



WOOLSTON – SOUTHAMPTON CONSERVATION AREAS APPRAISAL

January 2010





SOUTHAMPTON CITY COUNCIL

OLD WOOLSTON & ST. ANNE'S ROAD CONSERVATION AREAS APPRAISAL

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INTRODUCTION

HGP Architects Ltd was commissioned by Southampton City Council to carry out a Conservation Area Appraisal of the existing designated Conservation Areas located within the boundary of the Woolston Ward to the south end of the city of Southampton.

The five Conservation Areas in Woolston comprise Old Woolston 1, 2, 3 and 4, which were designated in 1974; St. Anne's Road was designated in 1986.

As part of a three year programme, and following national planning guidelines, the city of Southampton is in the process of reviewing all of the existing Conservation Areas within their authority with the intention to update the information held, and to assist on any planning decisions that may have an effect on the future of these areas.

Community involvement is at the core of this revision. Public consultations and a thorough assessment of the quality of the areas will lead to recommendations and possibly changes to the existing boundaries; identifying threats and opportunities to provide management proposals for the upkeep of these designated areas.

Once the Appraisal is finalized the Council will work closely with the local Residents Association and community groups to produce a revised Management Plan for the area. This will be formally adopted by the Council once completed.

SUMMARY

Following initial public consultation and detailed analysis of the Old Woolston and St Anne's Road Conservation Areas by HGP Architects it is proposed that the boundaries of Old Woolston 1, 2 and 3, and St Anne's Road Conservation Areas are amended to include additional properties.

It is also proposed that controls in the Conservation Areas are upgraded by the imposition of bespoke Article 4 (2) Directions, (see Section 6 for detailed explanation).

These proposals will be subject to additional formal public consultation early in 2010. Subject to this consultation, a report will be presented to the Southampton City Council Cabinet, (which will, in itself, be subject to public consultation) to formalise any agreed boundary changes.

1. PLANNING POLICY FRAMEWORK

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Part 2 Conservation Areas, Section 69, requires that 'every local planning authority... 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... shall designate those areas as conservation areas.'

It is a duty of Local Authorities to review from time to time existing Conservation Areas and to assess the suitability of other areas within their boundaries that may merit designation.

Under Section 71 of the Act, the Local Authority shall formulate and make publicly available their proposals for preservation and enhancement of any parts of their designated Conservation Areas. All public views should be taken into consideration when outlining the proposals.

Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, ancient monuments and other elements of the historic environment.

In addition to this Guidance some Circulars have been issued by central government amending sections of the existing PPG15. The most relevant to this Appraisal is Circular 01/07 – Revisions to Principles of Selection for Listed Buildings. This Circular updates Section 6 of PPG15 providing greater clarity on the general principles used in a listing decision.

The City of Southampton Local Plan Review was adopted in 2006. It sets out the policies and proposals for development of the City up to 2011. Policy HE1 deals with new development in Conservation Areas and Policy HE2, demolition in Conservation Areas. Relevant to this appraisal is that Woolston is included as one of the major areas for development.

At the time of writing the Council is in the process of producing the Core Strategy for the City, which will replace the Local Plan. While it is not anticipated that this will result in significant changes to the way in which Conservation Areas are managed, it will be necessary to reference the Core Strategy in any final Management Plan.

Conservation Areas are designated for the special character of the area and not just for the quality of individual buildings. Historic layout of roads, paths, boundaries, construction materials, uses, public and private spaces, parks, gardens, trees, street furniture, etc. contribute to the special character of an area. Conservation Area status seeks to ensure that a wider approach is taken to managing change within the historic environment than would be possible through adding individual buildings to the statutory list held by the relevant Secretary of State.

Local Authorities have the power to designate Conservation Areas under their authority, based on special architectural or historic interest in relation to local and regional criteria. The Secretary of State can also designate Conservation Areas but only under exceptional circumstances; usually when the area is of more than local interest.

The designation means that the Local Authority has extra controls over demolitions, minor developments and the protection of trees.

Even in Conservation Areas many alterations to properties are 'permitted development' and do not require planning permission. Collectively, individual alterations to buildings can have a marked affect on the character of a Conservation Area. In order to manage the impact of these alterations, the Council can seek to impose directions under Article 4 (2) of the Planning and Listed Buildings Act (1990). This aims to address these issues by removing some or all permitted development rights within a Conservation Area or curtilage of a Listed Building. An Article 4 Direction does not include multiple units such as flats or commercial property.

2. DEFINITION OF SPECIAL INTEREST

Woolston is a suburb of Southampton, Hampshire, located on the eastern bank of the River Itchen. It is bounded by the River Itchen, Sholing, Peartree Green, Itchen and Weston. The stream that runs through Mayfield Park is the boundary with Weston.

The modern growth of Woolston dates from the opening of the chain link ferry (the Floating Bridge) in 1836 and from the establishment of a ship-building yard in 1876. The ecclesiastical parish was formed in 1864 from the civil parishes of Hound and St. Mary Extra, situated on the east bank of the Itchen.

Main thoroughfares such as Portsmouth Road (formerly New Road), Victoria Road, Obelisk Road (formerly Monument Road), Weston Grove and St. Anne's Road (formerly Milton Road) define the limits of the study area. From these main roads, secondary roads were created, following mainly the pattern of original land ownership, for instance Church Road (formerly Dowling's Road), Oak Road, John's Road (formerly St. John's Road), and Swift Road (formerly Woolston New Road). See historical maps in Appendix 1.

3. ASSESSING SPECIAL INTEREST OF THE EXISTING FIVE CONSERVATION AREAS IN WOOLSTON

A Character Area Appraisal's main objective is to define the special interest of a Conservation Area. It helps to identify historic, architectural, social and environmental components in order to assess their significance, identify vulnerabilities and opportunities and assess their contribution to the particular character of the area.

In 1974, the 'Old Woolston Development Brief' was adopted by Southampton City Council to provide a policy for general guidance in respect of new development schemes and improvement for the area. Four areas in Woolston were identified as containing buildings of local merit and they were designated as Conservation Areas.

The properties to the southeast side of St. Anne's Road were also identified as having architectural significance, however, due to outstanding planning permissions the area could not be designated as a Conservation Area until 1986.

Woolston is a relatively recent suburb, and therefore it is important to recognise the social and historical value of significant buildings built at the end of the nineteenth century, and those built well into the mid twentieth century. They all represent different stages in the historical, social and industrial development of the area.

3.1 LOCATION AND SETTING

The Woolston area developed from a small rural settlement into a substantial residential suburb on the east side of the Itchen River, annexed to the City of Southampton.

Most of its country character has been lost to redevelopment and subdivision of former large plots of land and the densification of the urban grid. The detached and semi-detached houses set within generous plots of land, with mature front gardens help to define the overall character of the area. The retention of some cul-de-sacs, grouping of houses along narrow sections of road and even in places the lack of pavements contribute to the residential character of the area..

The slight undulating topography of the terrain along main roads offers distant views of Southampton's City Centre and the Itchen River.

The existing five Conservation Areas (Woolston 1–4 and St Anne's) are interspersed in the study area, although they all have similar architectural characteristics. The properties within them are generally in good condition, with most still occupied by single family units. Some large properties have been converted into multiple occupancy uses such as flats and residential care homes. At the time of writing, the percentage of vacant properties is minimal.

Old Woolston 1 is the largest of all five, located mainly along Oak Road; Old Woolston 2 is a small area on the central section of Obelisk Road; Old Woolston 3 and 4 are located independently on the central stretch of Portsmouth Road, the main road across Woolston, and St. Anne's Road is located on the south section of the road of the same name. (See plan below).



Woolston Conservation Areas

3.1.1 General Character and Plan Form

The general character of the Old Woolston area is suburban with traces of the former rural settlement that gave it its special character in the past. Most properties preserve their original layout, including front gardens, mature trees, border hedges and shrubs.

The study area has developed within a trapezoid form, bounded by the river to the west, the Mayfield grounds to the south and east, and Portsmouth Road to the north. See historic maps in Appendix 1.

Main roads such as Portsmouth Road (which was and continues to be the main east-west thoroughfare), Victoria Road, Swift Road and St. Anne's Road define the urban aspect of the area. While present-day Woolston can trace its development back to a largely middle-class suburb, by the turn of the century the growth of the shipyards led to the need for more modest terraced houses particularly in the western part of the study area..

The central and Woolston and eastern areas developed mainly in the mid twentieth century. Large properties, set within generous plots of land, were subdivided (Hazeleigh, Thornleigh, The Paddock, Oakland, The Towers) to create smaller plots of land, where mainly semi-detached houses were built. Former private driveways into some properties were converted into public roads, for instance Lyndock Place, which was once the entrance driveway to Thornleigh. Victoria Road and Portsmouth Road were the main commercial and vehicular roads in the area, largely associated with shipbuilding-related traffic. Additionally there was limited additional commercial activity on Obelisk Road. In 2004 the Vosper Thronycroft shipyard was demolished, as a consequence of which commercial activity and investments have declined. The site remains vacant and plans for its

redevelopment are on hold. This decline has resulted in a negative effect on the overall perception of the area.



Lyndock Place – Historical road features preserved

Garnock Road – Narrow road with no pavements

It was common for development of new housing in the nineteenth century to be carried out by speculative builders, who would buy up and develop plots of former farm land on an *ad hoc* basis. Woolston was no exception to this trend, as land was on offer from landlords, who could benefit financially from selling or leasing their land rather than using it for agriculture.



From left to right numbers 142, 140 / 138-136 / 134-132 on Obelisk Road. Although highly altered in the late twentieth century, they still retain their group value and a unified style, characteristic of the speculative builders.

After the Second World War, construction of new houses on the sites of those that had been either badly damaged or destroyed, and the rapid densification of the urban grid resulted in the current distinctive patch-work of architectural styles and urban developments. The retention of mature vegetation and trees in front and back gardens added to the special value of the Conservation Areas.

3.1.2 Landscape Setting

The topography of Woolston is slightly hilly, providing occasional views from the main roads running east-west, over the Itchen River and the City Centre of Southampton beyond. This, together with a significant number of mature trees and soft landscaping within front gardens lends a distinctive and attractive residential character.

The Mayfield Park to the south provides an important recreational ground for local residents.

3.2 HISTORIC DEVELOPMENT

Coates (The Place Names of Hampshire, Batsford 1989) traces the development of the name Woolston from *Olvestune* (1086) to *Wlveston* (1236) to *Wolveston* (1280). It is possible that the name *Olvestune* refers to an encampment of the Danish King Olaf and relates to one of the Viking raids on the Saxon town of Hamwic. However, there is no firm evidence and the name could equally derive from 'Wulfic's farm'. A Wulfic is known to have been the grantee of seven hides of land at Millbrook in AD956. Historically, Woolston has passed through different ownerships, usually in connection with inheritance rights; the most notable being the Chamberlain and Fox families (the obelisk, after which Obelisk Road is named, was erected in honour of Charles Fox).

Itchen Ferry Village near Woolston was originally the main settlement in the area. It grew in importance as the landing place for the ferry from Southampton. The original embarkation point from the town still exists (the Crosshouse), but no physical remains of the eastern landing point survive. In 1836, the opening of the Floating Bridge, a steam chain ferry between Southampton and Woolston, brought the decline of the Itchen Ferry and the village declined with it. Woolston emerged as a desirable settlement, with an increasing number of travellers making use of the new Floating Bridge. Portsmouth Road was improved, making it suitable for wheeled vehicles and houses were built for tradesmen and doctors from the nearby Netley Hospital. It became a desirable residential area to live in the countryside.

The main roads running across Woolston according to the 1852 Tithe Map were Victoria Road (running north-south), Portsmouth Road (running east-west), Monument Road (presently Obelisk Road, running east-west), Church Road, Weston Grove Road and Milton Road (St. Anne's Road).

By the late 1800s, a new road called Onslow Road (Swift Road) was laid running along the south boundary with Mayfield Park, and linking to Monument Road.

Monument Road was built to afford a view of the Obelisk erected in 1810 in memory of Charles James Fox by William Chamberlayne, in the grounds of Mayfield Estate (Mayfield Park). However this was lost with the development of the land at the junction of Monument Road and Swift Road in the early 1930s. Further development, including the creation of Archery Lane in the mid to late 1940s and densification of this area, exacerbated the loss of historic connection between the road and the monument.

As a direct result of the speculative development outlined above, roads such as Dowling's Road (now Church Road), Oak Road, St. John's Road (now John's Road), and Bedford Avenue, developed from field and land boundaries to established roads towards the end of the nineteenth century and beginning of the twentieth century.

Up until the end of the 1800s, Woolston's main industrial activities were tanning, the Itchen Brewery and fishing. Shipbuilding and the aircraft industry became the main activities in the late nineteenth and early twentieth centuries respectively.

The Woolston Yard (owned by Oswald Mordaunt) became the most important shipbuilding yard in Southampton for the latter part of the nineteenth century and almost all of the twentieth century. Thornycroft and Company, who bought the Woolston Yard in the early twentieth century, became the largest employer in Woolston and one of the largest in Southampton. As an example of the importance of this yard to the area, in 1871 the population of Woolston was less than 1500. By 1881 Oswald Mordaunt alone employed 1200 men in his shipyard and the population had risen to 3,158.

The population in 1901 was 3,823; however by the time of the census in 1911, the population had risen to 5,450. Employment levels continued to rise and in 1931, 6500 men worked in the shipyards on either side of the River Itchen. Families were drawn from all over the country to work at Thornycroft's shipyard or the Supermarine Aircraft Works. The latter started as a small marine aviation company in 1913, giving Woolston an early connection with air travel, as it was here in 1908 that Noel Pemberton-Billing built and tested his first aircraft. After the outbreak of the First World War the company became engaged in the production of war aircrafts. This led to the development of the first commercial flying-boats to receive a British Certificate of airworthiness in 1919, and in this same year, the first international flying-boat service departed from Woolston to Le Havre in France.

