

### Consultation Responses to the Draft Carlton Crescent Conservation Area Appraisal & Management Plan - April 2013

No.	Organisation/ individual	Page No. etc.	Support/ object/ comment	Summary of comment	Officer response	Recommended change
1	Anonymous 1	General	Comment	Increased heavy traffic down Bedford Place because of the restriction to turn right at London Road.	These comments have been noted and will be forwarded to the Council's Highways dept.	No change required
2	Anonymous 1	General	Comment	Student access into Canton Street from properties in Devonshire Road. Backyard open to Canton Street.	The property and wall at the bottom of Canton Street is not in the Conservation Area and is therefore not covered by the Appraisal & Management Plan.	Issue re. the partial demolition of the wall at end of Canton St. will be added to the SWOT analysis (although it is not within the CA).
3	Anonymous 1	p.21	Support	Would support a loss of Permitted Development Rights for householders in Canton Street.	Support welcomed	Introduce Article 4 Direction for Canton Street
4	Anonymous 1	General	Comment	The following would improve the area: i. Burying the telephone wires in Canton St. ii. By not opening Henry St. iii. By closing the gap at the bottom of Canton St.	Noted. i. Burying of overhead wires would be the responsibility of BT Openreach and there would, of course, be a cost implication. ii. This issue is related to a specific planning application which has subsequently been withdrawn. iii. The wall at the bottom of Canton Street is not in the Conservation Area and the council are therefore unable to	Issue re. the partial demolition of the wall at end of Canton St. will be added to the SWOT analysis (although it is not within the CA).

					enforce the rebuilding of the demolished wall.	
5	Anonymous 2	General	Comment	The main issues in the area are the opening up of Henry Street, wall at bottom of Canton Street, speed of vehicles through Bedford Place and Carlton Place.	The opening up of Henry Street is related to a specific planning application which has subsequently been withdrawn. The wall at the bottom of Canton Street is not in the Conservation Area and the council are therefore unable to enforce the rebuilding of the demolished wall. Comments re. speed of vehicles have been noted and will be forwarded to the Council's Highways dept.	Issue re. the partial demolition of the wall at end of Canton St. will be added to the SWOT analysis (although it is not within the CA).
6	Anonymous 2	p. 21	Support	Would support a loss of Permitted Development Rights for householders in Canton Street.	Support welcomed	Introduce Article 4 Direction for Canton Street
7	Anonymous 2	General	Comment	The area could be improved by traffic calming and double decker buses not using Bedford Place.	Noted and will be forwarded to the Council's Highways dept.	No change required
8	Mrs Castell, resident	General. P.14	Comment	The state of the stairwell to the side of Revolution Bar and from Yuzu Bar to Posh Pads all the back yards are full of rubbish, fire hazard and Health & Safety. Friction Linings next to CoCo Rio Bar is an eyesore. Should the council put pressure on to re-develop the site? We need more accommodation for the housing list.	Comments have been passed on to Environmental Health. An application is currently being considered for a proposed development of flats (16 - 18 Upper Banister Street).	No change required
9	Steve Eddy,	p.15 - 16	Comment	Main issues in the area are noise, busy	Noted. These issues are	No change

