taken with a Canon EOS 5D Mark II full frame digital camera (with 26 megapixel capability). A photographic scale of appropriate size was included in all general and specific detailed views, except where considered inappropriate or prevented by on-site conditions or health and safety concerns.

3.2.3 Information about the photographs was recorded on a photographic register. This included, as a minimum, the photo number, a description of the subject, direction of view, date taken and the photographer.

3.2.4 Selected photographs from the survey are reproduced in this report to support and illustrate the historic building record.

4 HISTORIC DEVELOPMENT

4.1.1 The 1888 Ordnance Survey map (not reproduced) shows Sandbanks spit as largely open area of coastal heathland with minimal built development. A Coastguard Station, since demolished, is marked to the north of the peninsula, located east of the site, while Haven Villa and the Haven Hotel are illustrated further south. This general arrangement remains consistent on the 1902 Ordnance Survey Map (not reproduced).

4.1.2 By the early 20th century, villas and bungalows had been built along the west end of Panorama Road, and by 1940 most plots were occupied by detached dwellings within a maturing residential landscape. The 1925 Ordnance Survey map (not reproduced)

illustrates the development expansion across the extent of the spit, with buildings plotted sporadically within enclosed plots defined by new boundary lines and emerging road networks, including Panorama Road. The present Site and building are depicted for the first time on this map.

- 4.1.3 During the Second World War, the area became a Military Controlled Zone, and many houses were requisitioned or evacuated. Post-war reconstruction and rising land values from the late 1940s onwards encouraged significant infilling and replacement of earlier buildings, as demand for seaside residences increased. By the 1950s and 1960s, Sandbanks had become a sought-after residential enclave characterised by architect-designed modern houses set within mature plots overlooking the harbour (Borough of Poole 2009, pp. 11–12).
- 4.1.4 The 1954 Ordnance Survey map (not reproduced) records the property under the name 'Harbour Lodge', occupying the same plot now identified as 106 Panorama Road. Subsequent mapping shows little change to the footprint of the building.

5 BUILDING DESCRIPTION

- 5.1.1 Number 106 Panorama Road (**Photographs 1-19**) occupies a waterfront plot at the north-west end of Panorama Road, Sandbanks, Poole. The Site is enclosed by private grounds containing mature trees and domestic landscaping, with direct frontage onto Poole Harbour to the west. A disused swimming pool lies to the north-west of the house, while a timber boathouse, first depicted on the 1925 Ordnance Survey map, stands adjacent to the shoreline beyond. A modern single-storey structure is located to the south-west of the dwelling, and a further outbuilding is positioned to the north-east. A timber carport constructed of modern materials is attached to the northern extent of the east elevation and represents a later addition.
- 5.1.2 The building comprises a two-storey detached dwelling of roughly square plan, finished in render beneath a steeply pitched hipped roof clad in slate. The roof accommodates flat-roofed dormer windows on all sides of the first-floor elevations, set within the main hipped form. Two rendered chimney stacks with yellow clay pots rise above the ridge line.
- 5.1.3 The elevations are rendered, concealing the main structural fabric beneath. Openings are formed mainly of rectangular timber casement windows, with an ox-eye window located on the east elevation. The arrangement of openings is regular and proportionate to the overall composition of the building.
- 5.1.4 The principal elevation faces east towards Panorama Road and forms the main façade. It includes a central projecting porch with a lead-lined roof and a timber-panelled entrance door.
- 5.1.5 The west facing elevation overlooks Poole Harbour and incorporates a continuous timber-framed veranda or covered terrace extending across the full façade. The veranda roof is supported by square timber posts and includes French doors and casement windows opening from the ground-floor rooms. Sections of the veranda and roof covering were under repair at the time of inspection, with modern materials visible in places.
- 5.1.6 Access to the building is provided through thresholds on the east, north, and west elevations. The principal entrance is located on the east elevation within a central projecting porch covered by a lead-lined roof. A further projecting porch is positioned on the north elevation, providing secondary access to the property. The west elevation includes a

threshold formed of two timber doors with flanking sidelights, each containing multiple glazed panes within timber frames. This doorway is set within the main building elevation and opens into a projecting single-storey extension, which remained open and unfinished at the time of recording. The extension continues the general roof profile of the main structure but is distinguishable by its construction detail and incomplete external treatment.

