

Oakmount Triangle Conservation Area



Character Appraisal and Management Plan



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version

March 2006

Preface

The City Council's decision to grant Conservation Area Status with Article 4 (2) protection was a considerable achievement in enabling the preservation of the essential, distinctive and pleasant character of Oakmount Triangle. *The Character Appraisal and Management Plan* marks a further step forward. It makes no new policy but seeks to clarify the implications of Conservation Area status for general benefit. Its purpose is to provide residents, Council officers, developers and others with authoritative guidelines on types of development that will preserve or enhance the area. Oakmount Triangle Residents Association (OTRA) and the City Council will periodically undertake a review to determine whether any changes should be made to the Management Plan.

The Association is very grateful to its Conservation Group for working with the city council on the production of this document and in particular to Professor Malcolm Wagstaff

Professor Roger Brown
Chair,
Oakmount Triangle Residents' Association

18th of September 2008

The City Council welcomes the publication of this Character Appraisal and Management Plan for the Oakmount Triangle and wishes to acknowledge and is grateful to the OTRA for their hard work and valuable contribution involved in its production.

Councillor Mathew Dean
Southampton City Council

18th of September 2008

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INTRODUCTION

The Oakmount Triangle is comprised of Blenheim Avenue, Leigh Road, Oakmount Avenue and Westbourne Crescent. On 10 August, 2005 Southampton City Council designated all properties in these roads, together with No. 19 Brookvale Road, and the southern end of Highfield Road (Nos. 1-5) as a Conservation Area (See plan 1). A Conservation Area Appraisal was produced at the time which includes a description of the character of the area and key features, its history and development. The special architectural and historical character of the area is therefore recognised. As a consequence, planning applications are now decided with regard to the need to preserve or enhance the area's character or appearance.

The City Council also recognised that permitted development rights to extend or alter houses could erode the character of the Conservation Area and decided to strengthen the level of planning control over minor works by making an Article 4 (2) Direction. A copy of the Order is included in Appendix 1.

This document has been produced in line with English Heritage guidance¹ to supplement and enlarge upon the existing appraisal and adopted planning policy. It seeks to ensure that further development and change in the Triangle will be based on an understanding of what makes the area worthy of conservation. It includes a detailed character appraisal of the Conservation Area (Section 4) and a Management Plan (Section 5) which includes advice and guidance together with proposals for enhancement.

This document does not provide all the answers to the questions raised by the maintenance and improvement of individual properties in the Triangle. The City Council should always be consulted when development proposals are being formulated. This appraisal is not intended to be comprehensive and omission of any particular feature or space should not be taken to imply that it is of no interest.

Monitoring

Regular monitoring is an essential part of any conservation appraisal and management strategy. The Conservation Group of the Oakmount Triangle Residents Association will monitor developments in the Triangle and carry out an annual review to assess how changes over the previous year may have affected the area. It will produce a report for the annual general meeting of OTRA for the City Council outlining developments in the area and, where appropriate, making suggestions for modifying this document. The Council will carry out a Conservation Area Appraisal every five years.

2. PLANNING POLICY FRAMEWORK

A conservation area is '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*' Existing local planning policy is set out in the City of Southampton Local Plan Review adopted in March 2006.

Policy SDP 1 Quality of Development provides that,

'Planning permission will be granted only for development which...

(ii) Respects and improves the quality of Southampton's built and natural environment;' Paragraph 2.10 states that 'Proposals should maintain and enhance the setting and character of buildings of architectural and historical interest and conservation areas'. More detailed policies relating to conservation areas are contained in Chapter 4, paragraphs 4.3 to 4.10 and Policies HE 1 and HE 2. Policy HE 1 states that,

'Where development is proposed in a conservation area, adjacent to it, and affecting its setting or views into and out of the area, such development:

- (i) Must preserve or enhance the character and appearance of the conservation area, having regard to the Conservation Area Character Appraisal where available;
- (ii) Must be accompanied by a design statement as set out by the city council's Development Design Guide for the City;
- (iii) Must be of sufficient detail to enable a full assessment of the proposal to be made.

1 *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the Management of Conservation Areas* (2006). Reference has also been made to government guidance in Planning Policy Guidance 15, *Planning and the Historic Environment* (September, 1994).

The full text of Policies HE1 and HE2 is included at Appendix III.

Other policies of the plan will also be applied as appropriate, including Policies SDP 7 to 13 in the Local Plan which cover the context of development; urban forms; scale, massing and appearance; safety and security; accessibility, landscaping and biodiversity; and sustainable environment and resource conservation. The City Council will have regard to this document in assessing development proposals within or impacting on the Oakmount Triangle Conservation Area under Policy HE 1 (i).

Under the Planning and Compulsory Purchase Act of 2004 Southampton City Council is required to prepare a Local Development Framework. This will consist of a portfolio of Local Development Documents, which set out the overall strategy for the development of the City and the use of land within its boundaries. The City will prepare Development Plan Documents which will include the Core Strategy and a development control Development Plan Document which will include policies on the historic environment. Additional guidance will be provided through Supplementary Planning Documents developed with the involvement of local communities.

3. THE OAKMOUNT TRIANGLE CONSERVATION AREA: CHARACTER SUMMARY

The Oakmount Triangle Conservation Area is an inner suburb of Southampton adjacent to The Common. It is a pleasant noticeably quiet residential enclave characterised by wide roads lined with substantial detached houses set in their own gardens, though there are some apartment blocks. Most of the houses and apartments were built between 1911 and 1930. Most of the houses are variations on a single architectural concept. Gables, high-pitched roofs, verandahs and tall chimneystacks survive in their original styles. The widespread use of brick, in the front garden walls, as well as in the dwellings, gives the area a distinct appearance and mature trees and shrubs enhance the scene. Although the area was developed in the last century, the townscape includes relicts of

earlier landscapes. These include the boundary bank and ditch to The Common, which are of at least sixteenth century date, and the nineteenth century lodge to Highfield House, the sale of which in 1910, with its associated estate, provided the occasion for the development of the area. Highfield House was associated with significant local and national figures.