	resident			traffic, rowdiness and too many licensed premises.	outside the legal remit of the Appraisal.	required
10	Steve Eddy, resident	p.15 - 16	Comment	The area could be improved by closing Carlton Place to through traffic access only.	Noted and will be forwarded to the Council's Highways dept.	No change required
11	Mrs Gara, Freemantle/Polygon Community Action Forum	p.15 - 16	Comment	Bedford Place looking scruffy, too many signs on buildings, flags outside a premises, 'Booze R Us', tattoo advert, etc on a listed building at corner of Henstead Road. Filthy pavements outside 90° and Revolution.	The council has recently taken action to remove the unauthorised advertisements in the area. Comments re the pavements outside the bars will be passed on to the street cleaning department.	No change required
12	Mrs Gara, Freemantle/Polygon Community Action Forum	General	Comment	Quicker response from council when breaches are reported would improve the area.	See above, but comment noted and passed on to the enforcement team	No change required
13	Mrs Gara, Freemantle/Polygon Community Action Forum			Making owners of run down properties maintain them would improve the area.	Where listed properties are in a dangerous or unsound state the council can and does take action under the Planning (Listed Buildings and Conservation Areas) Act 1990.	No change required
14	Mrs Gara, Freemantle/Polygon Community Action Forum			Remove advertising boards from lawn outside listed building on corner of Henstead Road would improve the area.	See response to 11.	No change required
15	Mrs Gara, Freemantle/Polygon Community Action Forum			Do not agree that Sainsbury's and 44 flats are a neutral change; could have been built more sympathetically to blend in with neighbouring properties. No objection to a supermarket, just the	Noted.	No change required

				façade.		
16	L. Gilder, resident			Main issues in the area are architectural and environmental integrity. The latter means taking into account developments on the periphery of the area and its effect on community aspects, including use of new developments.	Noted. The implementation of the policies contained in the Appraisal and Management Plan, in concert with those contained within the Residential Design Guide, will help to maintain integrity.	No change required
17	L. Gilder, resident	p.21	Support	Would support a loss of Permitted Development Rights for householders in Canton Street.	Support welcomed	Introduce Article 4 Direction for Canton Street
18	L. Gilder			Disagree with the opinion that logic is a relevant criterion for including the whole of St. Anne's School in the Conservation Area.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is.
19	L. Gilder			Not confident that planning applications will be considered in the light of consequential effects on the area or that applications will be refused if the council feel that commercial interests over-ride aesthetic or community aspects. Can the Planning and Conservation functions be better co-ordinated in the interests of residents?	See response to 16. Commercial interests are not a planning consideration and are not considered as part of the decision-making process. The Historic Environment Team is located within the Development Management (Planning) section to enable better coordination.	No change required
20	Monsignor Vincent Harvey VG, Parish Priest, St. Joseph's and St.			Supports the proposal to exclude the whole of St. Anne's School from the Conservation Area.	Noted	As the result of public consultation, the boundary of the conservation area

	Edmund's City Centre Catholic Parish					to remain as it is
21	Max Holmes, Concept Design & Planning			As many of the buildings in the Carlton Crescent Conservation Area are now part full or becoming empty we are concerned that the council is going to see building degenerate as there is a presumption against change of use to residential. If we were drafting a policy we would encourage higher end conversions with no 106 or affordable contributions in the area due to the need to invest heavily in the buildings.	Carlton Crescent creates an attractive environment for offices which is close to the Law Courts, other office areas and city centre facilities / public transport services. There are only a small proportion of office premises vacant in Carlton Crescent at present, despite the poor economic conditions, which illustrates the underlying attractiveness of the area for offices. Once an economic recovery occurs, areas like Carlton Crescent are likely to be amongst the first to benefit from renewed interest from office occupiers. Re-use for offices would benefit the listed buildings and support economic growth.	
22	Jill Lovelock, resident		Comment	Main issues: Traffic – volume and speed in Bedford Place and Canton Street	These comments have been noted and will be forwarded to the Council's Highways dept.	No change required
23	Jill Lovelock, resident		Comment	Main issues: Conflict between residential area and night time economy	Noted. Issue highlighted in the SWOT analysis.	No change required

