

**Consultation Responses to the Draft Cranbury Place Conservation Area Appraisal & Management Plan - August 2013**

No.	Organisation/ individual	Page No. etc.	Support/ object/ comment	Summary of comment	Officer response	Recommended change
1.	Jenepher Parry Davies, Vice President of the Rockstone Lane Residents Association [RLRA]	Houses of Multiple Occupation (HMOs)	Comment	One of the main issues in the area is the threat of development of HMOs (e.g. proposed 4 x 4 storey houses in land to rear of 6/7 Cranbury Terrace recently refused permission to increase no of bedrooms to 5).	Land to the rear of 6/7 Cranbury Place has planning permission for 4 x 4 storey houses (11/0945/FUL and 12/1322/DIS). Since the late 1990s a number of proposals for this site have gone to Appeal. There are three licensed HMOs properties within the Conservation Area itself (located within Cranbury Place, Cranbury Terrace and Lyon Street). There are other HMOs in the surrounding area and the possible issues associated with some such properties are appreciated e.g. refuse, maintenance. Southampton has around 100,000 homes of which just under a quarter are rented from private landlords. Within the private rented sector it has been estimated that there are 7,000 houses in multiple occupation (HMO). This type of accommodation is much	This threat is noted in the SWOT analysis in the Conservation Area Appraisal & Management Plan.

					valued by the council as it provides homes to many Southampton residents, however, we appreciate it is important to ensure that the HMOs in the city are safe and well managed. The council is committed to working with private landlords and landlord organisations as well as tenants and residents to achieve this. The Housing Act 2004 came into effect from 6 April 2006. It includes several elements that relate to houses in multiple occupation.	
2.	Jenepher Parry Davies, Vice President of the Rockstone Lane Residents Association [RLRA]	Preservation and enhancement	Comment	One of the main issues in the area is the lack of control over materials/fabric/style and of refurbishment and dilapidation of some existing properties in Rockstone Lane.	The purpose of including Rockstone Lane within the Conservation Area boundary is to alleviate these issues. The introduction of an Article 4 Direction will further strengthen controls as far as the preservation and enhancement of the area.	In line with proposals in the Plan.
3.	Jenepher Parry Davies, Vice President of the Rockstone Lane Residents Association [RLRA]	Change of boundary/proposed Article 4 Direction	Support	I should like to see Rockstone Lane and the north side of Lyon Street included in the Conservation areas and would support a loss of Permitted Development Rights.	Noted.	In line with proposals in the Plan.

4.	Jenepher Parry Davies, Vice President of the Rockstone Lane Residents Association [RLRA]	Conservation Area status	Comment	The area could be improved by Planners requiring developers and owners and future purchasers to pay close attention to detail within the Conservation Area when considering future improvements/upgrades (such as materials/style/colour of masonry/paintwork/fencing and gates) in order to retain the peace and essential unique inherent character of architecture within the Lane.	The Conservation Area Appraisal & Management Plan needed to be updated. This has now been done and the Plan will be used as a material consideration for development control purposes.	No change required.
5.	Jenepher Parry Davies, Vice-President of the Rockstone Lane Residents Association [RLRA]	Ecology	Comment	It would be useful to request an appraisal of the flora and fauna of the area within and surrounding the Lane by the City Council Environmental Health department in order that, perhaps by increased planting of butterflies and other natural occurring species a more healthy environment might be encouraged to flourish.	Noted. This information has been forwarded to the Planning Ecologist.	No change required.
6.	Jenepher Parry Davies, Vice-President of the Rockstone Lane Residents Association [RLRA]	Planting and regular cleaning	Comment	It would be a welcome development if there were further attempts to enhance the Lane by planting and regular cleaning.	This information has been forwarded to the Parks & Street Cleansing Manager. There is a regular management regime for the green area around the substation at the top end of Rockstone Lane (which is actually in The Avenue Conservation Area) and a regular cleaning regime for Rockstone Lane. Residents	No change required.

					are at liberty to plant up front gardens as they wish.	
7.	Jenepher Parry Davies, Vice-President of the Rockstone Lane Residents Association [RLRA]	Crime in Rockstone Lane	Comment	We continue to be concerned about the level of crime in the Lane.	The Council's Anti-Social Behaviour Team acknowledges that there have been issues with regards to inappropriate use of the subway at the west end of Cranbury Place and anti-social behaviour at the top end of Rockstone Lane. A lot of work has been done with the Police and the situation has improved but will continue to be monitored.	Noted in the SWOT analysis in the Conservation Area Appraisal & Management Plan.
8.	Steve Reeve, local resident	Estate agents signs	Comment	Estate agents signs, could they be removed? So many flats they are a permanent feature. Have got round this in some London boroughs.	If appropriate Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 1992 can be used to designate areas in which estate agents would require consent before boards can be displayed. This issue will be monitored.	Added to the SWOT analysis in the Conservation Area Appraisal & Management Plan.
9.	Steve Reeve, Local resident	Wheelie bins	Comment	Wheelie bins, could 1 – 8 Cranbury Terrace get a big 'skip' bin and all use it so they can get rid of individual bins (as in Brighton)? Neighbours would be in agreement.	This suggestion has been noted and a site visit will be held between the Conservation Officer, Area Co-ordinator and Acting Working Supervisor to discuss	Added to the SWOT analysis in the Conservation Area Appraisal & Management Plan.

