

LISTED BUILDINGS

Listed Buildings are those which are considered to be of special architectural or historic interest and which are therefore included in a list compiled by the Secretary of State under Section 54 of the Town and Country Planning Act 1971. Listed Buildings are classified in grades to show their relative importance:-

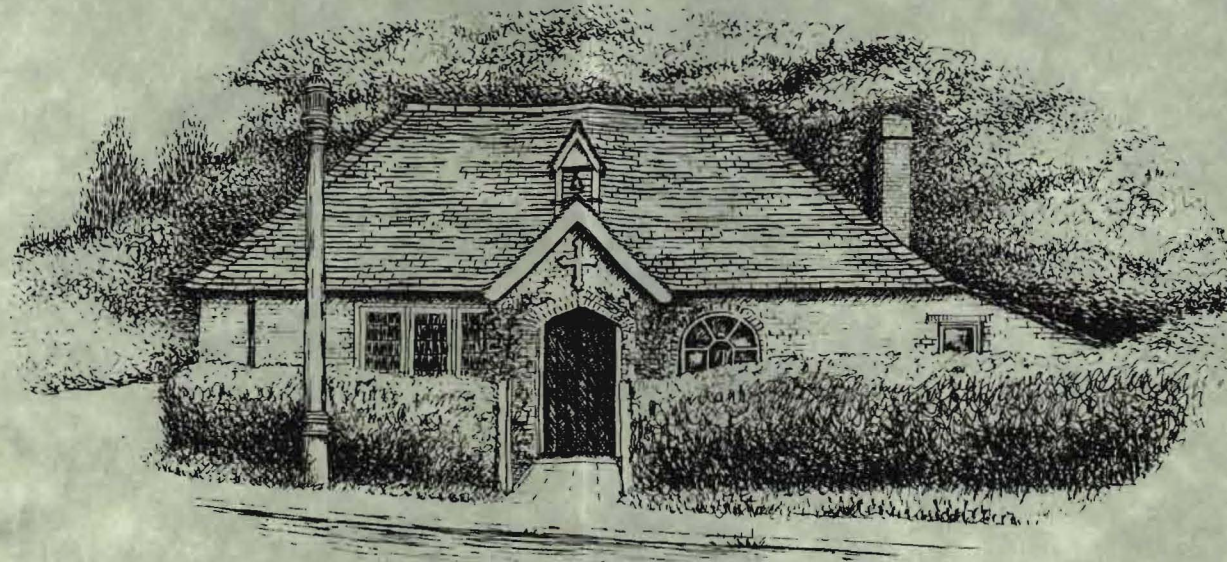
Grade I:

These are buildings of exceptional interest (only about 1% of listed buildings so far are in this grade).

Grade II:

These are buildings of special interest, which warrant every effort being made to preserve them. (Some particularly important buildings in Grade II are classified as Grade II*).

Under the provisions of Section 55 of the Town and Country Planning Act 1971, listed building consent must be obtained to demolish a listed building or to carry out any other works of alteration or extension in a manner which will affect its character as a building of special architectural and historic interest.



BASSETT GREEN VILLAGE

CONSERVATION AREA

Bassett Green Village was designated as a Conservation Area in September 1977 and comprises a number of buildings grouped around the triangular shaped 'green'. The map shows the boundary and those properties affected.



DRAWINGS BY RON HARPER

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GRANTS TOWARDS THE COST OF REPAIR OF HISTORIC BUILDINGS

The Local Authorities (Historic Buildings) Act 1962 makes provisions for local authorities to contribute towards expenses that may occur in the repair of buildings and features that are of historic or architectural interest and the upkeep of important gardens.

Listed Buildings, Ancient Monuments and other buildings or features of historic interest such as walls, bridges, iron railings, shopfronts, etc., which make up the character of a Conservation Area will be considered for grant assistance. Other historic buildings, although not listed, may also be considered.

