

Ethelburt Avenue (Bassett Green Estate) Conservation Area

Appraisal and Management Plan



Contents

Introduction

Conservation Area Appraisal

Location and setting

Why is it special?

Historic development

Character analysis

Strengths Weaknesses, Opportunities and Threats

Management Policies

Roofs

Facing Materials

Windows

Doors, Porches and Canopies

The Curtilage

Decoration

Appendices

Appendix 1 - Secretary of State's Letter and the Notice of the Article 4 Direction dated 29 July 1992

Appendix 2 - Article 4(2) Direction of the Oakmount Triangle Conservation Area (provided for information in this draft)

Appendix 3 - Summary of the relevant national and local planning policies.

Introduction

A Conservation Area is ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Southampton City Council designated the Ethelburt Avenue (Bassett Green Estate) as a Conservation Area in September 1988. This recognised that ‘the special quality of this early example of the Garden City Movement is derived from its residential character, architectural quality and its generous layout in terms of the ratio between open space and buildings.’

It is not the purpose of conservation area designation to prevent change, rather it is to manage changes within a framework that allows adaptations to be made that will ensure the viability of an area without detracting from it’s special character. This document provides that framework.

Planning applications for development in the Conservation Area are decided with regard to the need to preserve and to enhance it. In 1992 an Article 4 Direction removed some of the general permitted development rights and the following year Design Guidance for the Ethelburt Avenue (Bassett Green Estate) Conservation Area was published. All properties within the boundary are covered by the Article 4 with the exception of the infill development in Field Close and flats on the corner of Bassett Green Road and Stoneham Lane (shown in blue on the plan below). Southampton City Council as Local Planning Authority retains control over development affecting flats as they do not have the permitted development rights granted to development within the curtilage of a dwelling house.

This Appraisal, Management Plan and a revised Article 4 Direction have been produced to address changes that have taken place within the Conservation Area and the surrounding area since its designation, to reflect changes in the legislation, and to clarify the Article 4 Direction for residents and planners alike. Appendix 3 summarises the relevant national and local planning policies.

The aim of this document is therefore two-fold:

1. To identify the unique characteristics of the area in support of local planning policies to preserve and enhance the special character and appearance of the area.
2. To provide residents, Council officers and Members, appeal Inspectors and others with authoritative guidelines on the types of development and other changes that will preserve or enhance the area.

The document is in three parts:

1. The Appraisal assesses what makes the area special, analyses its character and identifies issues and opportunities.
2. The Management Plan contains guidance on specific features identified in the Appraisal as significant elements in the character of the Conservation Area.
3. Appendices, including the revised Article 4 Direction which will be subject to simultaneous consultation with the main part of the document.

The Appraisal

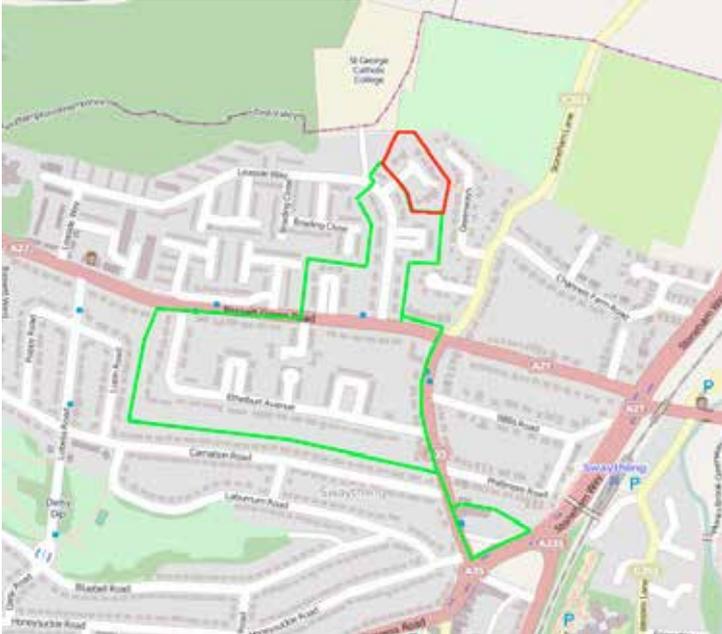
Location and boundaries



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Southampton City Council LA100019679 2011.

Fig.1

The Ethelburt Avenue (Bassett Green Estate) Conservation Area, located in the north-east of the city is enclosed within the red area shown above. It comprises Ethelburt Avenue, parts of Stoneham Lane, Leaside Way and Bassett Green Road and Field Close.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Southampton City Council LA100019679 2011.

Fig.2

Boundary Changes

Proposals to extend the boundary to include Summerfield Gardens (the area within the red boundary on the above map) would not be supported due to the amount of inappropriate changes that have taken place (uPVC windows, guttering etc). It is considered that existing SCC policies (such as the Residential Design Guide) are sufficient to protect the area from inappropriate development.

At the corner of Stoneham Lane and High Road is Market Buildings comprising flats and shops built in 1931 and designed by Herbert Collins. This is shown as the green area on the map above, beyond the southeast corner of the existing Conservation Area. The proposed area includes the area of trees and the Herbert Collins Memorial Gardens. The building still very largely retains its original form and may be suitable for adding to the Conservation Area.

Why is it special?

Built in the second quarter of the 20th century, this housing estate contains an oasis of order and calm amidst the outer northern suburbs of Southampton. It was designed by the architect and planner Herbert Collins (see picture below), following the finest Garden City traditions. The houses are mainly two-storeyed with low-pitched roofs, built in pairs and short terraces grouped around greens and along grass-bordered roads. They vary in style from vernacular, through Georgian cottage to 'Moderne' but have a coherent architectural vocabulary with carefully proportioned small-paned windows and distinctive front doors and surrounds. The layout and landscaping are generous and the design, materials and construction of the individual houses are all of the highest quality. They were sold on long leases with restrictive covenants controlling their future maintenance and alteration: as a result many houses retain much of their distinctive original character.



