

Carlton Crescent Conservation Area



Conservation Area Appraisal and Management Plan





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Introduction

The Carlton Crescent Conservation Area, which includes Rockstone Place, Carlton Crescent, Carlton Place, Southampton Street, Handford Place, Upper Banister Street, Canton Street and parts of Bedford Place, Henstead Road and London Road, was formally designated in 1972.

With Conservation Area designation comes extra controls. These controls cover:

- minor developments such as porches, extensions, satellite dishes and boundary walls;
- demolition of buildings; and
- works to trees.

The objectives of these measures are to help preserve the special character and appearance of the area and maintain, or improve, its environmental quality. Whilst it is recognised that Conservation Areas must be allowed to evolve to meet changing demands, it is important that this occurs within a framework of controlled and positive management.

Furthermore the National Planning Policy Framework (2012) states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

To this end the Conservation Area Appraisal and Management Plan is a material consideration for development control purposes. The Plan is laid out in two sections. The first section highlights the key historical and architectural characteristics of the area, analyses the strengths, weaknesses, opportunities and threats involved, and looks at the changes affecting the Conservation Area which have taken place since the area was last appraised in 1986. The second section of the document establishes management policies that set a framework within which future development should take place.

The following work has been done to produce this document:

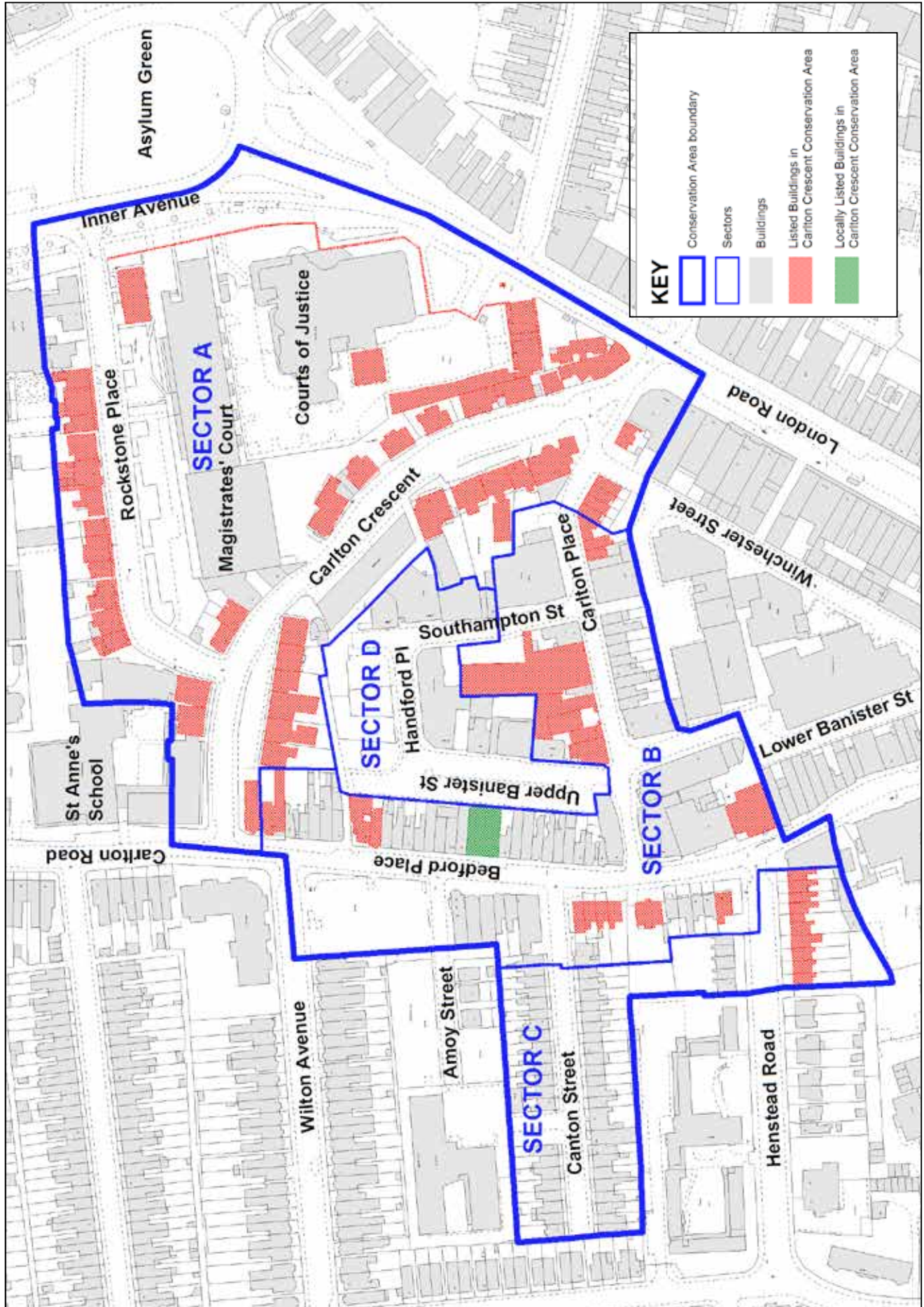
- A photographic survey of all buildings in the Conservation Area.
- An assessment of historic maps and a brief analysis of the facades of most buildings.
- An assessment of the issues facing the Conservation Area.
- A review of the appropriateness of the Conservation Area boundary.
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the Conservation Area.
- The formulation of management policies for the area.