Elements which detract from the special character of the area include the loss of the original front-boundary walls and gardens to provide off-street parking, the replacement of the original lamp posts with ones of unsympathetic modern design, the replacement of stone kerbs with concrete, and the substitution of wooden window frames with UVPC throughout the area. Garages at the bottom of Oakmount Avenue are in a poor condition, while some of the development which took place after the Second World War, notably *Gallia Court* and properties at the upper end of Oakmount Avenue, do not respect existing built forms and detract from the character of the area, but nonetheless, are included.

4. THE OAKMOUNT TRIANGLE CONSERVATION AREA – CHARACTER APPRAISAL

4.1 Location

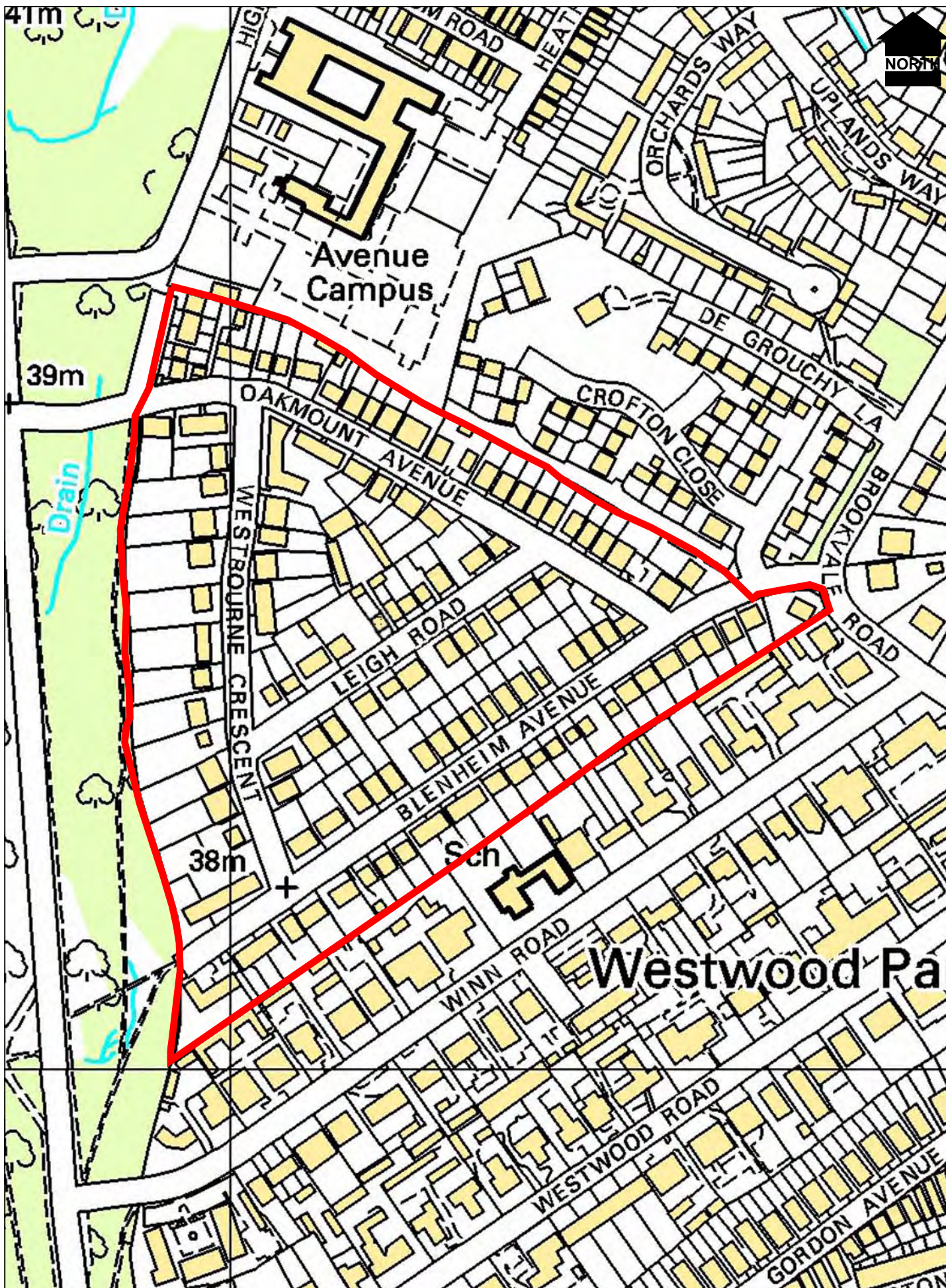
The Oakmount Triangle Conservation Area lies on rising ground about 2 km (1.25 miles) north of Southampton's Civic Centre, close to the main north-south entrance to the City (The Avenue). Blenheim Avenue, Leigh Road, Oakmount Avenue, and Westbourne Crescent form its core. But designation was extended to cover Nos. 1-5 of Highfield Road, which date from the same period as the majority of the houses in the core and conform to a similar design, and No. 19 Brookvale Road, which is similar in design to No. 4 Blenheim Avenue and lies at the south-eastern entrance to the area. The Triangle is clearly defined on the west by Southampton Common, on the north by the Avenue Campus of the University of Southampton and Crofton Close, a modern housing estate in a sympathetic landscape setting, and on the south by the backs of properties on Winn Road.