Pl.1 Herbert Collins 1885-1975

Historic background

The land on which the Conservation Areas stands was part of North Stoneham Manor which was purchased by Sir Thomas Fleming in 1599. He was one of the judges that tried Guy Fawkes and became Lord Chief Justice. In the eighteenth century, the male line died out and inheritance passed through a female. Her great grandson Thomas Willis adopted the surname Willis Fleming. The Willis family were descended from the celebrated seventeenth century Oxford physician Dr Thomas Willis.

Late in the nineteenth century the area was still remote from the urban spread of Southampton. It comprised tenant farms, landed gentry living in great houses, North Stoneham House, South Stoneham House and The Grange (located on the open land by the Wide Lane, Mansbridge Road roundabout) and small rural settlements.

By 1908, urban development has spread from Southampton along Portswood Road and reached to the end of High Road at the railway arch (the last section of houses were demolished when the road was made a dual carriageway). A network of roads off Portswood Road for the Hampton Park Estate had been laid out, but as yet little house building had taken place. Willis and Phillimore roads had been created and developed. House building continued rapidly, especially after the First World War.

In 1920, the County Borough of Southampton was enlarged. The northern boundary had previously run along Burgess Street from Hill Lane to just after University Road and then ran just south of and parallel to Broadlands Road. The new northern boundary ran in the countryside along the line it has today. Under provisions of the Housing Act 1919 for housing of the working classes, Southampton Borough Council compulsorily purchased land on the north side of Burgess Road from John Willis Fleming. This became "The Flower Estate". So development was contemporary with the Collins houses in the Conservation Area.

By 1933, the area was about as developed as it is today. An exception was all the land to the north of Bassett Green Road. On the north side Ethelbert Avenue only the first square had been built and on the south side of Bassett Green Road, Field Close and Conservation Area houses west of Field Close had also not been built. Some of the houses in High Road had become shops to serve the growing population. The tramlines reached Swaythling along Portswood Road in 1922 and in 1930 this was extended along Burgess Road to link with the line at Bassett Crossroads.

Development of the conservation area

In 1925, William J Collins, Herbert's father bought from John Willis Fleming most of the land that had comprised the South Camp of the Swaythling Remount Depot.



PI.2

Before the First World War, the part of the land purchased to the south of Bassett Green Road was allotments and prior to that was mostly arable land forming part of Burgess Street Farm. The Burgess Street Farm house was opposite what is now Langhorne Road. The land to the north of Bassett Green Road had been arable fields of Underwood Farm, with a very narrow strip of woodland beside Bassett Green Road. The Underwood Farm house was near the entrance to Greenways and was not demolished until 1938.

W.J. Collins offered ten acres to the nearby Swaythling Housing Society, who built about a hundred houses on the site in the late 1920s and early 1930s. Some of the houses were let but most were sold and provided much-needed income for the Society. W. J. Collins retained the freehold and the houses were sold on 999 year leases, subject to an annual ground rent. Communal areas and greens were leased to the Society, who are still responsible for their maintenance.

The first houses were built along the eastern boundary of the site in Stoneham Lane, where nos. 25-27 bear a plaque dated 1927. Herbert's partner in his practice, John G. Birkett, lived at number 23 from 1927 to 1938.



Pl.3

The corner of Stoneham Lane and Bassett Green Road is marked with a 'L' shaped block of two storey flats and houses, set back behind a group of trees on a small square green. Development continued up Bassett Green Road, including two pairs of houses with attic storeys.

The site at Bassett Green was relatively flat and treeless. A road, Ethelburt Avenue, was made into the site, running westwards from Stoneham Lane then turning through 90° to connect with Bassett Green Road. The name 'Ethelburt' was derived from a combination of 'Herbert' and his sister's name 'Ethel'. The road is unmade, with a rough gravel surface bordered by grass verges and trees, reminiscent of early Letchworth. Houses on the north side of Ethelburt Avenue are grouped to form three squares of varying sizes, each open to the south. The land acquired by W.J.Collins on the north side of Bassett Green Road extended up to and including the east block of today's Ventnor Court.

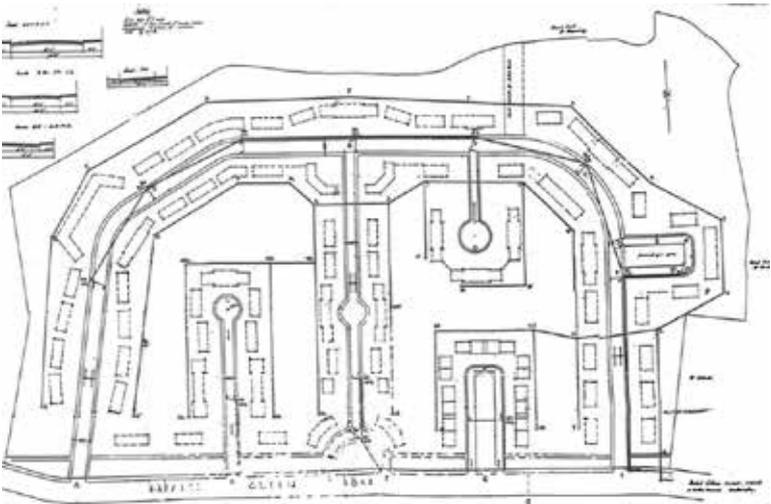


Fig.3

Figure 3 shows the intended development. We see that on the north east corner of Leaside Way, there was to be a terrace, but this was changed to two pairs of semi-detached houses to provide an entrance for the future Summerfield Gardens. The last houses to be built were those in the square on Bassett Green Road, built in 1938. The houses on this part of the estate were built by Ralph Collins, Herbert's brother. After the war, the land that was still undeveloped was required by the Council for temporary housing, "prefabs". It was sold to the Council in September 1946. In 1960 the land for Summerfield Gardens was sold to the builder A.E.Tizzard.