24	Jill Lovelock, resident		Comment	Main issues: Insufficient awareness of status as Conservation area	Noted. As part of the consultation undertaken for the appraisal all households and businesses in the area received hand-delivered notification of the process and the public meeting. This has helped to raise awareness, but the council is aware that as ownership changes over the years continuing to raise awareness will be a priority.	No change required
25	Jill Lovelock, resident		Object	Main issues: Proposal to change boundary of Conservation Area - in relation to St. Anne's school, logic indicates the school should be either all in or all out, but the school clearly has a very strong reasoned argument, which should be supported.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is
26	Jill Lovelock, resident		Support	Yes, would strongly support loss of Permitted Development Rights. This will preserve the fabric and maintain the quality of the overall environment.	Support welcomed	Introduce Article 4 Direction for Canton Street
27	Jill Lovelock, resident		Comment	Improvements to the area: Traffic – traffic calming measures and 20 mph limit in Bedford Place and Canton Street.	These comments have been passed on to the council's Highways Department	No change required
28	Jill Lovelock, resident		Comment	Improvements to the area: Use of quality materials for the street scene	Noted. Carlton Crescent has been identified in the Streetscape Toolkit to be paved in Malvern Leemoor	No change required

					paving and with black painted street furniture when any future improvement scheme is implemented	
29	Jill Lovelock, resident		Comment	Improvements to the area: Stronger relationship with landlords/agents for let property, so tenants know and comply with requirements such as refuse collection times and methods.	Noted.	No change required
30	Jill Lovelock, resident		Comment	Improvements to the area: Encourage residential use above shops.	Agreed.	No change required
31	Derek Lubbock, resident			Against change of boundary of Conservation Area because i. There is a need to retain the building of historic importance on the corner of Rockstone Place within the Conservation Area, and ii. The undesirability of adding the remainder of St. Anne's School site in the Conservation Area, it being neither historic nor of particular architectural interest.	Noted.	As the result of public consultation, the boundary of the conservation area to remain as it is
32	Derek Lubbock, resident		Support	Would support a loss of Permitted Development Rights for householders in Canton Street.	Support welcomed	Introduce Article 4 Direction for Canton Street
33	Derek Lubbock, resident			The paving in Canton Street should be brought up to standard befitting a Conservation Area.	The council has a programme of streetscape improvements for the main commercial areas of the city. Canton Street is a residential area and is not at present included in this programme.	No change required

34	Mrs B Murtagh, Headmistress of St. Anne's Catholic School and Sixth Form College			Against the change in boundary to include the whole School site. Bound to lead to extra expense which funding from the government will not be able to meet.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is
35	Mrs B Murtagh, Headmistress of St. Anne's Catholic School and Sixth Form College			Against the change in boundary to include the whole School site due to timescales involved with consulting with the conservation officer before work happens. Would severely limit the amount of maintenance done. Contractors need to be lined up quickly and tenders produced within a very short timescale for director approval; we fear that adding in another layer of bureaucracy will severely inhibit our ability to update the site as and when we need to.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is
36	Mrs B Murtagh, Headmistress of St. Anne's Catholic School and Sixth Form College			Against the change in boundary to include the whole School site as it would be a challenge to us to continue to admit physically disabled students if adaptations to parts of the site became burdensome to such an extent that the school could not meet their needs.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is
37	Mrs B Murtagh, Headmistress of St. Anne's Catholic School and Sixth Form College			I wonder if you might reconsider whether another proposal could be to retain the parts of the school already in the conservation area but not extend it to the rest? This could be a very palatable compromise.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is



38	Mrs B Murtagh, Headmistress of St. Anne's Catholic School and Sixth Form College			We do not believe putting the whole school into the conservation area is necessary given the already adequate powers of development control which the council has. To include the whole School would be detrimental in planning terms as it does not preserve or enhance the area.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is
39	Tony Snelling FRICS, Stanley Hicks Chartered Surveyors			On behalf of Trustees of La Sainte Union and St, Anne's School, I am instructed to object to the proposal to extend the boundary of the Carlton Crescent Conservation Area to include the whole of the St. Anne's Catholic School site. Concerns about having the ability or funding to provide education in buildings that are difficult to alter or demolish, or of a standard that would be expected to enhance a conservation area.	Noted	As the result of public consultation, the boundary of the conservation area to remain as it is
40	David Whalley, resident			The changes in policy are insufficiently bold to bring about the changes identified within the analysis. I understand this is partly because any suggested policies may conflict with policies from other council departments. I would hope this is an opportunity for the management plan to identify a vision for the development of the conservation area over the next few years.	The appraisal is one part of the council's overall vision and policies for the area, dealing specifically with a restricted range of issues. It forms part of a suite of policies, including the Core Strategy and the City Centre Action Plan which articulates a vision for the area.	No change required
41	David Whalley			The document highlights the reduced sense of community with fewer families	The proposed article 4 Direction for canton Street will	No change required

