

Poole Harbour Dorset

This waterside development will create nearly 270 apartments, 12 townhouses and a 4-star 150 bed conference hotel (designed by Leech Rhodes Walker) on a former coal yard that supplied a nearby gas works. The 1.13 hectares site is currently occupied by a 1960s prefabricated hotel which has come to the end of its design life, and an area of derelict land. The site forms part of one of the most recognisable historic quaysides in the country and the design team has worked closely with Poole Council, English Heritage and the Environment Agency to overcome policy, contamination and flooding issues.

Cars have been banished to the perimeter of the site with basement parking. The stepping form of the buildings modifies their height down to that of the surrounding residential areas to the north, and maximises terrace areas for penthouses that will enjoy magnificent views across the harbour. The apartments are a mix of 1, 2 and 3 bed units with the majority being dual aspect and enjoying harbour views. Providing new public routes through the site will improve pedestrian permeability and connections to the town centre.

Client
Burleigh Estates PLC

Services
Masterplanning

Size
270 apartments
12 townhouses

EPR Architects
architects@epr.co.uk
+44 20 7932 7600
www.epr.co.uk





Heritage

English Heritage were particularly supportive of EPR Architects' contemporary approach to the design of the quayside with its cafes spilling out onto the quay, and the use of varied materials and vertical emphasis to the elevations that make reference to the historic quay warehouses nearby.

Location

The layout concept takes advantage of the splendid location overlooking Poole Harbour, creating a new sustainable residential community at the eastern end of the Quay Conservation Area and providing a destination landmark conference hotel that will boost economic growth along the quayside.

EPR Architects
 architects@epr.co.uk
 +44 20 7932 7600
 www.epr.co.uk

