

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 Team of Cultural Services - General enquiries and advice Tel; (01703) 832555

For advice on repairs, maintenance and Historic Building Grants Tel: (01703) 832917

or write to:
The Conservation Team of
Cultural Services
Southampton City Council
Civic Centre
Southampton SO14 7LP

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 (01703 832603). 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 (01703) 832558.

The Direction applies to the following properties:

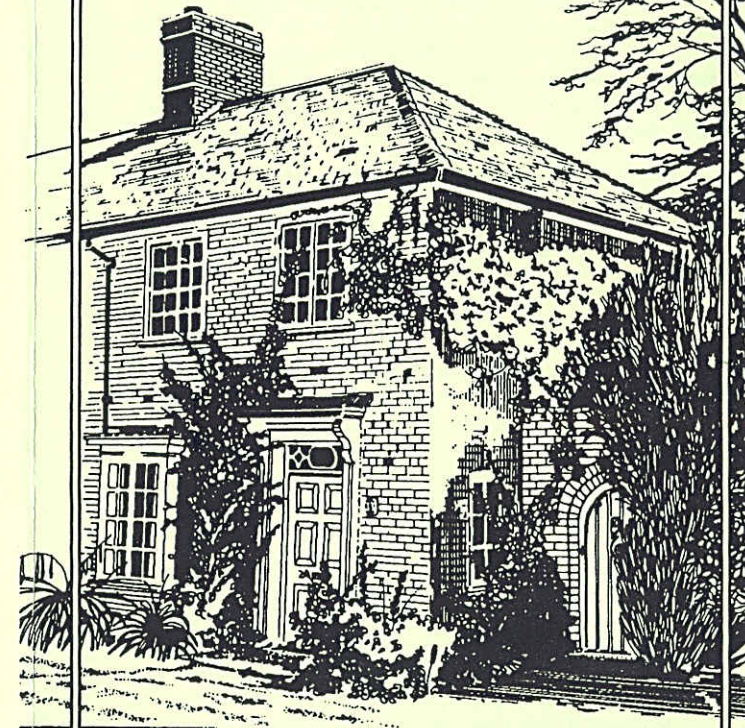
Brookvale Road	Nos. 59-73 (odds) Nos. 79-89 (odds)
Glebe Court	Nos. 1-16 (incl.) Nos. 22-23 Nos. 28-33 (incl.)
Highfield Close	Nos. 1, 6, 7, 12, 13, 18
Highfield Lane	No. 63 Nos. 80-102 (evens)
Orchards Way	Nos. 1-86 (incl.)
Uplands Way	Nos. 1-19 (odds) Nos. 2-16 (even)

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

Please contact
The Conservation Team of
Cultural Services on
Southampton 01703 832555.

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THE UPLANDS ESTATE (HIGHFIELD) CONSERVATION AREA



The Uplands Estate (Highfield) Conservation Area

This leaflet gives advice and guidance to owners living in the Uplands Estate (Highfield) 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 Uplands Estate (Highfield) was designated as a conservation area in January 1986.

The Uplands Estate in Highfield, was the first housing development in Southampton to be designed in the 'Garden Suburb' style by Herbert Collins and set the pattern for much of his subsequent work. It was built speculatively mainly between 1922 and 1936, and comprises Orchards Way, Uplands Way, Brookvale Road, Highfield Close, Highfield Lane and Glebe Court.

The Uplands Estate covering about 19 acres was formerly the home of the McCalmont family but as with other estates in the area the house was demolished and the grounds sub-divided. W J Collins (Herbert's father) bought the land and funded its development with Herbert undertaking the site planning and house design while his younger brother Ralph was the building contractor for the project.

The Estate's visual quality and character results from the relationship between the dwellings and the landscaped open spaces which incorporate the natural features of the site including a number of parkland trees, an orchard and a stream. The overall impression of the estate is one of uniformity: all the houses are of brick or rendered with hipped roofs, panelled front doors and small paned windows. However, the subtle variations between individual properties give a distinct quality to the estate.

The quality of the design and layout of the Uplands Estate has received recognition, a feature in the Architects Journal 1953 stated that Herbert Collins 'has designed some of the finest pre-war housing estates in the southern counties, notably Orchards Way'. Nikolaus Pevsner, the architectural historian in his book entitled "The Buildings of Hampshire" refers to the Uplands Estate as "the best piece of suburbia in Southampton."

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:

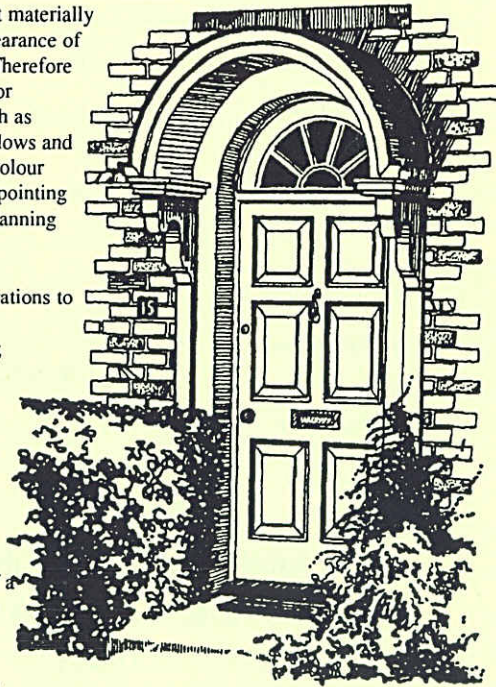
I. The enlargement improvement or other alteration of a dwellinghouse on its front or side elevation. Clarification from the Department for Culture, Media and Sport indicates that 'improvement or alteration' includes

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: 832603. 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.

