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# DIRECTORATE OF

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## STRATEGY & DEVELOPMENT

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### *Design Guidance for the Uplands Estate (Highfield) Conservation Area*

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**DESIGN GUIDANCE FOR THE  
UPLANDS ESTATE (HIGHFIELD) CONSERVATION AREA**

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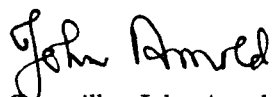
June 1993

## 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 Uplands Estate (Highfield) Conservation Area. In recognition of the areas' special architectural interest it was declared a conservation area in January 1986.
- 1.2 This 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 Bassett Green Estate (Ethelburt Avenue) 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, resident 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

Before contacting the City Council residents are advised to check whether freehold consent is required.

1) Applicants are required to explain their intentions and enclose sketches or trade literature if appropriate.

2) The City Council assesses whether the proposal constitutes "development" and suggests one of three courses of action set out below.

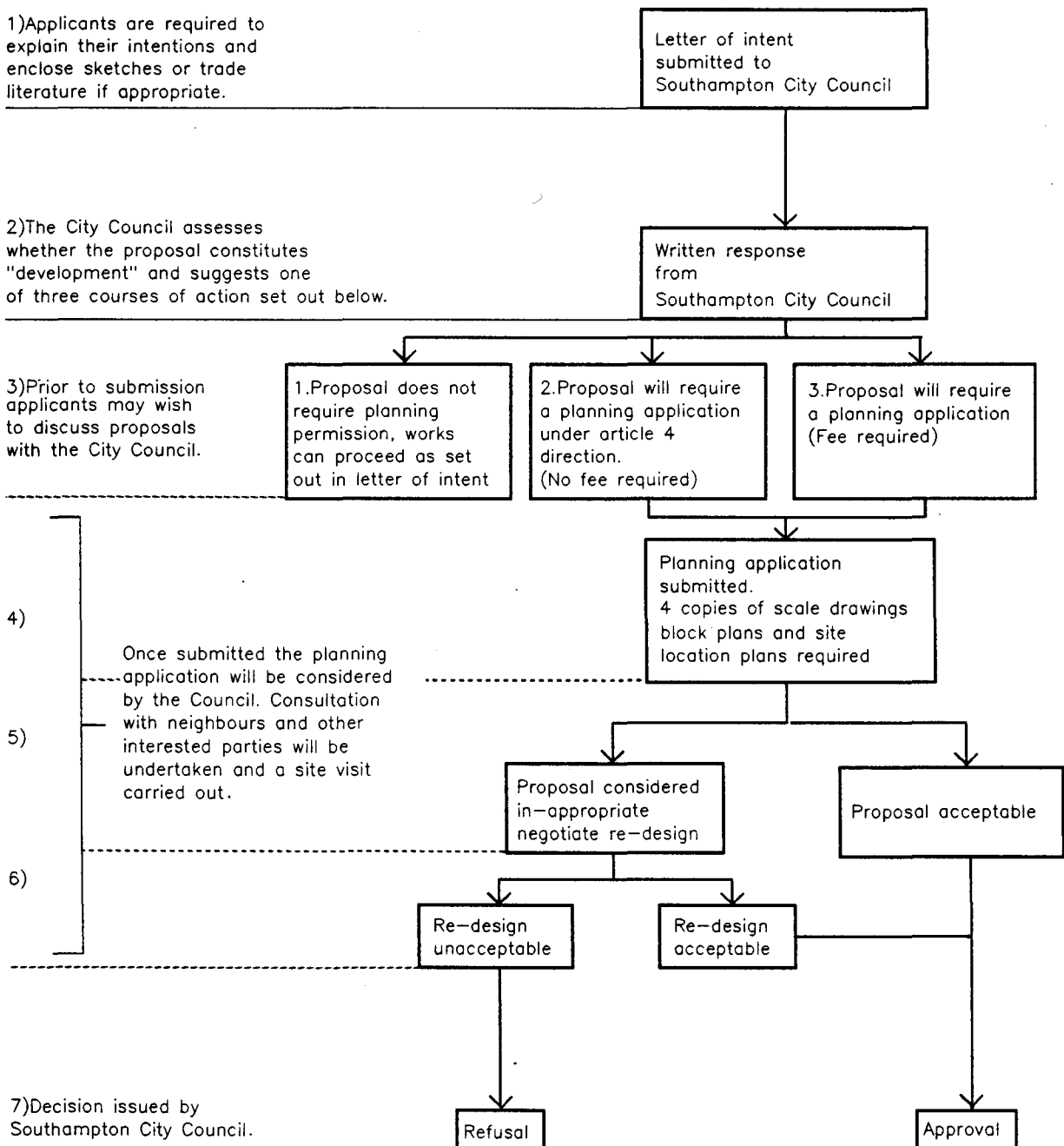
3) Prior to submission applicants may wish to discuss proposals with the City Council.

4) Once submitted the planning application will be considered by the Council. Consultation with neighbours and other interested parties will be undertaken and a site visit carried out.