Scale : 1:3000

Date : 15 September 2008

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Scale : 1:3000

Date 15 September 2008

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4.2 Setting

Oakmount Triangle forms a distinctive enclave of residential living within the townscape of Southampton, which is easily recognised on the street map and from satellite images and aerial photographs. The park-like landscape of Southampton Common lies beyond its western boundary and is easily accessible to residents. It is separated from Crofton Close by a substantial 'landscape strip', which balances one on the other side of Crofton Close and provides a similar transitional buffer to the Orchards Way Conservation Area with its distinctive garden-city character. The Oakmount Triangle Conservation Area is also close to Portswood Residents' Gardens, another conservation area which is characterised by individually designed houses arranged around two communal gardens.

The Triangle is conveniently located for the centre of Southampton and adjacent to the main road out of the City, The Avenue. Frequent bus services are available in neighbouring roads. The Avenue campus of the University of Southampton abuts the Triangle and the main campus is a short distance away. Schools and churches are located nearby, while a variety of shops and restaurants are found on Portswood Broadway and Portswood Road. The historic *Cowherds* inn is situated on an adjacent section of The Common and other pubs are found in Portswood and on Highfield Lane or close to it (*The Highfield, The Crown*). The area has its own residents' association, but also falls within the catchment of the Highfield Residents' Association and the territory of the Northern Neighbourhoods Partnership. It lies wholly within the Portswood Ward of the City.

The only vehicular access to the Triangle is provided into Blenheim Avenue from a mini roundabout on a sharp bend in Brookvale Road. Pedestrian and cycle access are provided along Lovers' Walk, a lane along the edge of The Common, which connects with Blenheim Avenue and Oakmount Avenue, while the cycle route from the centre of the City runs on a roughly parallel line through Westbourne Crescent. Roads within the Triangle are comparatively wide by local

standards and largely traffic free, apart from learner drivers. Circulation is easy, but confined to the roads; pedestrian ways are lacking and there is no potential for creating them. The width of the roads allows on-street parking, but proximity to the University's Avenue campus attracts non-residents. Garages for rent are located at the centre of the area, between Leigh Road, Westbourne Crescent and Oakmount Avenue, but they are largely invisible from the roads and access is restricted.

Although bounded by the Common, the Triangle lacks open space. The *cul de sac* form of both Blenheim Avenue and Oakmount Avenue results in the western parts of these roads forming large turning areas, frequently used for parking cars, sometimes several deep. Community events, such as street parties, have been held in Leigh Road, which is central to the area and can be closed at either end.

4.3 Outline History

The area that comprises the Oakmount Triangle conservation area formed a small part of the estate of South Stoneham, first defined in an undated charter of c1000, and then defined in more detail in a charter of 1045. By 1127, part of this area had been granted by Henry I to the Augustinian canons and their community at St Denys, and the demesne was further increased by later grants, notably by Stephen (1137). Following the dissolution of St Denys' Priory in 1536, the main part of the estate was acquired by Francis Dautrey and acquired the name of the Manor of Portswood on the next page.



Fig. 1 Map of 1658 of the Manor of Portswood

A map of the manor, dated 1658, indicates the existence of two fields that are largely followed by the streets and property divisions of the conservation area: Upper Westwoods and Westwoods Rushy Close.



Fig. 2 Current Street patterns overlaid onto the 1658 map

The northern boundary of these two fields corresponds to the northern boundary of the conservation area (especially noticeable where mature oaks and chestnuts mark the line), and the southern boundary of Upper Westwoods corresponds to most of the southern boundary of the conservation area. The boundary with the Common is still marked by fragments of an early-bank- and-ditch that perhaps originated in 1577–9. The first unambiguous reference to the Common itself dates from 1228.

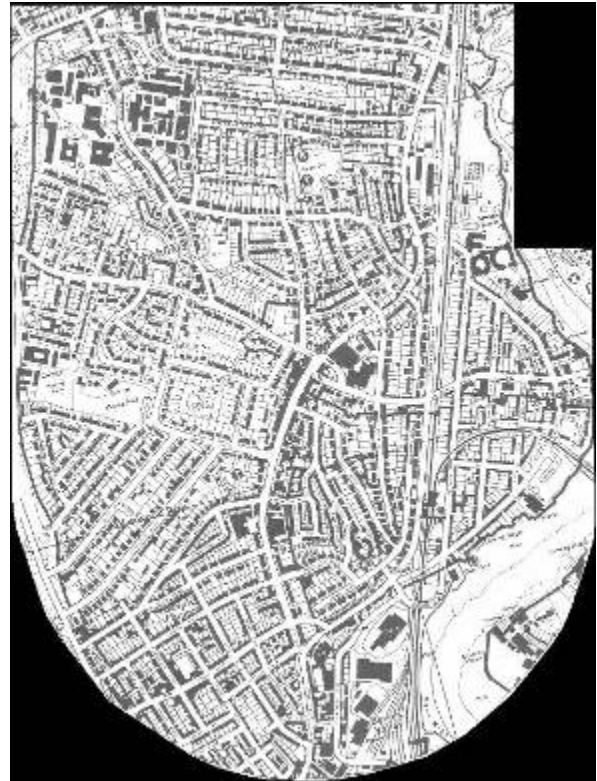


Fig. 3 Area covered by the 1658 map as it is today

The manor then passed through a succession of owners and was gradually broken up. The Highfield House Estate was one of the fragments.

Highfield House itself originated about 1810. This ‘pleasant and agreeable villa’ was built by Captain (later Admiral) Edward James Foote RN (1767-1833), who lived there from 1819. He was acquainted with the novelist Jane Austen, but famous in his time for a published attack upon Nelson’s savage conduct against rebels at Naples in 1799¹. Admiral William Morier (1790-1864), brother of the novelist James Morier,

¹ *Captain Foote’s Vindication of his Conduct in the Bay of Naples, etc.*, London 1807 and 1810.

lived in Highfield House in the mid nineteenth century. Afterwards the house passed through a group of distinguished local and related families, ending with the Morley Lees who sold it, with the estate, for speculative development. The visible relicts of the house (demolished c.1924) are the Lodge



(c.1860) situated at the top of Oakmount Avenue and associated ornamental walls,



sections of garden wall



(most obviously between Nos. 38 and 40 and between 32 and 34 Oakmount Avenue), and the curve of the drive from The Avenue fossilised in the western section of Oakmount Avenue.