In 1938 a brochure 'The Model Estate of Bassett Green' was issued for prospective purchasers. It was printed and illustrated by Martyn Collins, son of Ralph Collins, who later became an architect himself. The booklet outlined points to look for when inspecting the houses and included notes on their planning and design:

"The keynote of our policy is to keep the design as simple and direct as possible thereby not only producing a house which is conspicuous for its solid and sturdy appearance, but actually saving money which may be applied to the use of the best materials. We believe that many purchasers prefer this to the cheap showiness together with a somewhat rickety appearance which, alas! is the leading characteristic of most speculatively built houses."

Character analysis

A walk through the estate - The Houses

Although the houses are all similar in size and have certain features in common, they present a fascinating range of styles, all designed by Herbert Collins. The houses in Stoneham Lane are similar to houses in the Uplands Estate, in classic 'Collins' style: mellow dark red brick, handmade plain clay tiled roofs, small paned casement windows and well proportioned neo-Georgian doorcases. Working chronologically from the 'correct' Georgian-style houses in Stoneham Lane, there are the less assertively



neo-Georgian group (nos. 2 to 16 Ethelburt Avenue) with roughcast walls, half-glazed front doors and external shutters to some windows. Opposite, nos. 5 to 39 were built of red brick in three terraces around a formal green. A footpath between houses in the north-east corner leads to a small pavilion and two grass tennis courts. The south side of the Avenue continues with a series of rendered detached and semi-detached houses in a neo-vernacular cottage style, similar to early examples at Letchworth.

Pl.4

Further along the south side of Ethelburt Avenue are two terraces in a classical style: the projecting central section of one terrace is surmounted by a gable in the form of a massive triangular pediment.



Pl.5



In contrast, the houses in two small squares opposite are in a version of 1930s 'Moderne', with metal casement windows with horizontal glazing bars and curious front doors incorporating three wide horizontal glazed panels. These are dated 1933.

Pl.6

The houses on the outside of the 90° bend return to a neo-vernacular cottage style with steep-pitched roofs and dormer windows. Housing continues along the west side of Ethelburt Avenue to the junction with Bassett Green Road, with a series of modest semi-detached neo-Georgian pairs. Land on the east side remained vacant until after the Second World War where nos. 97 to 111 Ethelburt Avenue were built, with stuccoed walls, sliding sash windows, metal canopied porches and 'patera' ornaments supplied by Herbert's brother William.



Pl.7

The Bassett Green Estate also includes the houses in Bassett Green Road between Ethelburt Avenue and Stoneham Lane, Field Close and Leaside Way. Field Close, the small cul-de-sac on the south side of Bassett Green Road is contemporary and in the same style as the middle close in Ethelburt Avenue. The original features designed by Collins survive very well.

The first houses in Leaside Way, built in 1934, are simple flat-fronted semidetached pairs.



Pl.8

Half way along, on the east side, there is a square with unenclosed lawns in front of the houses. Many of the properties have wall plaques depicting animals, and No's 2-4 have a date plaque of 1934. They were the first Collins houses to be built with central heating and had a solid fuel boiler built under the quarter landing of the stairs. As a consequence, the stairs were built of concrete, with rubber treads and nosings.



Pl.9

The Roads

Today, an important part of the character of Ethelburt Avenue is the unmade gravel road. This is probably an historical accident. The original residents would have expected that the road would be made up by the Council and then adopted under the Private Street Works Act 1892. Today the unmade state is seen as part of its character. This comes at a cost. In dry weather traffic throws up a lot of dust and regular maintenance is required to fill the potholes. Teams of volunteers carry out repairs on three Saturdays per year. The avenue is poorly lit with swan-necked cast iron lamp standards. The level of lighting could be said to add to its charm, but this was somewhat improved in the 1990s by the Residents' Association having additional lamps installed.

Field Close is also a gravel road, but being a cul-de-sac has little traffic and rarely requires maintenance. It does not have the swan-necked cast iron light columns found elsewhere in the Conservation Area. Very recently a Victorian style lamp was installed.

The road around the square on the north side of Bassett Green Road is deceptive. The absence of kerbs and careful choice of surface dressing material retains the rural appearance but hides a bitumen macadam road of good specification.

Leaside Way which joins Bassett Green Road and continues north towards St George Catholic College, was made up in 1955 by the Council and then adopted. The footways and road are modern tarmac, and road humps have been inserted at various points, due to the proximity of the school. Swan-necked cast iron street lighting columns were installed as an enhancement after the road was made a conservation area. The road tends to be busy in term-time, with parents dropping children off from across the city.

Stoneham Lane is a busy link road connecting Portswood Road to Bassett Green Road. Bassett Green Road is one of the main routes across the city, connecting with the M3 at Chilworth. No original street lights remain.

Facing Materials

The residential properties within the Bassett Green Estate Conservation Area have a range of facing materials; natural brickwork, painted brickwork and render with both smooth and rough finishes.

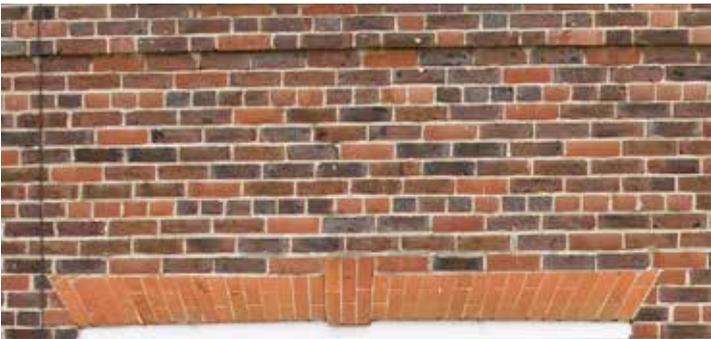
It is the subtle use of mellow red-multi bricks both in terms of their colour and brick detailing which contributes much to the aesthetic quality of houses designed by Herbert Collins. Examples of brick detailing within the Conservation Area include projecting string courses, basket weave string courses, herringbone panels, arches and quoins delineated with orange bricks. Tiles are also occasionally used for detailing wall tops and eaves. A distinctive feature is the use of English garden wall bonding where 5 brick courses are laid as stretchers between one of headers.