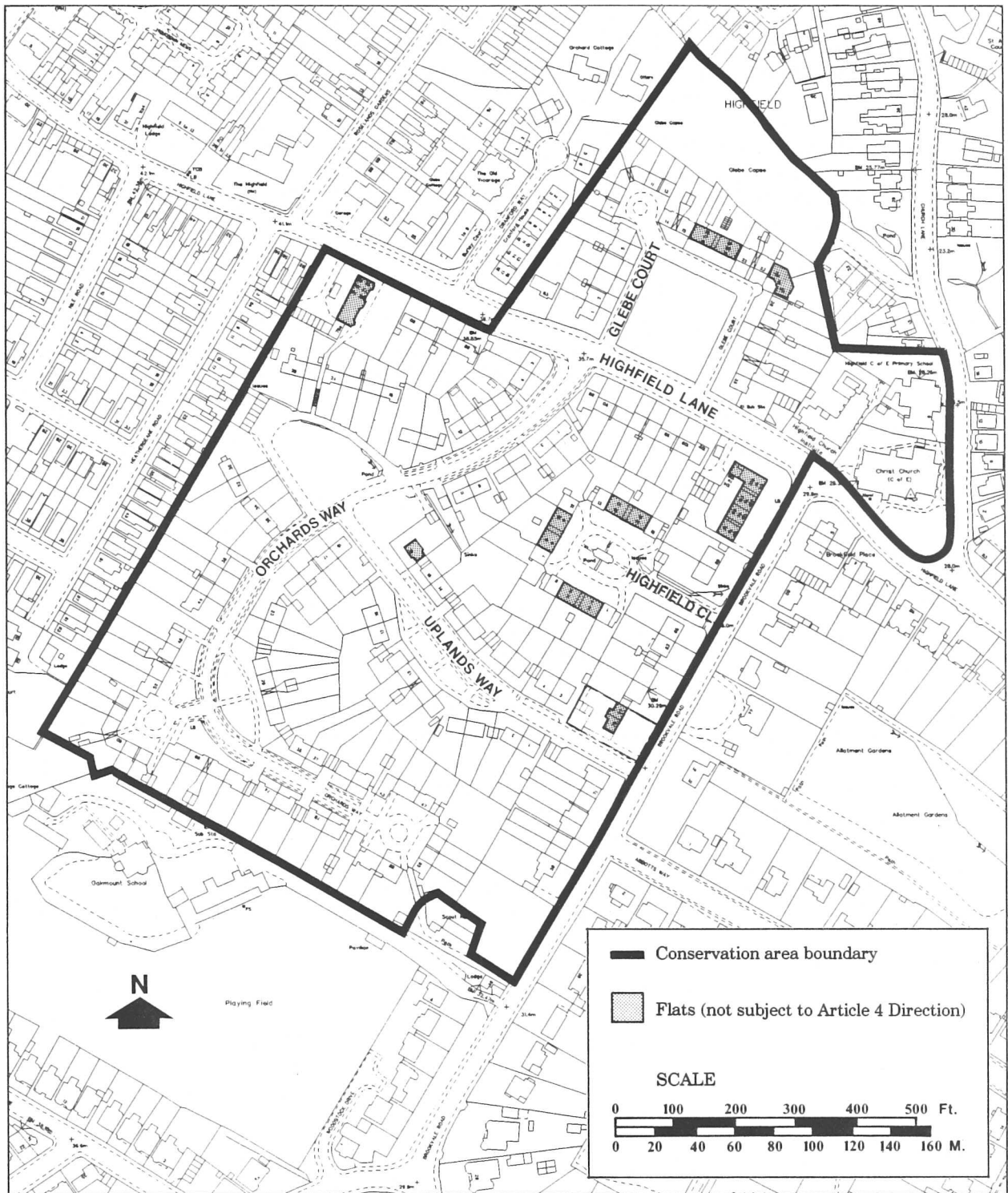
5)

6)

7) Decision issued by Southampton City Council.



# UPLANDS ESTATE (HIGHFIELD) 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 flats over which Southampton City Council as Local Planning Authority retains control 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 should also check the covenants in the property lease or Deed of Management and liaise with the appropriate management committee.
- 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 Building Grants, subject to funds being available.

#### **A Brief History of the Estate**

- 1.11 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.
- 1.12 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 (Herberts 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.
- 1.13 The Estates visual quality and character results from the relationship between the dwellings and the landscaped open spaces which incorporate the natural features of the site which included a numbers of parkland trees, an orchard and a stream.
- 1.14 In recognition of the architectural and historic importance of the Estate, in January 1986, it was formally designated a Conservation Area by Southampton City Council.
- 1.15 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 has entitled "The Buildings of Hampshire" (1967) refers to the Uplands Estate as "the best piece of suburbia in Southampton.

## **SECTION 2 DESIGN GUIDANCE**

## 2. ROOFS

- 2.1 Their shape and form are an important unifying element in the overall appearance of the Uplands Estate characterised by projecting eaves, and pitched roofs with hips normally terminating with hip irons.

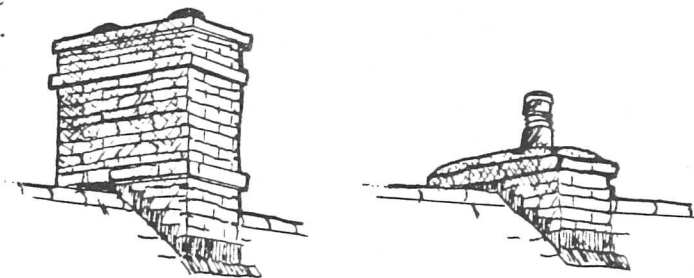
The dark red handmade tiles with their slightly irregular shapes contribute to the special character and texture of the roofs. There is a degree of variety between groups of houses through the use of different types of tile: plain, double-Roman and Bridgewater pantiles.

- 2.2 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.
- 2.3 Existing tiles should be used where practical and any shortfall made up with new clay tiles. 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.
- 2.4 Access to the roof whilst works are underway presents an opportunity to check the structure of the roof and the condition of rainwater goods, soffits, fascias and other usually inaccessible parts of the house.

### Chimneys

- 2.5 Chimneys are an important and attractive element of the overall appearance of the properties in the Uplands Estate (Highfield) Conservation Area adding interest to the roofscape.
- 2.6 The chimneys on Collins' houses are characterised by projecting string courses and low, unobtrusive terracotta chimney pots. They should be retained for their aesthetic value and their removal and replacement with vent pipes will normally be resisted.

Detail of typical chimney within the Conservation Area.



Example of chimney reduction and replacement by vent pipe. This will be resisted.

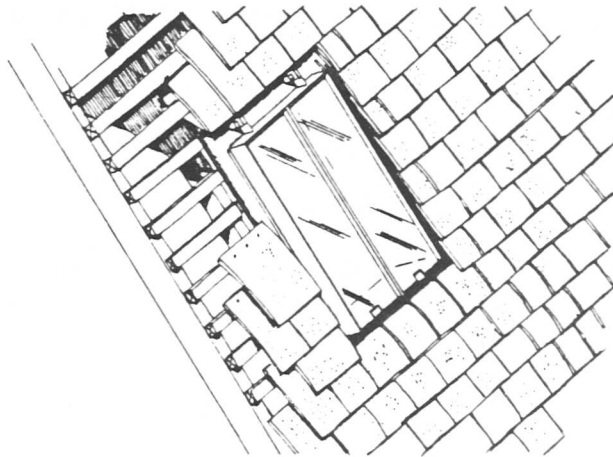
### Flashings

- 2.7 These are normally lead and protect junctions, for example between the roof, chimney stacks and fire walls. 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.

## Rooflights

- 2.8 Care should be taken to retain original glazed roof lights and glass tiles, so that these can be re-used in any repair work.
- 2.9 New rooflights may be required when daylight is needed within the roofspace. The breaching of front and side roof planes with rooflights and dormers will be discouraged. On rear roof slopes the installation of small rooflights flush with the plane of the roof and with dark surrounds and glass sub-divided with a central glazing bar is suggested.