- 5.1.7 The interior was accessed during the site visit and is of modern, late-20th century finish consistent with refurbishment and continued domestic use. The ground floor comprises a central hallway providing access to a series of interconnected rooms including a kitchen, dining room, living room, study, and utility spaces. Fixtures and fittings are late-20th century in style, indicating the last time the property was updated (**Figure 2-3**).
- 5.1.8 The first-floor consists of eight rooms arranged around a landing, including a WC and four main bedrooms. Dormer windows are present within each of the first-floor rooms, providing light to the upper accommodation. The internal layout and design are consistent with a modern dwelling.

6 ARCHIVE STORAGE AND CURATION

6.1 Security copy

- 6.1.1 In line with current best practice (e.g., Brown 2011), on completion of the project a security copy of the written records will be prepared in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

6.2 Preparation of archive

- 6.2.1 The project has generated mostly digital data with only a few physical paper records. Any physical records will be digitised, and the project will be deposited as a digital only archive.
- 6.2.2 The digital archive generated by the project will be deposited with a Trusted Digital Repository, in this instance the Archaeology Data Service (ADS), to ensure its long-term curation. Digital data will be prepared following ADS guidelines (ADS 2013 and online guidance) and accompanied by metadata.

6.3 OASIS

- 6.3.1 An OASIS (online access to the index of archaeological investigation) record (<http://oasis.ac.uk>) has been initiated (OASIS Id: wessexar1-536780), with key fields completed, and a .pdf version of the final report submitted. Subject to any contractual requirements on confidentiality, copies of the OASIS record will be integrated into the relevant local and national records and published through the Archaeology Data Service (ADS) ArchSearch catalogue.

7 COPYRIGHT

7.1 Archive and report copyright

- 7.1.1 The full copyright of the written/illustrative/digital archive relating to the project will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification. The museum, however, will be granted an exclusive licence for the use of the archive for educational purposes,



including academic research, providing that such use conforms to the *Copyright and Related Rights Regulations 2003*.

- 7.1.2 Information relating to the project will be deposited with the Historic Environment Record (HER) where it can be freely copied without reference to Wessex Archaeology for the purposes of archaeological research, or development control within the planning process.

7.2 Third party data copyright

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Ordnance Survey map. Surveyed and published in 1888. 1:10560 scale, Dorset sheet LI.NW & LI.NE.

Ordnance Survey map. Surveyed in 1900, published in 1902. 1:10560 scale, Dorset sheet LI.NW & LI.NE.

Ordnance Survey map. Surveyed in 1923, published in 1925. 1:10560 scale, Dorset sheet LI.NW & LI.NE.

Ordnance Survey map. Surveyed in 1952, published in 1954. 1:3900 scale, Dorset sheet LI.NW & LI.NE.