The Borough of Southampton attempted to incorporate Woolston in 1895, but this was rejected at a public enquiry and it remained part of the Itchen Urban District Council. It was, finally, formally incorporated into the Borough of Southampton in 1920. Prior to 1895, Woolston was truly rural, 'The parish had no public lighting, no system of sewerage, most thoroughfares were private and without kerbs and the only main road was Portsmouth Road... (Portsmouth Road was then the property of the Floating Bridge Company)'. (Southampton Local Studies Section 1989. Pg 6)

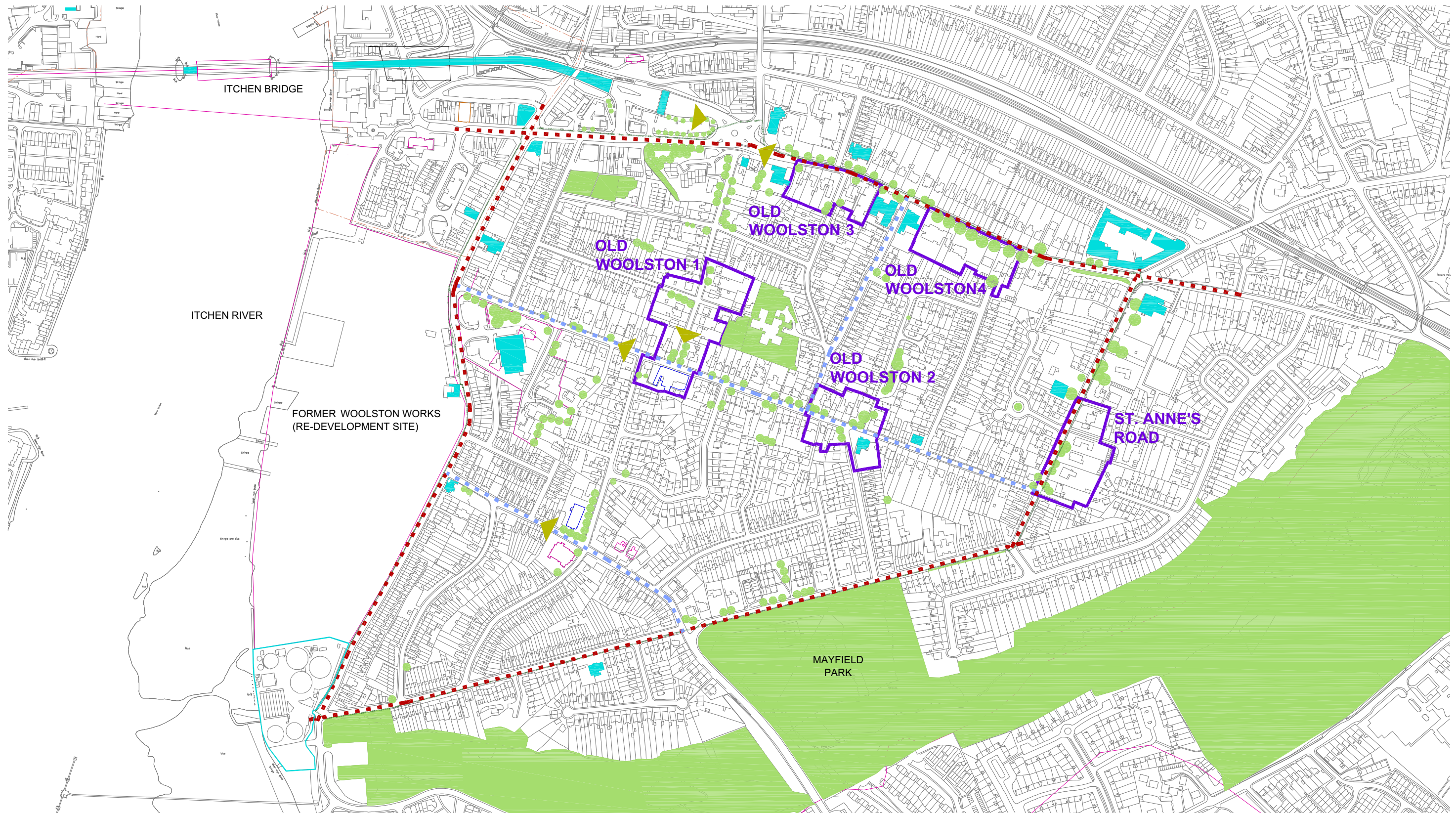
The Second World War had very destructive consequences for the Woolston area, where both the shipbuilding yard and the Supermarine factory (which manufactured the Spitfire) were obvious targets for enemy bombing. The Supermarine Aviation works was destroyed in 1940, along with the Itchen Ferry village, and a substantial part of Woolston also suffered heavy damage.

In 1966, Vosper Thornycroft was formed with the joining of two different shipbuilding companies, Vosper Ltd. of Portsmouth and J.I. Thornycroft of Southampton. The new company carried on shipbuilding in the Woolston Yard until 2000, when the company moved to Portsmouth due to lack of space in Woolston, ending an industrial tradition of 125 years. The site is now subject to a major redevelopment.

The overall rural character of Woolston in general has been lost to a compact urban grid, where many large plots have been redeveloped increasing the density of land occupation and where most of the large Victorian villas have been subdivided into multiple occupancy, or used for residential homes and offices.

The population of Woolston today is 13,600 inhabitants, which means it has doubled the number of residents in a period of approximately one hundred years.

Historically, the most important asset of Woolston was its social and industrial significance; it remains in the memory of older residents as a 'separate' area of Southampton, even though it was incorporated into Southampton almost a century ago. They consider it as a special place of social, historical and industrial significance at both local and at a national level.



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KEY

- WOOLSTON BOUNDARY LINE
- CONSERVATION AREAS
- ▲ SIGNIFICANT VIEWS TO AND FROM WOOLSTON
- MAIN ROADS ACROSS WOOLSTON
- SECONDARY ROADS ACROSS WOOLSTON
- AREA INCLUDED IN THE SCC MONUMENTS RECORD MAP
- LISTED BUILDING
- LOCALLY LISTED BUILDING
- LANDSCAPE FEATURES
- LANDMARKS
- AREA OF ARCHAEOLOGICAL IMPORTANCE

WOOLSTON - SPATIAL ANALYSIS MAP

SCALE 1:5000



3.4 Character Analysis per Conservation Area

3.4.1 Old Woolston 1 – Obelisk Road / Oak Road



3.4.1.1 Description

This is the largest Conservation Area and is located in the central area of Old Woolston. It comprises the following twenty-one properties, most of them located on Oak Road (which runs north-south between Portsmouth Road and Obelisk Road):

Florence Road	43
Oak Road	1 to 9 (odds) and 2 to 18 (evens)
Obelisk Road	16, 18, 18A, 51, 53 and 57

Obelisk Road is a secondary vehicular road to the main Portsmouth Road. It is usually used as an alternative route through Woolston, via St. Anne's Road to reach Portsmouth Road. Some traffic calming measures have been introduced to the west end of Obelisk Road to reduce high speed.

3.4.1.2 Activity and Land Uses

This area is predominantly residential, with eighty per cent in single occupancy. The exception is the former Lankester & Crook store building, (Locally Listed Building), which comprises three commercial units. One unit is occupied by the Roynon Dancewear shop; the other two units on the ground floor were vacant at the time of writing. The top floor is being used by the Roynon Dance Centre. The land to the west of the building is used as a customer car park.

The majority of properties in this conservation area are large late Victorian villas, still in single occupancy, set within generous gardens. The houses vary in detail, although preserving uniformity in the design of roof heights, layouts and materials.



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LAND USES KEY

- A1 - SHOPS
- SUI GENERIS - RESIDENTIAL MULTIPLE OCCUPANCY / CAR PARKS
- A4 - PUBLIC HOUSE
- LISTED BUILDING
- B1 - BUSINESS
- LOCALLY LISTED BUILDING
- D1 - NON RESIDENTIAL
- C2 - RESIDENTIAL INSTITUTION
- C3 - RESIDENTIAL SINGLE DWELLING

OLD WOOLSTON 1 CONSERVATION AREA

AS EXISTING

SCALE 1:1250



3.4.1.3 Quality of the Buildings and their Contribution

Properties are typically two storeys, mainly detached (twelve properties) and semi-detached (nine properties) and set back from the road with front gardens bounded by low walls, fences and hedges, with off street parking.

The overall appearance of the Victorian properties is humble in comparison to other areas of Woolston. The front elevations are plain red or yellow brickwork. However, twelve properties have extensions either to the rear or the side of the houses.

Seventeen properties have partially retained their front gardens, and the additional three properties in this conservation area have mature trees and planting in their front gardens screening them from view.

Out of twenty-one properties, twelve have had the original windows replaced with upvc, and only seven have retained the original timber sliding sash windows. In two properties, the windows at ground floor have been retained while the ones on the first floor have been replaced with upvc. Fifteen of the original front doors have been retained and the remainder have been replaced with upvc units.

The original roofs have been changed to artificial slates or interlocking concrete tiles in seventeen properties. Eleven properties preserve the original chimney stacks, four have had them removed and five of the chimney stacks have been rebuilt in modern brickwork and not following the original design. Only the Lankester and Crook building does not appear to have chimney stacks, as part of its original design.

The building of the old Lankester and Crook store is of significant architectural quality. However, its current poor state of repair and ground floor vacancy are detrimental. The ancillary car park to its west side and the re-development of the land behind it, detract from its historical and architectural value. Nonetheless, the building has a significant presence within the conservation area.



Former 'Lankester and Crook Store on 18 Obelisk Road
Significant view from Oak Road.



Mid to late Victorian villas on Oak Road

3.4.1.4 Proposals for Listing

No buildings in this conservation area were considered of enough merit to recommend that they be added to the statutory List held by the Secretary of State.

3.4.1.5 Local Details / Materials

The materials and construction details used in the building of the Victorian villas are typical of the period. Alternating facades built in either yellow or red brick laid in Flemish bond, slate low-pitched hipped roofs, and tall brick chimney stacks with clay chimney pots are the norm.

Unfortunately most of the properties in this Conservation Area have had their original timber windows removed and replaced with upvc, which has had a negative impact (see section 3.3.1.3). All windows and doors in the properties have stucco lintels.

Historical street furniture such as lamp posts have been preserved along Oak Road and the lower section of these posts have been preserved along Florence Road. These features add character to the area and should be maintained where possible.

Modern traffic signs are not in keeping with the character of the area and have a negative impact on it. These should be rationalised where possible, and superfluous signs should be removed.



Oak Road – Cast-iron lamp column



Properties within the CA with upvc windows and modern garden enclosures

3.4.1.6 Green Spaces Contributions

Although there are no public green spaces in this Conservation Area, private gardens contribute greatly the residential character of this zone.

Trees play an important part in the character of this area particularly in Oak Road. Predominant species are Lime, Acacia, Oak, Beech and Sycamore.

3.4.1.7 Negative Factors and Capacity for Change

Although most of the residential character of this area remains, window and door replacements have had a negative impact on the conservation area.

Additionally, the state of disrepair of the Roynon Dance Centre (former Lankester and Crook building), is regrettable.

None of the properties in this conservation area have retained their original fencing or walls and this is detrimental to the overall appearance of the area.



18 Obelisk Road



2 Oak Road

3.4.1.8 Conclusions

The quality of the buildings in the Conservation Area is worth retaining even though some of their architectural features have been lost.

One of the most characteristic features is the survival of the historic lamp posts along Oak Road. It is important that these are retained where possible, and that design principles are agreed to guide the erection of modern street furniture when needed.

Advice from English Heritage on how to enhance the streetscape in conservation areas is available through their 'Streets for All - South East Region' manual, where specific advice on street furniture and traffic management is given. Enhancement of the streetscape can not only be a catalyst for regeneration, but can also reinforce a sense of identity for the local residents.

The boundary of the Conservation Area should be extended to include properties on Obelisk Road, and on Church Road towards Weston Grove Road.

Article 4(2) Directions should be considered for this area in respect of garden enclosures and extensions, retention of original materials in roofs, windows and doors, and the retention of front gardens.

Suggested Boundary Change

It is suggested that the boundary be extended to include the following properties:

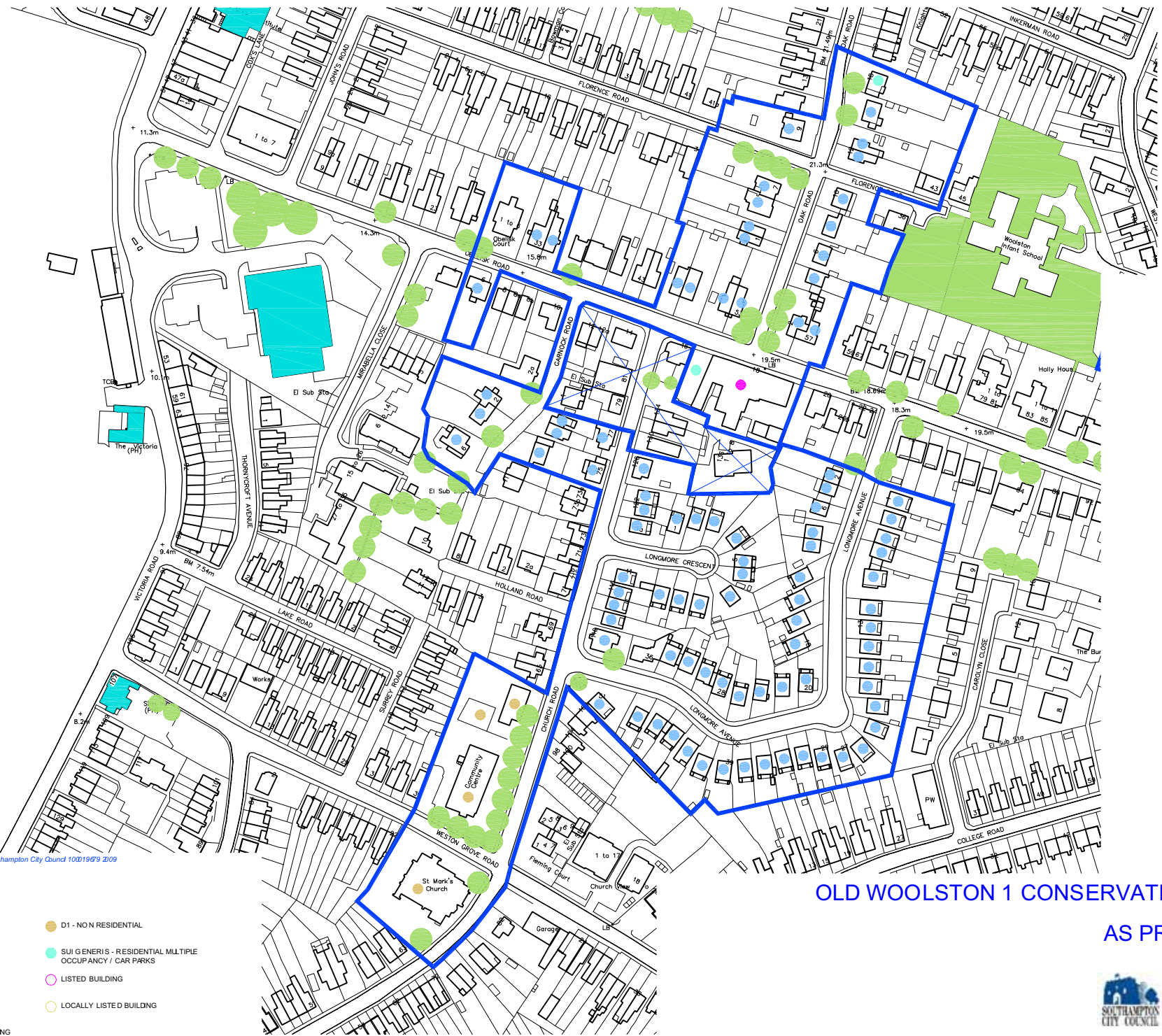
- Obelisk Road, No 6 – Late Victorian detached house, in single occupancy. Original front door, windows, chimney stacks and front garden have been retained, only the original roof has been replaced with interlocking concrete tiles and the boundary wall is a modern low brick wall.
- Obelisk Road No. 31 – This mid to late Victorian detached property is in single occupancy, with no visible extensions or alterations to the layout, its front mature garden has been retained. Ninety per cent of the timber windows have been preserved and the remaining ten per cent have been changed to upvc units.
- Obelisk Road Nos. 33-35 (odds) – Mid to late Victorian semi-detached property, built in yellow brick in all elevations, with no visible alterations or extensions to the building, partial retention of the mature garden and complete retention of the original timber windows.
- Obelisk Road Nos. 47-49 – Semi-detached late nineteenth century property, in single occupancy. Mature trees and garden have been partially retained. However, upvc units have replaced front doors and windows and the original roof has been replaced with interlocking concrete tiles. The original chimney stacks have been preserved.