The City Council will aim to review the Carlton Crescent Conservation Area every five years.

For any further information or advice please contact:

Historic Environment Team
Southampton City Council
Civic Centre
Southampton SO14 7LY

Telephone 023 8083 3192



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Fig. 2 Map showing Carlton Crescent Conservation Area

Background and history

The following section briefly summarises the development of the Conservation Area.

Archaeology

There is evidence of human occupation in the area dating from the Neolithic through to the medieval period.

Excavations and observation has found material ranging from a Neolithic hand axe, roman coins and settlement sites, Saxon settlement and medieval settlement. The area was likely to have been farmland throughout these periods, with scattered small-scale farms supporting the Roman, Saxon and medieval towns.

There has been little archaeological work actually within the Conservation Area, as development here has been limited. However, it is likely that any future major developments will reveal further evidence of the past occupation, enabling a clearer picture to be built up.

18th Century

Up until the late 1700s the area covered by the Conservation Area was open countryside lying outside the town walls of Southampton. Fields stretched from West Marlands (now Watts Park) to the north and provided views of the city and the Isle of Wight. This pleasant rural retreat, with few properties (one of which was Bedford Cottage built in 1761, which at the time of writing is Bassil's The Chemist), changed in the middle of the eighteenth century when Southampton became a fashionable spa resort patronised by Frederick, Prince of Wales.

Where the Prince led, the nobility and gentry followed, and the area was soon established as a residential area 'resorted to by families of respectability and eminence'.¹ The area to the north and north-west of the walled town became a 'thickening fringe of gentlemen's seats'² and in 1794 there were Cavalry Barracks located in the area.



Fig. 3 Where Wilton Road meets Bedford Place

Fig. 4 Barrack buildings



Fig 5 1846 map of the area (© Southampton City Council)

19th century

Southampton's popularity as a spa resort declined in the 1830s. However, its importance as a merchant port increased with the construction of the Eastern Docks in 1838 and the arrival of the railway in 1840. Trade with the Americas and Africa grew, and the population of the old town increased. Passenger traffic also increased with people emigrating to the colonies or the Americas.

Development of the area began at the southern end of Bedford Place, much of which was built by John Snook, the owner of Terrace Cottage (marked on the 1846 map at the corner of Bedford Place and Carlton Place).

Wilton Lodge and Wilton Cottage (now no 54 Bedford Place) were built by John Curtis, a prosperous grocer. In 1824 Curtis sold the properties and surrounding land to Edward Toomer, a local businessman, who added it to the 1 ³/₄ acres he had bought the previous year (referred to as Little Mongers which had been part of Bannisters Farm on the outskirts of

Southampton), on which, during the 1830s and 1840s, four blocks of houses, forming Rockstone Place, were built.

Samuel Toomer, architect and son of Edward, was probably responsible for the overall design of Rockstone Place and Carlton Crescent, which were mainly occupied by the wealthy and their servants. A number of notable figures were amongst the local residents; Charles George Gordon, also known as Gordon of Khartoum (5 Rockstone Place), Emily Davies, campaigner for women's education (6 Carlton Crescent), Juan Manuel de Rosas, the Argentinean dictator (8 Carlton Crescent) and Alexander Ross Clarke, who determined the figure of the earth (21 Carlton Crescent).

The half acre opposite the houses in Rockstone Place and backing on to the already developed Carlton Crescent was left as an amenity for the residents of Rockstone Place and laid out as a small pleasure garden with railings. In 1879 the surviving heirs of Samuel Toomer gifted the garden to Southampton Borough Council to be kept as an open area in perpetuity. 3



Fig 6 Rockstone Place



Fig 7 Little Mongers Park

Henstead Road, Bedford Place, Canton Street, Handford Place, Southampton Street and Upper Banister Street were developed as residential streets between 1840 and 1860. The terraced villas in Henstead Road were designed as scaled down versions of the grander properties in Carlton Crescent and Rockstone Place, whilst the remaining streets were more modest dwellings with a small scale, domestic character.

The Cavalry Barracks were converted into a Royal Military Asylum for the orphans of soldiers, and later became the Ordnance Survey Map Office in 1841. In 1847 the 'Bedford Riding School' (32 Bedford Place), designed by local architect William Hinves, was opened, later becoming both a drill hall and an assembly rooms.