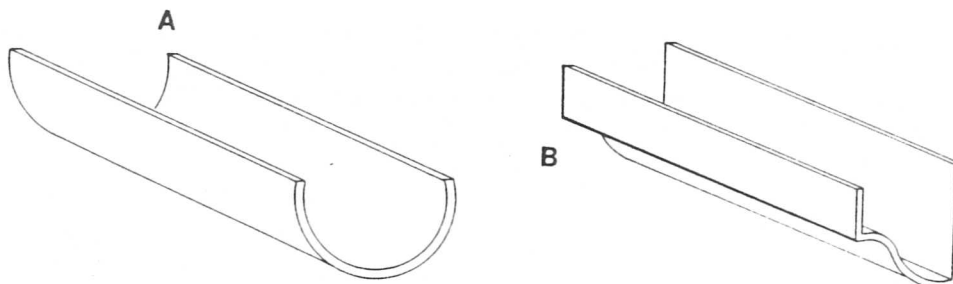
Example of 'appropriate' rooflight. A dark surround will result in a less visually prominent design solution.



## Rainwater Goods

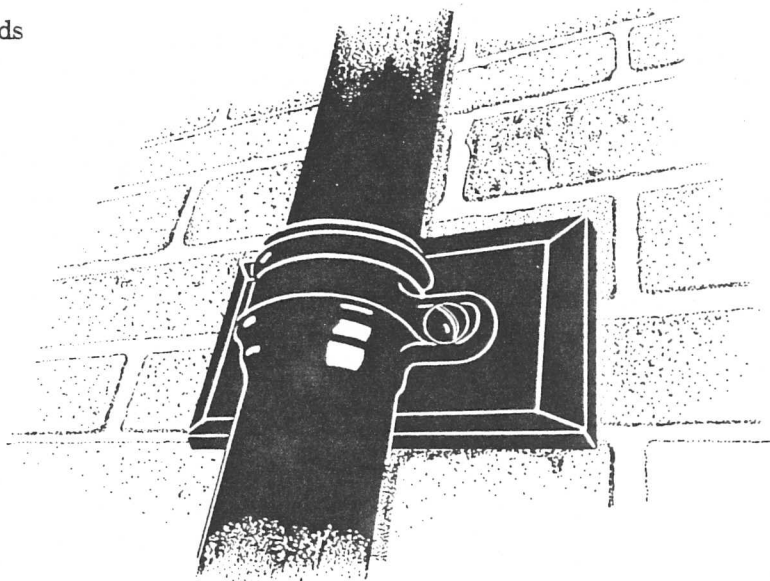
- 2.10 The materials, colour and profile of gutters and downpipes are an important element of the overall appearance of houses within the Uplands Estate (Highfield) Conservation Area. Original rainwater goods are usually black painted cast iron with gutters having either ogee or half-round sections and downpipes being circular. Cast iron rainwater hoppers are also important features and should be retained.
- 2.11 Cast iron gutters, downpipes and hoppers require regular maintenance and repainting. The replacement of individual sections of cast iron is suggested instead of replacement with an untraditional material. In cases where large sections require renewal the use of black painted aluminium of an appropriate profile will result in a more traditional appearance than plastic alternatives.

Typical gutter sections found within the conservation area  
(a) half round and (b) ogee



- 2.12 The use of black painted wooden plates to support downpipe brackets is visually correct, enables easier access to the rear of the pipe for maintenance and is a technically superior method of securing downpipes to the wall of the property. The use of wooden plates will be encouraged in the renewal of rainwater goods.

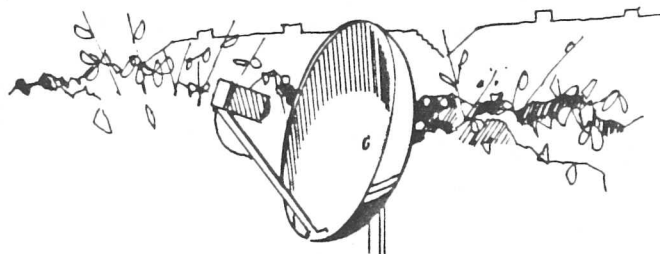
Traditional rainwater goods including wooden plates supporting downpipes



#### **Satellite Antennae and Television Aerials.**

- 2.13 Where practical it is suggested that television aerials are located within the roofspace.

Satellite dishes require planning permission and the Local Planning Authority will require applicants to show locations which are unobtrusive, for example mounted in rear gardens.



#### **Security Systems**

- 2.14 To reduce visual impact it is suggested that externally fitted bell boxes be placed directly under the eaves and have an off-white finish.

### 3. FACING MATERIALS

3.1 The residential properties within the Uplands Estate (Highfield) Conservation Area have a range of facing materials; natural brickwork, painted brickwork and render with both smooth and rough finishes.

3.2 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, and herringbone panels, arches and quoins delineated with orange bricks. A distinctive feature is the use of English garden wall bonding where 5 brick courses are laid as stretchers between one of headers.

3.3 The painting or rendering of natural brickwork will be strongly resisted and 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.

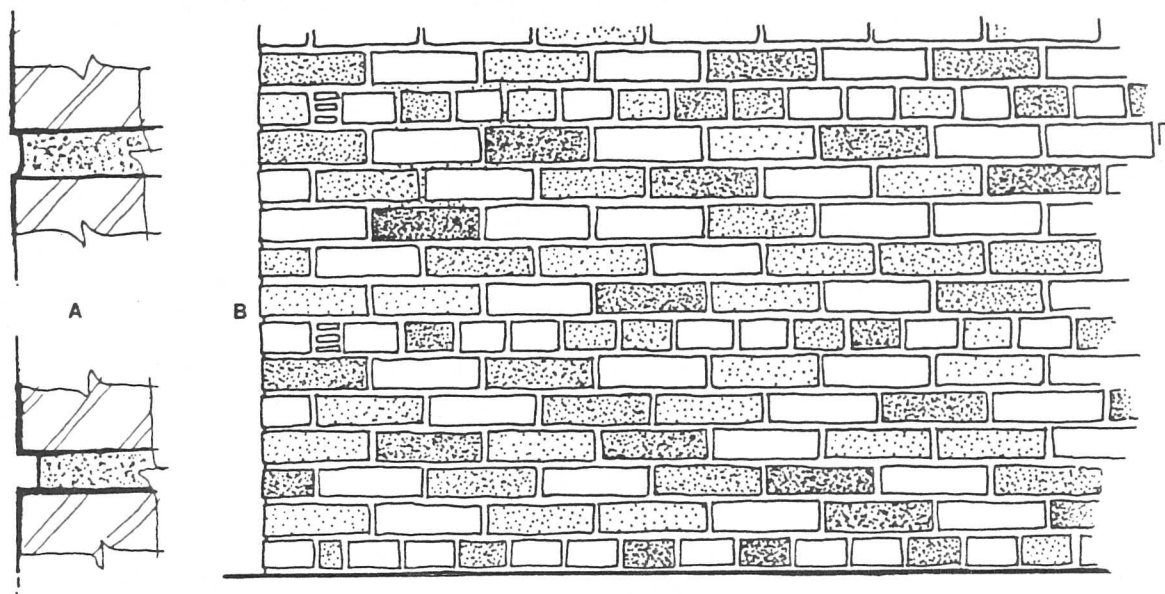


Diagram showing 'A' suitable pointing profiles for repair or new build and 'B' the English Garden Wall bonding used by Herbert Collins.