- Church Road Nos. 75, 77 and 126 – All three buildings represent a small group of mid Victorian country style cottages, which should be included in the conservation area for their group value. Unfortunately, front doors and windows in numbers 75 and 77 have been replaced with upvc units; article 4 (2) Directions should be considered for these properties in respect of extensions, garden enclosures, satellite dishes, retention of windows (for number 126 specifically) and external decoration.

- Garnock Road Nos. 2-6 (evens) and 5-9 (odds). Located on a cul-de-sac, they preserve their country character as a whole; mainly due to the lack of pavements, very narrow access road flanked by mature trees and vegetation. The houses range from mid to late Victorian to early twentieth century, all of them still preserve their original timber windows and front doors except for number 6, however, all of them have replaced the roof covering with modern materials.

- Church Road Nos. 112-116 (evens), 122-124 (evens), Longmore Crescent Nos. 1-11 (evens and odds), Longmore Avenue Nos. 1-51 (odds) and 2-34 (evens), all form part of the same substantial development in the grounds of a former property called 'The Paddock' dating from the mid twentieth century (late 1940s). Approximately ninety-five per cent of these properties retain the original roofs and their original plan layout without visible alterations or extension to the front elevations. They are all in single occupancy and they all have retained their original front gardens. Only five per cent retain their original timber windows; all the others have been replaced with upvc units.

- Woolston Community Centre (former St. Mark's Primary School) is already a locally listed building which would benefit from being included in the Conservation Area together with St. Mark's Church (Grade II Listed Building), which has a strong and clear association with the former school. These two properties would reinforce the historical significance of this Conservation Area if included.



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LAND USES KEY

- A1 - SHOPS
- A4 - PUBLIC HOUSE
- B1 - BUSINESS
- C2 - RESIDENTIAL INSTITUTION
- C3 - RESIDENTIAL SINGLEDWELLING
- D1 - NON RESIDENTIAL
- SUI GENERIS - RESIDENTIAL MULTIPLE OCCUPANCY / CAR PARKS
- LISTED BUILDING
- LOCALLY LISTED BUILDING

OLD WOOLSTON 1 CONSERVATION AREA

AS PROPOSED

SCALE 1: 1250



3.4.2 Old Woolston 2 – Obelisk Road



3.4.2.1 Description

This Conservation Area includes the following 13 properties:

Hazeleigh Road	2
Lyndock Place	1a
Obelisk Road	Obelisk Public House
Obelisk Road	96, 100, 102, 104 (evens)
Obelisk Road	99, 101, 105, 107, 109, 113 (odds)

Obelisk Road is a secondary vehicular road to the main Portsmouth Road. It is mainly used as an alternative route through Woolston, via St. Anne's Road to reach Portsmouth Road.

3.4.2.2 Activity and Land Uses

This area is residential except for the Obelisk Public House at the corner of Obelisk Road and Bedford Avenue. All residential properties are still in single occupancy.



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LAND USES KEY

- A1 - SHOPS
- A4 - PUBLIC HOUSE
- B1 - BUSINESS
- C2 - RESIDENTIAL INSTITUTION
- C3 - RESIDENTIAL SINGLE DWELLING
- D1 - NON RESIDENTIAL
- SUI GENERIS - RESIDENTIAL MULTIPLE OCCUPANCY / CAR PARKS
- LISTED BUILDING
- LOCALLY LISTED BUILDING

OLD WOOLSTON 2 CONSERVATION AREA

AS EXISTING

SCALE 1:1250



3.4.2.3 Quality of the Buildings and Their Contribution

The general quality of this area is of well-maintained properties, set back from the road and with generous front gardens. Significantly though, six out of the thirteen properties in this area have removed their front gardens to allow for off-street parking. Most properties are well screened from view behind mature vegetation and boundary enclosures; however, all properties have replaced their original boundary fence with modern materials of very different style which detracts from the area.

Number 1a Lyndock Place has been omitted from this analysis for its lack of historical or architectural significance. It was built in the late twentieth century to the north end of the land belonging to number 109 Obelisk Road, and with modern materials.

Of the twelve buildings, eight are mid to late Victorian and four are late twentieth century. All properties within this Conservation Area have been extended in recent years. Seven houses retain their original timber windows and front doors, and only in six properties they have been replaced with upvc units. This is the most significant material change.

The original external wall finishes have been retained providing tangible evidence of their date of construction. The mid to late Victorian properties are either built in yellow brick to the front and red brick to the side elevations, or rendered and painted in an off-white colour.

Although the original roof line has been maintained, the roof coverings have been replaced in five of the properties with either artificial slates or interlocking concrete tiles. Only seven properties retain the original roof material and their original chimney stacks.

The Obelisk Pub is the most prominent building in the area, occupying a prime position on the corner of Obelisk Road and Bedford Avenue. The building was built in 1875 in the Queen Anne style, which was very fashionable in the 1870s. It includes features such as limestone dressing to windows and doorways, a lack of symmetry on the elevations, large timber sliding windows, decorative terracotta tiles to gable ends and overall, a more simplified style to that of the High Victorian Gothic, popular between 1855 and 1885.

Its architectural character contributes to the historical and aesthetic significance of the conservation area, although the latter appears diminished by the lack of maintenance, unsympathetic garden enclosures, excessive outdoor signage and significantly, by the replacement of the original forecourt with tarmac.



The Obelisk Pub at the corner of Obelisk Road and Bedford Avenue



109 Obelisk Road – Original windows replaced with upvc units.

3.4.2.4 Proposals for Listing

The Obelisk Public House is representative of the Queen Anne style, and still preserves most of the original features. It is worth considering its inclusion in the Local List, subject to additional historic research on the property.

Article 4(2) Directions should be considered in respect of windows, doors, garden enclosures, extensions, satellite dishes and external decoration.



130 Obelisk Road



128 Obelisk Road

3.4.2.5 Local Details / Materials

Brick is the predominant walling material; yellow brick facings, with some red brick detailing, to the earlier properties. This is combined with stone or stucco dressings, quoins and some ornate porches. Lower pitched, hipped roofs are also a feature and a few properties retain their original slate roofs. Windows range from large, well proportioned openings on the earlier villas to more ornate arched windows on upper floors with almost full height, tri-partite arrangements with a pediment over in other cases.

The replacement of original timber windows with upvc has had a negative impact on the quality of the historic environment. This has been somewhat mitigated where new windows follow original glazing bar patterns.

Low boundary walls enclosing the front of the houses are built of a variety of materials, including brick, iron railings, close-boarded timber or a combination thereof; their simple design reflects their modern nature, being detrimental to the overall perception of the area. More sympathetic forms of enclosure would enhance the character of the area; for example, the use of mature vegetation (as at numbers 109 and 113). The Local Authority could provide design guides to local residents in respect of identifying more appropriate materials, heights, layout, that would be suitable for the properties depending on their individual building style, with the intention of reinforcing the character of the overall area. The introduction of Article 4(2) Directions should be considered in respect of garden enclosures, extensions and retention of front gardens.

The partial retention of original kerb stones and drainage blocks in Lyndock Place, together with some early street furniture (lamp posts and drainage vents) represent rare historic survivals. The lack of pavement to one side of Lyndock Place and Garnock Road, and narrow pavements along Obelisk Road are also indicative of the original street patterns and form.



Properties screened from view by mature vegetation on Obelisk Rd.



Remnants of original kerbs and road drainage

3.4.2.6 Green Spaces Contributions

There are no public green spaces; however, landscaped private gardens do contribute greatly to reinforce the residential character of the area.

3.4.2.7 Negative Factors and Capacity for Change

Although most of the residential character of this area has been preserved, window and door replacements are detrimental to the overall aspect of the properties and the Conservation Area, (see section 3.4.1.2).

Inappropriate alteration to the forecourt of the Obelisk Public House building detracts from its overall appearance. The introduction of Article 4(2) Directions to prevent alterations to windows, doors, roofs and chimneys will help to maintain its architectural significance in the conservation area.

Although some traffic calming measures have been introduced to the west end of Obelisk Road, the average speed limit of 30 mph in a built up area is not generally observed. The retention of historic road features should be encouraged to reinforce the character of the area.

3.4.2.8 Conclusions

The designated area preserves most of its special character and should retain its status as a conservation area. It is recommended that the boundaries of the area should be increased to incorporate significant properties on the south side of Obelisk Road between Bedford Avenue and St. Anne's Road.

The section of Obelisk Road to the east, is perceived as a very leafy area of Woolston, however, there is not enough heritage merit to suggest the inclusion of more properties along this road. Tree Preservation Orders should be considered to protect mature trees outside the conservation area, and the inclusion of specific policies regarding the protection of mature vegetation should be put in place.



1-7 West Road – Mid to Late Victorian Terraced Houses



Mid to Late Victorian semi-detached properties on Obelisk Road

Suggested Boundary Change

The boundary of the Conservation Area should be amended to include properties on the south side of Obelisk Road from 120 to 142 (evens) and a group of properties on Hazeleigh Avenue, as follows:

- Numbers 1 to 7 (odds) Hazeleigh Avenue are a group of four terraced, Late Victorian houses, which should be considered for inclusion, for their group value. All four properties are still in single occupancy, numbers 1 and 3 still retain their original timber windows and doors. Numbers 1-3 have had their original roof replaced with concrete tiles and the chimney stacks removed; however the original roof line has been preserved. The front gardens have been retained and the original fabric to the front elevations has been preserved.
- Additionally the mid twentieth century building (Number 125-129 odds) on Obelisk Road should be included. Although its style is at odds with the rest of the area, it contributes to the special character of this road.
- Number 131 is an early to mid Victorian detached house which still preserves its front garden and overall architectural appearance, although the windows to the front have been replaced with upvc. (Consider Article 4(2) in terms of extensions, aerial antennae, satellite dish, and retention of front garden.)
- Remove from the existing Conservation Area, Lyndock Place 1a. This is a modern late twentieth century two-storey house which does not contribute to the character of the area.

Article 4 (2) Directions should be put in place in respect of windows, doors and extensions to the front.



131 Obelisk Road – Early to mid Victorian house



125-129 Obelisk Road – Mid twentieth century



Lyndock Place 1a – Modern, late twentieth century



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- LISTED BUILDING
- LOCALLY LISTED BUILDING

**OLD WOOLSTON 2 CONSERVATION AREA
AS PROPOSED**

SCALE 1:1250



3.4.3 Old Woolston 3 – Portsmouth Road



3.4.3.1 Description

This Conservation Area includes numbers 50 to 64 (evens) Portsmouth Road. All of these properties are set well back from the main road in generous landscaped gardens.

Portsmouth Road is the main road to the Itchen Bridge and Southampton, therefore both vehicular and pedestrian traffic is heavy and the levels of noise significantly higher than in the other conservation areas of Woolston. Mature trees to both sides of this busy road, generous front gardens, and existing boundary walls, all greatly contribute to the character of this area.

The land rises fairly steeply away from the banks of the Itchen River, providing this area with a view of Southampton in the distance.



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- LISTED BUILDING
- LOCALLY LISTED BUILDING

OLD WOOLSTON 3 CONSERVATION AREA

AS EXISTING

SCALE 1:1250



3.4.3.2 Activity and Land Uses

Most of the buildings in this conservation area are still in residential use; out of eight buildings in total, four are in single occupancy, three in multiple occupancy; number 58 has been converted into a dental surgery.

Number 64 (a large late Victorian property) has been demolished and converted into a car park for the use of a 1990s doctor's surgery next door. Access into the car park is from Hazeleigh Avenue but the exit is through the front driveway of number 62 Portsmouth Road.



Car park exit through the driveway of Number 62 Portsmouth Road



62 Portsmouth Road – Multiple occupancy

Most of the larger properties bordering the area to the south side of Portsmouth Road, including the old fire station, have been converted into doctors and dental surgeries. Many of the properties on the north side of the road have been converted into residential care homes and one nursery school.

Vehicular and pedestrian activity along this stretch of the road is high and the proximity of doctors' surgeries increases traffic and visitors in the area during the working hours of the week. It is also on the main bus route into Southampton.

3.4.3.3 Quality of the Buildings and Their Contribution

Most of the buildings within this conservation area are good examples of mid to late Victorian architecture. There is a greater attention to detail than earlier styles, and the influence of the classical style is evident. However, the introduction of upvc windows in lieu of timber and unsympathetic extensions, are detrimental to the overall character of the area.



60 Portsmouth Road - Flats



58 Portsmouth Road – Dental surgery

Number 64 (presently a car park) has been omitted from this analysis, although it is included in the current conservation area.

Out of seven properties, five have two-storey extensions built either to the side or the rear and the same number of properties have removed their front gardens to allow for off-street parking; modern boundary fences have replaced the originals.

All of the properties have retained the original main elevations, including open porches. Original roof coverings have been replaced with modern materials such as artificial slates or interlocking concrete tiles.

Five properties have replaced the original timber windows with upvc units, with the remaining two retaining their timber windows, for example number 58.

3.4.3.4 Proposals for Listing

If not included within the revised conservation Area, St. Patrick's Church at the west end of Portsmouth Road, built in 1955, deserves consideration for inclusion in the Local List due to its social and historical significance to the local residents. It developed from being a small church near its present grounds to the prominent building that it is today. The building resembles the overall design of Guildford Cathedral by Sir Edward Maufe, built between 1936 and 1961. Additionally, its prominent location on the hill makes it a landmark building.

Woolston Library is also worth considering for inclusion in the local list if it is not included within the Conservation Area. It was first opened in 1921 by the Mayor of Southampton and was the first free library in Woolston. It was regarded as the fulfillment of one of the Corporation's pledges to the Itchen District, to which Woolston belonged, when it became incorporated in the Borough of Southampton in 1920. The Library was initially opened in a converted house, possibly number 50 Oak Road, but it was soon extended towards the corner of Portsmouth Road and Oak Road, as the initial building proved too small.

The Library building should be considered to be included in the local list for its historical association with the development of Woolston.



St. Patrick's RC Church on Portsmouth Rd.



Woolston Local Library on Portsmouth Road.

3.4.3.5 Local Details / Materials

The materials used on the properties in this conservation area are typical of the mid to late Victorian period, with the front elevations built in yellow brick laid in Flemish bond with side elevations in red brick. Some of the more ornate properties have quoins, window surroundings and porches built in stone. Low-pitched hipped roofs were originally covered with slates, although some properties have been re-roofed using concrete tiles. Most of the very tall projecting chimney stacks, built in brickwork, remain.