As a result of the continuing urban growth and consequent expansion of the city centre, the residential character of Bedford Place and Carlton Place began to be eroded by the introduction of commercial uses, so that by the late 1880s the eastern side of Bedford Place and the southern side of Carlton Place had assumed a wholly commercial character.



Fig 8 Henstead Road

Fig 9 Indoor riding school building

Fig 10. 73 - 75 Bedford Place

Fig 11. 47 & 48 Bedford Place

Fig 12. 39 - 41 Bedford Place

Fig 13. Shop fronts in Carlton Place

20th Century

The development of the area stabilized from the 1890s onwards and there are no major changes until WWII. A six hour bomber attack during the evening of 30 November 1940 badly damaged the area. Several properties were either destroyed or had to be demolished after the raid, including buildings within the Ordnance Survey site, part of Bedford Place (currently Amoy Street public car park) and 23 – 27 Carlton Crescent (currently the Lester Aldridge site).

After the war Canton Street and Amoy Street (part of which is outside the Conservation Area) were subject to a Clearance Order because dwellings were deemed to be substandard. However, by 1969 the Council had limited the Clearance Order to Amoy Street, thereby removing the threat of demolition from Canton Street.

In the 1970s the Ordnance Survey moved to Maybush resulting in the redevelopment of the area, starting in 1977, into the current day Courts complex.

The area comprising of Upper Banister Street, Handford Place and Southampton Street acts largely as a service area to the surrounding streets. By 1968 the number of terraced houses in Handford Place had reduced and a hall had been erected on the north side to accommodate the 6th Southampton Boy Scouts Headquarters. The hall was subsequently demolished and permission was granted, in 1980, for the use of land in Handford Place as a temporary car park. Nos. 5 – 7 Handford Place were demolished as late as 1990.

It was in 1972 that the area was designated a Conservation Area, by which time most of the properties in Carlton Crescent and Rockstone Place were occupied by doctors' surgeries, solicitors' offices, government offices and educational establishments.



Fig 14 Amoy Street public car park
Fig 15. Canton Street

Fig 16. 33 & 35 Canton St
Fig 17. South side of Canton Street

Bedford Place continued to be a mainly commercial area and with the expansion of the two universities in the city, the area surrounding Bedford Place has become a popular place for students to live. This in turn has brought its' own challenges, with an increase in late-night activity and a proliferation of pubs, nightclubs and take away food outlets.

References

1. Temple Patterson, A. Southampton – A biography. 1970, p.109
2. Temple Patterson, A. Southampton – A biography. 1970, p.73
3. Hutton, S. and B. (unpublished). Research by Hampshire Gardens Trust on Rockstone Place Park, 2004
4. Leonard, A. G. K. "Carlton Crescent: Southampton's most spectacular Regency development". Southampton Local History Forum Journal. 2010, p. 19.



Fig 17. South side of Canton Street

Fig 18 Courts complex

Fig 19 Handford Place & Upper Banister Street

Fig 20 Handford Place

Character Appraisal

The conservation area lies within the city centre, and as such it is virtually surrounded by development. The small exception to this is the north eastern corner where the bottom of The Avenue, with its grassed central area, ends, giving a green frontage to the law courts.

To the west and east of the Conservation Area there are late Regency and early Victorian artisan terraces. To the south the character changes and the size and style of buildings and streets become larger and more commercial, contrasting with the more human scale of the Conservation Area.

The Conservation Area divides naturally into four sectors within which buildings and uses display similar characteristics. The four sections are described below.

Sector A – Carlton Crescent/Rockstone Place

This sector consists of a large number of listed buildings and is particularly important as a cohesive example of Regency style architecture in Southampton. The north-east side of Carlton Crescent is composed of three and four storey, stuccoed, linked villas, with central porticos and appears as a unified piece of townscape. The south side includes a three storey terrace, a four storey terrace, and a two storey building on the corner with Bedford Place.

The westwards extension of St Anne's Catholic School, built in 1961 by architects Richard Sheppard, Robson & Partners, received a Civic Trust design award. In terms of scale and character it harmonizes well with the surrounding buildings. Alleyn House, 23 – 27 Carlton Crescent, was refaced and refurbished in the mid 1980s and its external appearance now fits well into the street scene. Similarly the four storey detached, rendered, building which has been slotted in between Alleyn House and 22 Carlton Crescent is an example of how a modern building can successfully blend with the surrounding townscape without being a pastiche.

With the exception of the school, the buildings in Carlton Crescent are used as offices (93%) and residential (7%).

The north side of Rockstone Place consists mainly of a series of stuccoed buildings, grouped in threes. These form a continuous terrace occupied by a mix of residential and uses associated with St Anne's School. The south side of Rockstone Place, which forms the northern edge of the Combined Courts Centre, is a garden known as Little Mongers Park. The garden, which was restored in 1991, includes a variety of trees Cherry, Foxglove, Beech, Hornbeam and Amelanchier. The former Director General's House, at the junction with The Avenue, has been altered and extended and now has an office use.



