

DIRECTORATE OF
STRATEGY & DEVELOPMENT



*Design Guidance for the
Ethelburt Avenue
(Bassett Green Estate)
Conservation Area*

**DESIGN GUIDANCE FOR THE
ETHELBERT AVENUE (BASSETT GREEN ESTATE)
CONSERVATION AREA**

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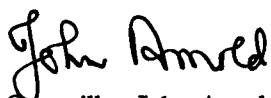
June 1993

FOREWORD

Southampton City Council recognises the importance of both the Bassett Green Estate (Ethelbert Avenue) and the Uplands Estate in terms of their environmental quality and the contribution their architect and designer Herbert Collins has made to the inter-war development of the city. The estates reflect the designs, layout and principles of the Garden City Movement with which Collins was closely associated.

Both estates have been declared Conservation Areas by Southampton City Council and to provide further protection the Secretary of State for the Environment confirmed Directions under Article 4 of the General Development Order following submissions to the Department of the Environment by the Council.

This document which had been prepared in consultation with Residents Associations and other interested parties provides design guidance for those involved in the care and maintenance of properties within these areas thereby ensuring the protection and enhancement of their special qualities for residents and the people of Southampton. The design guide was formally adopted by the Strategy and Development Committee of Southampton City Council on 17 June 1993.



Councillor John Arnold
Chair of Strategy and Development Committee



Councillor Pat Evemy
Vice-Chair of Strategy and Development Committee
Chair Strategy and Development (Plans) Sub Committee

SECTION 1 INTRODUCTION

PURPOSE OF DESIGN GUIDE

- 1.1 This document provides design guidance for residential properties within the Ethelburt Avenue Conservation Area (Bassett Green Estate). In recognition of the areas' special architectural interest it was declared a conservation area in September 1988.
- 1.2 The booklet is intended as a working document for residents considering improvements/alterations, builders undertaking works on their behalf and architects, surveyors and designers advising them. Southampton City Council will refer to this document in the assessment of planning applications within the Conservation Area.
- 1.3 A similar document has been produced for the Uplands Estate Conservation Area in Highfield which was also designed by Herbert Collins and is also a conservation area. The advice provided can also be referred to in relation to properties elsewhere in Southampton designed by Herbert Collins.
- 1.4 Demand for this guidance has emanated from residents, residents' associations and the freehold owners of land who have expressed concern that some householder alterations 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.

ADDITIONAL PLANNING CONTROLS

- 1.5 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 covers both the Ethelburt Avenue and Uplands Estate Conservation Areas.
- 1.6 This provides Southampton City Council as Local Planning Authority with additional controls by widening the scope of alterations which require planning permission. The Council does not wish to restrict residents sensitively maintaining and improving their houses and the advice provided in this document will assist in the achievement of this.
- 1.7 The requirements of the Article 4 Direction are completely independent of any restrictions or covenants imposed by any conveyance or lease on the property. A copy of the Order (as amended) is shown in Appendix 6, the items now brought within planning control can be summarised as follows:
 - I. The enlargement improvement or other alteration of a dwellinghouse on its front or side elevation.