The physical outline of Oakmount Triangle exactly preserves the boundaries of the Highfield House estate at the time of its sale in 1910.

Described in the sale catalogue as a 'fine old-fashioned family dwelling', Highfield House was a substantial building with three large reception rooms, kitchen, scullery and housekeeper's room on the ground floor and five principal bedrooms and eight secondary or servants rooms. It was one of a number of substantial houses built in the countryside near Southampton in the eighteenth and early nineteenth centuries. John Smith (1855-1926), a well-known local builder and developer, who was responsible for building over 1,000 houses in Southampton's suburbs, bought the 24-acre estate. Most of the development in the Triangle took place between 1911 and 1930. Officers in the armed services, officials of the local council, clergymen, and other professionals found the houses attractive and affordable. More houses were built on vacant plots after the Second World War (notably along the south side of Blenheim Avenue, which is characterised by varied development), while those damaged by bombing were repaired and in a few cases rebuilt. The social mix of the area began to change as multiple occupancy increased during the 1950s and early 1960s, and a private hotel (subsequently a student hostel) was established. New development also continued. Town houses were added at the west end of Oakmount Avenue in the 1960s, while a spacious house at the west end of Blenheim

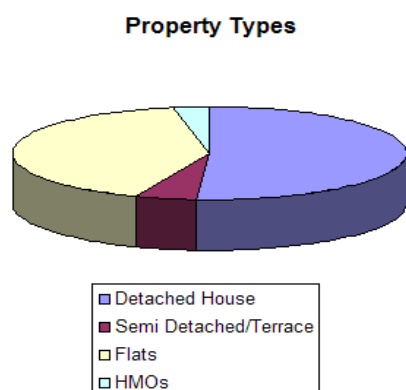
Avenue (*Gallia*) was demolished and replaced by local authority sheltered housing (*Gallia Court*, 1977). By then, however, houses were being returned to family use, with the emergence of private restoration schemes. Nonetheless, No. 45 Blenheim Avenue was demolished and replaced with apartments (2001), while a small bungalow at No. 34 Blenheim Avenue was replaced with a house. New houses were built on double plot gardens (33 Blenheim Avenue, 5 and 6 Leigh Road) between 2001 and 2005.

4.4 Social Character

The total population of the area covering the Triangle and adjacent streets was 829 in 2001. Mean density was 41 persons per ha, compared with 86 per ha in Portswood and 44 per ha in the City as a whole. The age structure showed a predominance of mature people, in which those aged 26 or over formed a majority (68.3 per cent) and those aged 40-65 were in the most numerous group (32.6 per cent). More than 60 per cent of the population was economically active, most as full-time employees. The community is very stable with more than 80 per cent of the population living at the same address at the 2001 census as in the previous year.

4.5 Physical Character Analysis

The area contains a mixture of family houses and apartment blocks, though a survey carried out for the Oakmount Triangle Residents' Association (OTRA) confirmed that the building stock reveals a mixed stock of houses in which substantial detached dwellings predominate (See Graph, below), the great majority of



Graph 1: Oakmount Triangle: Building Character, 2004

which were built before the Second World War (1939-45) and some even before the First World War (1914-18). Those houses built before the Second World War show a remarkable uniformity, which extends to the houses on Highfield Road included in the Conservation Area, though the statistics quoted before refer only to the Triangle. Almost all of them (96.7 per cent) have pyramidal or hipped roofs covered with traditional clay tiles (84.4 per cent). Only two houses have slate roofs. Red-brown brick is the predominant building material.



Frontages are characterised by one or two gables above bay windows (80.5 per cent). Over half the houses have pebble-dashed gables (57.8 per cent) and a further 3 per cent can be described as Mock Tudor. The windows are predominantly of casement form and most retain the original wooden members.



The majority of houses have a verandah around the front door (72.4 per cent), in some cases

extending the full width of the house. Most have kept one or more chimneys (94.5 per cent,) and more of 40 per cent of the garages are original



in some cases contemporaneous with the house. Widespread individual features of interest include front doors, most of which are half-glazed (often leaded and in some cases with coloured glass as well). A few of the pre-War houses have retained their original cast iron guttering (3.3 per cent), but rather more still have cast-iron hoppers (11.1 per cent) and down-pipes (35.6 per cent).



Of the five apartment blocks in the Triangle, three (Oakmount Mansions, Westbourne Mansions and Leigh Mansions) date from the 1920s and were built by John Smith, seen as pioneering at the time. They originally contained substantial apartments in keeping with the social character of the area, but these have been subdivided in recent years. Despite their size (3-4 storeys), the build date and style of the apartment blocks ensured that they blend in well with the neighbouring houses. The peripheral location of the apartment blocks, conformity with the building lines of the adjacent houses and the

use of gables and traditional roofs reduce their dominance of the Triangle's townscape.

Buildings erected in the Triangle after the Second World War are more diverse than their predecessors. Although the great majority are detached houses broadly in character with the area (75.0 per cent), the remainder are not. The most obvious examples are the town houses and maisonettes at the western end of Oakmount Avenue (Nos. 42-46 and 34a-d respectively), the apartments of *Gallia Court* at the western end of Blenheim Avenue, and *Leigh Court* towards the western end of Leigh Road. *Leigh Court* replaced *Kelvedon*, which burned down in 1960, while



Gallia Court was erected on the site of *Gallia* seventeen years later. Ten of the 24 houses built after the Second World War have pyramidal or hipped roofs (41.7 per cent). Most have end gables, rather than gabled frontages. Concrete roof tiles predominate (58.3 per cent), while brick is the usual building material. Rendered and pebble-dashed finishes are rare (16.7 per cent). Bay windows are scarce, while a high proportion of the buildings have replacement plastic windows. A quarter of the houses have verandahs. *Marlborough House*, built in 2001-02, has a design and elevation, which reflect the character of the previous house on the site, though it dominates the junction between Blenheim Avenue and Oakmount Avenue.