Fig 21 St Anne's Catholic School



Fig 22 Director General's House

The Combined Courts Centre is a mixture of the original 1794 Cavalry Barrack buildings, a 1980s yellow bricked block with a slate mansard roof and a squat tower, a white block with a tube-like extension along the entire length of one side (built by Hampshire County Council in 1990) and a subtle low rise white multi-storey car park. This mass of varied buildings does not detract from the surrounding Georgian architecture.

The overwhelming impression of structures in Sector A are that they have a high quality finish, largely in stucco (a smooth render) so that they appear to be stone built, but without the cost. Many of the town houses are rendered at ground floor level to replicate the dressed joints in natural stone construction. Other typical details include vertical proportions, double hung sliding sash windows, parapets hiding roofs, symmetry or visual balance, repeating rhythm, iron railings and balconies, pale colours and minimal decoration.



Fig 23 Court building
Fig 24 Example of front door

Fig 25 Example of railings
Fig 26 Example of window and balcony

Sector B – Bedford Place/Carlton Place

The predominant use in this sector is shops, interspersed with offices. The upper floors of some properties are still used for residential purposes. This mixture of uses ensures that the area is inhabited during both day and evening hours. The retail element consists of important local shopping facilities and specialist shops.

The eastern side of Bedford Place has a pleasant small scale terraced character with varied roof heights and building form and a number of historic shop fronts. The majority of buildings have minimal decoration, with the exceptions of 31 – 32 Bedford Place. The western side of the street contains a number of fine Grade II listed buildings.

Although the Amoy Street public car park situated at the northern end of the Conservation Area is an intrusive element in the townscape, established trees (Sycamore, White Beam, Lime and Horse Chestnut) and shrubs help to alleviate the visual impact.

Carlton Place is a side street which contains a mixture of uses including public houses, the Southampton University Officers' Training Corps (originally the purpose-built riding school), office buildings and shops. There are several good examples of

Victorian shop fronts within Carlton Place and the character of the street is derived principally from the mix of building styles and their scale. The group of buildings on the north side of the street, in between the Pensioners Arms Public House and 32 Carlton Place, are all listed but unfortunately, at the time of writing, largely stand vacant. Planning Consent has been granted to convert Carlton House (vacant office block) into student accommodation.

Sector C – Canton Street/Henstead Road

These streets have generally remained in residential use apart from a shop and beauty clinic at No 2 Canton Street and a light industrial use (Wessex Car Trimming Ltd) to the rear of No 27 Canton Street, fronting onto Henry Street. Canton Street contains no outstanding individual buildings but, as a group, the street forms an important and attractive part of the townscape. Despite obvious signs of modernisation and improvements the street has managed to retain its overall Victorian character and is a good example of early 19th century small-scale artisan houses.

The part of Henstead Road within the Conservation Area is characterised by two and three storey terraced Regency-style town houses. The terrace on the south side is Grade II listed.



Fig 27 Terrace in Carlton Place



Fig 28 North side of Carlton Place

Sector D – Upper Banister Street/ Handford Place/Southampton Street

There is an opportunity for the gradual re-planning and redevelopment of this area to make better use of the land and to improve it visually. This sector is the least attractive part of the Conservation Area. It provides approximately 110 car parking spaces in total, including both public and private parking areas and rear servicing to Bedford Place properties. There is also a number of mixed commercial uses which are mostly housed in late 20th century buildings. 21 Southampton Street, a large red brick building facing on to Handford Place & Upper Banister Street, is largely vacant and boarded up. The area also provides accommodation, with a block of flats in both Upper Banister Street and Southampton Street.

Vehicular Access

Bedford Place, Carlton Crescent and Carlton Place are the main streets forming access routes to serve the area. Bedford Place is particularly busy at peak periods and carries a significant amount of through-traffic. Carlton Crescent, which is also a bus route, provides access from London Road. Carlton Place is lightly trafficked and provides access to substantial areas of street parking in Upper and Lower Banister Street as well as businesses in Handford Place and Southampton Street.



Fig 29 Southampton Street

Road and Pavement Surfaces

A good proportion of stone kerb stones remain and in places these sit alongside black gutter gullies. Surviving pavement crossovers are rare, though one exists beside Bedford's public house in Bedford Place. Generally both road and footway surfacing are modern.



Fig 30 Pavement crossover and black gutter gullies

An analysis of the Conservation Area looked at areas of strengths, weaknesses, opportunities and threats, and these are listed below.