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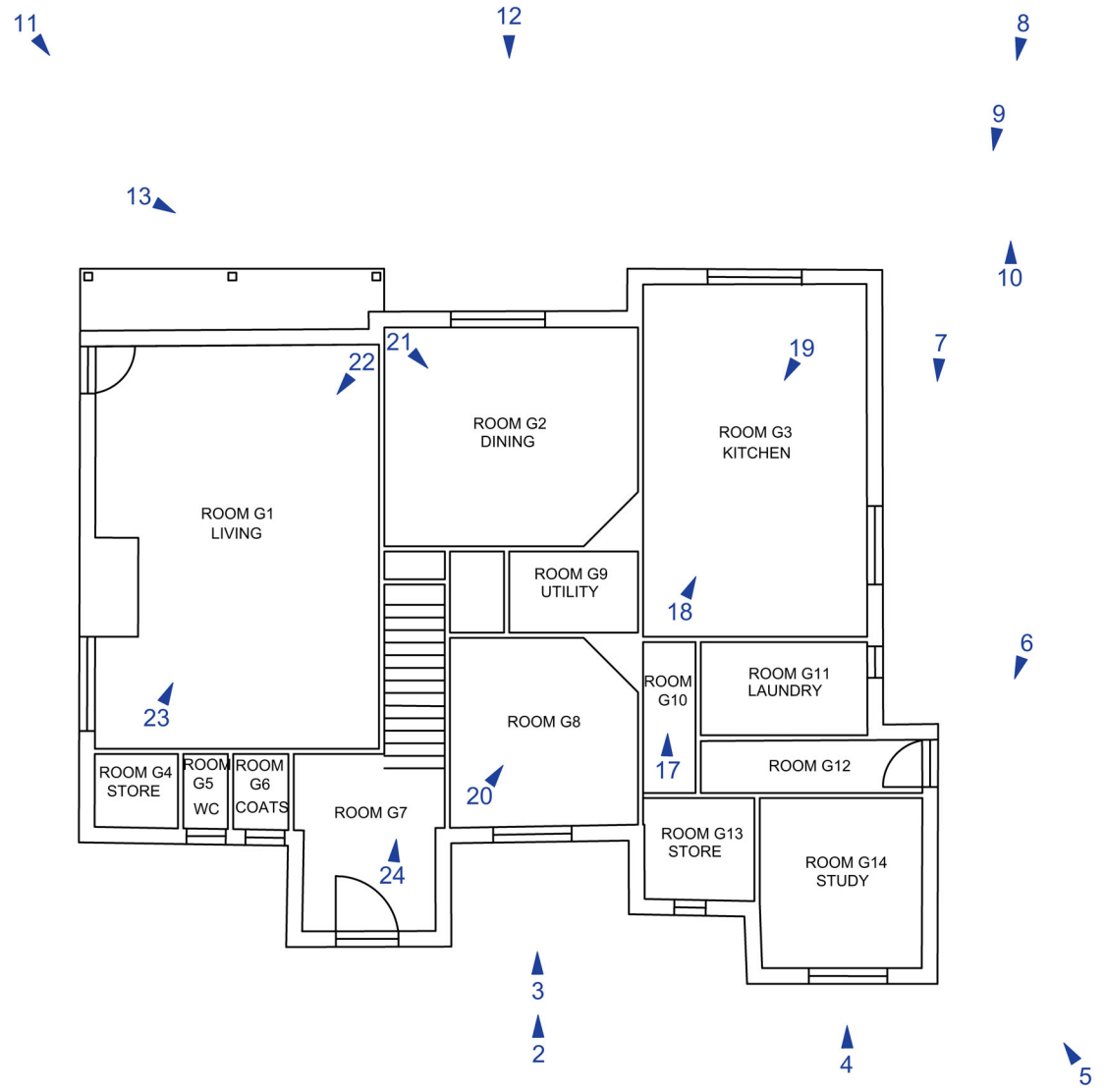


