

Materials and Decoration

To ensure that the underlying uniformity of the Collins' design is respected, it is important that the use of original materials and colours is continued. Windows will either be timber or metal framed, (plastic replacements will not be acceptable). Brickwork and other materials should match the existing. The following colours are considered appropriate.

Paintwork

BS10B15	Gardenia (0504-Y21R) (Dulux, Carsons) Milk White (Brolac) Soft White (Crown) Ivory (Johnstones)
BS08B15	Magnolia (0606-Y41R) Dulux, Crown, Brolac Orchid White (0504-Y24R) Dulux (0005-Y20R) Dulux
Collins Green	Hazy Downs (2020-G10Y) (Dulux)
BS14C39	Holly (Brolac) Beetle Green (Crown) HollyBush (Dulux, Carsons) Dark Green (Johnstones)
BS12C39	Forest Green (Crown) Forest (Brolac)

Masonry Paint

BS00A01 for example; Grey (1501-Y30R) (Dulux)
BS10B15 for example; Gardenia (0504-Y21R) (Dulux)

NB. Providing that the British Standard No. is complied with, products from other paint companies will be acceptable.

For further information please contact:

The Conservation Officer, Tel: 023 80832555

Or write to

Conservation Officer,
Historic Environment Team,
Planning & Sustainability,
Southampton City Council,
Civic Centre,
Southampton, SO14 7LS

PLEASE NOTE

If you are contemplating any works to your property, please discuss your proposals at an early stage with staff from Development Control Services (023 80832603). As you live in a conservation area and your property is covered by an Article 4 Direction, you will be advised whether you need planning permission or Conservation Area Consent for the works. For further guidance on what it means to live in a conservation area refer to our free leaflet 'Conservation Areas in Southampton'.

Check also whether you need to obtain Building Regulations Approval - this is separate from planning permission or Conservation Area Consent, telephone (023 80832558).

The Direction applies to the following properties:

Bassett Green Road	Nos. 48 - 88 (evens) Nos. 51 - 79 (odds)
Ethelburt Avenue	Nos. 1-111 (incl.)
Field Close	Nos. 1-4 and 9-12 (incl.)
Leaside Way	Nos. 1-26 and 28-43 (incl.)
Stoneham Lane	Nos. 9-33 (odds) No. 43

N.B. Properties excluded: Nos. 5-8 Field Close
and 35-41 (odds)
Stoneham Lane

This leaflet is also available in
large print and on tape.
Please contact

The Conservation Officer on
Southampton 023 80832555.

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THE ETHELBURT AVENUE (BASSETT GREEN ESTATE) CONSERVATION AREA



Ethelburt Avenue (Bassett Green Estate) Conservation Area

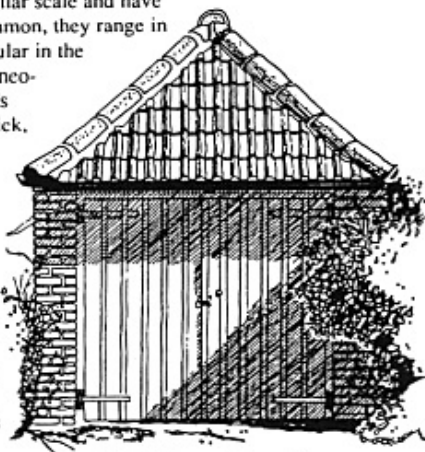
This leaflet gives advice and guidance to owners living in the Ethelburt Avenue (Bassett Green Estate) Conservation Area and explains the Article 4 Direction. It will be particularly useful to new owners and those wishing to undertake repairs or alterations to their property. Don't forget however that you may still need to obtain planning permission or Conservation Area Consent for works to your property. See the notes at the back of the leaflet for guidance. The character of this conservation area is extremely valuable and considerable effort should be made to retain its special qualities.

Introduction

In recognition of its special architectural interest the Ethelburt Avenue (Bassett Green Estate) was designated as a conservation area in September 1988.