#### Mortar

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

Mortar should be used in accordance with recommended lime based mixes. The over-dominance of cement in the mixture is not recommended nor is the use of Portland cement in view of hard and inflexible qualities which can damage bricks through spalling.

Sometimes Herbert Collins specified that pointing should be struck with a pebble and it is recommended that new pointing be slightly recessed as shown above.

Before starting major re-pointing work a sample panel should be prepared for inspection.

## **Rendering**

- 3.6 On the Uplands 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.

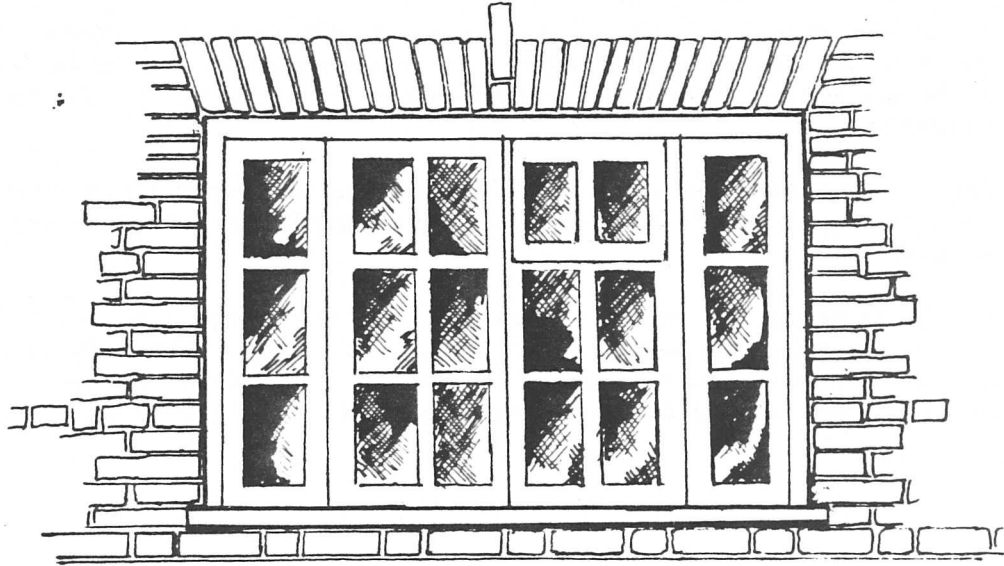
## **Extensions**

- 3.7 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.
- 3.8 Care must be taken to ensure that pairs of semi-detached dwellings and short terraces are not visually unbalanced and the available curtilage for planting/landscaping, is not detrimentally reduced.
- 3.9 If additional floorspace is required rear extensions are likely to be most acceptable in design terms and should visually reflect the characteristics of the original building. Facing and roofing materials and fenestration must match that existing. It is suggested that French windows are retained where present on the original property and not replaced by modern patio doors.

## 4. WINDOWS

- 4.1 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 houses have timber sliding sashes or side-hung casement windows divided into small panes.

Example of  
casement  
window



### Wooden Window Frames

- 4.2 Wooden window frames require maintenance including painting, putty renewal and the removal and replacement of rotted sections. In cases where wooden windows are beyond economic repair replacements should have the same appearance as the original in terms of size, colour, glazing pattern, materials and position and profile of glazing bars. Also the original style of ironmongery should be retained.
- 4.3 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.

### 4.4 Metal Windows

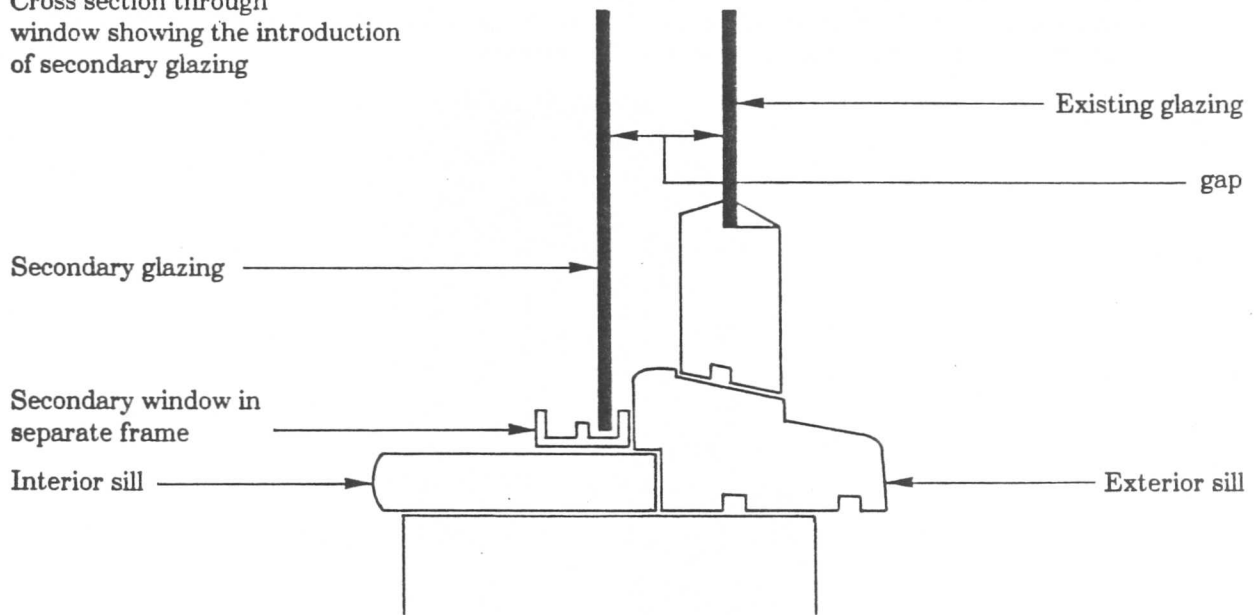
When maintaining metal windows flaking paint and rust should be removed, bare metal wiped with a cleaning solvent and treated with a rust inhibiting primer and finished with two top coats of a quality paint compatible with the primer used. Replacements for the metal windows are available from a number of manufacturers. Modern replacements are available in galvanised steel and aluminium. As with wooden windows it will be a requirements that replacement metal windows match the originals in terms of size, colour, glazing pattern and profile of glazing bars.