Strengths

- High quality townscape - attractive Georgian/early Victorian architecture creating main urban character. Common scale and palette of materials
- Survival of early 19th century buildings of definable quality, with good external features such as door cases, fanlights and sash windows e.g. 4 - 24 Canton Street, Riding School building
- Varied domestic scale to buildings, from the artisan houses in Canton Street, to more middle class property in Henstead Road, to those in Rockstone Place and Carlton Crescent.
- Survival of historic street pattern
- Sweeping grandeur of Carlton Crescent
- View of Arts & Crafts Gothic style Central Baptist Church (1910) at end of Henstead Road
- Large number of listed buildings in Bedford Place, Carlton Crescent, Carlton Place and Rockstone Place
- Good examples of historic shop fronts e.g. 68 Bedford Place, 47 and 48 Bedford Place, 39 - 41 Bedford Place, 23 Carlton Place, 2 and 2A Canton Street
- Range of local amenities, including varied shopping and commercial area
- Trees surrounding Amoy Street car park and in Little Mongers Park
- Availability of parking - Amoy Street car park, Handford Place car parks, on street parking
- High quality contemporary design e.g. law courts, multi-storey car park next to law courts, rear extension to No 51 Bedford Place (complement, rather than jarring with, surrounding historic buildings)
- Proximity to The Avenue Conservation Area
- Local residents support the introduction of an Article 4 Direction for Canton Street.

Weaknesses

- Reduced sense of community and fewer families living in the area due to increase in Houses of Multiple Occupancy and student rentals (resulting in quieter atmosphere during the University's Summer vacation)
- Rental rates for office space in the area have been reduced by up to 30% in recent years due to the current economic climate (this reflects the situation in the city centre as a whole where rents have fallen over the last few years and/or landlords have offered significant incentives)
- Whole buildings vacant and some upper floors vacant
- No adopted shop front policy for Bedford Place or Carlton Place, therefore no easily accessible guidance for owners
- Erosion of architectural character e.g. 21 Southampton Street, Carlton House, Southampton House, Penthouse 90 (Carlton Place), extension to Yuzu with glass and ceramic exterior, Carlton Studios, extension to back of the Co-op, area surrounding the Riding School building
- Air conditioning units on the exterior of commercial premises on Bedford Place
- Poor design of some modern buildings just outside Conservation Area e.g. scale issues, access points (Winchester Street area and Lower Banister Street)
- Volume of traffic at certain times e.g. rush hours, start and end of school day, University change-over days
- Poor quality pavements, specifically in Carlton Place (patched tarmac)
- General appearance of Handford Place (which is largely used as a service area) - number of disjointed car parking areas (one area is surrounded by a brick wall, another by galvanised metal railings topped by razor wire, other parking bays are just marked out on tarmac), some properties poorly maintained and empty
- Multiplicity of street furniture in areas other than Bedford Place (which has been recently upgraded) - bins, signage, lighting and bollards in Carlton Place and Handford Place.
- Wheelie bins outside Houses of Multiple Occupancy
- Some poor standards of building maintenance
- Unsocial evening activity
- Partial demolition of wall (outside of the Conservation Area boundary) between a property in Devonshire Road and the end of Canton Street has resulted in additional vehicular traffic in Canton Street.

Opportunities

- Further enhancement of public realm e.g. rationalisation of car parking areas in Handford Place.
- Energy efficiency in historic buildings e.g. Photovoltaics (PV) could be used where not visible. A Sustainable Development Sub Guide for Historic Buildings and Conservation Areas is available from the Historic Environment Team.
- Provide written guidance for property owners regarding shop fronts.
- An article 4 Direction will be introduced for Canton Street.

Threats

- Anti-social behaviour associated with students and night-time economy.
- Erosion of character through inappropriate re-development.
- Current economic climate lessens likelihood of businesses spending money on building maintenance.
- Increase in vacancy of buildings due to low economic base.
- Increase in number of off licenses and take away shops.
- Decline in the quality of shop fronts.
- More traffic issues as a result of development in the wider area e.g. increased speed and volume, and parking issues.
- Development outside (but visible from) the Conservation Area.
- Unregulated proliferation of advertising.

Changes which have affected the Conservation Area

The Carlton Crescent Conservation Area was designated in October 1972 and was last reviewed by Southampton City Council in November 1986. Since then there has been a number of both positive and negative changes which have had a significant impact on the character and appearance of the conservation area; these are listed below.

Positive

There have been a number of developments within the Conservation Area. In the mid-1980s 23 - 27 Carlton Crescent (offices for Lester Aldridge), a post-war building on a bombed site, was refaced and refurbished and its' external appearance now fits in well to the street scene.

The Combined Courts Centre demonstrates how modern additions to a Conservation Area can be simultaneously bold and sympathetic.

What was a temporary public car park on the south-eastern section of Rockstone Place has been restored as a public open space (Little Mongers Park).

Rockstone Place has, since the mid-1980s, reverted from the majority of buildings being used for offices back to residential.

Re-surfacing of Bedford Place as part of the Walk to Work scheme.

Negative

As part of the review of the Conservation Area a number of properties displaying inappropriate alterations and additions have been noted. The Council will look at ways of mitigating these works and will oppose the occurrence of similar situations arising in the future. Design guidance on repairs and maintenance of historic properties is available from the Historic Environment Team.