The main entrance to the Triangle when development began in the early twentieth century was from the Common at the west end of Blenheim Avenue. Although this provided only pedestrian access it seems to have been designed to be imposing. Its southern side was marked by *Gallia* (the only house in the Triangle which faced the Common); on the north stand two other substantial houses, 1 and 3 Blenheim

Avenue. Two towered houses rise to the east of these and face each other across the southern end of Westbourne Crescent, apparently 'guarding' the way into the heart of the John Smith estate. The Lodge to Highfield House, with its massive gateposts, marks a more low-key, but nonetheless distinctive entrance further north from the Common and at the west end of Oakmount Avenue, while a striking Queen Anne-style House was built at the junction of Blenheim Avenue with Brookvale Road.

Within the Triangle, the final ensemble of buildings is characterised by detached houses arrayed along wide roads set within low boundary walls. Within this uniformity, each road displays a degree of individuality. Westbourne Crescent curves gently from the Lodge and Westbourne Mansions to the two towered houses on the corner with Blenheim Avenue, and the vistas are short. Larger houses, built before the Second World War in substantial gardens backing on to The Common, are the norm on the western side. Greater diversity is found on the eastern side. Oakmount Avenue, by contrast, rises to a retreating skyline punctuated by the mass of Leigh Mansions and Oakmount Mansions, which ends with The Common. The buildings along much of its northern side are fairly uniform, and stand almost as a solid rank on the slope, but the southern side shows more diversity. Almost a quarter of the buildings were erected after the Second World War, and include replacements for houses badly damaged by bombing. Leigh Road almost runs along the contour, and seems both flat and open. It gives the impression of being wider than it actually is, while the buildings are mixed in style. Most (90.5 per cent) were erected before the Second World War.

Blenheim Avenue seems long, partly because of the detached sections at each end and the curve leading from the Queen Anne-style house at the corner of Brookvale Road towards the Common, where *Gallia* was located. Over three-quarters of the houses were built before the Second World War. Those along the northern side are almost all of this period and display a degree of uniformity; those on the opposite side are more diverse both in age and appearance.

At the heart of the Triangle is a small open space fronted by rows of inter-war garages, but access is restricted and visibility is hindered by the arrangement of buildings at the entrances.

4.6 Experiential Character

Despite its proximity to busy roads, a lively neighbourhood shopping area and the City centre, Oakmount Triangle provides an experience of calm and tranquillity rare in the City. Visitors, particular those staying overnight, frequently comment on the pervading quiet. Substantial houses and mature vegetation produce a sense of stability and continuity; it is clear that the Triangle has been a residential area for a long time.



The area's 'closed' character heightens the sense of distinctiveness revealed by the street plan of the city, as well as by aerial and satellite images. Neighbourhood Watch signs confirm the existence of strong community feeling. A 'human scale' prevails throughout the area, while even a short acquaintance reveals that a single architectural vision informed the layout of the Triangle and its style of building. Such real, but almost intangible, qualities are fragile and easily disrupted by insensitive development.

4.7 Threats to the Character of the Conservation Area

Residents feel that the character of the Oakmount Triangle is under threat. This is perceived to come both from within and without. The external threat comes from

developers attracted by large gardens, particularly the few consisting of double-plots, and there have been several attempts over the years either to introduce new houses at a higher density than currently exists (E.g. 4 and 6 Leigh Road) or to build new apartment blocks (E.g. 15 Oakmount Avenue). Both would affect the character of the area significantly. Threats from within the Triangle come largely in the form of the quite natural desire of residents to modify their properties to accommodate their current needs. The risk is that some of the proposals, while not radical in themselves, may still have a detrimental effect on the character of the area, while quite small changes to individual properties can have a negative cumulative impact.

5. MANAGEMENT PLAN

This Management Plan draws on the character appraisal above and sets out a strategy for preserving and enhancing the conservation area. It includes a summary of the existing Article 4(2) direction and information on controls on trees which apply in conservation areas. It also describes in more detail key elements in the area's townscape which contribute to the overall character of the Triangle and sets out further advice and guidance on how these important townscape characteristics can be retained and enhanced. Finally it includes a section on opportunities for enhancement of the Conservation Area which provides a mid-to long term strategy for improvement opportunities, both in the public and private realm.

Proposals for alterations, redevelopment, extensions or new buildings *which affect the house frontages* within the conservation area should always be formulated in consultation with the City Council's Conservation Officer who should be involved at the earliest possible stage.

5.1 Article 4(2) Direction

Some development and certain minor works and alterations to dwelling houses, such as changes to doors and windows, can normally be carried out without obtaining planning

permission from the Council, unless the property is a Listed Building. Development of this kind is called 'Permitted Development'. Additional controls on new development and demolition exist in all conservation areas but where there are specific problems, the Council can make a Direction for certain classes of development and work, which will then no longer be exempt from the need to obtain planning permission from the Council. This is called an Article 4 Direction.

The most significant problem facing conservation areas today is the gradual erosion of character and appearance, caused by small changes within a street, such as alterations and replacement of traditional doors and windows, changes to roofs, removal of front garden walls and hedges for hard-standings and loss of architectural features. Individual alterations of this kind may have little effect, but a street can gradually be transformed by the cumulative effect of these changes. The loss of unity caused by the introduction of alien materials and details, or other minor demolition, can change the character, appearance and value of the area.