					the issue.	
10.	Sally Churchward, local resident	Change of boundary and proposed Article 4 Direction	Support	In favour of Rockstone Lane being in the Conservation Area and having an Article 4 Direction.	Noted and support appreciated.	In line with proposals in the Plan.
11.	Max Greenwood, publican	uPVC windows	Comment	Why would uPVC windows not be permitted? Surely the long term impact of increased energy use on the area would be of greater importance than the aesthetics? I had a little walk down the lane after reading the proposal, and it seems only one or two properties didn't already have UPVC.	The Historic Environment Team would advocate the use of wooden windows in properties in Rockstone Lane but this does not mean windows could not be double glazed. Our aim is to oppose the use of inappropriate materials in historic buildings (e.g. uPVC) but not to the detriment of residents' comfort. When maintained wooden windows will outlive uPVC windows (the lifespan of uPVC windows is approximately 25 years). Our aim would be that when uPVC windows need to be replaced (having come to the end of their lifespan) they are done so with appropriately designed wooden windows therefore preserving and enhancing the character and appearance of the area.	No change required.

12.	Max Greenwood, publican	Preservation, enhancement and the cost of maintaining properties	Comment	We would like to conserve the appearance of the lane, but none of the document alludes to this really. Apart from, the preservation of the light fittings and lampposts, which I think has been overruled anyway?	The lamp posts in Rockstone Lane are traditional swan neck lamp posts and these will be retained, as will original stone kerbstones and gutters running across the width of pavements to drain away water from property downpipes.	No change required
13.	Max Greenwood, publican	Financial pressures	Comment	I think we may have just made it very expensive for ourselves to affect any repairs or servicing to our properties. (drainpipes, roof repairs, front doors and windows etc...)	Noted. The Historic Environment Team is sympathetic to this and seeks to work with owners of properties to minimise costs while maintaining character.	No change required
14.	Max Greenwood, publican	Energy Efficiency	Comment	Fig: 2.11 ENERGY EFFICIENCY comes just after the page about not having UPVC double glazing and front doors, which is a conflict of interest.	See response above.	No change required
15.	Max Greenwood, publican	Antennae, aerials and air conditioning units	Comment	I also worry about the 2.16 installation of antennae, aerials and air conditioning units. As we have 3 condensing units and an extractor stack, None of which can be done without.	We appreciate that antennae, aerials and air conditioning units are essential to modern living and will work with property owners and businesses to mitigate the visual impact of such equipment in Conservation Areas e.g. by locating equipment, where possible, on rear elevations. The Article 4 Direction will not affect existing installations.	No change required

16.	Dr. R. Palmer, local resident	Cleanliness and refuse	Comment	Although the area has architectural attraction, it remains a very scruffy and untidy district of the City. The 'ambience' of the place does not reflect an area near to the heart of the City. Uncollected refuse is often in evidence, and this needs urgent attention.	Noted. These comments have been forwarded to the Waste & Recycling Area Coordinator and the Parks & Street Cleansing Manager.	Noted in the SWOT analysis in the Conservation Area Appraisal & Management Plan.
17.	Dr. R. Palmer, local resident	Highlighting of the area	Comment	Rockstone Lane and north side of Lyon Street: I would welcome a way to highlight the area, either in City Guides or street features. Perhaps some floral features in Lyon Street. The area needs to be defined as 'Bellevue' – not Newtown/Bevois whatever.	Noted. The Conservation Area Appraisal and Management Plan will be published on the Southampton City Council website. Residents are at liberty to plant up front gardens and display hanging baskets as they wish.	No change required.
18.	Dr. R. Palmer, local resident	Houses of Multiple Occupancy	Comment	The immediate blight on the area is that of properties in multiple occupancy. Student accommodation is a necessity, but landlords seem not to recognise the importance of maintaining their houses to reflect the historic area in which they are situated. Constant attention from the cleansing services would help.	See response to comment number 1.	This threat is noted in the SWOT analysis in the Conservation Area Appraisal & Management Plan.
19.	Dr. R. Palmer, local resident	Change of boundary suggestion	Comment	The draft appraisal and management plan is very good and is to be recommended. You might consider extending the boundary to include the whole of Lyon Street, and, perhaps, Bellevue Terrace.	Noted. The Historic Environment Team did consider adding Bellevue Terrace to the Conservation Area but these properties have had numerous changes made to internal and external features. The distinct, triangular, area of	Certain buildings within the distinct, triangular, area of development between Bellevue Terrace, Lyon Street and Onslow Road will be considered for