### 4.5 Secondary Glazing and Draught Stripping

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.



Cross section through window showing the introduction of secondary glazing

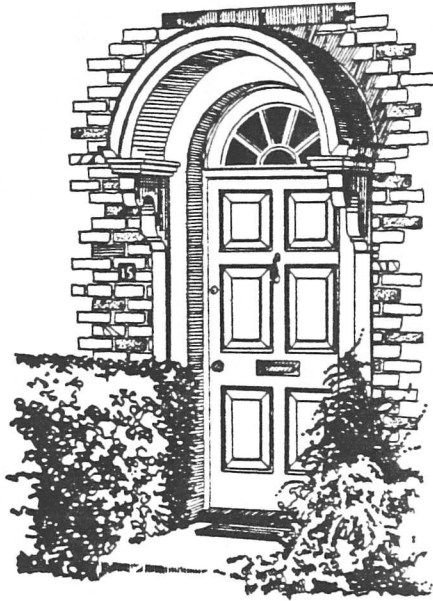


### Bay Windows

- 4.5 Bay windows are an important architectural feature of many of the houses within the Conservation Area and shall be retained. The roofs of the bays are lead covered and replacement to the Lead Development Associations recommended standards is advised as is their treatment with anti-patination oil.

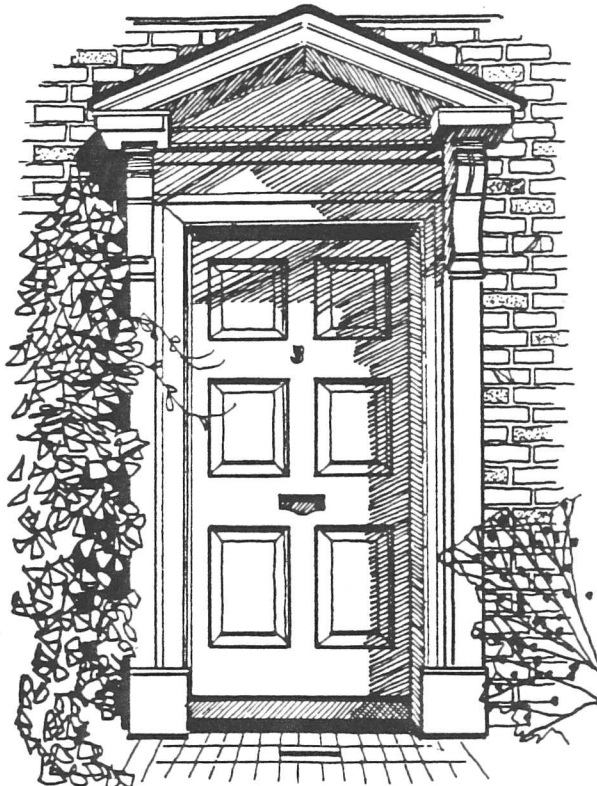
## 5. DOORS, PORCHES AND CANOPIES

- 5.1 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.



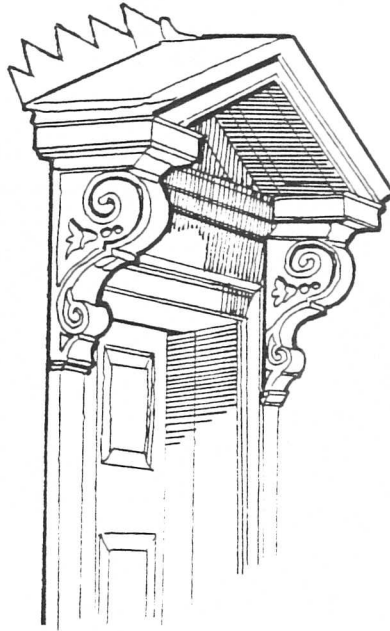
- 5.2 Many of the doors are based on early Georgian designs from the 18th century with modern variations. They are all well proportioned with carefully detailed mouldings, frames and architraves. Generally they are painted or varnished with simple, carefully designed ironmongery. Original front doors should be left intact and the use of hardwood replacements is considered inappropriate.

Example of neo-Georgian door with 'classical' canopy



- 5.3 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. Over elaborate lacquered brass ironmongery is inappropriate and will be discouraged.
- 5.4 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.

Example of classical style porch with decorative scroll detailing in the brackets

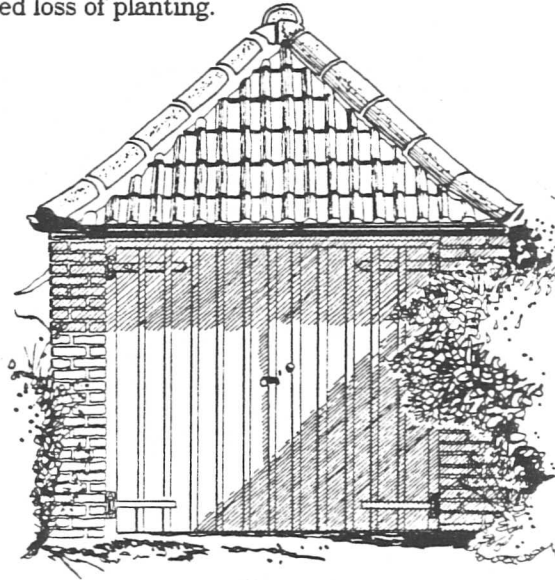


## 6. THE CURTILAGE

### Garages

- 6.1 In recent years, demand for off-street parking has increased pressures for additional garages, hardstandings and driveways. Care should be taken to ensure that provision for parking does not erode the semi-rural appearance of the Estate as a result of the introduction of additional hard surfaces and associated loss of planting.

Example of original garage



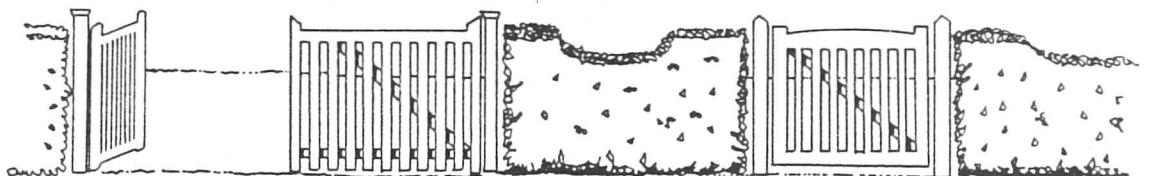
- 6.2 Original garages normally have pitched tiled roofs, brick or dark stained weatherboard walls and side hung timber doors. The doors have vertical slats which give distinctive vertical shadow lines. New garages will require planning permission and designs should closely reflect those of originals.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

### Boundaries

- 6.3 Landscaped front gardens with and without boundary hedges are an important feature of the Uplands Estate. This mixture of open and planted frontages reinforces the garden suburb character of the estate and for this reason the enclosure of front gardens with new walls and fences will be discouraged.
- 6.4 Sections of dying or diseased hedges should be grubbed out and replanted with original species.