An Article 4(2) Direction was made at the same time as the Conservation Area was designated on 10 August 2005. A revised Article 4(2) Direction was approved on 6 February 2006 and a full copy of the wording is included in Appendix II.

The Direction affects all houses within the Conservation Area, and means that any works listed below, *which front or face a highway, watercourse or open space*, will need planning permission.

- 1 Any enlargements, improvements or alterations such as extensions, conservatories, replacement doors and windows;
- 2 Any alteration to a roof including replacement roof coverings, insertion of roof-lights and solar panels;
- 3 Building a porch;
- 4 Erecting sheds etc.
- 5 Building a swimming pool (other than where it faces an open space or watercourse);
- 6 Building a hard-standing (or footpath);
- 7 Installing a satellite antenna (other than where it faces an open space or watercourse);
- 8 Removing, building and altering chimneys;

- 9 Removing or building walls, gates, fences or other means of enclosure; and
- 10 Exterior painting of previously unpainted surfaces.

There are already some limitations on householders' permitted development rights for these works. There are also special rules for listed buildings, the demolition of any building in a Conservation Area and controls for flats and commercial property, none of which benefit from the same 'permitted development' rights. The aim of these additional controls is to encourage good restoration and 'like for like' repairs in traditional or original designs.

Those wishing to carry out alterations should check with the Planning Department and inform their architect, solicitor or builder that they live in a Conservation Area and that there is an Article 4 Direction in force. If inappropriate alterations are carried out without planning permission, enforcement action will be taken. Planning Applications needed solely as a result of the Direction will be exempt from the payment of a fee.

5.2 Management Policies

This section contains guidance on specific features identified in the character appraisal as significant elements in the character of the conservation area.

Retention of Single Vehicular Access

Oakmount Triangle is a defined and distinctive enclave within the townscape of suburban Southampton. Access is limited to three points, two of them from the Common for pedestrians and bicycles only, while the sole vehicular access is from Brookvale Road into Blenheim Avenue. The creation of additional or expanded vehicular accesses would detract from the existing character of the Conservation Area.



Boundary with Southampton Common

Fragments of the original banks and ditches, in part screened by trees and scrubs, mark the boundary with the Common from the Lodge southwards.



Northwards from the Lodge it is defined by a brick wall fronted by grass, the Lovers' Walk footpath and shrubs and trees. The character of the historic boundary with the Common will be preserved and further encroachment prevented. The fragments of bank and ditch should be consolidated and cleared of damaging vegetation. Encroachments on the Common could be restored, with cooperation of the owners of the abutting property.

Preservation of the landscape strip on the northern boundary

The northern boundary is formed by a 'strip of structural landscaping' planted with native species. Southampton City Council issued a Tree Preservation Order Notice to cover the site on 22 June 1998, which was subsequently reinforced with a Management Plan issued in February 2005. The Council will continue to work with residents to ensure that the Management Plan is implemented and

monitored to secure the preservation of this important strip of land.

Buildings and Plots



House and plot sizes vary across the Triangle, but the mean area per house plot is 0.063 ha, while the mean plot ratio for houses is 18.1 per cent*. These low values contribute to the sense of spaciousness in the area and allow trees and shrubs to flourish. Individual houses are separated by gaps, large and small, which allow glimpses of back gardens and help to provide a distinctive 'texture' to the townscape. New development and re-development should be in keeping with the size, scale and building line of existing houses and preserve gaps between buildings.

The existing 1920's apartment blocks is, in design and materials, entirely in keeping with other contemporary buildings in the area and should be retained rather than replaced, where possible. Any alterations should maintain or enhance that character.

Protection of existing trees

Trees in a conservation area have protection similar to a Tree Preservation Order and it is an offence to fell or prune any tree with a trunk diameter greater than 75 mm at 1.5 m above the ground without giving prior notification to the Council. While mature trees are subject to protection anyway, every care should be taken to prevent damage to trees and shrubs in the area. Permission is required for any work on trees, even if a tree is in a dangerous condition.

Provision of high quality landscaping for new development



The large number of trees and shrubs, many of them flowering, is a striking characteristic of Oakmount Triangle, especially in the context of the City and a list of those commonly found is included in Appendix II. They provide a habitat for a wide diversity of birds and insects.

Where new development is proposed, landscape planting must include, where possible, the retention of existing trees and shrubs or substitute planting of appropriate quality and species. . Space for gardens should be provided in new developments

Retention of Front Gardens and Walls

Small gardens across the width of the properties and fronted with low red-brown brick walls are fundamental elements in the character of the area, though in some cases other treatments have been used. The front walls generally contain recessed panels

* The calculation excludes the areas occupied by apartments and the blocks of garages between Leigh Road and Westborne Crescent.



and have dentil stringcourses below chamfered coving. Some front walls, as well as many boundary walls, are constructed of



'rat-trap' bond – a cheap method of building walls quickly, employed widely in the early twentieth century.

The demolition of existing front and boundary walls requires planning permission. In general demolition will be resisted unless the walls are to be rebuilt in appropriate materials and to a traditional design.

The replacement of front gardens with soft landscaping by hard-standing for motor vehicles will be resisted. Resurfacing of drives should be carried out in a manner sympathetic to the setting

Historic Kerbs.

In any new scheme existing concrete kerbs will be replaced



with Purbeck stone. Existing Purbeck kerbs will be retained where possible.

Roofscape



Two-storey houses, with pitched roofs and gables are dominant. Some houses also have dormer windows.

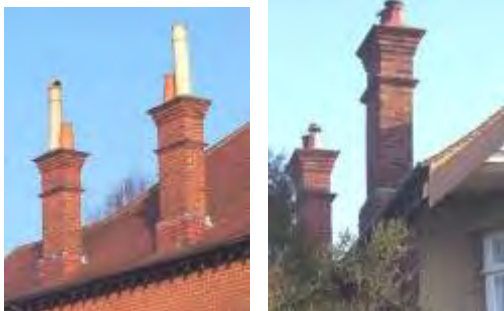


A few have octagonal towers with pointed tile-hung roofs. Chimneys survive on many houses.