The lack of detail of some of the elevations corresponds with the plainness of the revival of the classical style during the late Victorian period.



54 Portsmouth Road – Westbourne House, 1850s.



60 Portsmouth Road – Side extension clashing with the symmetrical proportions of the original building

3.4.3.6 Green Spaces Contributions

There are no publicly accessible green spaces in the conservation area; however landscaped, private gardens containing tall trees contribute to the residential character of this area.

3.4.3.7 Negative Factors and Capacity for Change

The subdivision of large houses to create smaller units or offices, the removal of front gardens to allow hard standing for car parking, and unsympathetic extensions to the houses, has had a negative impact on the character of the conservation area.

Portsmouth Road has been historically the main thoroughfare through Woolston and since the opening of the Itchen Bridge in 1977 traffic has significantly increased. This has had a negative effect on the perception of the area, due to noise and heavy traffic, especially during the working week. Additionally, inappropriate fencing does not contribute to the character of the area, making this conservation area not easily identifiable as historic or architecturally important.



50 Portsmouth Road, inappropriate boundary fence that detracts from the overall character of the area



Entrance view into the CA, with St. Patrick's Church to the left as a prominent building.

3.4.3.8 Conclusions

Although the residential character of this Conservation Area as a whole appears diminished by relatively recent changes in the land use of properties adjacent to this area, such as doctors' surgeries, garages, and a nursery school, the buildings still preserve much of their architectural and historical characteristics that made the area significant in the first place. The social and historical significance of the conservation area, however, has been reduced as a direct consequence of the non residential activity during the day; the prominence that these properties once had on the main road in Woolston does not now seem obvious to the casual visitor, due to the high volume of traffic and the loss of private gardens.

Change of use usually brings as a consequence, alterations to the buildings, either internally or externally, deleting traces of local history with it, and it is an issue that should be within the control of the Local Authority. The demolition of a property within the conservation area and its conversion to a car park is unfortunate; such actions should be carefully analysed so that they do not occur in the future; avoiding the impact on the character and cohesiveness of the area.

Material change in respect of windows and doors, garden enclosures, land uses, alterations, extensions and demolitions are matters that require control from the Local Authority. The use of Article 4(2) Directions could have a positive effect in preserving the character of the area, before it changes even more, encouraging the retention of original building fabric and providing suitable solutions in line with the character of the area, before it is too late.

The current conservation area needs to be extended to incorporate properties of historic and architectural merit that lie outside of the present boundary. Similarly, number 64 needs to be removed from the conservation area due to its conversion to a car park, as it does not positively contribute to the character of the area.

Suggested Boundary Change

- Inclusion of St. Patrick's RC Church should be considered, for its prime location, and its architectural qualities. Although the adjoining Presbytery house has been altered, it should also be included for its close association with the Church.
- To include Woolston Library for the reasons mentioned above (see section 3.4.3.4), and Numbers 44, 46 and 48 Oak Road.
- Number 44 and 46 are semi-detached properties built in the late nineteenth century, which have retained the original front gardens and the original fabric of the elevations, including the boundary fence, roof materials, chimney stacks and timber windows. They are very well screened from view by mature vegetation and significantly contribute to the residential character of the area.
- Number 48 is a detached villa, built in the early to mid Victorian period. It is still in single occupancy and retains much of its original fabric, with only a very sympathetic two-storey extension to the side. Timber windows, and all chimney stacks have been retained, however, the roof has been replaced with interlocking concrete tiles. This property is set well back from the road, however, near the entrance there is a modern late twentieth century, prefabricated garage, which detracts from the overall appearance of the house.
- Remove number 64 Portsmouth Road from the conservation area as it is now part of a modern surgery building and does not contribute to the character of the area.



44-46 Oak Road



St Patrick's Church on Portsmouth Road



Woolston Library – Corner of Portsmouth Road and Oak Road



Overall view of Oak Road, north end.



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- D1 - NON RESIDENTIAL
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- LISTED BUILDING
- LOCALLY LISTED BUILDING

**OLD WOOLSTON 3 CONSERVATION AREA
AS PROPOSED**

SCALE 1:1250



3.4.4. Old Woolston 4 – Portsmouth Road



3.4.4.1 Description

This Conservation Area comprises nine properties located to the east end of Portsmouth Road (numbers 68/70, 72, 74, 76, 78, 80, 82 & 82A).

All of these properties are set well back from the main road incorporating generous front gardens, however substantial areas within these front gardens have been converted into hard standing to provide car parking. Mature trees are an asset along the road, planted behind low boundary walls.

The area suffers from high volumes of traffic and noise from Portsmouth Road.

3.4.4.2 Activity and Land Uses

This is an area of mixed residential use including five large dwellings in single occupancy and three large properties subdivided into flats. One property (number 80), has been converted into a nursery school and has been heavily altered externally.

The land use around this conservation area is mainly residential care homes and doctors' surgeries.



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LAND USES KEY

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- LISTED BUILDING
- LOCALLY LISTED BUILDING

OLD WOOLSTON 4 CONSERVATION AREA

AS EXISTING

SCALE 1:1250



3.4.4.3 Quality of the Buildings and Their Contribution

Five properties in this conservation area date from the mid to late nineteenth century; their facades are of a classical style, built in yellow brick incorporating some ornament in window sills, lintels, porches and quoins.

Numbers 80 to 82a (evens) to the east end of this conservation area are early twentieth century, built in the grounds of the former Bywood Estate. Only number 78 is late twentieth century, also built in the former grounds of Bywood.

Number 76 is the only property in this conservation area that was built in the mid to late nineteenth century in an Italianate style, with very low-pitched roofs, broad eaves, rendered elevations with plain rectangular windows and an arched doorway.

The quality of the original buildings is significant and their overall condition good. However, most properties have two storey extensions either to the side or the rear; numbers 70 and 72 have been linked by means of a modern single storey extension. Only number 78, which is a modern house, does not have visible extensions. These alterations have proved detrimental to the overall architectural appearance of the buildings, although the material used for the extensions appear to match the original, their design is poor and contribute little to the once elegant appearance of the houses.

Six properties have replaced the original roof material with concrete tiles, while the remaining three retain the original slated roofs. Seven properties have retained their chimney stacks. The original fabric to the elevations has been retained on all buildings, yet five of the original porches have been enclosed with upvc units.

Four properties have had the original windows replaced with upvc at ground floor level, while retaining the timber units at first floor level. Three have retained the timber windows entirely, and two have replaced the originals with upvc units. Six of the original front doors have been replaced with upvc.

All of the properties have either removed completely or replaced the original boundary fences with modern materials. Four of the front gardens have been partially retained incorporating hard standing areas for parking at the front of the houses, and in three properties, the front garden has been completely removed. Only two houses retain their original front gardens significantly unaltered.

Some other properties outside this conservation area, also contribute to the residential character of this zone: for example numbers 88 and 90 have some architectural merit with Arts and Crafts style detailing. Although number 84 was also built to the same style, material changes to its façade and the construction of a modern house in its grounds detract from the appearance of the building.

The Old Fire Station, built in the early twentieth century, on the corner of Portsmouth Road and Hazeleigh Avenue, has been converted into a GP surgery, and although some of its original features remain, the addition of a substantial glass porch to the front elevation and the landscape treatment to the front court is at odds with the style of the building and unfavourable in overall appearance.



Large villas converted into flats and joined by a modern single storey link building. The garden has been replaced by a hard standing surface.



76 Portsmouth Road – Late 19C villa



1930's Old Fire Station converted into a GP surgery



88 – 90 Portsmouth Road – Early C20



3.4.4.4 Proposals for Listing

In this particular Conservation Area no buildings of outstanding merit were found that could be suggested to be included as a Listed Building.

3.4.4.5 Local Details / Materials

The materials used on the properties in this Conservation area are typical of the early to mid Victorian period, with main elevations built in yellow brick and the side elevations in red brick, laid in Flemish bond.

Quoins, window surroundings and porches are built in stone but with more ornament than the ones in Old Woolston 3 Conservation Area. Low-pitched hipped roofs were originally covered with slates, although with some properties, these have been replaced with concrete tiles. Most of the very tall projecting brick chimney stacks remain.

Number 76 is of a different architectural style from the other properties, with its front elevation rendered and painted off-white. The slated roof and the windows appear to be the original two over two timber sashes. The front door, however, has been replaced with upvc and the open porch has been enclosed with a set of double doors in upvc.



74 Portsmouth Road – The porch has been enclosed with upvc units and the original windows have been replaced with upvc.



80 Portsmouth Road – Heavily altered to be used as a nursery school.

3.4.4.6 Green Spaces Contributions

There are no public open green spaces within the conservation area, however, all properties retain mature trees and vegetation to the front boundary, which contributes to the ambience of the residential character.

3.4.4.7 Negative Factors and Capacity for Change

Despite the preserved residential use of most of the properties in this conservation area, the overall character of the buildings has been diminished due to unsympathetic alterations to front gardens, which have been replaced with tarmac; original windows and doors replaced with upvc; concrete tiles replacing original slate roofs; and extensions to buildings which do not contribute to the architectural style of the properties.

The most significant issue in this conservation area appears to be the conversion of buildings from single dwellings into flats, as this has generated a higher population density, loss of gardens, and substantial extensions to the existing buildings.

The Local Authority should look at guiding alteration works that fall in the category of permitted development or consider the use of Article 4(2) Directions to remove some of the permitted rights. Guidance from the Local Planning Authority in terms of design to achieve more sympathetic means of enclosures for front gardens and their car parking provision is highly desirable.

3.4.4.8 Conclusions

Old Woolston 4 should be retained as a conservation area for the historical and architectural significance of the properties and the retained residential character. Article 4(2) Directions should be considered to ameliorate any diminution of its historical character.

Old Woolston 3 and 4 are facing similar challenges in the retention of single occupancy properties and preservation of the original architectural features and layouts. This conservation area, however, still preserves enough of the architectural and historical characteristics that made it worthy of designation.

However, its social significance has been reduced due to external factors such as excessive traffic along Portsmouth Road and the indiscriminate removal of front gardens to provide off street parking. The prominence that these properties used to have on the main road in Woolston seems less obvious to the casual visitors in the area today.

The conversion of single occupancy houses into multiple occupancy is having a significant effect on the loss of original building fabric, which should be halted and addressed. The use of Article 4(2) Directions regarding material change to windows, doors, roofs, extensions, erection of boundary fences, and provision of parking areas within the properties demise could be of benefit to prevent further loss of architectural and historical significance. Any removal of permitted development rights should help reinforce the residential character of this area of Portsmouth Road.

Suggested Boundary Change

No change to this boundary is suggested at this stage. Although number 78 is a late twentieth century modern house, which does not have architectural or historical significance, it will remain included in the conservation area due to its central location, but would be excluded from any potential article 4 (2) Directions

The introduction of Article 4(2) Directions should be considered in respect of extensions, windows and door replacements, front gardens and driveway alterations.



Number 88 Portsmouth Road



Number 84 Portsmouth Road



Number 90 Portsmouth Road



Number 84 Portsmouth Road (infill)



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**OLD WOOLSTON 4 CONSERVATION AREA
AS PROPOSED**

SCALE 1:1250



3.4.5 St. Anne's Road



3.4.5.1 Description

This area is formed by numbers 18, 20, 22, 24, 28 & 30 on St Anne's Road; which is a wide, tree-lined road leading from Portsmouth Road to the top of Obelisk Road. It is characterized by large detached mid to late Victorian properties on the east side of the road. Only number 28 is a late twentieth century infill.

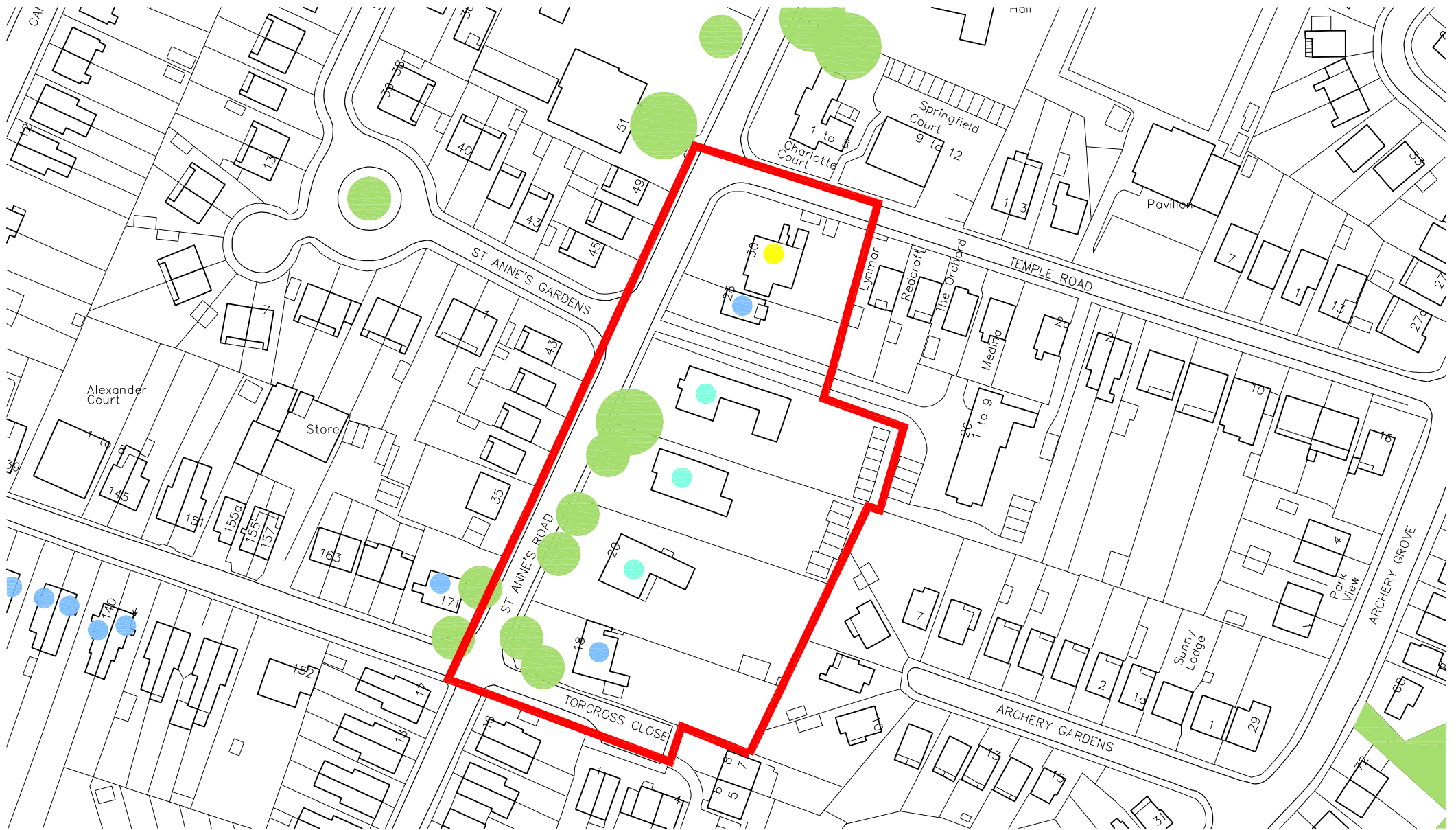
3.4.5.2 Activity and Land Uses

The area is residential, however, out of six properties, only two remain as single family dwellings and three have been converted into flats. Number 30 (Milton House), is a NHS residential rehabilitation unit.