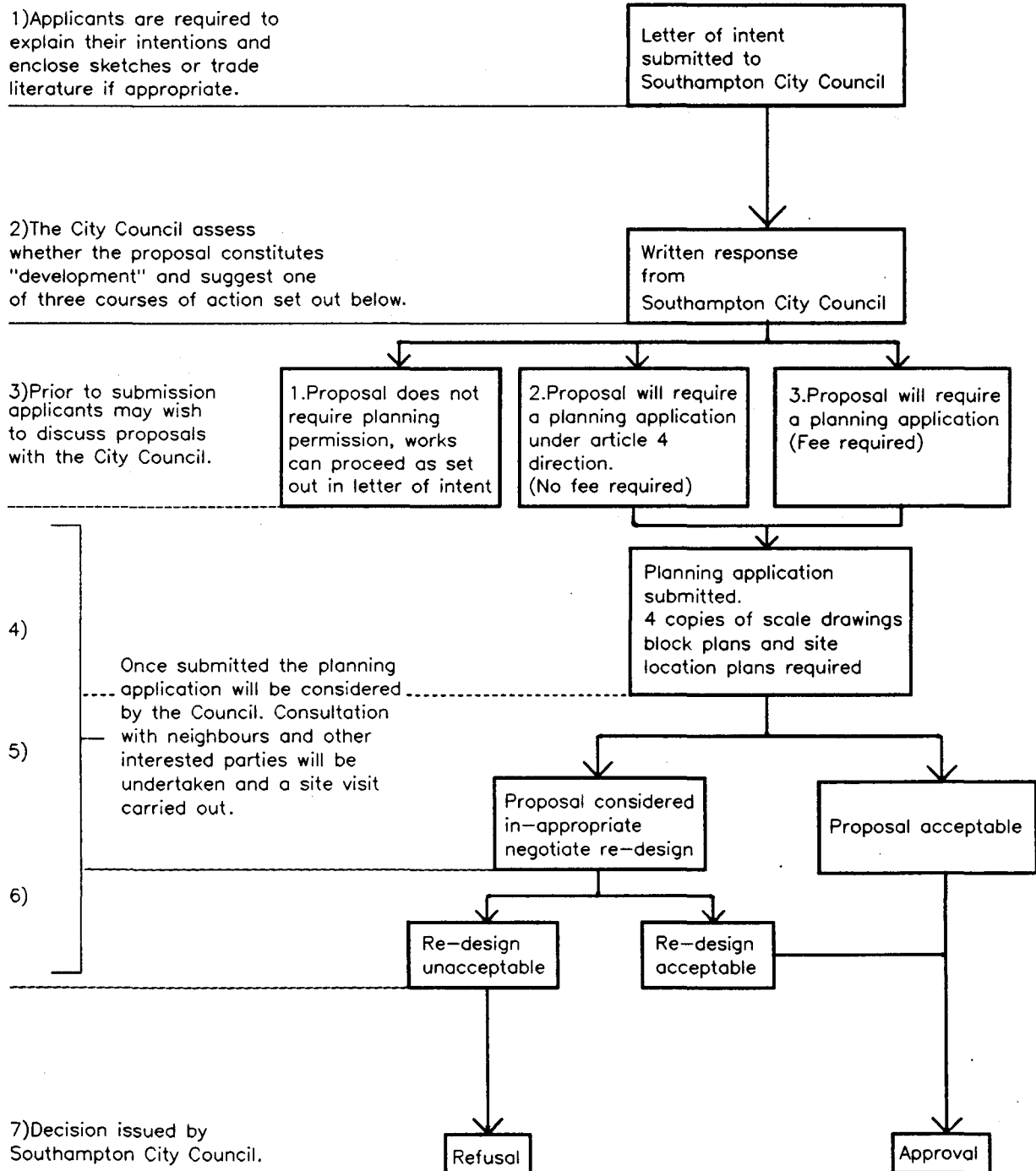
Clarification from the Department of the Environment indicates that "improvement or alteration" includes any works that materially affect the appearance of the property. Therefore relatively minor alterations such as changing windows, significantly altering the colour of painted elements and changing the colour and profile of pointing may require planning consent;
 - II. Any alterations to the roof of a dwellinghouse on its front or side elevations;
 - III. The addition of porches on the front and side elevation;
 - IV. The construction of swimming and other pools within the curtilage of the dwellinghouse;

