

The Guildhall Project

Pictures taken 7 October 2015

The Guildhall viewed from Market Street



This elevation gives a far better context to the building than the view from Old Orchard.



The trees in the area obstruct the view of the Guildhall. This is the side of the building which does not offer the architectural interest that the dual staircases provide to the Market Street view. The trees are wonderful, and I do not believe that their removal would add to the project.





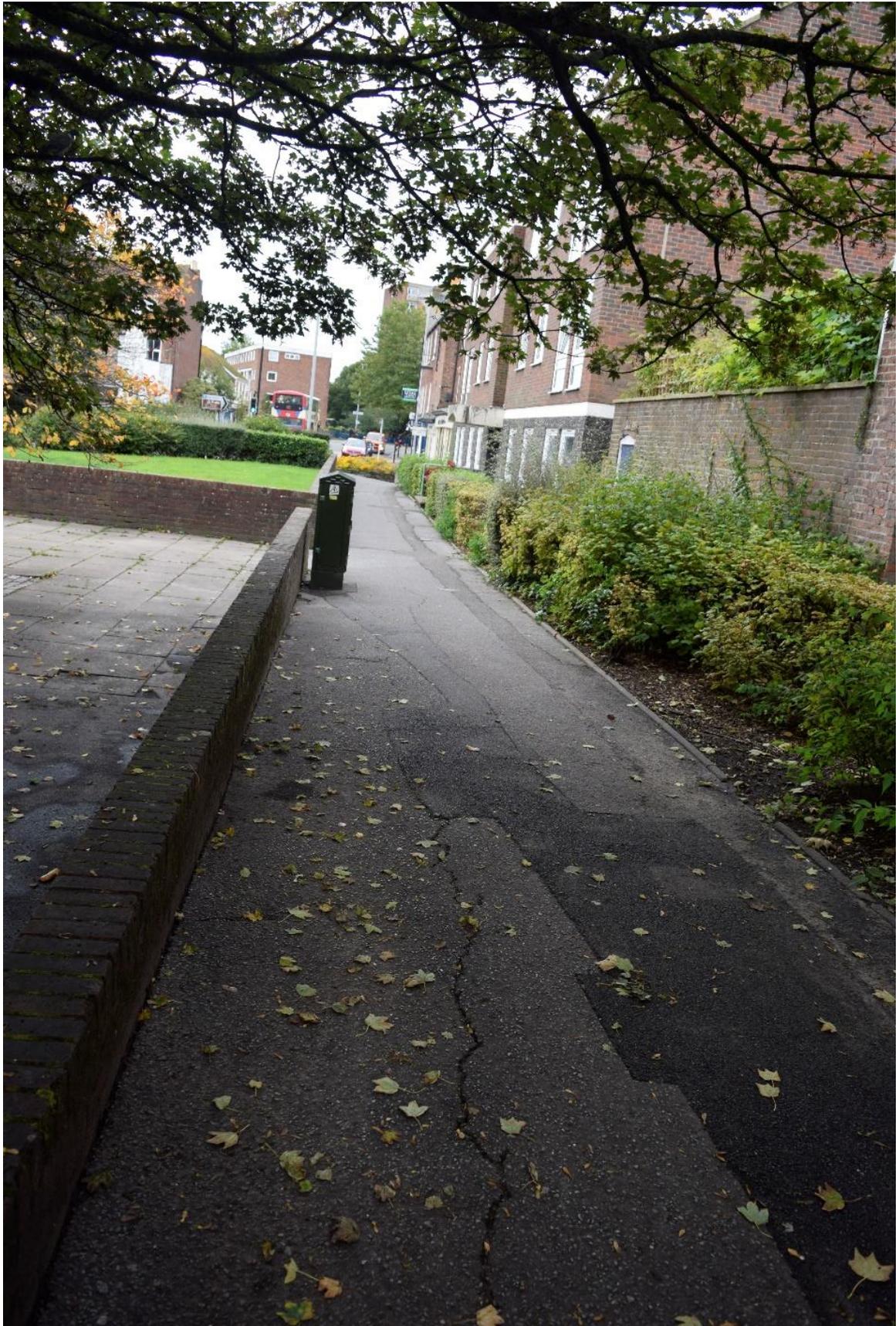
The site is not level. There are several options which could be considered. The plan shows an undulating green area. A simpler solution would be to lower the grass to the pavement level and add a raised boundary to the road side. This would allow an immediate access to the site for all users and give a barrier to the traffic as a safety feature.

The walls are in a poor state so these will need to be replaced.



The choice of materials needs to be environmentally friendly with a long life.

The pathway will need to remain wide to allow for utilities to be serviced.





The pathways within the project could be constructed of a pebble material to match the first floor of the flats.

The block of six flats has a private green area at the front, about 1.5 meters wide. This is planted with mature shrubs. The proposal for trees in this area will not work due to size constraints.



Uses of the space

The space is small and irregularly shaped.

Many of the options for use discussed in the Poole Quays meeting would not be viable.

An alternative market for Organic Foods / Christmas etc. – This project would be better off using the more accessible and larger facilities on the Quay.

A craft market – The Emporium on the Quay caters for this need and the clustering of a market around that building on the Quay would provide a greater cross reutilization of businesses and provide their customers with a better experience.

A pop up restaurant food cart – This would need access to the site which would either involve a slow dangerous turn from the road, or removing the trees.

The site is probably too small for most commercially organised events.

A project to grass an area and then use it regularly as a market space will not work.

Currently a few people use the area to have lunch. Taking this forward and providing more seating would encourage its use. The area is a designated Alcohol Free zone. Could this information be incorporated into the benches in a permanent way?

A resident from the block of flats joined us on the project and said there was very little antisocial behaviour in the area. There were signs of hidden clothing and a sleeping bag in the flowerbed. There were a few white lightening bottles there on Sunday, but none were visible today, which is a great reflection on the cleaning service within the area.

The Old Orchard Café

It was mentioned that the scheme could provide an opportunity for this business to add seating area outside. To do this you would need to remove the raised flower bed and the pedestrians would need to walk closer to the busy road.

It would create a straighter path for the pedestrians.

Looking to the future what happens if the current café closes?

Would you allow alcohol to be sold from the premises?



Public seating at the junction of Old Orchard and the High Street

This is outside a late-night take away, an off-licence and a Fish and Chip shop.



This is probably the ugliest and most unnecessary set of seats in Poole. There is no view.

The Fish and Chip shop has additional seating which it puts out for its customers. The off-licence and late-night take away do not want to keep their customers in the area.