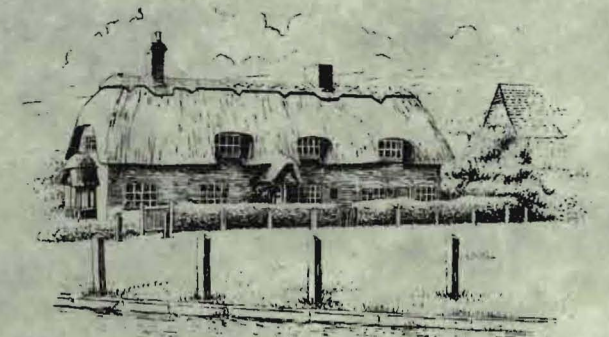
These grants are discretionary and are available towards the cost of repairs to the fabric of the buildings and particularly those features which distinguish it as a building of historic interest. This often involves the use of specialist building skills or certain materials which may cost more than perhaps was first realised, for example, the repair of sash windows; the repair of the roof using traditional materials; stone and brickwork repairs.

Further information and application forms are available from the Directorate of Planning and Development, telephone Soton 832555.

POLICIES AND PROPOSALS FOR CONSERVATION AND ENHANCEMENT

In addition to the general policies contained in the Heritage Strategy for Southampton, available from the Directorate of Planning and Development, the following specific policies and proposals have been formulated for the Bassett Green Conservation Area:-

- (1) The City Council will continue to preserve the 'village green' as public open space and will look at proposals for its proper maintenance and enhancement.
- (2) The City Council will, subject to the availability of finance, continue to contribute towards the cost of repairs to historic buildings.
- (3) Careful control over alterations and extensions to historic buildings and other buildings within the Conservation Area will continue to be exercised to ensure that the design, scale and materials used are appropriate to the character of the area.
- (4) The existing cast iron lighting columns are appropriate to the character of the Conservation Area and will therefore be retained. In addition the City Council will continue to preserve the 'country lane' character of Bassett Green with special attention given to the retention of surfaces and street furniture.
- (5) The character of the area is predominantly residential and the City Council will not permit any change of use which will involve the loss of residential accommodation.



The earliest map reference to the 'Village' is the Milner Map of Southampton dated 1791, when it was known as "Bassetts Lane End". A later map, in 1841, simply refers to the area as Bassett. The land once formed part of the John Fleming Estate and it is probable that the cottages are 'enclosure homes'. Builders secured these sites by the direct method of enclosing a piece of land and squatting on it. At the end of the last century the 'Village' of Bassett became known as Bassett Green, but it was not incorporated into Southampton until the boundary reorganisation of 1920.

The most important historic buildings are Nos. 3, 5 & 7 and 2, 4 & 6 Bassett Green and St. Christopher's Mission Hall. These are all Grade II Listed Buildings and are good examples of local vernacular architecture.

BASSETT GREEN VILLAGE



CONTROL OF DEVELOPMENT

The whole of the Conservation Area is allocated primarily for residential purposes in the Development Plan approved in 1956 and the Draft City Plan does not propose any changes to this use. Residential uses predominate in Bassett Green, with the Church and 'Village shop' being the only exceptions.

Development opportunities are essentially confined to small extensions and garages. Where these come within the ambit of planning control a careful assessment of their design, relationship, materials, and their affect on the character of the Conservation Area will be a prime consideration.