PI.10 Projecting string course



PI.11 Herring bone panel



PI.12 English garden wall bonding

Roofs, Chimneys and Rainwater Goods

The shape and form of roofs are an important unifying element in the overall appearance, characterised by projecting eaves, and pitched roofs with hips, often terminating with hip irons. The dark red handmade tiles with their slightly irregular shapes contribute to the special character and texture of the roofs. There is a degree of variety between groups of houses through the use of different types of tile: plain, double- Roman and Bridgewater pantiles.

Common problems include decayed roofing felt, and broken and slipping tiles caused by the failure of the nibs or nails which secure the tiles to the battens.



Chimneys are an important and attractive element of the overall appearance of the properties in the area adding interest to the roofscape. The chimneys on Collins' houses are characterised by projecting string courses and low, unobtrusive terracotta chimney pots. Today many of the pots have been modified in some way, such as by fitting cowls.

Pl.13

The materials, colour and profile of gutters and downpipes are an important element of the overall appearance of houses. Original rainwater goods are usually black painted cast iron with gutters having either ogee or half-round sections, with circular downpipes. In the estate on the north side of Bassett Green Road, grey ogee-section enamelled steel gutters, downpipes and soil pipes were used. Where they have not been replaced, they have been painted black. Properties 99 to 111 Ethelburt Avenue originally had asbestos cement gutters and downpipes which have now been mainly replaced by plastic.

Windows

Windows are of the utmost importance in the overall design quality of the Collins Estates. Herbert Collins ensured that the original windows were both carefully proportioned in relation to the whole house and also in their sub-division into small individual panes. The earlier houses have timber sliding sashes or casement windows divided into small panes.

Note that there are two small opening windows at the top, in the centre. Their frames have been cleverly designed to be about the same thickness as the glazing bars, so that these small windows are hardly noticeable.



Pl.14

Many of the later houses have metal casement windows with horizontal glazing bars, set in timber surrounds, drawing influences from the modern movement of the 1920s and 1930s.



Pl.15

The Crittall steel windows in Leaside Way were very widely used on housing estates in the 1930s. Elsewhere, they have been almost entirely replaced by other styles of window.

The odd-numbered houses built after the Second World War at the top of Ethelburt Avenue have galvanised steel sash windows.



Pl.16

Bay windows are an important architectural feature of many of the houses within the Ethelburt Avenue Conservation Area



Pl.17



Pl.18

Some uPVC windows are present, on front elevations, but these almost entirely pre-date the Article 4 Direction. uPVC is more common on rear and side elevations. Rear elevations are not covered by the terms of the Article 4. In several properties in Ethelburt Avenue the Crittall steel window have been replaced with double glazed steel windows for which planning permission has been granted.

The majority of windows are now painted pure white, with others painted in shades ranging from rich cream to nearly white. Herbert Collins expected them to be painted off white (BS10B 15. An example of this colour can be seen on the street nameplates).

Doors and Canopies

The doors of Collins’ houses are a distinctive feature as they are normally 3 feet 5 inches wide, which is 5 inches wider than standard front entrance doors. This small difference gives a more imposing, generous and welcoming effect to the entrance.



PI.19



PI.20



PI.21



PI.22



PI.23



PI.24

Many of the doors are based on early Georgian designs with modern variations. They are all well proportioned with carefully detailed mouldings, frames and architraves. They are painted and have carefully designed ironmongery. The neo-vernacular cottages-style houses in Ethelburt Avenue have oak doors. These were originally untreated, but many are now varnished. Elsewhere, doors are painted in the same colour as the windows. There are currently only four exceptions. One house in Bassett Green Road has a green door and another a black door. Three pairs of semi detached houses have shutters which are painted green and two of these houses have green doors to match.

Loose timber joints and broken hinges can lead to distortion of the door and a lack of painting or varnishing can lead to water penetration and rot. The original doors are soundly constructed with good quality timber and can be repaired by a competent joiner.

Garages

Original garages normally have pitched tiled roofs to match the house, brick or dark stained weatherboard walls and side hung timber doors. The doors have vertical slats which give you distinctive vertical shadow lines.



Pl.25



Pl.26



Pl.27

Boundaries and Front Gardens

Landscaped front gardens with and without boundary hedges are an important feature of the Bassett Green Estate. There are no front garden walls, except for some low retaining walls where the garden is at a higher level than the adjacent footway. This mixture of open and planted frontages reinforces the garden suburb character of the estate. In the squares on the estate, the open plan has been assured by the freeholder retaining ownership of the lawns in front of the houses. Leaside Way is an example of where the mature privet hedges have a modest and fairly uniform height of about 4 feet which greatly adds to the attraction of the road. This is also a feature of the privet hedges along part of the south side of Bassett Green Road but elsewhere the hedges have become overgrown. Front gates generally follow the original designs. While some properties have lost their front gardens to gravelled, tarmac or brick parking areas, many retain the original layout. There are a number of car ports, mainly but not all, constructed prior to the serving of the Article 4 Direction.

The front boundaries along Stoneham Lane, with low Purbeck stone retaining walls, were probably originally without hedges but more recently boundary hedges have been planted in order that residents facing Stoneham Lane are able to enjoy a degree of privacy.. No's 35-43 Stoneham Lane address the corner between Stoneham Lane and Bassett Green Road by providing a set-back comprising a raised green with some mature trees. The houses on the bend at the top of Ethelburt Avenue and 9-13 Stoneham Lane front small triangular greens.

Trellis-work

Rectangular sections of wooden trellis used as a rear boundary treatment is also a characteristic of the Estate, a typical section and elevation is shown below.