Outside the conservation area however, the land use is varied and at variance with the residential character of the area. This is particularly so for the large Victorian property at number 51 St. Anne's Road, now used as a branch of Jewsons builders merchants; the property and adjacent land has been altered to allow for materials storage and the constant traffic of small to medium size trucks in and out of the site has a negative impact on the whole of the area.

The Conservative Club on the corner of St. Anne's Road with Portsmouth Road is amongst the oldest properties in the area and stands in the grounds of the former nineteenth century Pennaflor villa. It seems that the original house was retained and then substantially extended throughout the twentieth century.

Later developments in the immediacy of the conservation area are, generally, of acceptable quality although of very different styles and scale to the original villas.



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- LISTED BUILDING
- LOCALLY LISTED BUILDING

ST. ANNE'S ROAD CONSERVATION AREA

AS EXISTING

SCALE 1:1250



3.4.5.3 Quality of the Buildings and Their Contribution

Number 28 St Anne's Road, is a modern late twentieth century house, which has been omitted from this analysis, due to its lack of architectural or historical interest. The driveway into number 26 that is included in the conservation area has also been omitted.

The existing nineteenth century villas retain much of their original architectural form and details to their front facades, but have been extended at the rear or to the sides, (except for number 20). In a few instances, unsympathetic side extensions are clearly detrimental to the overall appearance of the building.

Number 30 has been heavily altered to allow for its re-use as a NHS residential care home, which has had negative impact on the house, its curtilage and the conservation area.

There is no uniformity of architectural style in this conservation area. The villas range from yellow brick elevations with low-pitch hipped roofs and stucco dressings, to a more Neo-Gothic style of tiled, high pitched roofs, with decorative timber bargeboards and projecting porches.



Number 22 – Late Victorian villa



Number 20 – Mid to late Victorian in classical style



Number 30 – Mid to late Victorian with mid to late twentieth century extensions



Number 24 – Late Victorian with a late twentieth century extension to the rear.

Four of the five nineteenth century properties have replaced a large area of their front garden with tarmac for car parking. It is unknown if number 18 retains the original front garden, as it is enclosed by a high timber fence screening the property from view.

Only number 20 retains the original brick boundary wall, whilst the others have replaced it with close-boarded timber fencing or modern dwarf brick walls. This is not easily perceived, as mature trees and vegetation exist along the fence-line obscuring the boundary fences. The exception is number 18, located at the corner of St. Anne's Road and Torcross Close, which has high close-boarded timber fencing that detracts from the overall character of the area.

3.4.5.4 Proposals for Listing

In this particular conservation area no buildings of outstanding merit were found that could be recommended to be included as a Listed Building. It is, however, important to assess the historical and architectural significance of the Conservative Club, in the local area, and to decide on the introduction of Article 4 (2) Directions to protect it from demolition plans, if it is found that it preserves historical and architectural value.

Number 67 on the west side of St. Anne's Road preserves its original features and could be the subject of an Article 4(2) Direction in respect of windows and door alterations or extensions.



Woolston Conservative Club (formerly Pennaflor villa)



67 St. Anne's Road

3.4.5.5 Local details / Materials

Yellow stock brick is the main material used on the higher status villas, to all elevations, with a variety of additional stone and brick detailing. Decorative timber mouldings above windows and decorative bargeboards are a feature of 22 St Anne's Road.

Two villas have a full height render finish to the elevations, but it does not appear to be original. Four of the properties have had their chimney stacks either removed or replaced with modern brickwork, and the same four have replaced the original roof covering with modern slates. Only number 22 retains the original chimney stacks unaltered.

Two houses in this conservation area have had the original timber windows and front doors replaced with upvc units. Two properties retain the original timber windows, and one of these has installed secondary glazing. Only one property, number 24, has had the original windows replaced with modern timber units.

3.4.5.6 Green Spaces Contributions

There are no public open spaces within the conservation area. Mature trees are a feature, to both sides of the road. Most properties in the conservation area have retained their mature trees and vegetation along their boundary line, screening them from view. Only numbers 28 and 30 are clearly visible from the road.

Boundary treatments vary from close-boarded timber fencing to brick walls of varying heights and hedging. Some evidence of early front walls remains but overgrown vegetation has obscured this in other cases.

Outside of the conservation area, most properties retain much of their mature vegetation in the front gardens, including trees which add to the character of the area.

3.4.5.7 Negative Factors and Capacity for Change

Due to the multi-occupancy use of most of the properties in the conservation area, management of the garden areas needs to be addressed to halt the indiscriminate removal of green areas to convert them into private car parks.

Close-boarded fencing, open metal and corrugated gates have been used on prominent boundaries at either end of the road and are not in keeping with the quality and features of the area; low brick walls with infill railings or hedging should be encouraged with gate designs of a less industrial nature.

Consider Article 4 (2) Directions in respect of retention of front gardens and erection of boundary fences.

The large area of open space occupied by the Phoenix Hall has development potential. The impact of the new flats and Conservative Club on the area will need to be further reviewed.



Jewsons builders' merchants



18 St. Anne's Road

3.4.5.8 Conclusions

St. Anne's Road is facing similar challenges to those of Old Woolston 4, where most of the large villas have been converted into flats and the demands of multiple occupancy have had a negative affect on the setting of the villas and their overall appearance.

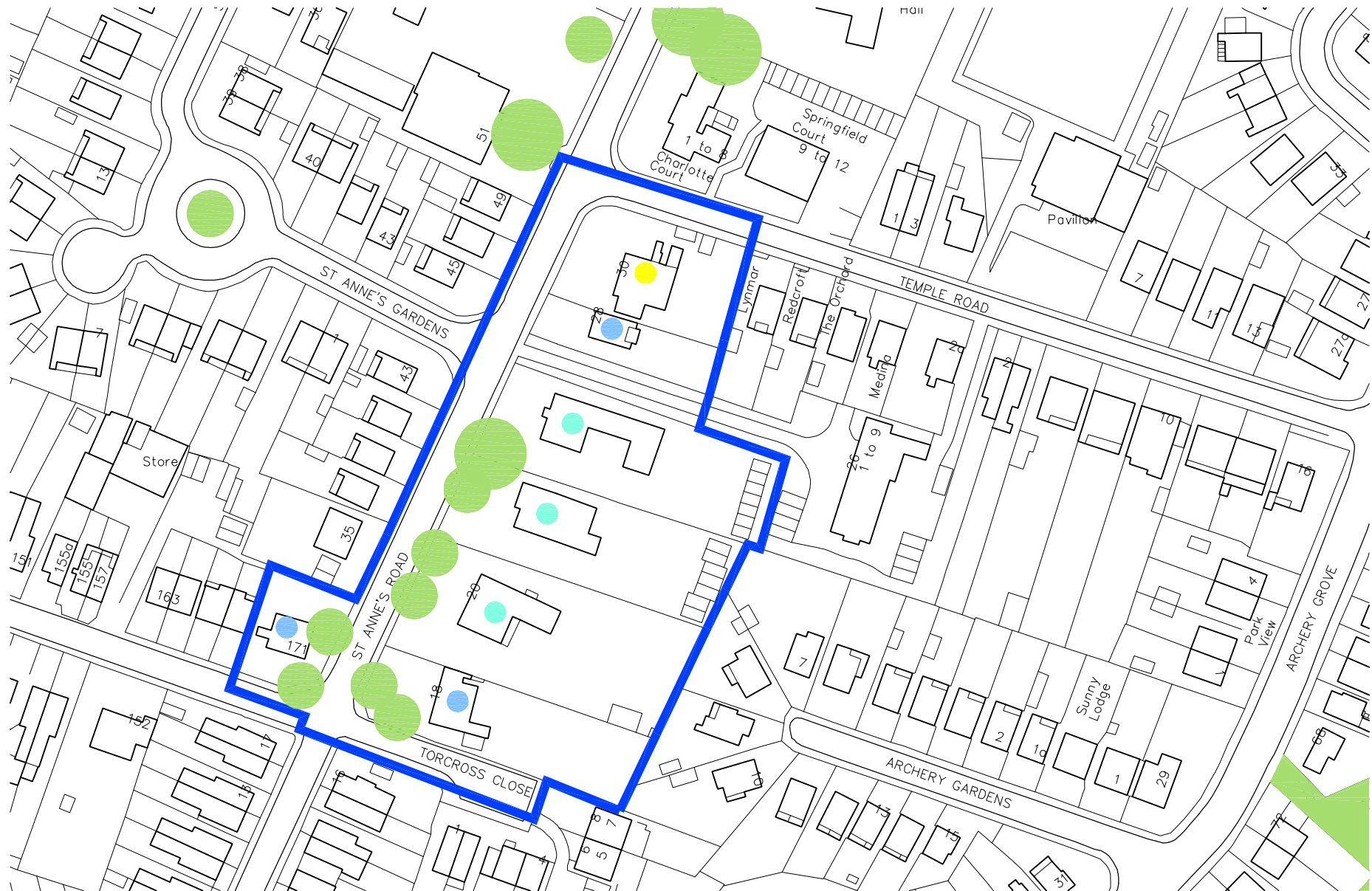
In addition to this, material changes to windows and doors as well as unsympathetic modern interventions create a major negative factor in the perception of the Conservation Area.

Incompatible land uses surrounding this particular area need to be reassessed by the Local Authority, as they disjoint the residential character of the area. Special attention needs to be paid to the potential redevelopment of vacant plots or the subdivision of large ones.

Suggested Boundary Change

It is proposed to include number 171 St. Anne's Road, for its historical and architectural value that it has retained in most of its features. This property dates from early to mid nineteenth century. The house plan layout has not changed and it is one of the oldest surviving properties in the immediacy of the St. Anne's Conservation Area.

The external appearance has changed to some extent; the stucco walls resembling stonework has been maintained, however, the roof has been replaced with interlocking concrete tiles and the chimney stack has been rebuilt using modern bricks. Timber sliding windows and the front door have been retained; the front garden has been partially retained, a paved driveway has been laid to allow access to the modern garage built to the back of the property. The boundary fence is a combination of modern brickwork and iron railings, with dense mature vegetation screening the property from view. The inclusion of this property in the conservation area will help to reinforce its residential character.



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LAND USES KEY

- A1 - SHOPS
- A4 - PUBLIC HOUSE
- B1 - BUSINESS
- C2 - RESIDENTIAL INSTITUTION
- C3 - RESIDENTIAL SINGLE DWELLING
- D1 - NON RESIDENTIAL
- SUI GENERIS - RESIDENTIAL MULTIPLE OCCUPANCY / CAR PARKS
- LISTED BUILDING
- LOCALLY LISTED BUILDING

ST. ANNE'S ROAD CONSERVATION AREA

AS PROPOSED

SCALE 1:1250



4. COMMUNITY INVOLVEMENT

Following national guidance in respect of the inclusion of local residents on decisions made by their local council, a meeting was arranged at St. Mark's Institute on Victoria Road on 31st July 2009 to consult local residents on the proposals for the management of the Woolston Conservation Areas.

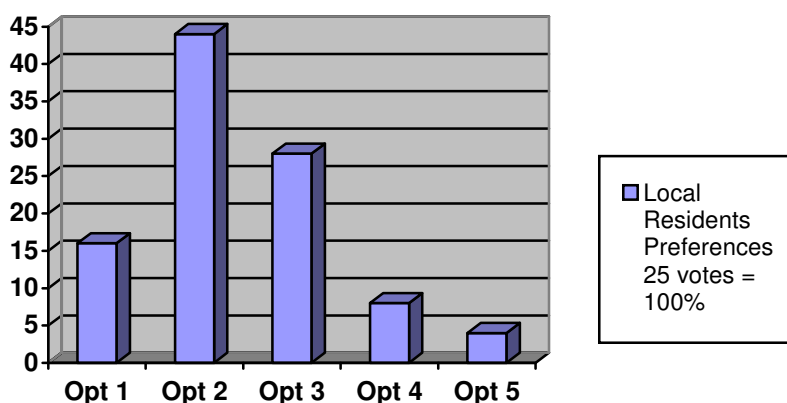
Local residents were informed of this meeting through leaflets sent through their letterbox and the Council advertised the meeting in the local newspaper. Local community groups and associations, together with local Councillors and MPs, were also informed.

However, out of 13,600 inhabitants in the Woolston Ward, including Weston with Weston Shore to the south, a very low percentage attended the consultation meeting. Comment slips were available for their opinions and only twenty-five slips were returned.

This shows that only 0.18% of the population took part in the consultation. This figure includes members of the local community groups and associations. Nevertheless, the following are the results from the initial consultation.

Five options were proposed for the potential alteration to the boundaries of the current five Conservation Areas as follows:

- Option 1 – Whole Area
- Option 2 – Whole Area with exceptions
- Option 3 – Enlarged individual areas
- Option 4 – Stay as existing
- Option 5 – No Conservation Areas



Option 2 received the most support (44%) and consisted of converting the whole of Woolston into a Conservation Area with exceptions. The main reason for supporting this choice appears to be the desire to retain the village character that the residents felt had been lost with the densification of the area.

Option 3 was the second preferred alternative (28%), reflecting the same desire to retain the character of the area but also to incorporate other properties that in the residents' view are significant and should make up part of a conservation area.

Option 1 followed with 16% of the vote. This was felt significant as residents believed that this was the only means to stop unsuitable conversions and extensions to existing buildings, including the loss of gardens.

Only a very small percentage of residents opted for option 4 (8%) and 5 (4%).with no reasons given for their choice.

4.1 Conclusions after Consultation

The percentage of public involvement was small and therefore may not be representative.

Further consultation will be arranged to give a further opportunity for local residents that did not take part in the initial process, to be included in the future. Special effort will be made to contact the current residents and landlords affected by the proposals contained in this appraisal.

Taking into account the preferred option from the consultation, it is clear that options 1 and 2 are not practical and could not be implemented due to the disjointed character of some of the areas within Woolston, many of which do not present enough architectural or historic merit to be included in a conservation area.

Option 3, despite being the third most favoured alternative, is the most realistic one in terms of the preservation of the existing Conservation Areas, with the added benefit of attracting other properties that are outside the scope of the current Conservation Areas to be valued and incorporated.

The introduction of Article 4(2) Directions will be considered to ensure a greater degree of protection of the character than has hitherto existed.

Finally, we would recommend that the survey slips should include questions to the attendees on age group and the number of years they have lived in Woolston. Answers to these questions will give additional information on the actual social significance of the area to their residents and on their reasons to preserve the built environment.

5. LOCAL GENERIC GUIDANCE

It is of paramount importance to offer guidance to the public, in plain English, regarding alterations to existing and new buildings within a Conservation Area, based on local planning policies and development control policies.

According to English Heritage, there are two types of generic guidance that should be considered: policy guidance and design guidance.