A number of buildings, or upper floors of buildings, are vacant at the time of writing, for example Handford House (fronting on to Handford Place), 30 - 30a Carlton Place and the first and second floor of Bedfords Public House. The prolonged vacancy or under use of buildings make their longer term future uncertain and presents an atmosphere of neglect. The conservation area would benefit if these buildings were returned to use. It is important for the long-term future of the conservation area that its historic buildings remain in beneficial use.

Neutral

The new addition of Sainsbury's supermarket, with 44 flats above (24 Bedford Place).

Carlton Conservation Area Management Plan

The overall aim of this document is to clearly state how Southampton City Council will preserve, and where appropriate, enhance, the character or appearance of the Conservation Area in line with Section 72 of the Planning (Listed Building and Conservation Area) Act 1990.

This section sets out how Southampton City Council will aim to firstly preserve, and secondly enhance, the features and details that contribute to the character of the Carlton Crescent Conservation Area.

It is important to note that permitted development rights have been removed from commercial premises and flats, and to change a family home (C3) into a small HMO (C4) also require planning permission.

The policies below apply to non-Listed commercial properties and non-Listed residential properties where there is no Article 4 Direction in place. Listed building consent must be applied for in order to make any changes to a listed building which might affect its special interest.

1. Key theme: Preserve

The most significant problem facing Conservation Areas is the gradual erosion of character and appearance, caused by small changes and alterations to specific details, for example windows, doors, front garden walls, etc. Individual alterations of this kind may have little immediate effect, but a street can gradually be transformed by the cumulative effect of these changes. This section contains guidance on specific features identified in the character appraisal as significant in the character of the area.

1.1 – 1.3 Windows

A building's windows can have a greater effect on the overall appearance of its façade than any other single factor. Therefore, any replacement of windows has to be carried out with a high degree of sensitivity. Most properties in Carlton Crescent and Rockstone Place have sash windows made of painted timber. This is one of the principal factors that contribute to the character inherent in both the properties themselves and the area as a whole.

The incremental introduction of modern materials or finishes, such as uPVC (polyvinyl chloride), aluminium and stained, rather than painted, wood, has had an adverse effect on the appearance of some parts of the Conservation Area. These new materials frequently have different profiles, glazing bars and other details and can seem particularly conspicuous if introduced to a property that is part of a terrace where similar alterations have not been carried out.

Policies:

- 1.1 On front elevations the City Council will support the retention of existing traditional window types, details and materials.
- 1.2 On front elevations the City Council will support the repair of existing windows wherever possible, and on front and side elevations where uPVC windows need to be replaced, traditional materials are to be used rather than like-for-like replacement. The use of uPVC, aluminium and other materials or finishes inappropriate to the area will be opposed.
- 1.3 For windows which front or face a highway or open space, the City Council recommends the use of paint colour RAL 9010 from the Classic RAL System.

1.4 – 1.7 Wall Finishes

The majority of the early to mid 19th century buildings in the Conservation Area have stucco, Beaulieu brick (yellow) or red brick facades.

Due to the unified architectural composition of the Regency style buildings, it is considered essential that, on those which are rendered, a monochrome colour should be used when external redecoration takes place.

Policies:

- 1.4 The City Council will support the retention and conservation of existing and original external wall finishes as appropriate and will oppose the introduction of materials which are likely to be inappropriate or ill-suited to the character of the area.
- 1.5 Paint colours RAL 9001 and RAL 9003 from the Classic RAL System are recommended for use on stucco facades.
- 1.6 The City Council will oppose the painting of surfaces such as brickwork where this was not originally intended.
- 1.7 Mortar, for renders and pointing, should be used in accordance with recommended lime-based mixes. The use of cement, in view of its hard and inflexible qualities which can damage bricks through spalling, is not acceptable.

1.8 – 1.9 Front Doors

On the older buildings in the conservation area the great majority of doors will be of wood, albeit with different patterns and detailing. It is usual for front doors to be painted. The aim should be to match, wherever possible, the existing pattern for the particular property or group of properties, rather than to use or prescribe a 'standard' pattern. The substitution of original doors with doors constructed of uPVC or metal would be regarded as unsuitable and would detract from the appearance of the conservation area.

Policies:

1.8 The City Council will support the retention or reinstatement of original or sympathetically designed external front doors and will oppose the use of doors of inappropriate size, design or material.

1.9 Traditional paint colours are recommended for use on front doors.

1.10 – 1.11 Rainwater goods

The use of uPVC rainwater goods can be unsightly and inappropriate on the facades of historic buildings.

Policies:

1.10 On front and side elevations where uPVC rainwater goods need to be replaced, traditional materials are to be used rather than like-for-like replacement. If no records survive of the original materials then original designs present in similar properties should be used.