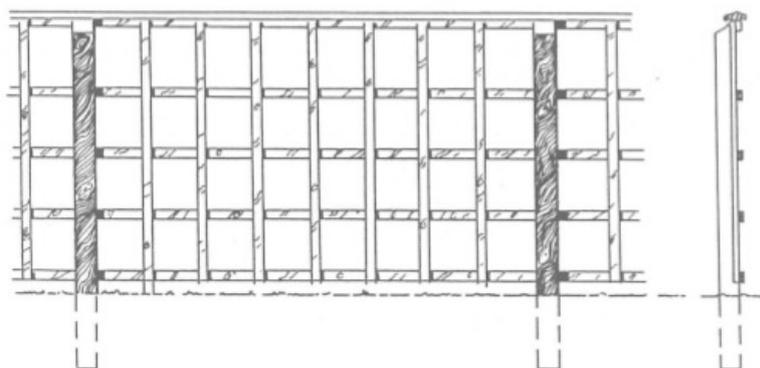


Fig.4

Trees

Mature trees both within private gardens and shared open spaces are an important element in the appearance of the Bassett Green Estate. Probably no trees predate the building of the estate, with the possible exception of the Monterey cypress (*Cupressus macrocarpa*) in Field Close. Another large mature tree is the silver birch on the green in Bassett Green Road. Early each May, the flowering cherries in Ethelburt Avenue are spectacular. Most of the original cherry trees have died and as this has occurred the Residents' Association and the Swaythling Housing Society has carried out new planting. When the estate was first built, old photographs show there was also a verge on the odd-numbered side of Ethelburt Avenue. Recently, part of this verge has been restored and planted with trees. As part of the Golden Jubilee VE Day celebrations, a grant was obtained from the City Council for new tree planting. This included a Himalayan birch on the green in Bassett Green Road and a whitebeam on the green in Leaside Way. Later in the 1990s the City Council planted Cypress oak trees *Quercus robur* 'Fastigiata' in the verges of Leaside Way. A popular tree on the estate is the Scots pine which is found on the large green in Ethelburt Avenue, on the green at the corner of Stoneham Lane and Bassett Green Road and on Bassett Green Road on either side of the entrance to Field Close. Responsibility for maintenance of the trees varies. Along Leaside Way, it is the City Council. For the greens in Ethelburt Avenue and on the corner of Bassett Green Road and Stoneham Lane it is the Swaythling Housing Society. Elsewhere this is more uncertain, but the Residents' Association looks after trees in the communal areas in default of anyone else.

Community Involvement

The Herbert Collins Estates Residents' Association covers the Ethelburt Avenue (Bassett Green Estate) Conservation Area and Summerfield Gardens. Most residents are members. After a small group of members had an initial meeting with the Council's Historic Environment Team Leader, he produced a draft of this Appraisal and Management Plan and held a further meeting. This draft was placed on the Association's website, and members were invited, through the Newsletter, to comment. The comments received were added to the draft. Based on all comments received a new draft was composed and another meeting held between the Association's Committee and the Historic Team Leader.

This draft has been produced for further consultation.

Strengths Weaknesses, Opportunities and Threats

Strengths	Weaknesses
<p>Good community support. Retains most of the original character. Retains most of the traditional features. Strong Residents Association. Green spaces. Ethelburt Avenue is a tranquil area. General compliance with the article 4. Current leaseholder committed to the conserving the character of the area</p>	<p>Traffic (especially on Bassett Green Road). Some pre-Article 4 alterations (eg uPVC windows). Loss of some front gardens to hard standing for parking (mainly in Bassett Green Road). Parking by non-residents especially in Ethelburt Avenue. Use of modern materials. Lack of maintenance (especially windows). Housing stock difficult to adapt to modern needs.</p>
Opportunities	Threats
<p>Give clarity to the Article 4 Direction. Produce clear policies for residents, planners and planning inspectors. Give clear practical guidance to residents on how to manage their properties to minimise degradation of character. The possibility of self-regulation by transfer of the leases from the present freeholder to the Residents' Association. Put all telephone cables underground. More trees on the verge in Bassett Green Road. Improve entrance into Ethelburt Avenue from Bassett Green Road. Raise the profile of the area with residents Include the Market Buildings within the Conservation Area.</p>	<p>Proliferation of minor alterations. The restrictions in the leases or restrictive covenants on the freeholds not being explained clearly enough to new residents. Pressures on Council resources may affect of enforcement of breaches and monitoring of works.. Limited availability of traditional materials Some traditional skills being lost. Traffic and parking. Parking overspill from adjacent areas. Unregulated upgrading of houses. Microgeneration and solar water heating Satellite aerials. Danger that inflexible policies will cause a decline. Developments adjacent to the CA.</p>

Management Policies

These policies are intended to provide clear guidance on what will, and will not, be permissible. Each maintenance and improvement job should be assessed in its own merits. No two properties are exactly the same as Herbert Collins incorporated many subtle variations into house design and for this reason early contact with the City Council is recommended. Residents are also advised to check the covenants in the property lease or the transfer (if they own the freehold), and liaise with the freeholder as required.

Note that works that constitute like-for-like repairs or maintenance do not require planning permission. However, for the avoidance of doubt it is recommended that householders obtain written confirmation from the City Council before proceeding with works.

POLICY BGE 0

General

- 0.1 When determining a planning application, no account will be taken of development pre-dating the serving of the original Article 4 Direction that would now be deemed inappropriate. This is to secure improvement of the CA over time.
- 0.2 Any alteration to a property must be considered in the context of the group of properties to which it belongs. Failure to maintain uniformity in even small details will detract from the overall appearance of a group of houses which have been designed as a single harmonious development.
- 0.3 Development on any of the greens will not be permitted. These shall remain as open ornamental spaces.
- 0.4 Proposals to convert properties into houses in multiple occupation (HMOs) will be assessed against the criteria set out in Policy H4 of the Local Plan, and the Houses in Multiple Occupation Supplementary Planning Document (adopted in March 2012). The key criterion will be *'addressing the balance between the contribution the development could make to meeting housing demand, against the harm to the character and amenity of the area which might occur'*.