The Bassett Green Estate was originally developed in the late 1920's and early 1930's. About 100 houses were initially built by Stoneham Estates and funded by Swaythling Housing Society which was founded by Herbert Collins to provide houses to let at low rents. It comprises Ethelburt Avenue, Stoneham Lane, Bassett Green Road, Field Close, Leaside Way and Summerfield Gardens. The last dwelling to be constructed was in the late 1950's, by which time 220 houses and flats had been erected.

Ethelburt Avenue still retains the intended tranquil, semi-rural character, with its rough gravel road surface bordered by grass verges and trees, similar to the early garden cities. Although the houses are all of a similar scale and have certain features in common, they range in style from neo-vernacular in the cottage style, through neo-Georgian, to the 1930's 'moderne', and use brick, roughcast and stucco finishes. The houses were designed to harmonise with each other and many are grouped around greens, or closes reinforcing a sense of community. This grouping of buildings coupled with the mix of styles and materials combine to produce the special character associated with the Bassett Green Estate.



Article 4 Direction

In July 1992, the Secretary of State for the Environment confirmed Directions under Article 4 of the Town and Country Planning General Development Order 1988 which cover both the Uplands Estate (Highfield) and Ethelburt Avenue (Bassett Green Estate) Conservation Areas. This provides Southampton City Council as Local Planning Authority with additional controls by widening the scope of alterations which require planning permission.

The requirements of the Article 4 Direction are completely independent of any restrictions or covenants imposed by any conveyance or lease on the property and can be summarised as follows:

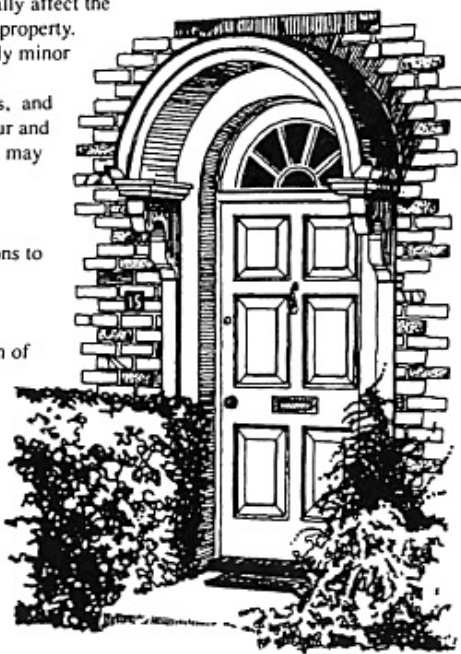
I. The enlargement improvement or other alteration of a dwellinghouse on its front or side elevation.

Clarification from the Department for Culture, Media and Sport indicates that 'improvement or alteration' includes any works that materially affect the appearance of the property. Therefore relatively minor alterations such as replacing windows, and changing the colour and profile of pointing may require planning consent;

II. Any alterations to the roof of a dwellinghouse;

III. The addition of porches on the front and side elevation;

IV. The construction of a swimming and other pools within the curtilage of the dwellinghouse;



V. The placing of outbuildings and enclosures within the curtilage of the dwellinghouse;

VI. Satellite antenna/dishes.

The works set out in I-VI will require the submission of a planning application. The effective operation of this additional planning control will require close liaison and co-operation between local residents and Southampton City Council. Further information and application forms are available from Development Control Services Tel:80832603. No planning fee is incurred for a planning application for works affected by the Article 4 Direction.

NB. Declaration of an Article 4 (1 or 2) Direction is now covered by the Town & Country Planning (General Permitted Development) Order 1995.

Design Guidance

A Design Guide (June 1993) is available from the City Council and is intended as a working document for residents considering improvements/alterations, builders undertaking works on their behalf and architects, surveyors and designers advising them. The City Council will refer to this document in the assessment of planning applications within the conservation area.

The Council does not wish to restrict residents maintaining and improving their houses in a sensitive way and the advice within the Design Guide will assist in the achievement of this. It is unfortunate that some alterations in the past have not been in sympathy with the original design. Although often minor when considered in isolation, cumulatively, unsympathetic alterations can devalue the cohesive appearance of the estate.