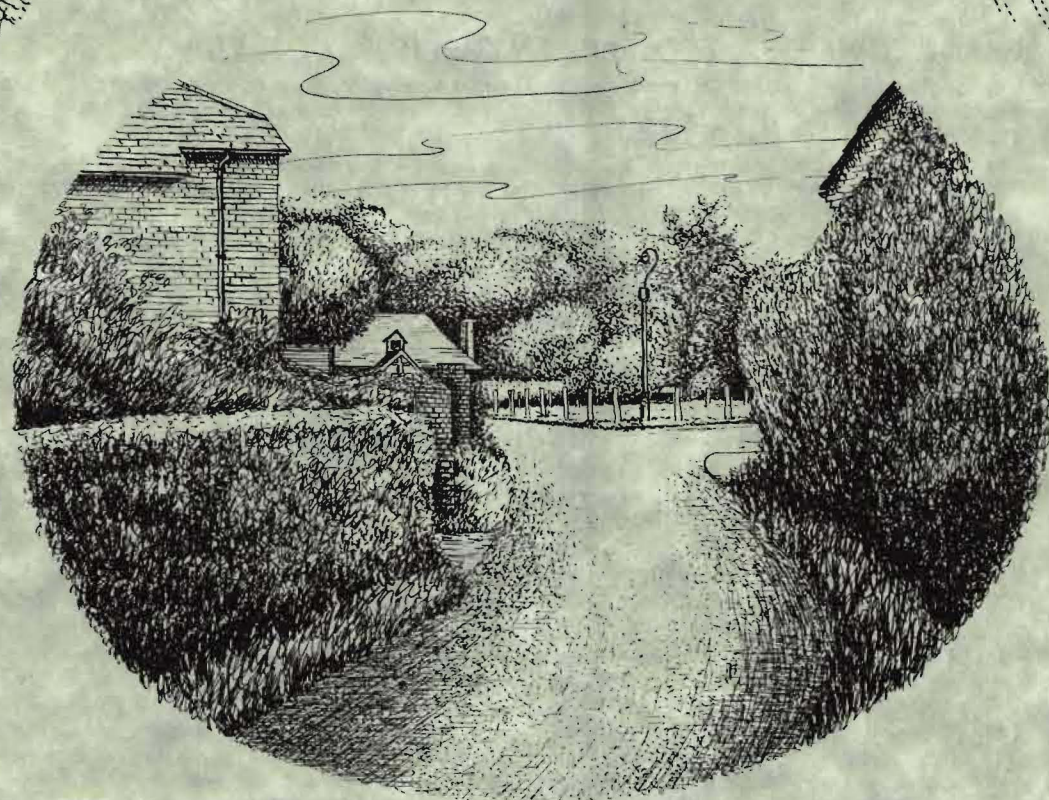


LEGISLATION AND CITY COUNCIL OBJECTIVES

The Town and Country Planning Act 1971 requires local planning authorities to determine which parts of their area are of special architectural or historic interest and whose character or appearance should be preserved or enhanced, and to designate them Conservation Areas.

Following designation it is the duty of a local planning authority to pay special regard to the character and appearance of the area when exercising its functions under the relevant Acts. Applications for permission to carry out development in or adjacent to a Conservation Area, which is likely to affect its character or appearance, have to be advertised, and any representations must be considered by the planning authority before a decision is made as to whether or not planning consent should be granted. Other statutory effects of designation concern 'unlisted' buildings and trees. With certain exceptions, Conservation Area Consent is required for the total or partial demolition of any unlisted building in a Conservation Area. Again with certain exceptions, any person wishing to fell or carry out works to a tree in a Conservation Area which is not already protected by a Tree Preservation Order is required to give the City Council six weeks notice. During this time the Council can decide whether or not to make a Tree Preservation Order.

Successful conservation invariably requires a positive approach. Action will be needed to revitalise areas in decline, including seeking new uses for redundant buildings, removing eyesores, and improvements to the environment, subject to funds becoming available.



ENVIRONMENTAL IMPROVEMENTS

The 'village green' is owned by the City Council and is preserved as amenity space. Due to problems of unauthorised parking, white painted wooden posts were erected around the green to prevent this from continuing. A more sympathetic treatment and possibly selective tree planting could be considered in a possible scheme of enhancement. There are five existing cast iron lighting columns which are appropriate to the character of the area and these should be retained and refurbished.

The footpath which runs between Nos. 21 and 25 Bassett Green is lined with laurel hedges and shrubs. The path itself is tarmacked and is in a fair condition. Whilst no alterations to the footpath are foreseen its proper maintenance will be essential. The footpath opens out into a 'triangular' area at its northern end which is currently a mixture of gravel and grass presenting an opportunity for improvement.

Public participation and support are essential for the success of a conservation area strategy. When preparing schemes for the preservation and enhancement of the Conservation Area, the City Council will endeavour to seek the views of local residents and local amenity societies.