POLICY BGE 1

Alterations to roofs

- 1.1 Alterations to the front and side elevations of roofs requires planning permission and would generally not be permitted
- 1.2 Where roofs require major repairs existing tiles should be used where practical and any shortfall made up with new clay tiles which match the old in colour, texture, profile and dimensions. New tiles will be brighter and cleaner than the existing, and their location should be carefully considered. It may be appropriate to re-use old tiles on the front and side roof planes and new to the rear. Special 'bonnet' hip and ridge tiles will be required for complete roof renewal and should be bedded with a soft lime mortar. Note that the ridge tiles tilt upwards at the gable ends.
- 1.3 Solar and other renewable energy equipment will not be permitted on front or side elevations or on front or side roof-slopes. Solar panel and photovoltaic arrays may be permitted on rear elevations subject to the permission of the Freeholder.
- 1.4 Wind generation equipment will not be permitted.

POLICY BGE 2

Chimneys

- 2.1 Chimneys must be retained, and their removal and replacement with vent pipes will be resisted. If chimneys become damaged or structurally unsound they should be repaired or replaced on a like-for-like basis.

POLICY BGE 3

Soffits and fascias

- 3.1 Marine plywood is acceptable for soffits. Original lath and plaster soffits must be repaired like for like. Fascias should be treated timber.

POLICY BGE 4

Flashings

- 4.1 Flashings will normally be in lead. They protect junctions, for example between the roof and chimney stacks. Lead flashing is also used on door canopies, bay windows, parapet gutters and dormer windows. Lead may be treated with patination oil to prevent staining of roof tiles and bricks and to prolong performance. Where it is necessary to renew flashings this should be done to Lead Development Association requirements.
- 4.2 Given the increased prevalence of lead theft, it may be acceptable to use lead substitutes in vulnerable areas of a building. Consult the City Council's Conservation Officer before replacing lead with lead substitutes.

POLICY BGE 5

Rooflights and Dormers

- 5.1 The breaching of front and side roof planes with new rooflights and new dormers will be resisted. Rear elevations are not covered by the Article 4 Direction, but on rear roof slopes the installation of rooflights flush with the plane of the roof and with dark surrounds and glass sub-divided with a central glazing bar is suggested. Some properties have a small number of glass tiles on the rear roof slope and these may admit adequate light to the loft.

POLICY BGE 6

Rainwater Goods

- 6.1 Cast iron gutters, downpipes and hoppers are important features and must be retained. Where rainwater gutters are damaged, the replacement of individual sections of cast iron is preferred over wholesale replacement.
- 6.2 When wholesale renewal of gutters is necessary, cast iron is preferred but acceptable alternatives are aluminium. It is important to retain the original size and profile. Owners of properties that are semidetached or form part of a terrace should pay particular attention to matching the adjoining properties, in particular matching colour. It will rarely be necessary to install new downpipes

- 6.3 In those parts of the Conservation Area where 3 inch x 4 inch rectangular downpipes were used, in the unlikely event that replacement is necessary, the new downpipes must match the original.
- 6.4 Where wooden plates were originally used to secure downpipes, this method of fixing should continue, if downpipes require renewing.

POLICY BGE 7

Satellite antennae and television aerials.

- 7.1 Satellite dishes should, where possible, be located within the roofspace.
- 7.2 Satellite dishes should be mounted unobtrusively on rear elevations or in rear gardens. Satellite Dishes on front elevations will not be allowed..

POLICY BGE 8

Security Systems

- 8.1 Externally fitted bell boxes should be placed directly under the eaves and ideally have an off-white finish to reduce the visual impact

POLICY BGE 9

Facing Materials

- 9.1 The painting, rendering or cladding of natural brickwork will not be permitted.
- 9.2 Where additional bricks need to be introduced for repair or new build (whether reclaimed or new), they must be a good match with the original.

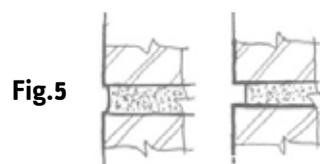
Sourcing bricks for repairs or replacement has become increasingly difficult. While good matches can still be found in reclamation yards, there are specialist brick manufacturers who are able to reproduce historic bricks with reasonable accuracy. If colour matching is difficult, it may be possible to use specialist contractors to stain the bricks to match.

- 9.3 Suitable pointing profiles must be used for repair or new build.

POLICY BGE 10

Mortar and Rendering

- 10.1 Normally only open joints require repointing and unnecessary and careless raking out can cause considerable damage to brick arisses. Particular care is required when repointing brick arches over windows.



The diagram shows profiles suitable for pointing or new build. Sometimes Herbert Collins specified that pointing should be struck with a pebble and new pointing should be slightly recessed as shown above.



PI.28

An example of repointing which has been done with the wrong mortar and the wrong profile. The condition of the mortar of the adjoining property suggests the repointing was not necessary at all.

- 10.2 Mortar must be used in accordance with recommended lime based mixes. The use of Portland cement in the mixture is not acceptable, nor is the use of Portland cement, sand mortar in view of its hard and inflexible qualities. The mortar must be weaker than the brick, so that if settling or movement occurs the mortar is sacrificed rather than the brick fracturing. Portland cement makes the interface between brick and mortar less permeable to water. This retards the drying out of the brick, and spalling may then be produced by frost. Modern bricks are harder and should not suffer from this problem.

Advice on appropriate lime mortar mixes can be obtained from The Lime Centre (www.thelimecentre.co.uk).

- 10.3 If contemplating major repointing work, the City Council's Conservation Officer should be contacted before starting. Before starting. A sample panel in an inconspicuous position must be prepared to ensure that it is a good match to the original.

Rendering

- 10.4 On the Bassett Green Estate a number of properties have a rendered finish. If the rendering is cracked or weathered it should be cleaned and repaired with a new cement/lime/sand mix. Rendered surfaces are generally 'off white' cream or buff and the original colours should be continued when re-decoration is undertaken. The original roughcast texture must also be replicated.

POLICY BGE 11

Extensions

- 11.1 The Article 4 Direction for the conservation area does not include the rear of properties. Residents have Permitted Development rights for extensions provided that they protrude no more than 4 metres from the rear wall of the original dwelling house (in the case of detached houses), or 3 metres (in the case of all other dwellings). Extensions which are larger than stated above will require Planning Permission. It is important to look at the details of the regulations, as this Permitted Development is not unqualified and in particular there is a condition that "the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse",
- 11.2 Where Planning Permission is required, proposals for extensions within the Conservation Area will be assessed on their own merits taking into account the impact on neighbouring properties and the context of the Estate as a whole. Residents are also advised to check whether an application is required under the Building Regulations.