### Gates

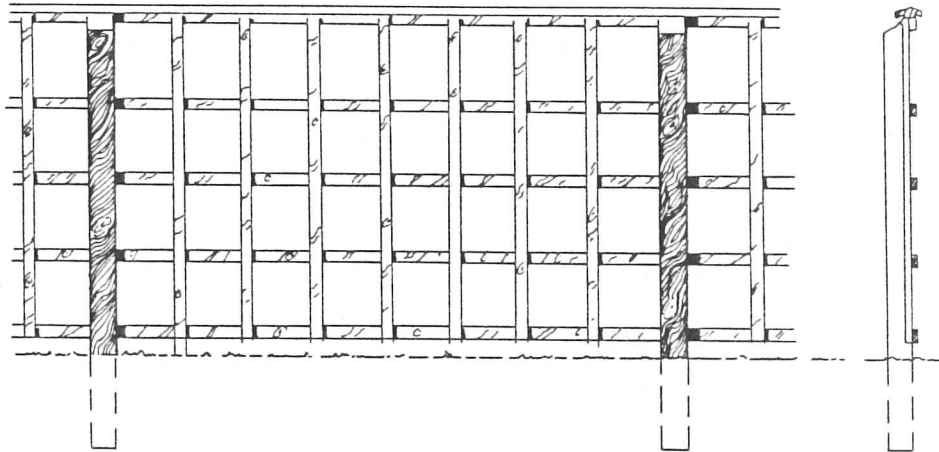
- 6.5 Gates within the Estate include ornate metal and wooden wicket gates. These should be retained and when replacement is necessary the original copied.



Example of front boundary showing planting and oak gates.

## Trellis-work

- 6.6 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.



## Trees

- 6.7 Mature trees both within private gardens and shared open spaces are an important element in the appearance of the Highfield Estate. In designing housing layouts Collin's sought to retain mature trees where possible.
- 6.8 Within the Uplands Estate (Highfield) Conservation Area those wishing to cut down, lop, uproot or destroy a tree of more than 75mm in diameter which is not immediately dangerous must give Southampton City Council six weeks notice with the Authority responding within a further six weeks. In addition residents associations must be contacted before any work is undertaken.
- 6.9 Should residents have any questions concerning the condition of trees they are advised to contact the Directorate of Strategy and Development whose Arboriculturalists provide an advice service.

## Roads

- 6.10 All unadopted roads and drives were originally gravel surfaced. Many now have a top dressing of black tarmacadam but a similar effect to the original can be achieved by finishing with a layer of rolled gravel.

## **7. DECORATION**

- 7.1** To ensure that the underlying uniformity of the Collins' design is respected, it is important that the use of original colours is continued.

Most windows, doors and door frames were painted off white (BS10B 15) giving a more mellow appearance than white paint.

- 7.2** 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.
- 7.3** It is advised that weatherboarding and trellis-work is treated with a dark stain wood preservative and oak gates and posts protected with a colourless preservative. Originally concrete fence and gate posts were not painted.
- 7.4** Original colours for shutters, rear doors and garage doors include off-white or green such as BS 14C 39, black and occasionally 'Collins Green', a pale green with a hint of blue (no BS number).
- 7.5** 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.

## **APPENDICES**

1. Points of contact/further information
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8. Glossary of Terms

## APPENDIX 1

### POINTS OF CONTACT

1. **Southampton City Council**  
Directorate of Strategy and Development  
Civic Centre  
Southampton  
SO9 4WY  
  
Environmental Planning Team Southampton 832355  
Conservation Architect Southampton 832917  
Development Control (West) Southampton 832666

2. **Uplands Estate Houseowners' Association**  
M J Flint (Chairman)  
80 Orchards Way  
Highfield  
Southampton  
SO2 1RE

This body owns the freehold for properties in Uplands Way and Orchards Way, and is empowered to uphold lease covenants. A Certificate of Management, which was obtained from the High Court, is held by the Association to safeguard architectural standards in the Estate and landlord consent is required from the U.E.H.A. prior to residents undertaking works.

3. **Glebe Court Estate Owners Association**  
David Wallingford  
22 Glebe Court  
Highfield  
Southampton  
SO2 1RH

This body owns the freehold for properties on the Glebe Court Estate. Landlord consent is required before any works are carried out.

4. **Highfield Estates**  
Mr R Hunt  
Highfield Estates  
91a Brookvale Road  
Highfield  
Southampton

Highfield Estates have been appointed as agents for the collection of ground rents and maintenance of properties, unadopted roads and common open spaces.

### FURTHER READING/INFORMATION

**Herbert Collins 1885-1975 Architect and worker for Peace.** Robert Williams  
Paul Cave Publications Ltd 1985

**Advice Note No. 1 Mortars and Pointing**  
Hampshire County Council Historic Buildings Bureau 1991  
The Castle, Winchester

**The Repair of Wood Windows**  
The Society for the Protection of Ancient Buildings  
37 Spital Square  
London  
E1 6DY



## APPENDIX 2

### DUTIES OF LOCAL AUTHORITIES WITHIN CONSERVATION AREAS

#### Planning (Listed Buildings and Conservation Areas) Act 1990

4. (1) Every local planning authority -
- a. shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
  - b. shall designate those areas as conservation areas.
- (2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas, and if they so determine, they shall designate those parts accordingly.
- (3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as 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 and, if he so determines, he may designate that part as a conservation area.
- (4) The designation of any area as a conservation area shall be a local land charge.
- 71 (1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- (2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
- (3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

## **APPENDIX 3**

### **LEGISLATION GIVING LOCAL AUTHORITIES POWER TO MAKE DIRECTIONS UNDER ARTICLE 4 OF THE GENERAL DEVELOPMENT ORDER**

#### **TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)**

##### **Directions restricting permitted development.**

- 4(1). If the Secretary of State or the appropriate local planning authority is satisfied that it is expedient that development described in any Part, Class or paragraph in Schedule 2 hereto, other than Class B of Part 22 or Class C of Part 23, should not be carried out unless permission is granted for it on an application, he or they may, subject to paragraph (2), give a direction that the permission granted by Article 3 shall not apply to:
- (a) all or any development of the Part, Class or paragraph in question in an area specified in the direction; or
  - (b) any particular development, falling within that Part, Class or paragraph, which is specified in the direction.
- (2) A direction under paragraph (1) shall not affect the carrying out of -
- (a) development permitted by Part 11 authorised by an Act passed after 1st July 1948 or by an order requiring the approval of both Houses of Parliament approved after that date;
  - (b) any development in an emergency; or
  - (c) any development mentioned in Part 24, unless the direction specifically so provides.