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Figure 1. Site location





1 Photo points

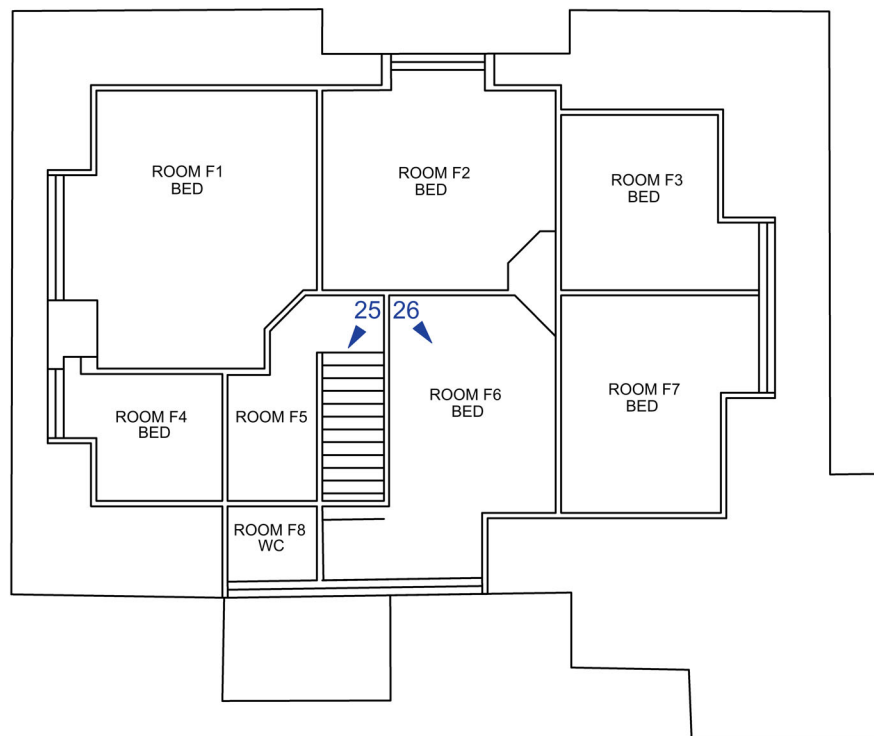


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Figure 2. Ground-floor photo points





1  Photo points



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Figure 3. First-floor photo points