This variety of rooflines



and tall chimneys,



together with rising ground, produce an interesting, variegated roof-scape. Traditional clay tiles predominate.

Roof replacement should be with traditional clay tiles. Concrete tiles will only be acceptable for new developments in exceptional circumstances.

Rear roof lights are more appropriate than the breaking of front and side roof planes with roof lights and dormers. Note that rear roof lights fall outside of the Article 4 (2) Direction, and may not require planning permission. Existing chimneys should be preserved or rebuilt, while their use on new buildings should be encouraged. Gables should not be remodelled and their use on the fronts of new buildings should be encouraged.

The installation of satellite dishes, solar panels, photovoltaic panels and wind turbines on front elevations, or when visible from the front road, will require planning permission.

Rainwater Goods

The materials, colour and profile of gutters and down pipes are important to the overall character of the area, as well as to individual buildings.



Original cast-iron gutters and hoppers should be retained wherever possible, together with the wooden plates which support down pipe brackets (a technically efficient way of fastening). Where replacements are needed, black-painted aluminium of an appropriate profile is preferred to plastic alternatives.

Materials

Red-brown brick walls give a particular colour and 'feel' to the area,



And though pebble dashing,



Rendering,



Hanging tiles



and Mock Tudor work are also found.

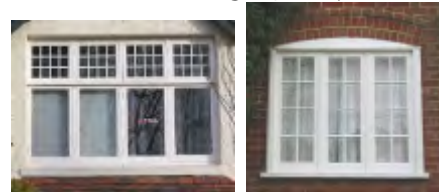


All extension, and rebuilding work should be in keeping with the existing materials and the use of the appropriate form of brick and lime-based soft mortars will be encouraged.

The over painting of brickwork (which requires planning consent under the Article 4(2) Direction) is generally inappropriate, as is the use of strong colours on rendering, pebbledash and windows.

Windows and Doors

Windows and doors in the Triangle have readily recognisable forms, which are essential to the overall design quality of the area.





Timber casements with small-paned top lights and projecting details predominate and are generally painted white or cream, though unsympathetic replacement windows in UPVC are evident. Doorways are generously proportioned and fitted with wooden doors, which are often leaded and contain coloured glass.

On front elevations, replacement doors and windows must be in keeping with existing designs found in the area. The use of UPVC will be resisted.

New developments will be encouraged to conform to door and window designs already found in the Triangle. The use of white and muted colours will be encouraged.

Verandahs



Verandahs, generally with white-painted woodwork, are found throughout the Triangle. In some cases, they have been filled in to the detriment of the original design of the house. Several have retained floors of decorated glazed tiles.

Verandahs should be retained on existing houses and further infilling should be avoided and the use of verandahs will be encouraged in the design of new developments.

Gates and Gateposts

While gates and gateposts are attractive features, they are not found on all properties in the Triangle and in some cases may always have been absent.



Removal of existing gates and gateposts will be resisted, and new gates or gateposts should pay due attention to designs already found in the area.

Garages





The early provision of garages adjacent to some houses and the provision of central, communal garages are important features of the Triangle. A few garages have been built into existing houses.

New garages should be in keeping with the associated house and the use of traditional side-opening, wooden doors will be encouraged.

The construction of integral garages within existing houses is inappropriate and will be discouraged.

Street furniture

The Victorian pillar-box will be put forward for listing. This is an unusual feature to find in an area, which post-dates the reign of the Queen Empress (1837-1901).



5.3 Enhancement Opportunities

The City Council, like the residents, takes its responsibility for the preservation and enhancement of the character and appearance of a Conservation Area seriously. The following list is not exhaustive and will need to be regularly reviewed (see section on Monitoring, above). Some of these measures are outside the Council's control and would be matters for individual property owners, the residents' association or statutory undertakers. The City Council has already set out a strategy for the City's street-scene, and is committed to improvement and good design (*The Street Scene: A Strategy for Streets, Parks and Open Spaces, 2005-08*).

Trees and Landscape

The planting of more trees should be encouraged and, in consultation with residents, the City Council should develop a management programme for the area. Particular thought might be given to the restoration of the historic tree line on the boundary between Blenheim Avenue and Winn Road, largely destroyed by honey fungus.

Street Furniture

The existing lamp posts should be replaced with ones of higher quality.

The unsightly overhead wires and associated telegraph poles should be taken down and the telephone wires put underground. Use could be made of the existing underground cabling connection installed some years ago to provide for television.

Parking and Traffic

Subject to agreement with the owners, the garages between Leigh Road, Westbourne Crescent and Oakmount Avenue should be renovated and extended to provide secure off-street parking for residents.

Subject to achieving the necessary funding (as existing traffic conditions are unlikely to justify use of Local Transport Funding), consideration could be given to appropriate traffic calming measures.

APPENDICES

Appendix I. Article 4 (2) of the General Permitted Development Order 1995 Restricting Permitted Development

SOUTHAMPTON CITY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
GENERAL PERMITTED DEVELOPMENT ORDER 1995
DIRECTION UNDER ARTICLE 4 (2) OF THE GENERAL PERMITTED DEVELOPMENT
ORDER 1995 RESTRICTING PERMITTED DEVELOPMENT
RECITALS

1 Southampton City Council ("the Authority") is the local planning authority in respect of the Area of land specified in this Direction.

2 The Authority is satisfied that it is expedient that the development described in Schedule 2 to the General Permitted Development Order 1995 ("the Order") and specified in this Direction should not be carried out unless permission is granted for it on an application. NOW THEREFORE the Authority in pursuance of article 4(2) of the Order and all other powers thereby enabling

DIRECTS THAT

1 The permission granted by article 3 of the Order shall not apply to development specified in the First Schedule to this Direction in the area specified in the Second Schedule to this Direction ("the Land").