##### **Approval of Secretary of State for article 4 directions**

- 5.(1) Except in the cases specified in paragraphs (3) and (4), direction by a local planning authority under article 4 requires the approval of the Secretary of State, who may approve the direction with or without modifications.
- (2) On making a direction under article 4 or submitting such a direction to the Secretary of State for approval -
- (a) a county planning authority shall give notice thereof to the district planning authority in whose area the land to which the direction relates is situated, and
  - (b) except in metropolitan districts, a district planning authority shall give notice thereof to the county planning authority.
- (3) Unless it affects the carrying out of development by a statutory undertaker as provided by article 4 (3), the approval of the Secretary of State is not required for a direction which relates to -
- (a) a listed building;
  - (b) a building which is notified to the authority by the Secretary of State as a building of architectural or historic interest; or
  - (c) development within the curtilage of a listed building, and does not relate to land of any other description.
- (4) Subject to paragraph (6), the approval of the Secretary of State is not required for a direction relating only to development permitted by any of Parts 2 to 4 of Schedule 2, if the relevant authority consider the development would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area.

- (5) A direction not requiring the Secretary of State's approval by virtue of paragraph (4) shall, unless disallowed or approved by the Secretary of State, expire at the end of six months from the date on which it was made.
- (6) Paragraph (4) does not apply to a second or subsequent direction relating to the same development of the same class or any of the same classes, in the same area or any part of that area.
- (7) The local planning authority shall send a copy of any direction made by them to which paragraph (4) applies to the Secretary of State not later than the date on which notice of that direction is given in accordance with paragraph (10) or (12).
- (8) The Secretary of State may give notice to the local planning authority that he has disallowed any such direction and the direction shall then cease to have effect.
- (9) The local planning authority shall as soon as reasonably practicable give notice that a direction has been disallowed in the same manner as notice of the direction was given.
- (10) Subject to paragraph (12), notice of any direction made under article 4 shall be served by the appropriate local planning authority on the owner and occupier of every part of the land affected as soon as practicable after the direction has been made or, where the direction is required to be approved by the Secretary of State, as soon as practicable after it has been so approved; and a direction shall come into force in respect of any part of the land on the date on which notice is so served on the occupier of that part, or, if there is no occupier, on the owner.
- (11) If a direction to which paragraph (4) applies is approved by the Secretary of State within the period of 6 months referred to in paragraph (5), then (unless paragraph (12) applies) the authority who made the direction shall, as soon as practicable, serve notice of that approval on the owner and occupier of every part of the land affected by the direction; and where the Secretary of State has approved the direction with modifications the notice shall indicate the effect of the modifications.
- (12) Where in the case of a direction under article 4(1)(a) an authority consider that individual service in accordance with paragraph (10) or (11) is impracticable for the reasons set out in paragraph (14) they shall publish a notice of the direction, or of the approval, in at least one newspaper circulating in the locality in which the land is situated.
- (13) A notice published pursuant to paragraph (12) shall contain a statement of the effect of the direction and of any modification made to it by the Secretary of State, and shall name a place or places where a copy of the direction, and of a map defining the area to which it relates, may be seen at all reasonable hours.
- (14) The reasons referred to in paragraph (12) are that the number of owners and occupiers of the land to which the direction relates makes individual service impracticable, or that it is difficult to identify or locate one or more of them.
- (15) Where notice of a direction has been published in accordance with paragraph (12), the direction shall come into force on the date on which the notice is first published.
- (16) A local planning authority may, by making a subsequent direction and without the approval of the Secretary of State, cancel any direction made by them under article 4, and the Secretary of State may make a direction cancelling any direction under article 4 made by the local planning authority.
- (17) Paragraphs (10) and (12) to (15) shall apply to any direction made under paragraph (16).

## **APPENDIX 4**

### **RELEVANT COMMITTEE RESOLUTIONS**

#### **STRATEGY AND DEVELOPMENT COMMITTEE - 5 MARCH 1992**

##### **505/92 UPLANDS ESTATE (HIGHFIELD) CONSERVATION AREA AND ETHELBURT AVENUE (BASSETT GREEN ESTATE) CONSERVATION AREA - DIRECTION UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**

The Committee considered the report of the Director of Strategy and Development seeking approval for a submission to the Secretary of State for an Article 4 Direction to be introduced in the Uplands Estate and Ethelburt Avenue Conservation Areas.

Mr Flint, Chair of the Uplands Estate House Owners Association was in attendance and, with the consent of the Chair addressed the meeting.

#### **RESOLVED -**

- (i) that the head of Legal Services be authorised to submit to the Secretary of State for approval, two Directions under Article 4 of the Town and Country Planning General Development Order 1988, for the purposes of restricting certain types of development identified in paragraph 6.3 of the report which would otherwise be permitted under Class A, B, C, D, E and H of Schedule 2 Part 1 to the Order (shown in Appendix C) in relation to the properties situated within the Uplands Estate Conservation Area and Ethelburt Avenue Conservation Area as shown on Appendix A and B (plan nos. 6693 and 6672);
- (ii) that the comments of residents and freehold Associations be incorporated within the submissions document presented to the Department of Environment;
- (iii) that subject to the approval of the Secretary of State, owners and occupiers of land concerned be notified that a Direction has been made and that due notice of the Direction be published in the local press having regard to the number of persons interested in the land, owners or occupiers and the difficulty of identifying and locating such persons;
- (iv) that officers prepare a Design Guidance leaflet to be distributed to residents of the two Conservation Areas giving general advice;
- (v) that a manual be prepared for the general public, residents and organisations owning the freeholds of properties so that advice can be provided efficiently on alterations requiring planning permission following the introduction of an Article 4 Direction and on materials and types of repair which should be used; and
- (vi) that subject to the approval of the Secretary of State, the Article 4 Direction be incorporated into the future revision of the 1991 Draft Southampton City Council Local Plan.