Policy guidance refers to the Local Authority policies regarding development control. It should include explanations on statutory controls and advise on topics affecting Conservation Areas. The Local Authority's approach to major material changes or alterations should be explained plainly and concisely.

Design Guides deal with design aspects of extensions and alterations to historic buildings. The publication of design guides for specific individual aspects of the Conservation Area, which are under most pressure for change, should be implemented. For instance, guidance on alterations to existing original windows, doors, roof materials, boundary fencing styles, removal of garden features, etc. would be of great help to owners, who wish to improve their properties. However, these guides cannot be standard, as there are different architectural periods in the five Conservation Areas, therefore, they will need to be tailored to group each individual style of property. The incorporation of appropriate illustrations would be beneficial.

6. SUMMARY OF ISSUES

The following is a summary of issues that affect the Woolston Conservation Areas as a whole:

- Pressure for re-development of large plots of land, especially to the rear of existing buildings.
- Material change of original timber windows and doors for upvc.
- Material change of original roof coverings for artificial slates or concrete tiles.
- Removal or reduction in height of chimney stacks.
- Loss of original chimney pots.
- Replacement of landscaped front gardens for hard standing.
- Erection of low boundary walls in unsympathetic modern materials and style.
- Lack of maintenance of prominent buildings within the Conservation Area or in close proximity.
- High vehicular traffic and speed limits.
- Retention of historic street furniture and road features.

All the above issues should be addressed by the Local Authority through different planning policies that will need to be implemented specifically for these Conservation Areas.

The use of Article 4 (2) Directions is strongly recommended to help contain accumulative individual changes to the properties within the Conservation Areas that are proving detrimental to their overall perception and residential character.

Article 4 (2) Directions

The Local Authority will look at guiding alterations works that fall in the category of permitted development, or consider the use of Article 4(2) Directions to remove some of the permitted rights, especially the ones that deal with the issues listed above, which affect the character of the conservation areas.

A study carried out by RPS Planning in 2008 on behalf of the English Historic Town Forum on the use of Article 4 Directions by English Local Authorities, found that many Local Planning Authorities are willing to make Article 4 Directions part of their management proposals to preserve their conservation areas.

Although the above study is not conclusive, whether the use of Article 4 Directions is of benefit or not for the conservation areas, it is undoubtedly that additional planning controls are necessary in respect of the properties within the conservation areas in Woolston.

The following is a list of permitted development rights that we would recommend be covered by Article 4(2) Directions in the conservation areas in Woolston:

- Provision of satellite dishes, alarm boxes, antennae.
- Retention of original boundary walls.
- Erection/Demolition of boundary walls.
- Alterations / Replacement of original windows and doors.
- Alterations / Replacement of original roof coverings and chimney stacks.
- Retention of front gardens and mature vegetation.
- External decoration (painting or rendering of original unpainted external brickwork).
- Extensions.

7. MANAGEMENT PROPOSALS

Following the production of the Conservation Areas Appraisal, Southampton City Council will liaise with local residents and community groups to produce a management plan for the area based on the Appraisal document.

Management Proposals according to English Heritage's *Guidance on Conservation Areas Appraisals* (2006), 'should take the form of a mid to long strategy for preserving and enhancing the conservation area, addressing the issues and recommendations for action arising from the appraisal and identifying any further or detailed work needed for implementation'.

The Strategy should delineate appropriate policy guidance in the current Supplementary Planning Documents, SPDs, applicable to the Conservation Area, defining specific proposals for the area.

Management Proposals should be contained in a separate document, which can be incorporated to the Appraisal as a separate section to facilitate its future revisions. Management Proposals are re-assessed and updated more often than the Appraisal.

Boundaries of existing conservation areas should be re-assessed on a regular basis, for instance on a five year period, to establish their appropriateness.

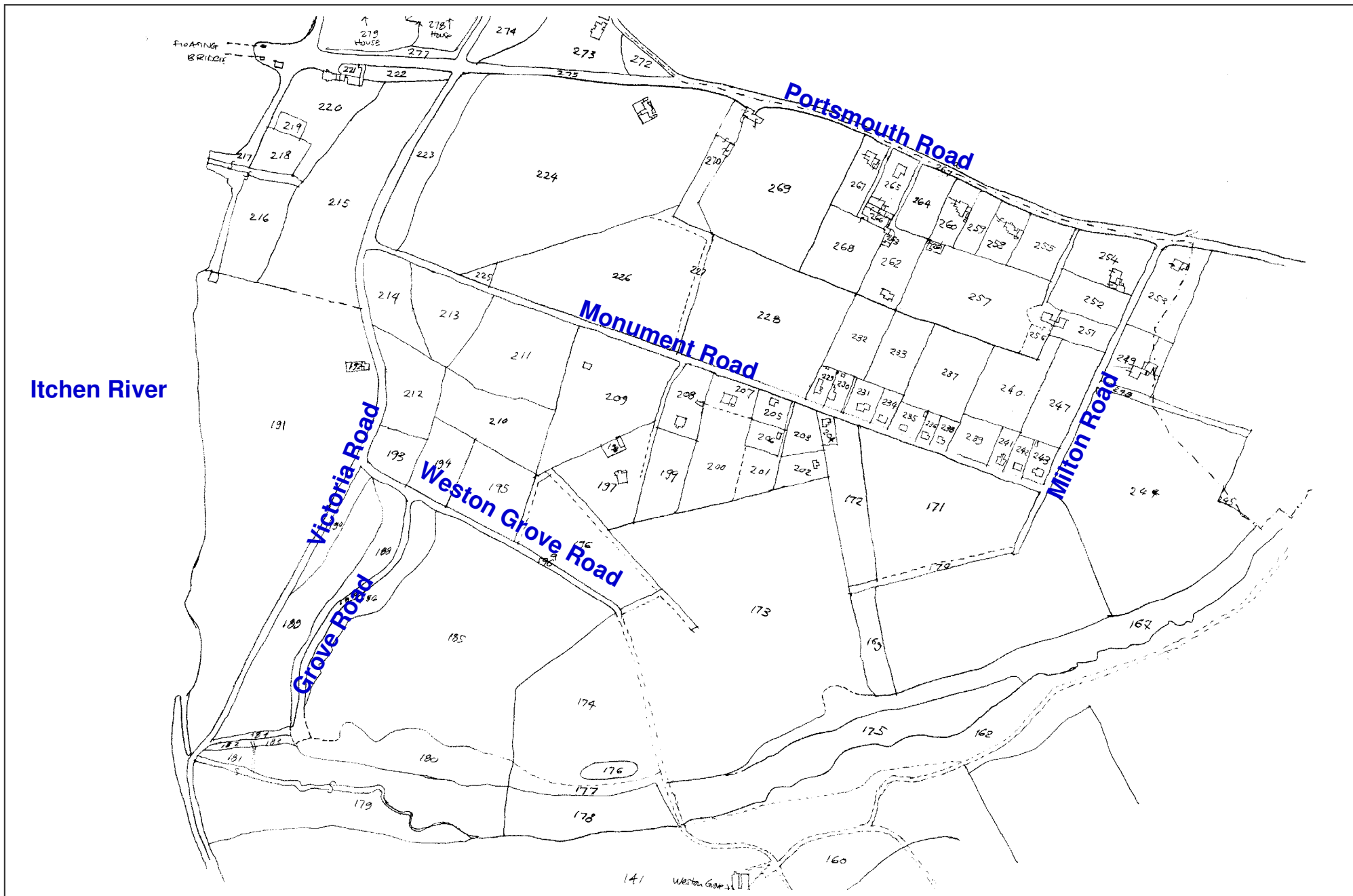
Public Realm Improvements

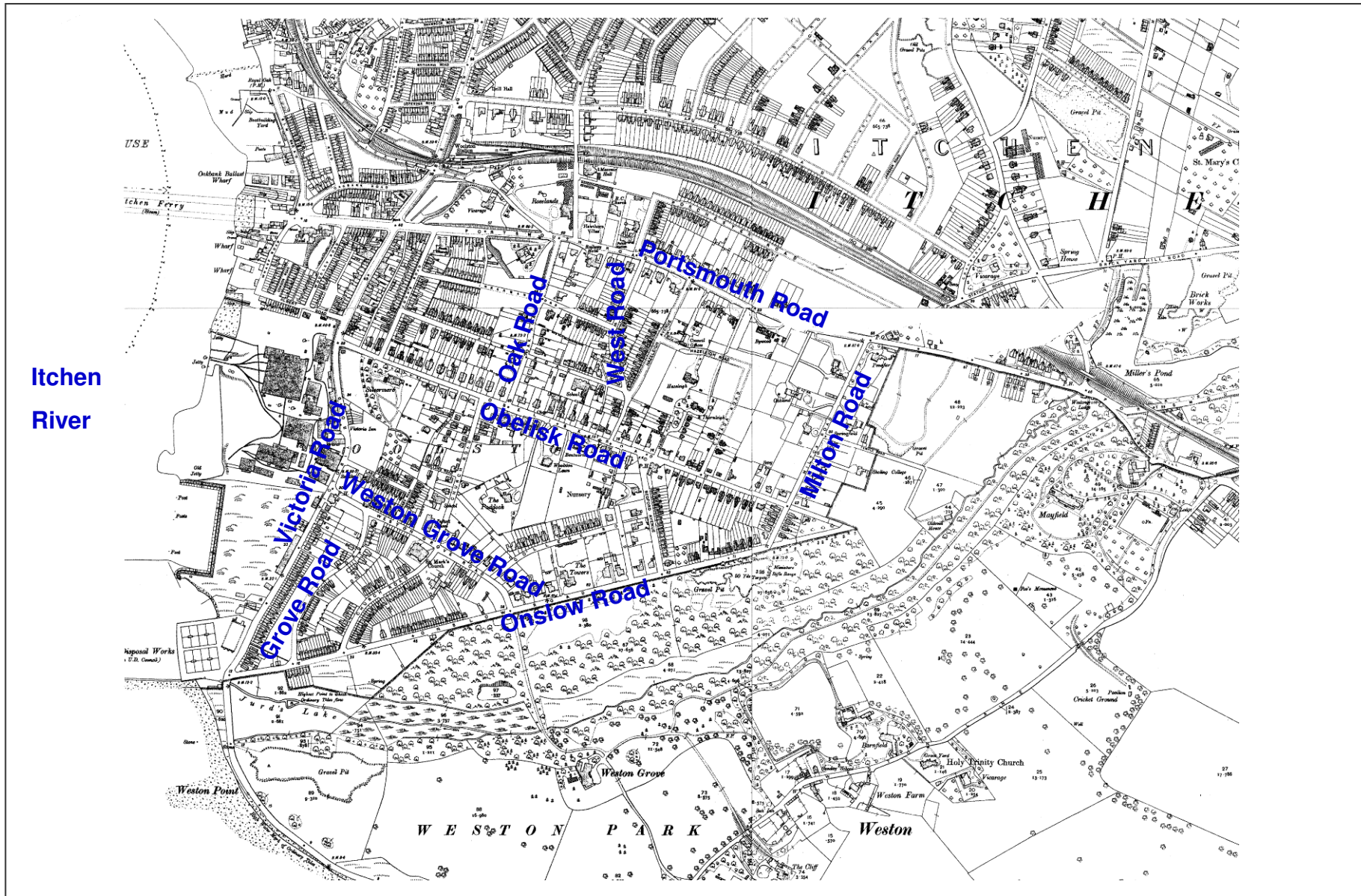
Further to the Summary of Issues in section 6 of this document, it is necessary to implement methods of assessment and improvement of the public realm in Woolston, to increase public and residents awareness of their surroundings and the importance of preserving their built environment.

It is recommended that a version of the Southampton City Centre Streetscape Manual by SCC (March 2005) be implemented for Woolston, especially for the areas within the boundaries of the conservation areas. English Heritage produced in 2005, a set of eight manuals, called 'Streets For All', one for each region in England, setting out principles of good practice for street management, which should be consulted when proposing any improvements to the street scene in Woolston.

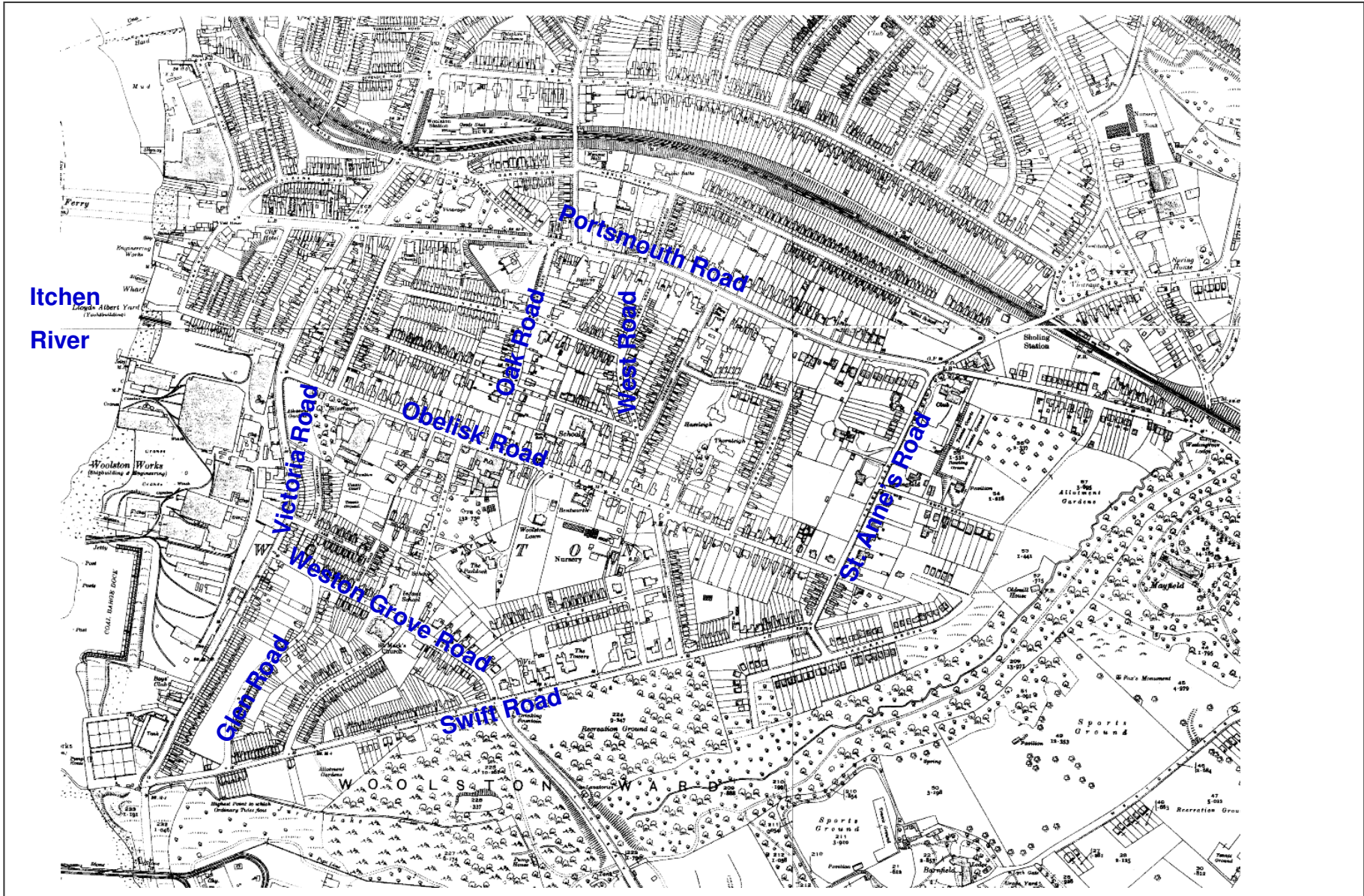
With the potential dramatic increase in traffic in the future, when the former Vosper Thorneycroft site is developed, it is also increasingly important to implement traffic calming schemes for Woolston with sufficient time to ameliorate any potential negative effect of the increased traffic and population in the area. Well designed and implemented traffic calming schemes can make a very positive contribution to the street scene and add considerably to the quality of the public realm.