1.11 The use of cast iron lookalike rainwater goods made from uPVC will be opposed.

1.12 – 1.14 Roofs, chimney stacks and pots

The majority of older properties in this area will have had slate roofs and clay tiles and in some cases these survive. Many of the roofs in the Conservation Area are concealed behind parapets.

Some slate and clay tile roofs have been replaced by modern interlocking tiled roofs, which may result in problems caused by the use of a heavier roofing material. The use of a variety of different coloured tiles can have a discordant visual effect especially where properties form part of a terrace.

Roof details such as ridge tiles, finials, decorative shaped slates or tiles and patterns are important and should be retained wherever possible or salvaged and reused where the roof has to be replaced.

Roof extensions often lead to the loss of existing historic fabric such as pitched roofs and chimneys, and can lead to an unacceptable increase in the bulk of properties.

Policies:

1.12 The City Council will support the retention and use of traditional roofing materials (such as slate and clay tiles) and will oppose the use of unsympathetic modern roofing materials (such as interlocking concrete tiles).

1.13 Roof details such as ridge tiles and decorative roofing should be retained whenever possible.

1.14 The retention of chimney stacks and pots will be encouraged, and their removal will be opposed.

1.15 – 1.16 Shop fronts

By the late 18th century a language of ornamentation emerged which was unique to shop fronts. Classical detailing was introduced to relieve the appearance of large shop front openings in the walls of ordinary urban terraced houses. There are examples of 19th century shop front detailing - classical columns, pediments and scrolled corbel brackets - in existence along both Bedford Place and Carlton Place.

Often, apparently new, shop fronts may contain sufficient numbers of the original details to enable accurate restoration of the original. New fascias may hide the original cornice and the upper part of the window head. In such cases restoration inevitably results in a substantially more impressive design than can be achieved with a standard modern replacement.

Policies:

1.15 The City Council will require planning applications for alterations to shop fronts.

1.16 The City Council will support the retention and reinstatement of historic shop front detail and ornament.

1.17 – 1.19 Retain green spaces and important trees

Open green space is scarce within the Conservation Area. One such area is the garden surrounding No 82 Bedford Place (on the corner of Henstead Road) which has a lawn and provides an important, publicly visible, green space.

There are a number of trees in the Conservation Area which provide important aesthetic enhancement and shade for the public and residents, including those in the Amoy Street car park and Little Mongers Park.

Trees in conservation areas are subject to special control. Trees with a trunk diameter greater than 75mm at 1.5m above ground level are protected.

Anyone wishing to do works to trees in a Conservation Area must give the Local Planning Authority six weeks notice of their intention to lop, top, or fell the tree(s).

Policies:

1.17 The City Council will oppose the loss of existing areas of open land (such as gardens) particularly to the front or side of properties.

1.18 The City Council will oppose the loss of trees in this area and will support Tree Preservation Orders as necessary.

1.19 The City Council will continue to support the good management of trees in this area and will encourage new and replacement planting of appropriate species to help maintain and enhance the character of the area, including the replacement of dead or vandalised specimens.

1.20 – 1.21 Retention of front gardens and walls

The demolition of existing front and boundary walls requires Planning Permission.

Policies:

1.20 Demolition will be opposed unless the walls are to be rebuilt in appropriate materials and to a traditional design.

1.21 The replacement of front gardens with soft landscaping by hard standing for motor vehicles will be opposed.

1.22 – 1.23 Support the re-use of vacant buildings, sites and floor space

There has been an increase in buildings, or parts of buildings, standing empty due to their poor condition.

Some upper floors of properties in Bedford Place and Carlton Place are used for offices or storage. Some residential accommodation remains and any proposal which involves the loss of living accommodation from upper floors will be resisted.

Policies:

1.22 The City Council will oppose any proposal which involves the loss of living accommodation from upper floors.

1.23 The City Council will work actively with owners wishing to utilise vacant buildings, sites and floor space within the Conservation Area; this includes looking at issues regarding Listed Building consent and fire regulations.

Maintenance of historic properties

The Historic Environment Team are able to advise on the maintenance of historic properties and the protection of remaining and replacement of missing original architectural ornament, windows and fenestration details, and cast iron rainwater goods.

2. Key theme: Enhance

The Council recognises as priorities the following potential enhancements of the Conservation Area.

2.1 – 2.2 Road surfaces and pavements

Some areas of historic surfaces or details still survive, for example the pavement crossover outside Bedford's Public House, and these add to the character of the area and should be retained.

Policies:

2.1 The City Council will continue the existing policy of retaining existing features and details, including Purbeck kerbstones, pavement crossovers, etc.

2.2 New surfacing materials of pavements should be sympathetic in texture and colour to the character of the Conservation Area.

2.3 – 2.5 Street furniture

Street furniture, such as street lighting, bollards, signage and cycle parking facilities, can add to or detract from the visual character of the area.