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

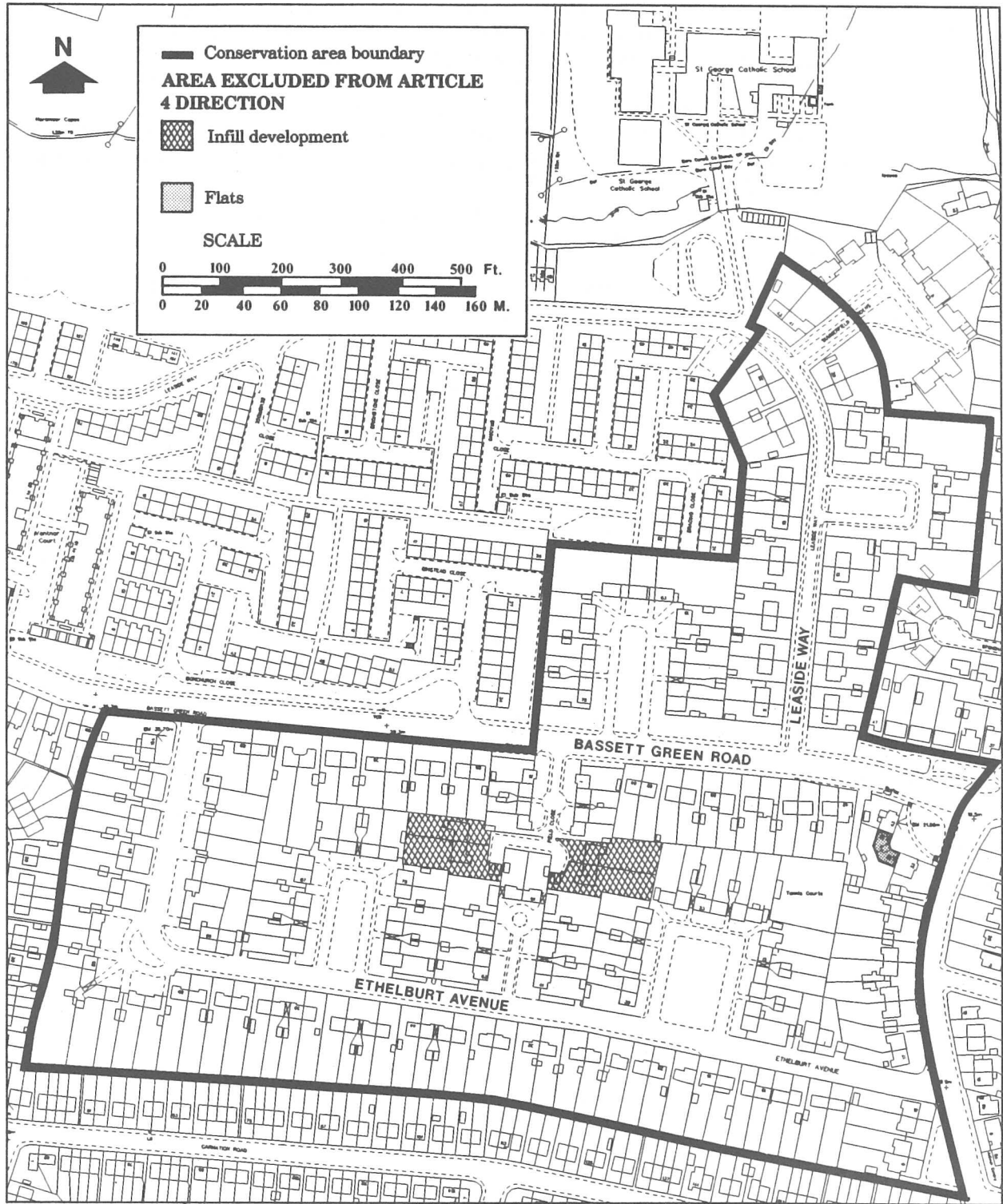
VI. Satellite antenna/dishes.

1.8 The effective operation of this additional planning control will require close liaison and co-operation between local residents and Southampton City Council. The steps necessary for compliance are shown below.

FLOW DIAGRAM SHOWING PROCEDURE FOR
DISCHARGING ADDITIONAL PLANNING CONTROL
UNDER ARTICLE 4 OF THE GENERAL DEVELOPMENT ORDER



ETHELBURT AVENUE CONSERVATION AREA



BOUNDARY OF CONSERVATION AREA

All properties within the boundary are covered by a Direction under Article 4 of the General Development Order 1988 with the exception of infill development and flats. Southampton City Council as Local Planning Authority retains control over development affecting flats as they do not have 'permitted development' rights.

- 1.9 The design advice will not provide all the answers as 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 Directorate of Strategy and Development is recommended. Residents are also advised to check the covenants in the property lease and liaise with the freeholder as required.
- 1.10 In addition to the control afforded by the Article 4 Direction, Southampton City Council in conjunction with Hampshire County Council promotes the use of traditional materials for the repair of the exterior fabric through the administration of Historic Buildings Grants, subject to funds being available.

A Brief History of the Estate

- 1.11 The Bassett Green Estate was originally developed in the late 1920s and early 1930s. About 100 houses were initially built by Stoneham Estates and funded by Swaythling Housing Society which was founded by 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 1950s, by which time 220 houses and flats had been erected.
- 1.12 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. The Estate consists of a variation of housing designs but with common architectural features and detailing. The houses range from the neo-vernacular in the cottage style, through neo-Georgian, to 1930s moderne. Characteristic materials and features include hand-made clay tiled roofs, small paned casement windows and well proportioned neo-Georgian doors.

SECTION 2 DESIGN GUIDANCE