#### **STRATEGY AND DEVELOPMENT COMMITTEE - 22 OCTOBER 1992**

##### **1487/92 CONFIRMATION OF DIRECTIONS UNDER ARTICLE 4 OF THE GENERAL DEVELOPMENT ORDER 1988, ETHELBURT AVENUE AND UPLANDS ESTATE CONSERVATION AREAS**

The Committee received and noted the report of the Director of Strategy and Development on the progress made in achieving greater planning control in the Ethelburt Avenue and Uplands Estate Conservation Areas.



**Department of the Environment**

*South East Regional Office*

Charles House 375 Kensington High Street London W14 8QH

Telephone 071-605-ext  
Fax 071-605-9249  
GTN 3570

Head of Legal Services  
Southampton City Council  
Civic Centre  
Southampton SO1 0PL

Your reference

TA/LFC

Our reference

SE2/5239/19/2

Date

1 July 1992

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT ORDER) 1988  
ARTICLE 4 DIRECTION: THE UPLANDS ESTATE AND ETHELBURT AVENUE  
CONSERVATION AREAS**

1. I am directed by the Secretary of State for the Environment to refer to your letter of 15 May 1992 seeking his approval of a direction made on the same date which, if approved, would withdraw from land in the Uplands Estate and Ethelburt Avenue Conservation Areas in the City of Southampton, the general permission afforded by Article 3 of the Town and Country Planning (General Development Order) 1988 and Classes A,B,C,D,E and H of Part 1 in Schedule 2 to the said Order.

2. Your Council's reasons for the direction have been carefully considered in the light of a report following a site visit by an officer of the Department and guidance given in Appendix D of Circular 22/88.

3. The Secretary of State notes your Council's concern to ensure the protection and retention of the design features of the conservation areas in question and agrees that the direction may be approved as it relates to the permitted development rights applying in Classes A,C,D E and H of part 1 in Schedule 2 to the said 1988 Order insofar as they relate to either the side or front elevations of a building. The Secretary of State has modified the direction accordingly to exclude items which, by virtue of section 55 of the Town and Country Planning Act 1990, may not fall within the scope of the said Order. He has also modified the direction to delete Class B of Part 1 in Schedule 2 as Article 1 (5) land is involved and to exclude the block of flats at the junction of Uplands Road and Broadlands Road which are not subject to the direction.

4. The modified direction endorsed with the Secretary of State's approval is enclosed herewith.

5. The Council's attention is drawn to the provisions of Article 5 (11) - (15) of the Town and Country Planning (General

Development Order) 1988 which relate to the service or publication of notice of the Secretary of State's approval of the modified direction.

I am Sir  
Your obedient Servant

A handwritten signature in cursive script, appearing to read 'G C Thomson'. The signature is written in dark ink on a white background.

G C THOMSON

PUBLIC NOTICE

SOUTHAMPTON CITY COUNCIL  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT  
ORDER 1988 (AS AMENDED)

ETHELBURT AVENUE AND UPLANDS ESTATE CONSERVATION AREAS

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, approve the Direction with modifications.

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

Nos. 75-77 (odds) and 91-113 (odds) Brookvale Road, 2-5 (inclusive), 8-11 (inclusive), 14-17 (inclusive) Highfield Close, Nos. 68-78 (evens) Highfield Lane, 24-27 (inclusive) Glebe Court and 18 Uplands Way,

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, swimming 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.

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.

A copy of the Direction as modified is available for inspection at Directorate of Strategy and Development, Civic Centre, Southampton.

Jeffrey A. Pattison  
Head of Legal Services  
Dated 29th July, 1992

S1215



**Department of the Environment**

South East Regional Office

Charles House 375 Kensington High Street London W14 8QH

Telephone 071-605-ext 9078  
Fax 071-605-9249  
GTN 3570

The Director of Strategy and  
Development  
Southampton City Council  
Civic Centre  
SOUTHAMPTON  
SO9 4WY

Your reference

DCF3/TLT/C3-29

Our reference

Date

12 May 1993

For the Attention of Mr D C Francis

Dear Sir

**Design Guidance: Ethelburt Avenue and Uplands Estate Conservation Areas**

I refer to your letter dated February 1993 in respect of the above and am sorry to have not been in a position to reply to you sooner.

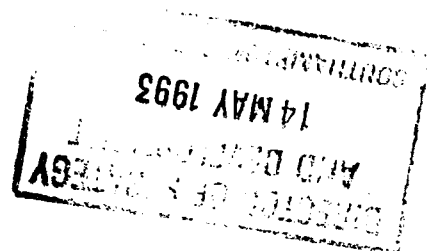
I am very grateful to you for sending copies of your Design Guidance documents to the Regional Office and I have now had the opportunity to read through them.

I must say that I found both documents to be very thorough, comprehensive and well illustrated. They are also succinctly expressed and very easy to read, and I am sure they will be of considerable assistance to both the City Council and local residents in striving to retain the overall design character of the Conservation Areas concerned.

Yours faithfully

*Denis C. Spooner*

DENIS C SPOONER





## APPENDIX 8

### GLOSSARY OF TERMS

#### ROOFS

<b>hip</b>	the external angle formed by the meeting of two sloping roof surfaces
<b>ridge</b>	the horizontal line formed by the junction of two sloping surfaces of a roof
<b>bonnet tile</b>	a curved tile used for joining plain tiles along the hips of a roof
<b>plain tile</b>	a small rectangular tile with a camber
<b>double Roman tile</b>	interlocking tile with a double rolled surface
<b>bridgewater pantile</b>	a pantile with a drainage groove to a patented design much favoured by Collins
<b>hip iron</b>	iron bracket securing bottom tile of a hip roof
<b>flashing</b>	lead apron to form a water-tight joint between roof and wall
<b>patination oil</b>	oil with prevents chemical reaction of lead and subsequent staining of tiles below

#### FACING MATERIALS

<b>arris</b>	a sharp edge formed by the meeting of two surfaces
<b>basket weave</b>	bricks laid at right-angles to a diagonal pattern for decorative purposes
<b>string course</b>	a continuous projecting horizontal band set in the surface of a wall
<b>quoins</b>	bricks or stone laid at the corner of a building to appear distinctive by way of colour or size
<b>a stretcher</b>	a brick laid so that the side only appears on the face of the wall
<b>a header</b>	a brick laid so that the end only appears on the face of the wall
<b>spalling</b>	decay of brickwork

#### WINDOWS

<b>casement</b>	a metal or timber window which is side hung opening inwards or outwards
<b>sash</b>	a window formed with sliding glazed frames running in vertical grooves

#### THE CURTILAGE

<b>curtilage</b>	the area within the boundary of a dwellinghouse including garden(s)
<b>weatherboarding</b>	overlapping timber boards covering a timber frame, the boards are usually wedge shaped in sections, the upper edge being timber
<b>wicket gate</b>	small secondary wooden gate with vertical slats