- 11.3 Extensions that affect pairs of semi-detached dwellings or short terraces must not result in the properties becoming visually unbalanced and they must ensure that the available curtilage for planting/landscaping, is not detrimentally reduced.
- 11.4 Where Planning Permission is required the most acceptable solution in design terms should visually reflect the characteristics of the original building. Facing and roofing materials and fenestration must match that existing. French windows should be retained where present on the original property, and not replaced by modern patio doors.

POLICY BGE 12

Windows

Secondary Glazing and Draught Stripping.

- 12.1 Secondary glazing is preferred to replacing original windows with double-glazed units. The thermal and soundproofing qualities of the existing windows can be improved without unduly affecting their appearance by weather stripping and internally installing secondary glazing. The use of proprietary sealants and secondary glazing behind existing windows has the advantage of improving performance while leaving the original windows intact. Installation of secondary glazing and / or the installation of weather stripping does not require Planning Permission. Note that uPVC windows in front elevations will not be permitted.

Wooden Windows

- 12.2 In cases where wooden windows are beyond economic repair, replacements must have the same appearance as the original in terms of size, colour, glazing pattern, materials and position and profile of glazing bars. The original style of ironmongery should be retained. Double glazing may be acceptable if it meets these conditions. A triangular beading to retain the glazing units is suggested.



PI.29

Note that the replacement window on the right, fails to correctly reproduce the frame size of the small light in an original window on the left. This will not be permitted.

Wooden window frames require some maintenance including painting, putty renewal and the removal and replacement of rotted sections.

It is recommended that advice be sought from a qualified carpenter/joiner if the overhaul or replacement of wooden window frames is being considered. There are firms in the region that specialise in the overhaul of traditional windows.

The frames of the small opening windows were cleverly designed to be about the same thickness as the glazing bars, so that these small windows are hardly noticeable. It is important that this feature is reproduced in any replacement window.

Metal Windows

- 12.3 As with wooden windows, it will be a requirement that replacement metal windows match the originals in terms of size, colour, glazing pattern and profile of glazing bars.

When maintaining metal windows flaking paint and rust should be removed, bare metal wiped with a cleaning solvent and treated with a rust inhibiting primer and finished with at least two top coats of a quality paint compatible with the primer used. Replacements for the metal windows are available from a number of manufacturers. Modern replacements are available in galvanised steel and aluminium.



Pl.30

This bay window is an example of modern double-glazed replacement steel windows.

It has not proved possible to find a modern replacement for the galvanised steel sash windows used on the odd-numbered houses at the top of Ethelburt Avenue. If they are beyond repair they can be replaced with a similar metal window. It is usually not possible to carry out repairs on site, so they would need to be removed and renovated at the workshop.

Bay Windows

- 12.4 Bay windows are an important architectural feature of many of the houses within the Ethelburt Avenue Conservation Area and shall be retained. The roofs of the bays are lead covered and replacement to the Lead Development Association's recommended standards is advised as is their treatment with antipatination paint. See also Policy BG4.

Shutters

- 12.5 Removal of shutters on the front elevation requires planning permission, and will be resisted.

POLICY BGE 13

- 13.1 Original front doors should be left intact and the use of hardwood replacements is considered inappropriate. uPVC front doors will not be permitted.
- 13.3 Where possible, original iron, chrome or Bakelite fittings and the distinctive Collins' number plates should be retained and if missing replaced. Chrome fittings can be re-chromed and Bakelite cleaned using metal polish. Over elaborate lacquered brass ironmongery is inappropriate and will be discouraged.
- 13.4 Enclosing front doors with a porch will not be permitted.

POLICY BGE 14

Garages

14.1 Original garages normally have pitched tiled roofs, brick or dark stained weatherboard walls and side hung timber doors. The doors have vertical slats which give distinctive vertical shadow lines. New garages will require planning permission and designs should closely reflect those of originals. The siting of garages will be assessed on their merits but as a general rule they should be unobtrusively positioned behind the building line.

POLICY BGE 15

The curtilage

Hardstanding

15.1 The introduction of additional hard surfaces and associated loss of planting will be discouraged.



Pl.31

Boundaries

15.2 The enclosure of front gardens with new walls and fences requires planning permission and will be resisted.



Fig.6

Gates

- 15.4 Gates within the Estate include wrought iron and wooden wicket and field gates. These should be retained and if replacement is necessary the original copied. Wooden gates are stained and should not be painted.
- 15.5 Wrought iron gates leading to the rears of houses are of simple and distinctive Collins' designs. Replacements should be replicas of the original designs.

POLICY BGE 16

Trees

- 16.1 You must give six weeks notice before carrying out work to trees in a Conservation Area. This gives the Local Planning Authority an opportunity to consider whether a Tree Preservation Order should be made to protect the tree. This applies to any tree having a diameter of more than 75mm measured at a point 1.5 metres above the ground.

Notice is not required for the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit.

Tree officers are happy to discuss tree management and best practice during any site visit following a notification for tree works in a Conservation Area.

DECORATION

- 17.1 Maintenance of decoration will not require planning permission provided it is like-for-like. Many windows, doors and door frames were painted off white (BS 10B 15 [this is the colour used on the street nameplates], or BS 08B 15) giving a more mellow appearance than white paint.
- 17.2 External wall surfaces should only be painted where this was originally intended and colours should be as close to the original as possible, normally buff or cream.
- 17.3 Weatherboarding, trellis-work, oak gates and posts require no treatment but may be protected with a colourless preservative.
- 17.4 Original colours for shutters, rear doors and garage doors include off white or green such as BS 14C 39 [this is the colour used on the street nameplates], BS 12C 39 and 'Collins Green', a pale green with a hint of blue (no BS number).
- 17.5 To retain the original appearance, rainwater goods and other external pipework and ironwork should be painted black. The application of bituminous paint will help to prolong their life. Note that some rainwater goods in the northern part of the estate were originally unpainted grey enamelled steel.