APPENDIX 1
HISTORIC MAPS OF WOOLSTON



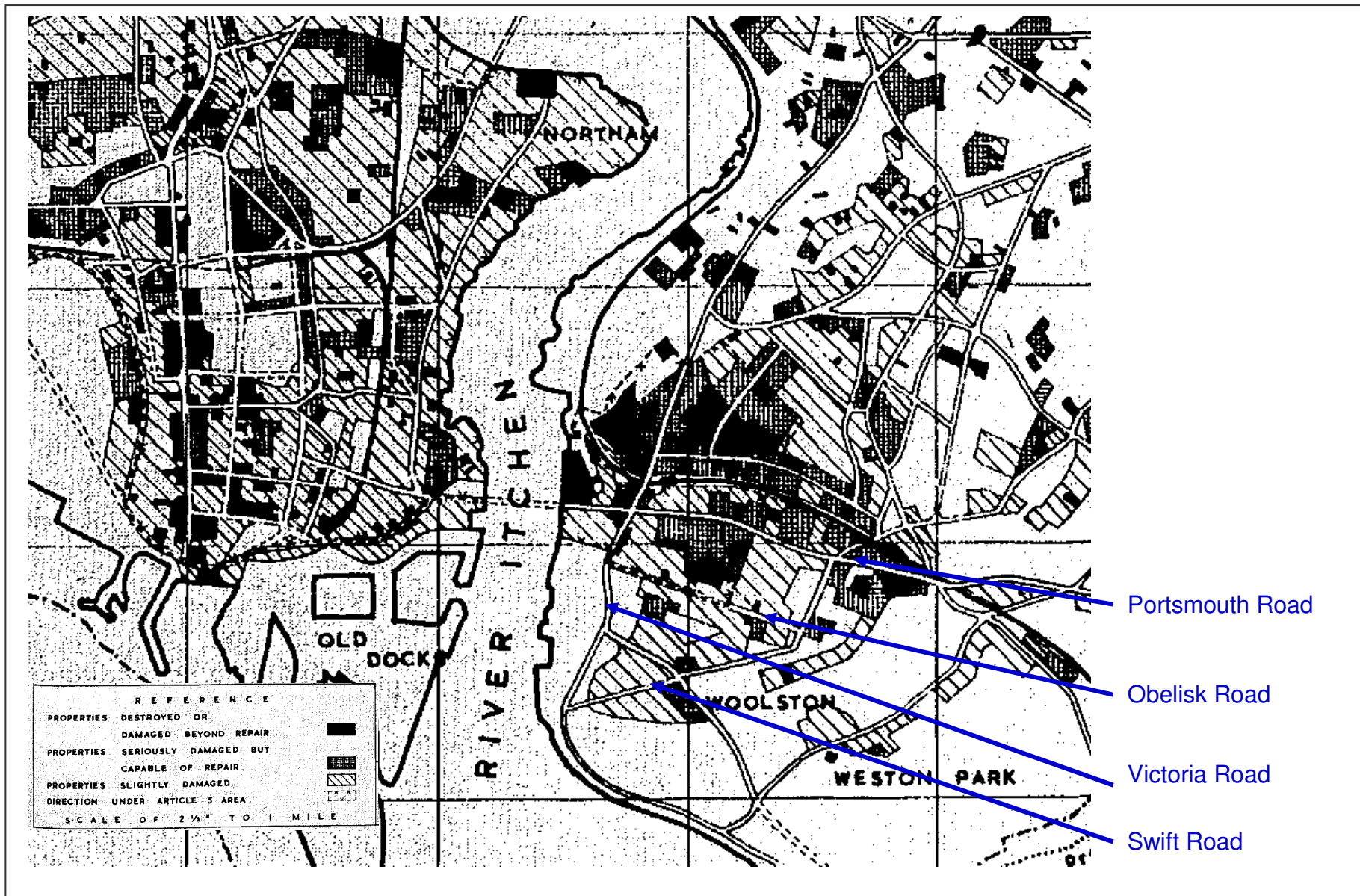


Itchen
River



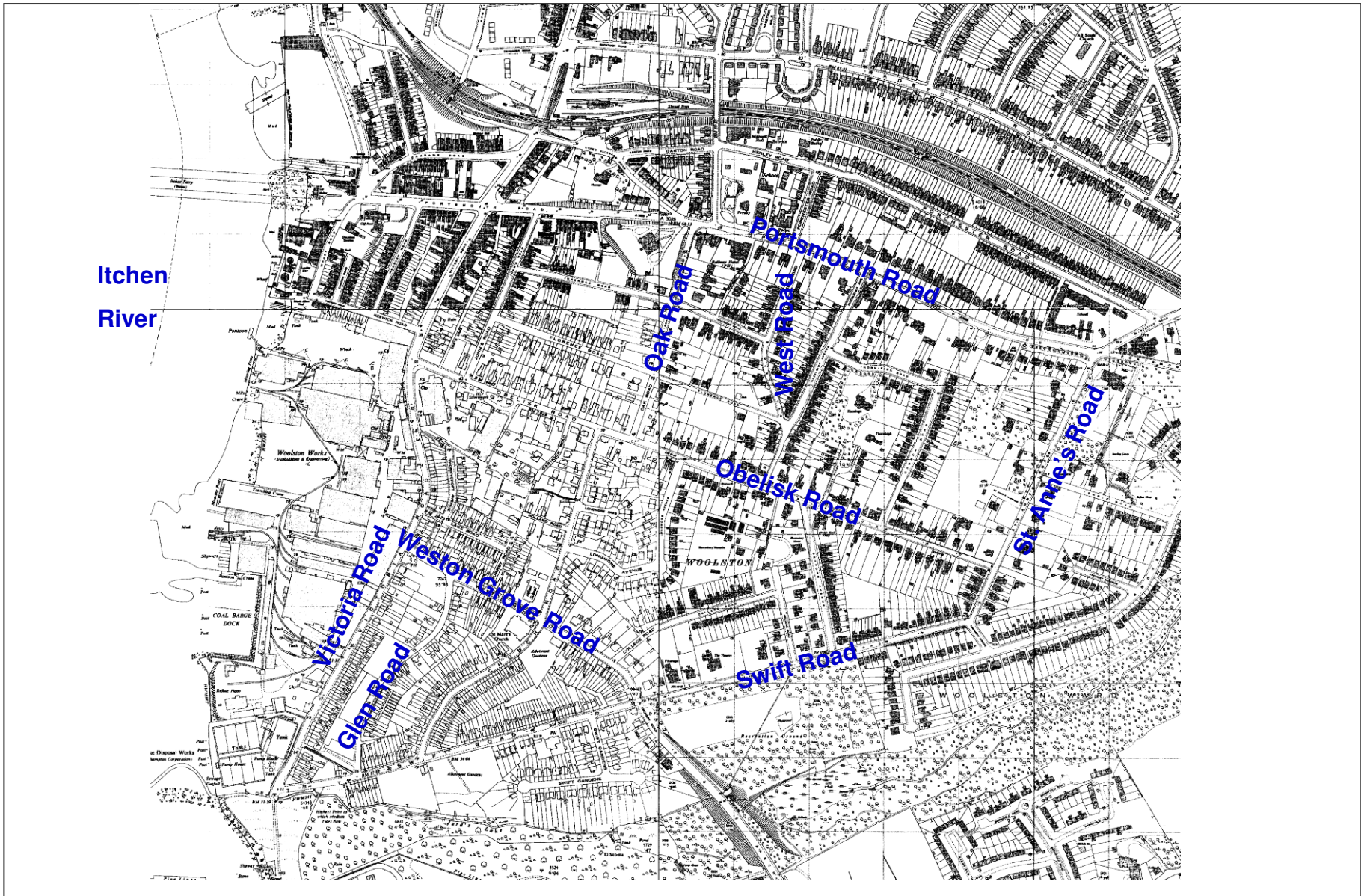
© Crown copyright. All rights reserved. Southampton City Council 100019679 1933

Woolston - 1933



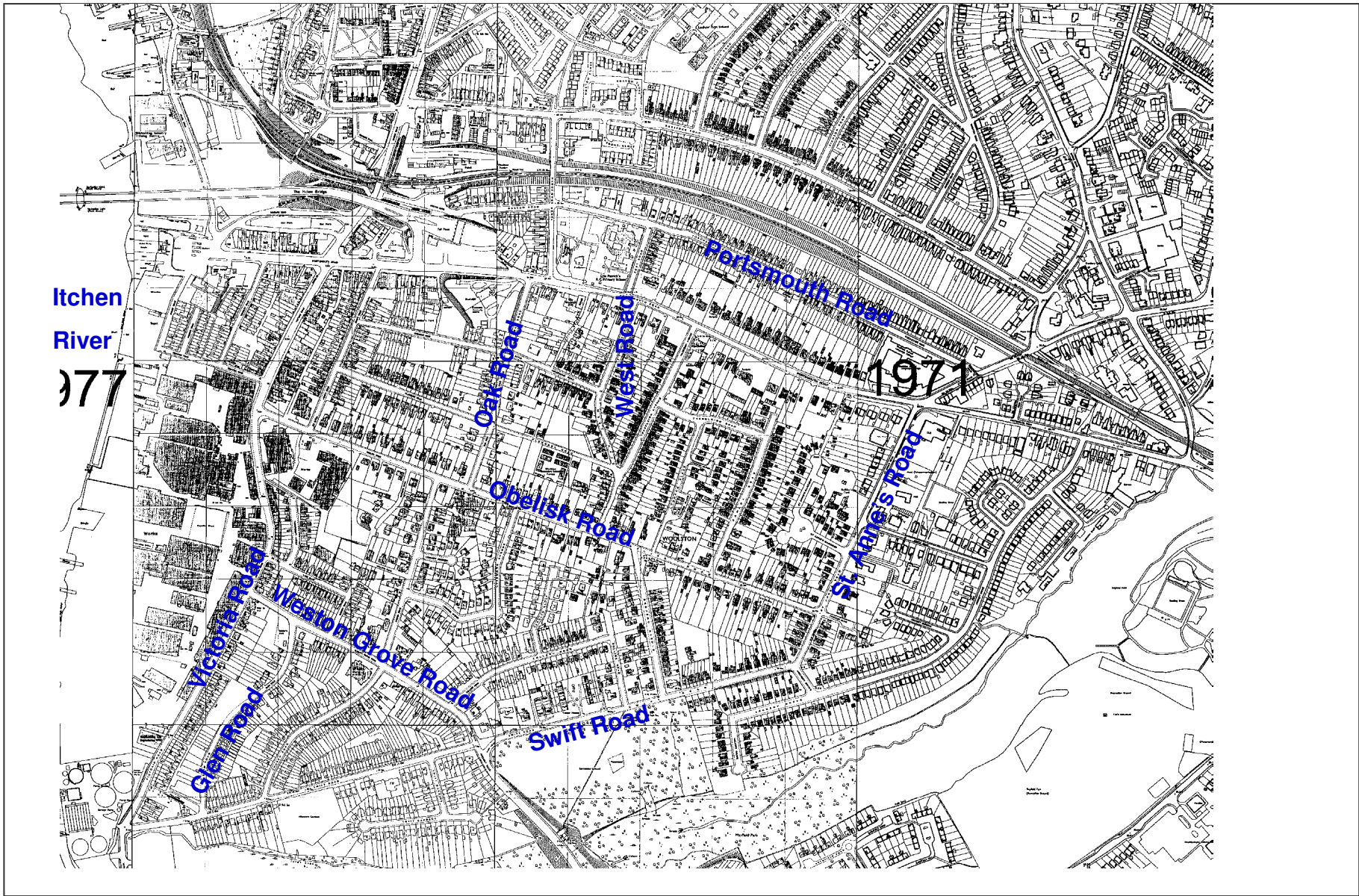
© Crown copyright. All rights reserved. Southampton City Council 100019679 1952

Woolston – Bomb Damage 1952



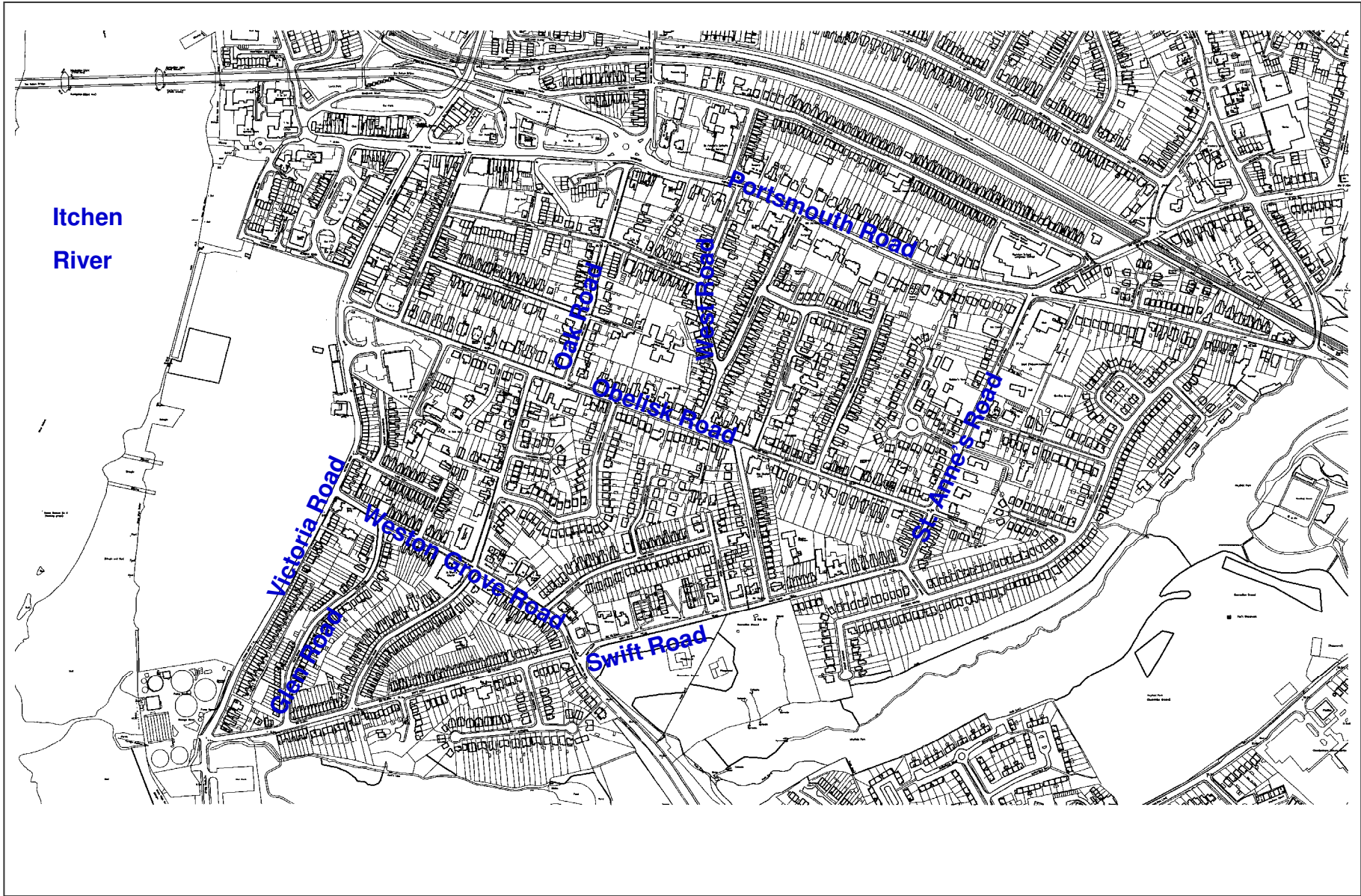
© Crown copyright. All rights reserved. Southampton City Council 100019679 1953