				living in the area. Encouraging the development of a strong community should be a key part of the Plan.	help to strengthen to existing community.	
42	David Whalley			Very limited car parking for residents. This is made more acute by the time restrictions placed on street parking, making it difficult for visitors and residents alike. Whilst recognising the conflicting pressures faced by the City Council with on-street parking, this might be something the report could at least identify.	These comments have been noted and will be forwarded to the Council's Highways dept	No change required
43	David Whalley	1.18 – 1.19	Support	The policies to take a longer-term view to an improvement in visual standards of shop fronts would be welcome.	Support welcomed	No change required
44	David Whalley			Introducing a policy which resists the loss of living accommodation from upper floors (2.4) might add to the proportion of student accommodation unless this is also linked to resisting an increase in the number of HMOs in the area.	The policy protects the area for offices, therefore any form of residential use (including student accommodation) would be contrary to this. Any new HMOs will require planning permission and will have to comply with the recently adopted Supplementary Planning Guidance.	No change required
45	David Whalley			The SWOT analysis identifies the unsightly wheelie bins in some areas, but does not attempt to suggest how these might be removed. Removing the bins and reverting to black sacks instead of wheelie bins might not work. Some of	Noted and agreed	No change required

				the flats are small and there is little space to store rubbish for a week. The storage of rubbish is a problem, but not one with a simple solution. I would hope the management plan highlights this as a challenge for other council departments. A positive pro-active approach by the City Council to work with those residents with on-street wheelie bins, working with them to remove the bins, would be a positive step.		
46	David Whalley			A possible additional policy might be: The council will encourage energy efficiency in all buildings and work positively with residents in historic buildings to improve the energy efficiency of the building whilst retaining the character of the area.	Welcome comment	Policy added to Carlton Crescent Conservation Area Appraisal & Management Plan
47.	Robin Lovelock, resident			Main issues: Traffic and Parking: (i) Volume and speed throughout area, especially in Bedford Place, Carlton Place and Canton Street (ii) Abuse of Residents and Visitors Parking Scheme in Canton Street – including and not least via ‘fly-parking’ by short-term shoppers, misuse of Business permits (longer term than regulations permit?) and Annual Visitors Permits, as well as use of traditional Visitors Permits by people working locally and parking daily in Canton St	Noted. This information will be forwarded to the relevant departments within Southampton City Council.	No change required

				(and possibly elsewhere). (iii) Parking on double yellow lines in particular parts of Bedford Place: on left just south of Wilton Ave. junction, outside and opposite Sainsbury's (esp. re. cash machine), and extending northwards on west side – near Champagne Charley's etc.		
48.	Robin Lovelock, resident			Main issues: Conflict between residential area and night time economy, plus almost 24/7 alcohol outlets.	Noted. Issue highlighted in the SWOT analysis.	No change required
49.	Robin Lovelock, resident		Support	<p>Yes, would strongly support the loss of Permitted Development Rights for householders in Canton Street as this would preserve the fabric and maintain the quality of the overall environment.</p> <p>Some reflection on/possible revision to the 'rules' re. replacement windows: NOT so as to exclude the item but in recognition of the virtual necessity of double glazing as an anti-noise measure and for 'green' reasons, and the advances made in recent years in the design quality of upvc windows in terms of 'imitation' sash windows etc. These are far from cheap, but replacement wooden frames are prohibitively expensive – and are they available double-glazed? Some detailed guidelines on this matter might be helpful to householders.</p>	<p>Support welcomed</p> <p>Noted</p>	<p>No change required</p> <p>This will form part of the consultation process required in order to establish an Article 4 Direction</p>