2 This Direction does not require the approval of the Secretary of State because the Authority is satisfied that it is expedient that the particular development described in the First Schedule to this Direction should not be carried out upon the Land which is part of the Oakmount Triangle Conservation Area (the Conservation Area) unless permission is granted for it on application because such development is likely to threaten the character or appearance of the Conservation Area.

3 This Direction shall, in accordance with Article 6(3) of the Order, come into force in respect of any part of the Land on the date on which notice of the making of the Direction is served on the occupier of that part of the Land or if there is no occupier, the owner. If the Authority consider that individual service on the owners or occupiers of the Land is impracticable or because it is difficult to identify or locate one or more of them then the Direction shall come into force in respect of any part of the Land on the date on which notice of the making of this Direction is first published by local advertisement pursuant to Article 6(1)(a)

4 This Direction shall expire at the end of six months from the date on which it was made unless it is confirmed by the Authority.

5 In deciding whether to confirm the Direction the Authority shall take into account any representations received within 21 days from the date of publication of the Notice of Direction by advertisement.

050810-A4 Direction

FIRST SCHEDULE

DEVELOPMENT FOR WHICH PLANNING PERMISSION WILL NOW BE REQUIRED

1 The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.

2 Any of the following development which would front a highway, waterway or open space, (open space being any land laid out as a public garden, or used for the purposes of public recreation or land which is a disused burial ground).

(a) The enlargement, improvement or other alteration of a dwellinghouse, (including the size, shape and design of windows, doors and other openings, porches and porticos, timberwork, brick and stonework, stucco, rainwater goods, extensions and the application of cement or pebbledash render).

(b) The alteration of a dwelling house roof (including tiles and slates, ridge tiles, finials, rooflights, leadwork and eaves).

(c) The erection or construction of a porch outside any external door of a dwelling house.

(d) The provision, within the curtilage of a dwelling house of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such or the improvement or other alteration of such a building or enclosure (if such development fronts a highway but not to include development fronting a waterway or open space).

(e) The provision, within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such (including paths and hardstandings).

(l) The installation, alteration or replacement of a satellite antenna on a dwelling house or within its curtilage (if such development fronts a highway but not to include such development fronting a waterway or open space).

(g) The erection, construction, improvement, alteration or demolition of a gate, fence, wall or other means of enclosure (whether in whole or part) within the curtilage of the dwelling house

(h) the painting of the exterior of a dwelling house or a building or enclosure within the curtilage of a dwelling house (including the painting over of unpainted brick or stonework but excluding the painting of doors, windows and other joinery items or the repainting of existing painted brick or stonework.

The above 1 & 2 (a)-(h), all being development comprised within classes A, C, D, E, F, H and I of Part 1 and classes A & C of Part 2 and class B of Part 31 of Schedule 2 of the Town & Country Planning (General Development) Order 1995 and not being development comprised within any other classes and which would front onto a highway, waterway or open space (save as excluded above).

OSOB10-A4 Direction

SECOND SCHEDULE

RESIDENTIAL DWELLINGHOUSES TO WHICH THIS DIRECTION RELATES

The residential dwelling houses to which this Direction relates are those situated within the Oakmount Triangle Conservation Area and are:-

- (i) all residential dwelling houses in Blenheim Avenue except for numbers 14, 16, 18 and 34;
- (ii) all residential dwelling houses in Oakmount Avenue except for numbers 40, 42, 44 and 46;
- (iii) all residential dwelling houses in Leigh Road except for numbers 5, 6 and 21; and
- (iv) all residential dwelling houses in Westbourne Crescent, except for the Willows and numbers 10 and 21 Westbourne Crescent, but including 19 Brookvale Road and 1-5 Highfield Road.

GIVEN UNDER THE COMMON SEAL, ~
of SOUTHAMPTON CITY COUNCIL ~'
this 9th day of August 2006

Appendix II. Trees and Shrubs Identified in The Triangle as Particularly Common

<u>Trees</u>	<u>Shrubs</u>
Acacia (Japanese Maple)	Acuba
Birch	Camellia
Copper Beech	Ceanothus
Eucalyptus	Forsythia
Flowering Cherry	Holly
Flowering Quince	Honeysuckle
Hawthorn	
Horse Chestnut*	
Rhododendron	Veronica
Magnolia	Weigela
Mock Orange	Wisteria
Oak*	Privet
Strawberry Arbutus	
Tamarisk	

*Often located on the outer boundaries of the Triangle

Appendix III. City of Southampton Local Plan Review - Extract

Development proposals in the Conservation Area will be assessed against prevailing national and local policy.

The City of Southampton Local Plan Review was adopted by Southampton City Council in March 2006 and contains the following policies relating to Conservation Areas. Other policies will apply as appropriate, depending on the type of development proposed.

Policy HE 1 New Development in Conservation Areas

Where development is proposed in a conservation area, adjacent to it and affecting its setting or views into and out of the area, such development:

- (i) Must preserve or enhance the character and appearance of the conservation area, having regard to the Conservation Area Character Appraisal where available;
- (ii) Must be accompanied by a design statement as set out by the City Council's Development Design Guide for the City;
- (iii) Must be of sufficient detail to enable a full assessment of the proposal to be made.

Policy HE 2 Demolition in Conservation Areas

Consent will be refused for the demolition of an unlisted building in a conservation area unless:

- (i) The building does not make a positive contribution to the area's character or appearance as assessed against the area character appraisal where available; or
- (ii) The condition of the building and the cost of repairing and maintaining it outweigh its importance, and every possible effort has been made, without success to continue the existing use or to find a suitable alternative use.

Applications for consent to demolish should be accompanied by an associated planning application for the comprehensive redevelopment of the site.