Plate 1. South and east elevation



Plate 2. East elevation



Plate 3. East elevation threshold detail



Plate 4. East elevation ground-floor window detail



Plate 5. North elevation



Plate 6. North elevation



Plate 7. North elevation



Plate 8. North and west elevation



Plate 9. North elevation first-floor dormer window detail



Plate 10. Swimming pool northwest of site



Plate 11. West elevation



Plate 12. West elevation



Plate 13. West elevation

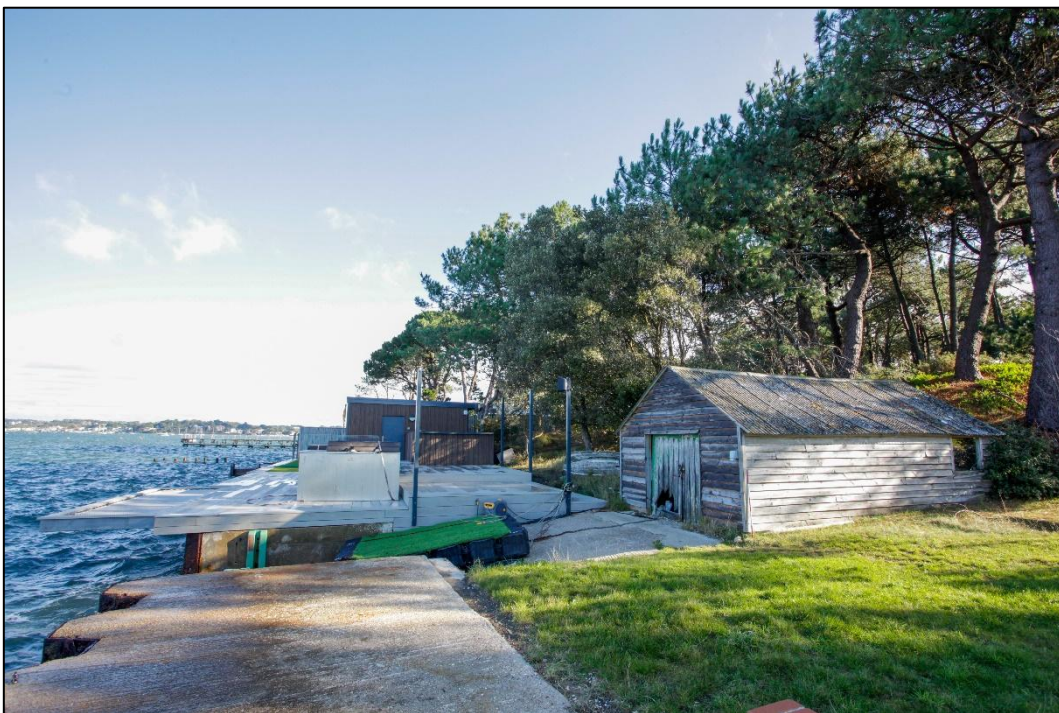


Plate 14. Boathouse northwest of site



Plate 15. Outbuilding northeast of site