50.	Robin Lovelock, resident			Area could be improved by more adequate 'policing' of anti-social (and strictly <i>illegal</i> ) parking required. Possibly consider extending hours of Residents Parking Scheme (in Canton St anyway) to cover 7 days per week and until 10pm.	Noted. This information will be forwarded to the Council's City Parking & Patrol Services	No change required
51.	Robin Lovelock, resident			<p>i. Area could be improved by 20 mph limit throughout area – Bedford Place, Carlton Place, Carlton Crescent, Canton St, Amoy St etc.</p> <p>ii. Extensive traffic calming measures, possibly on Bedford Place, definitely in Canton Street (of "Conservation Area quality" in terms of design and materials) and Carlton Place – and Henstead Road.</p>	<p>i. With regard to a 20 mph limit, anyone can apply for a Traffic Regulation Order (TRO) which is a legal instrument by which highway authorities can regulate the use of the highway. Such a proposal would be subject to a public consultation. The process can take many months to complete especially if objections result in the TRO being changed and re-advertised.</p> <p>ii. With regards to traffic calming measures, road widths are narrow and limited for any works or expansion. In Canton Street there are parking bays on both sides with enough width for one car to go in between. The only place to have any physical traffic calming measures is to put it around the junction but</p>	<p>No change required</p> <p>No change required</p>

					this needs to be kept clear for a turning area/an area for vehicles to pass one another. The only option would be to remove some parking spaces; such a proposal may result in objections by the local residents.	
52.	Robin Lovelock, resident			Area could be improved by: Use of high quality materials for the street scene – surfaces and furniture.	Noted.	No change required
53.	Robin Lovelock, resident			Area could be improved by tenants renting properties in Canton Street maintaining the standards of tidiness and maintenance that owner-occupiers do. Landlords and letting agents should be made aware of issues and made to comply with requirements such as refuse collection times and methods and the general standards to be expected in a Conservation Area.	Noted.	No change required
54.	Robin Lovelock, resident	2.4 – 2.5	Support	I support the move to encourage residential use above shops.	Comment welcomed	No change required
55.	Robin Lovelock, resident			Area could be improved by improving the area referred to as ‘Sector D’ – Handford Place etc – is in dire need of improvement. Some shop fronts, and rears, in Bedford Place and Carlton Place should also be improved.	Noted. As you state, these properties are privately-owned and it is the owners’ responsibility to maintain and preferably enhance their appearance as befits buildings in a Conservation Area.	No change required
56.	Robin Lovelock, resident			Canton Street residents have opposed the proposal to reopen Henry St as an	Noted	Application regarding

				(unnecessary) 'add-on' to the otherwise entirely appropriate redevelopment of the Bedford House (Amoy St) site for family housing of appropriate scale and quality. With the Conservation Area Review out to Consultation at precisely the same time as was Resubmitted Planning Application, it would have been appropriate and helpful to have had the active support of the Historic Environment Team, not least against what was clearly a perversion of "conservation language" (although it now seems <i>not</i> on the part of the HET) in using the admirable notion of "reinstating/maintaining historic street patterns" in an entirely inappropriate context and for an ulterior purpose.		redevelopment of the Bedford House (Amoy St) site has been withdrawn
57.	Robin Lovelock, resident	p.15 - 16	Comment	The partially demolished wall at the bottom/western end of Canton Street enables cars and pedestrians, with attendant noise and litter, to use Canton Street as a route to and from Bedford Place and beyond during the day and late at night.	Comments noted. See no. 2.	Issue re. the partial demolition of the wall at end of Canton St. will be added to the SWOT analysis (although it is not within the CA).