Policies:

2.3 The City Council will support the retention of historic street furniture where this survives.

2.4 Unsightly and unnecessary street furniture will be prioritised for removal by the City Council, where possible.

2.5 The Council will pay particular attention to the design and siting of street furniture in the Conservation Area, which should comply with the street scape manual.

2.6 – 2.9 Support good quality new development and redevelopment

Not all elements of a Conservation Area will necessarily contribute to the predominant character of the area or the understanding of its' historic development. Certain elements may detract from its character and appearance or may simply not contribute to it in a positive way.

Several sites within the Conservation Area have redevelopment potential and, where redevelopment consists entirely of new build, the key to its success in design terms would be the pursuit of a general policy of 'reference, not deference.' New buildings should respect the surrounding historical context without attempting to reproduce it. This can be achieved by adhering to the general scale and character of development in the vicinity, acknowledging the rhythm of neighbouring elevations, and noting the vernacular (such as the materials used) in surrounding properties. Some mid to late 20th century buildings would benefit from re-cladding if demolition

is not an option. Care should be taken to observe the materials and colour schemes used in buildings in the surrounding area.

Opportunities to assess the potential for the rationalisation of parking facilities and for environmental improvements exist in the Upper Banister Street/Handford Place/Southampton Street area. The implementation of such a scheme will seek to improve the appearance of this rather bleak part of the Conservation Area.

Policies:

2.6 The City Council will oppose the redevelopment of existing older properties unless it can be demonstrated that the redevelopment would positively enhance the character or appearance of the Conservation Area.

2.7 The City Council will advocate for the highest possible standards of design and architecture with regards to new buildings to ensure that development adds to the Conservation Area's unique qualities by respecting local scale, street patterns, elevations, windows, features, materials and colour palette.

2.8 Traditional materials such as brick, clay tiles, slates, timber, stone, lead and render would usually be preferred, although in a few situations modern materials may be more appropriate e.g. lead substitutes to prevent lead theft.

2.9 The City Council accepts the discreet addition of safety railings across windows and Juliet balconies as necessary safety features in certain designs, but will oppose their use as deliberate architectural embellishments.

2.10 – 2.13 Extensions

Extensions on elevations fronting the highway normally require planning permission and will generally be opposed, particularly in relation to the older buildings in the area.

Where an extension is required, the design should match or complement the existing original building, not only in more obvious respects such as external materials, but also in the detail, such as brick bonding and pointing, window style and associated dressings.

Large roof additions can spoil the appearance of a house and look incongruous in the general street scene. Careful thought needs to be given to ensure that dormers and other roof additions do not dominate the roofscape.

Policies:

2.10 Extensions will be opposed where they would have an adverse visual effect on the area.

2.11 Where small extensions are permitted they should match the existing original property in respect of design, materials and detail. The size of an extension should not overpower the original building size.

2.12 Large roof extensions will be opposed, particularly at the front, where they would have an adverse visual effect on the existing building or townscape, or where they would lead to the loss of original historic roofs or their features.

2.13 Where roof extensions are permitted they should match the existing building in respect of design and materials.

2.14 Energy Efficiency

The introduction of appropriate energy efficient systems to historic buildings is supported by the Council and a Sustainable Development sub Guide for Historic Buildings and Conservation Areas is available from the Historic Environment Team.

Policy:

2.14 The Council will support energy efficiency in buildings where appropriate and work with owners of historic buildings to improve the energy efficiency of buildings whilst retaining the character of the Conservation Area.

2.15 – 2.18 Management of Advertisements

Outdoor advertisements are controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992.

Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment.

Policies:

2.15 Advertisement consent will only be given where the scale, size, design, materials, colouring and luminance respects the character and appearance of the building or areas in which they are displayed.

2.16 Advertisement consent will only be given where there is no adverse effect on public safety including the safety of people using the highway.

2.17 Advertisement consent will only be given in the case of large outdoor advertising hoardings and panels where they are intended to screen a site awaiting development.

2.18 The installation of skyline or parapet level signs on buildings will not be permitted.

2.19 – 2.21 Satellite antennae, television aerials and air conditioning units

Poorly placed satellite antennae, television aerials and air conditioning units can have a negative impact on the appearance of the built and natural environment.

Policies

2.19 Television aerials should, where possible, be located within the roofspace.

2.20 Satellite dishes require planning permission and the

Local Planning Authority will require applicants to show locations which are unobtrusive, for example mounted in rear gardens.

2.21 The positioning of air conditioning units on the front and side elevations of properties will be opposed.

Future possibilities regarding enhancement of the Conservation Area

The Historic Environment Team would welcome discussions with local residents and businesses, community groups, amenity groups, developers and their agents regarding any further enhancement proposals for the area. Such joint action can offer significant practical, aesthetic and financial benefits.

For further information and advice please contact:

Historic Environment Team
Southampton City Council
Civic Centre
Southampton SO14 7LY

Telephone 023 8083 3192

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