Plate 16. Modern outbuilding southwest of site



Plate 17. Room G10. Hallway from storeroom to kitchen



Plate 18. Room G3. Kitchen area



Plate 19. Room G3. Kitchen area

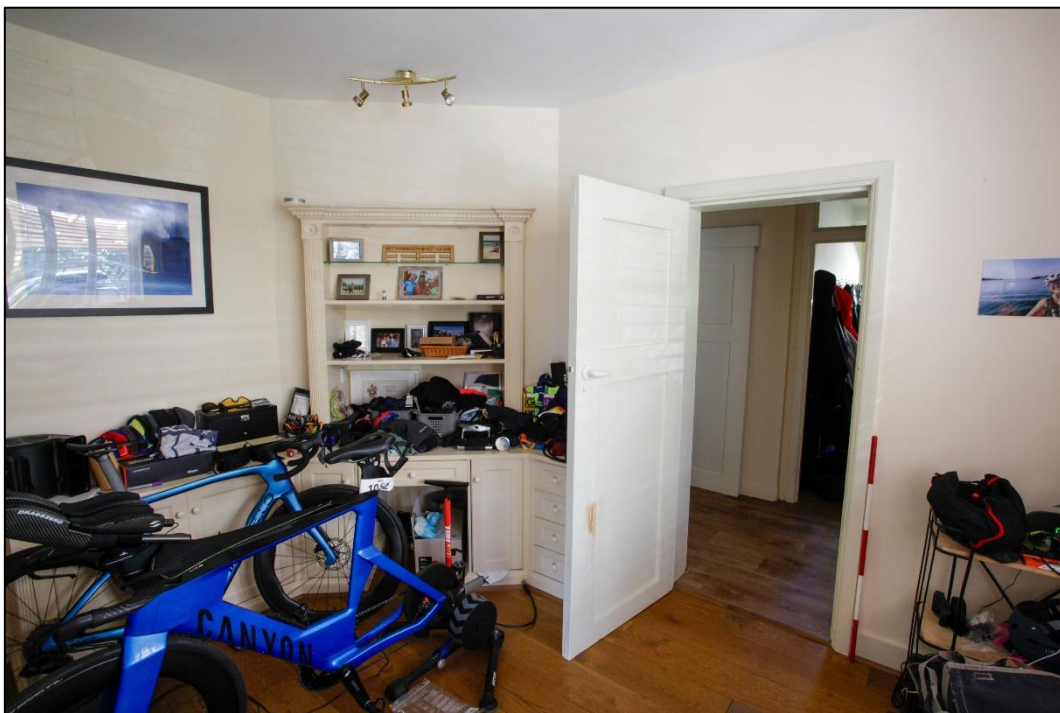


Plate 20. Room G8



Plate 21. Room G2. Dining room



Plate 22. Room G1. Living room



Plate 23. Room G1. Living room

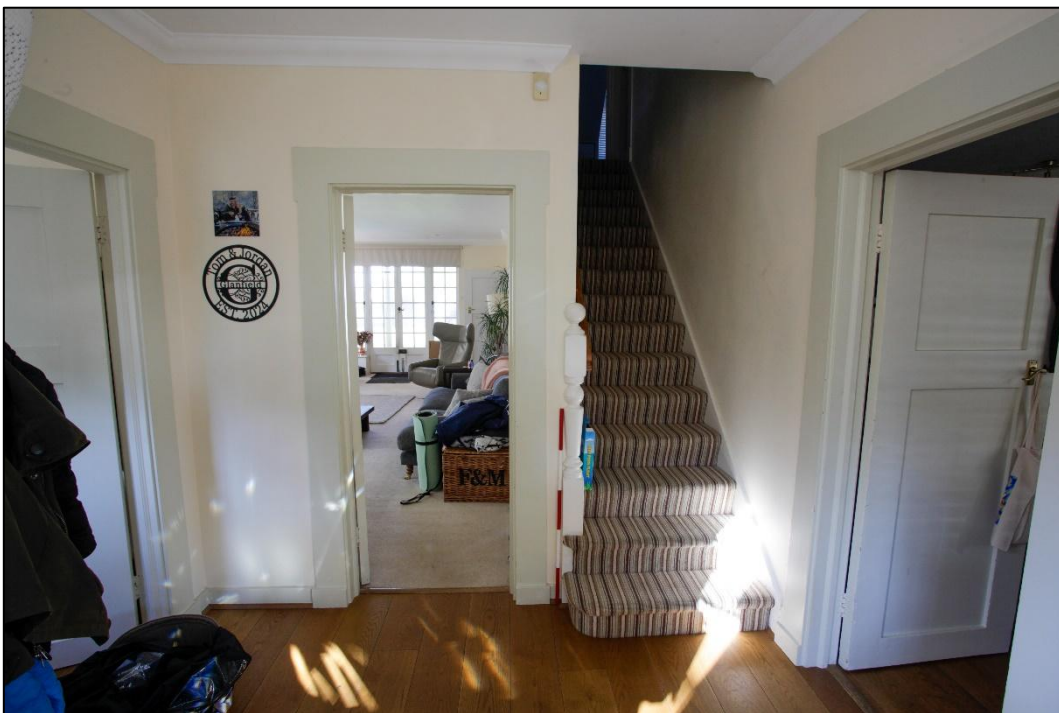


Plate 24. Room G7. Hallway with staircase to first-floor

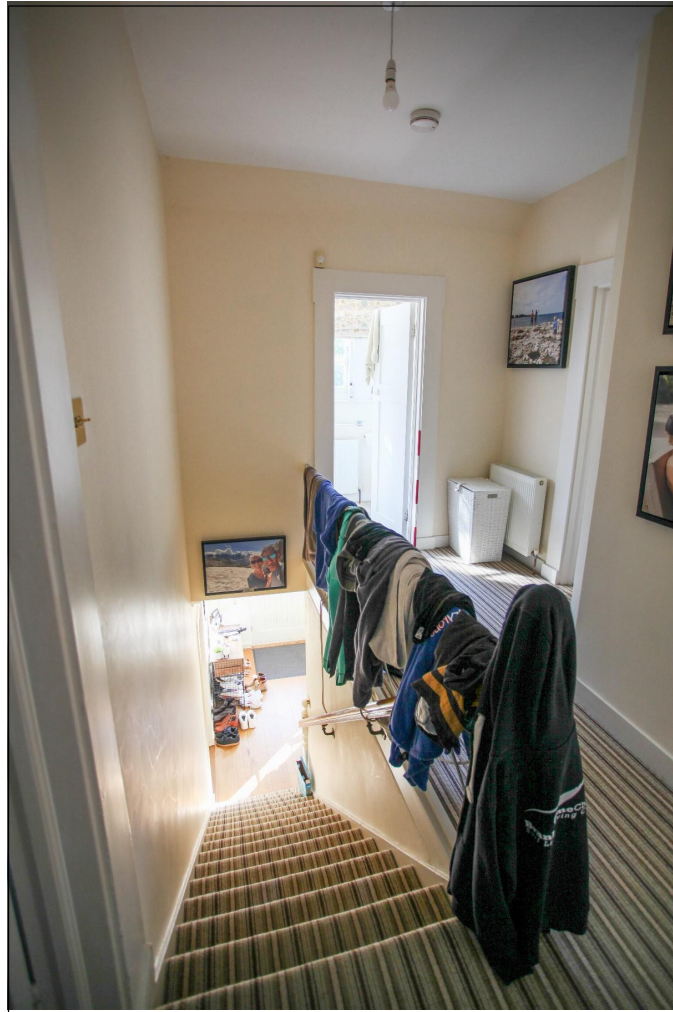


Plate 25. Room F5. Landing and staircase to ground-floor



Plate 26. Room F6. Bedroom



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