Appendix 1: Article 4 (2) Direction

The Existing Article 4 Direction

Southampton City Council Town and Country Planning General Development

Order 1988 (as amended) Ethelburt Avenue Conservation Area

Notice is hereby given that Southampton city council has made a Direction under Article 4 of the Town and Country Planning General Development order 1988 (as amended) and that the Secretary of State for the Environment did on 1st July, 1992, approved the Direction with modifications.

The Direction as modified applies to the whole of the whole of the Ethelburt Avenue Conservation Area with the exception of the properties known as:

Nos. 5-8 (inclusive) Field Close, 35-41 (odds) Stoneham Lane.

The effect of the Direction as modified is to remove the following permitted development rights contained in Part 1 of Schedule 2 to the Order in respect of the following development within the curtilage of a dwellinghouse:

- (a) the enlargement, improvement or other alteration of a dwellinghouse on its front or side elevations:
- (b) any alterations to the roof of a dwellinghouse on its front or side elevations:
- (c) the erection or construction of a porch outside any external door of a dwellinghouse on its front or side elevations:
- (d) the provision within the curtilage of a dwellinghouse of any building or enclosure or swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure:
- (e) the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse where this will affect the front or side elevations.

From the date of this notice before development of any of the types specified above commences on land affected by the Direction, planning permission must be obtained from Southampton City Council.

Appendix 2

Order 1988 (as amended) Ethelburt Avenue Conservation Area

- 1 The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.
- 2 Any of the following development which would front a highway, waterway or open space, (open space being any land laid out as a public garden, or used for the purposes of public recreation or land which is a disused burial ground).
 - (a) The enlargement, improvement or other alteration of a dwellinghouse, (including the size, shape and design of windows, doors and other openings, porches and porticos, timberwork, brick and stonework, stucco, rainwater goods, extensions and the application of cement or pebbledash render).
 - (b) The alteration of a dwelling house roof (including tiles and slates, ridge tiles, finials, rooflights, leadwork and eaves).
 - (c) The erection or construction of a porch outside any external door of a dwelling house.
 - (d) The provision, within the curtilage of a dwelling house of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such or the improvement or other alteration of such a building or enclosure (if such development fronts a highway but not to include development fronting a waterway or open space).
 - (e) The provision, within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (including paths and hardstandings).
 - (f) The installation, alteration or replacement of a satellite antenna on a dwelling house or within its curtilage (if such development fronts a highway but not to include such development fronting a waterway or open space).
 - (g) The erection, construction, improvement, alteration or demolition of a gate, fence, wall or other means of enclosure (whether in whole or part) within the curtilage of the dwelling house.
 - (h) the painting of the exterior of a dwelling house or a building or enclosure within the curtilage of a dwelling house (including the painting over of unpainted brick or stonework but excluding the painting of doors, windows and other joinery items or the repainting of existing painted brick or stonework).
 - (i) A Installation, alteration or replacement of solar PV or solar thermal equipment that is on a front or side wall or front or side roof slope of the dwellinghouse.
 - (j) The installation, alteration or replacement of a chimney on a dwellinghouse, which is visible from a road.

The above 1 & 2 (a)-(j), all being development comprised within classes A, C, D, E, F, H and I of Part 1 and classes A & C of Part 2 and class B of Part 31 of Schedule 2 of the Town & Country Planning (General Development) Order 1995 and not being development comprised within any other classes and which would front onto a highway, waterway or open space (save as excluded above).

Appendix 3

Summary of the relevant national and local planning policies National planning policy framework, March 2012

Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

City Of Southampton Local Plan Review – Adopted Version (March 2006) Policies that remain in operation from 20th January 2010

Sustainable Development Principles

SDP 7 Context

Development which would cause material harm to the character and/or appearance of an area will not be permitted.

Proposals should:

- (i) be compatible with existing landforms and natural features that contribute to the quality of the local environment;
- (ii) retain, and where possible enhance, important existing urban spaces, townscape, parkland, natural or historical features;
- (iii) respect the existing layout of buildings within the streetscape;
- (iv) respect the scale, density and proportion of existing buildings;
- (v) integrate into the local community.

SDP 9 Scale, Massing and Appearance

Planning permission will only be granted where the building design is of a high quality.

Proposals should respect their surroundings in terms of:

- (i) scale, massing and visual impact;
- (ii) the impact on the skyline;
- (iii) the quality and use of materials;
- (iv) the quality and use of architectural detailing;
- (v) the impact on surrounding land uses and local amenity

Historic Environment

HE 1 New Development in Conservation Areas

Where development is proposed in a conservation area, adjacent to it, and affecting its setting or views into and out of the area, such development:

- (i) must preserve or enhance the character and appearance of the conservation area, having regard to the Conservation Area Character Appraisal where available;
- (ii) must be accompanied by a design statement as set out by the city council's Development Design Guide for the City;
- (iii) must be of sufficient detail to enable a full assessment of the proposal to be made.

HE 2 Demolition in Conservation Areas

Consent will be refused for the demolition of an unlisted building in a conservation area unless:

- (i) the building does not make a positive contribution to the area's character or appearance as assessed against the area character appraisal where available; or
- (ii) the condition of the building and the cost of repairing and maintaining it outweigh its importance, and every possible effort has been made, without success to continue the existing use or to find a suitable alternative use.

Applications for consent to demolish should be accompanied by an associated planning application for the comprehensive redevelopment of the site.

Southampton City Council, Core Strategy – Adopted Version Jan 2010

Policy CS 14 – Historic Environment

The Council will safeguard from inappropriate development and, where appropriate, enhance important historical assets and their settings and the character of areas of acknowledged importance including listed buildings, conservation areas, sites of archaeological importance and their setting and parks and gardens of special historic interest. The Council will promote the retention of buildings and structures of local architectural or historical importance identified on the Local List.