Woolston 1951-1953



© Crown copyright. All rights reserved. Southampton City Council 100019679 1978

Woolston 1971-1978



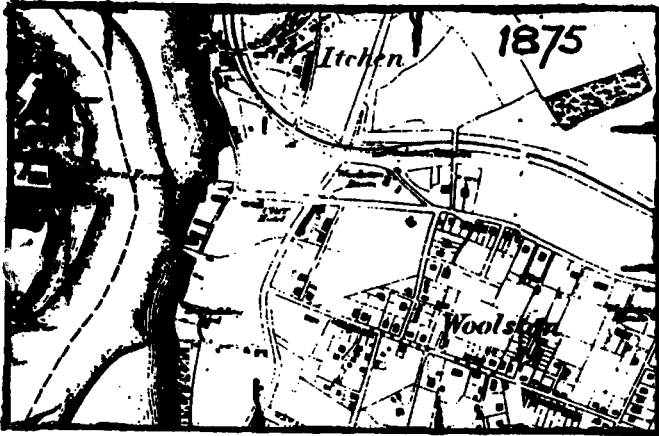
A P P E N D I X 2

**DESCRIPTION EXISTING CONSERVATION AREAS
BY SOUTHAMPTON CITY COUNCIL**



OLD WOOLSTON & ST. ANNE'S ROAD CONSERVATION AREAS

In 1974, the 'Old Woolston Development Brief' was adopted by the City Council to provide a policy for general guidance in respect of redevelopment schemes and improvement for the area. Groups of buildings considered to be of individual attraction and of local merit were identified and originally four areas incorporating parts of Obelisk Road, Oak Road, Portsmouth Road and Florence Road were designated as Conservation Areas. Due to outstanding planning permissions in St. Anne's Road at that time, this fifth area was not designated until January 9th 1986, after the permissions had lapsed, and so enabled part of St. Anne's Road to be given Conservation Area status. The five areas now designated are shown on the plan overleaf.



The development of this part of the City began with the village of Ichen whose only link with Southampton was a ferry service to Crosshouse. This changed in 1836 with the installation of the steam powered floating-bridges which enabled Woolston to develop into a desirable Victorian suburb. Many of the dwellings built in the next thirty years still remain and form the basic street pattern which now contributes to the informal and distinctive character of Old Woolston. Although none of the buildings within the Old Woolston Conservation Areas are "listed", collectively they represent good examples of Victorian craftsmanship and decoration.

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.



72/74 Portsmouth Road

These grants are discretionary and are available towards the cost of repairs to the fabric of 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 Director of Planning and Development, telephone Southampton 832555.

POLICIES AND PROPOSALS

In addition to the general policies contained in the Old Woolston Development Brief (1974) the Heritage Strategy for Southampton (1985), and the Draft City Plan (1986) all of which are available from the Directorate of Planning and Development, the following specific policies and proposals have been formulated for the Old Woolston Conservation Areas (1-4) and St. Anne's Road Conservation Area.

- (1) The City Council will seek to maintain the existing character of the conservation areas and the redevelopment of properties will therefore not normally be permitted. The City Council will encourage improvement and adaptation where appropriate.
- (2) Where redevelopment, new development or alteration is permitted, the policies in respect of the Old Woolston Development Brief (1974) will be strictly applied and any proposal should be sympathetic in terms of design, materials, height, form and scale with its surroundings.

- (3) Where the conversion of any dwelling into smaller residential units is proposed, consideration will be given to the suitability of the site for sub-division, the standard of accommodation to be provided, compliance with car parking standards, provisions of adequate amenity space and all other relevant factors.
- (4) Wherever possible, the original historic features and materials should be retained and all alterations or repairs carried out sympathetically.
- (5) The City Council will, subject to the availability of finance, continue to contribute towards the cost of repairs to buildings of architectural or historic interest under the Local Authorities (Historic Buildings) Act 1962.
- (6) The City Council, where it can exercise control, will oppose the use of front gardens or forecourts for car parking.
- (7) The City Council will encourage the removal of eyesores and incongruous features and will consider opportunities for environmental improvements in each conservation area, subject to resources being made available.
- (8) Any repairs to the highway should have regard to the intrinsic character of each area and, where practicable, historic street furniture will be retained.

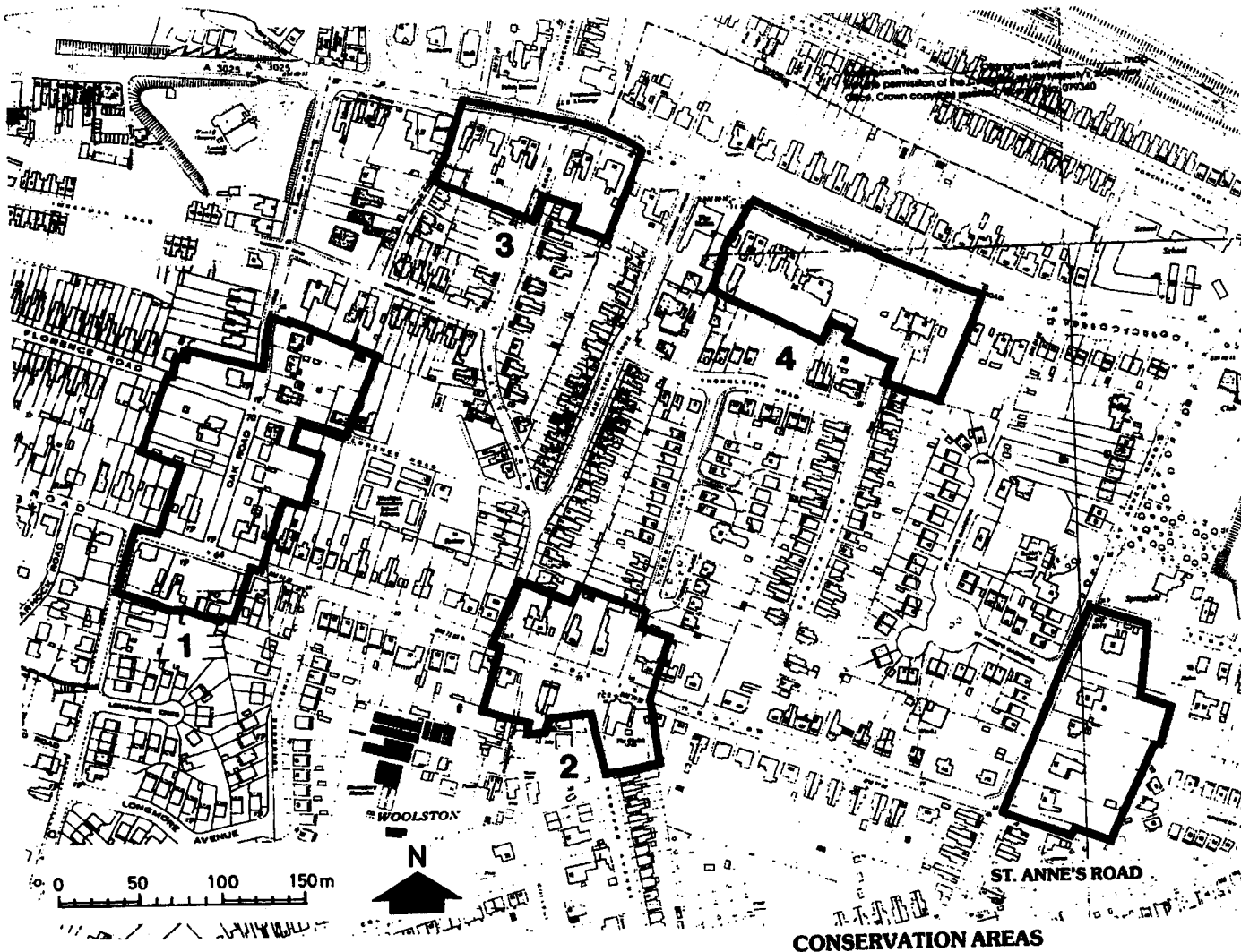


22 St. Anne's Road

DRAWINGS BY RON HARPER

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APRIL 1988



AREA 1: OBELISK ROAD/OAK ROAD

The area comprises one of the best preserved groups of the earliest housing in Old Woolston and includes the Lankester and Crook's store which is the key building to the identity of this locality. The majority of the buildings in this group are located in Oak Road, and comprise an architecturally consistent group of two storey detached and semi-detached houses of simple, unadorned style. Most of the houses are constructed with characteristic local yellow brick facades, common in the earlier part of the 19th century, incorporating vertical sash windows, low pitched slate roofs and projecting eaves. The buildings within this group comprise Nos. 16, 18, 51, 53 and 57 Obelisk Road, Nos. 1 to 9 (odd) and 2 to 18 Oak Road (even), and No. 43 Florence Road.

AREA 2: OBELISK ROAD

This area also comprises some of the best and most attractive examples of the earlier dwellings of Old Woolston. It includes The Obelisk Public House, a good example of a typical red-brick and stone public house built at the turn of this century. This building provides a contrast to the adjoining dwellings which are of yellow brick or stucco with some applied decorative treatment. The dwellings in this group include The Obelisk Public House, No. 2 West Road and several properties in Obelisk Road.

AREA 3: PORTSMOUTH ROAD

This group comprises a number of substantial Victorian villas and semi-detached houses built mainly in yellow brick with windows and doors framed in stone or contrasting brick and with overhanging slate roofs. All the buildings were constructed prior to 1865. The front doorways are either inset with semi-circular headed or pedimented porches or protected by porticos of classical derivation. The buildings form a consistent group and comprise Nos. 50 to 64 Portsmouth Road.

AREA 4: PORTSMOUTH ROAD

This group of substantial dwellings, mainly developed during the latter half of the 19th century, are similar to those described in Oak Road. They are two storey, detached and semi detached houses built mainly of yellow brick some retaining their hipped slate roofs. A number have distinctive decorative stone trimmings which include architraves, mullions and pediments to windows, rusticated quoins, string courses and classical porticos. In contrast, No. 76 is a plainly styled, white stucco early Victorian villa, set within extensive mature grounds. The buildings within the group comprise Nos. 68 to 82 Portsmouth Road.

ST. ANNE'S ROAD

The St. Anne's Road conservation area comprises a cohesive group of detached Victorian houses which have remained virtually intact since they were built, before 1865, retaining features such as 'Beaulieu' brick facades, sash windows and natural slate roofs. The buildings within the group include nos. 18, 20, 22, 24, 28 and 30 on the east side of St. Anne's Road.



18 Obelisk Road (Lankester and Crook)

**PHOTOGRAPHIC RECORD OF PROPERTIES
WITHIN EACH CONSERVATION AREA**

**OLD WOOLSTON 1 CONSERVATION AREA
OBELISK ROAD / OAK ROAD**



43 Florence Road



1-3 Oak Road



2 Oak Road



4 Oak Road



5 Oak Road



6 Oak Road



7 Oak Road



8 Oak Road

**OLD WOOLSTON 1 CONSERVATION AREA
OBELISK ROAD / OAK ROAD**



9 Oak Road



10 Oak Road



12 Oak Road



14 Oak Road



16 Oak Road



18 Oak Road



18 Obelisk Road – Locally Listed Building



16 & 16A Obelisk Road

**OLD WOOLSTON 1 CONSERVATION AREA
OBELISK ROAD / OAK ROAD**



51-53 Obelisk Road



57 Obelisk Road

**OLD WOOLSTON 2 CONSERVATION AREA
OBELISK ROAD**



2 Hazeleigh Road



1a Lyndock Place



96 Obelisk Road



99 Obelisk Road



100 Obelisk Road



101 Obelisk Road



102 Obelisk Road



104 Obelisk Road

**OLD WOOLSTON 2 CONSERVATION AREA
OBELISK ROAD**



105 Obelisk Road



107 Obelisk Road



109 Obelisk Road



113 Obelisk Road



Obelisk Road - Obelisk Public House

**OLD WOOLSTON 3 CONSERVATION AREA
PORTSMOUTH ROAD**



50 Portsmouth Road



52 Portsmouth Road



54 Portsmouth Road



56 Portsmouth Road



58 Portsmouth Road



60 Portsmouth Road



62 Portsmouth Road



64 Portsmouth Road

**OLD WOOLSTON 4 CONSERVATION AREA
PORTSMOUTH ROAD**



68 Portsmouth Road



70 Portsmouth Road



72 Portsmouth Road



70-72 Portsmouth Road



74 Portsmouth Road



76 Portsmouth Road



78 Portsmouth Road



80 Portsmouth Road

**OLD WOOLSTON 4 CONSERVATION AREA
PORTSMOUTH ROAD**



82 Portsmouth Road



82a Portsmouth Road

ST. ANNE'S ROAD CONSERVATION AREA



18 St. Anne's Road



20 St. Anne's Road



22 St. Anne's Road



24 St. Anne's Road



26 St. Anne's Road (driveway)



28 St. Anne's Road (right)



30 St. Anne's Road

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HGP CONSERVATION**

Job No. 09.038 – Woolston Conservation Areas Appraisal

Revision	Date	Status	Issued By	Checked by
N/A	26 October 2009	Draft	PFS	KW (SCC)
N/A	16 November 2009	Final Draft	PFS	KW (SCC)
A	30 November 2009	Final Draft	PFS	KW (SCC)
B	18 December 2009	Final Draft	PFS	KW (SCC)
N/A	05 January 2010	FINAL DOCUMENT	PFS	KW (SCC)



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