					development between Bellevue Terrace, Lyon Street and Onslow Road is clearly shown on the 1846 map as is the row of terraced houses i.e. Bellevue Terrace. The original design quality and architectural value of the houses to the local area, and the manner in which the buildings contribute positively to the area, particularly on the route within the city, would make them worthy of inclusion on the Local List; this would assist in retaining and protecting these buildings. The remaining section of Lyon Street is not deemed of sufficient special architectural or historical interest to include. Similarly, Blackberry Terrace (mentioned at the public meeting) is not deemed of sufficient special architectural or historical interest to include.	inclusion on the Local List.
20.	Mary Schofield, local resident	Change of boundary and proposed Article 4 Direction	Comment/opposition	I think that including Rockstone Lane in the plan would be beneficial. However, I have deep reservations about implementing Article 4.	Noted.	Reservations noted.



21.	Mary Schofield, local resident	Anti-social behaviour problems	Comment	There are many anti-social behaviour problems in the whole area, perhaps a concerted effort to improve the area would impact on the problems.	Noted. See response above to comment number 7.	Noted in the SWOT analysis in the Conservation Area Appraisal & Management Plan.
22.	O. Markwardt & K. Bell, local residents	Main issues	Comment	The main issues in the area are over development, multiple occupancies, home ownership versus landlord balance, loss of character features.	Noted.	No change required.
23.	O. Markwardt & K. Bell, local residents	Change of boundary	Support	Rockstone Lane and north side of Lyon Street: Full support regarding including in Conservation Area.	Noted and support appreciated.	In line with proposals.
24.	O. Markwardt & K. Bell, local residents	Proposed Article 4 Direction	Opposition	One of the main attractions of Rockstone Lane is its 'higgledy-piggledy' nature and appearance i.e. each cottage is unique (doors, windows, roof, fronts) and enforcing changes would threaten this appearance.	We are not seeking to make uniform the appearance of Rockstone Lane; it is this very character we are aiming to retain and enhance. An Article 4 Direction would remove permitted development rights and therefore prevent, for example, any enlargements, improvements or alterations such as replacement doors and windows, any alteration to a roof, the removal and altering of chimneys, the removal or building of walls, gates, fences or other means of enclosure, and the exterior painting of previously unpainted surfaces.	No change required.

25.	O. Markwardt & K. Bell, local residents	Road surface and advice on property maintenance	Comment	The area could be improved by reinstatement of the cobbled road in Rockstone Lane and more communication with landlords to advise on maintenance tasks i.e. overgrown gardens and general state of repair.	Public highways are maintained by the City Council and there is a long-term forward works programme for highways maintenance. It is highly unlikely that this or any other road would be returned to cobbles due to cost and practicality. The Historic Environment Team provide advice to property owners on the maintenance of historic properties on a regular basis.	No change required.
26.	O. Markwardt & K. Bell, local residents	Green spaces	Comment	Could the green area at the end of Rockstone Lane be considered for the Conservation Area? There are many trees which add character to the street which would benefit from inclusion.	The open green space at the top of Rockstone Lane, surrounding a substation, falls within The Avenue Conservation Area and is regularly maintained by the Council. The land to the rear of 6 Cranbury Terrace, which is privately owned and within the Conservation Area, has a number of trees currently on it. This plot of land also has planning permission (08/01367/FUL) to be developed.	No change required.
27.	Mr. F. Nichols, local resident	Houses of Multiple Occupancy	Comment	Lack of 'community' in Cranbury Place due to a preponderance of HMOs.	Noted.	Noted in the SWOT analysis in the Conservation Area Appraisal &

						Management Plan.
28.	Mr. F. Nichols, local resident	Maintenance, previous planning decisions, sense of community, street cleaning, the underpass of Dorset Street	Comments	<p>The design of buildings in the area are not without merit considering its' awkward shape, but with dormer windows, stark and flaking render, uPVC windows and grotty front door, it doesn't fit with the comparative elegance of Cranbury Place's south-side dwellings. The property is shown in a photo on page 6 of the Plan but tellingly not mentioned. How did it get past the planners? It almost certainly wouldn't now if the Plan has any teeth. The meeting was primarily aimed at the residents of Rockstone Lane, where I believe there to be a greater sense of community. This has a lot to do with the absence of HMOs, which, you will know, proliferate in Cranbury Place and Cranbury Terrace. Despite the distinctive appearance of many properties, the greenery, the street furniture and the absence of through traffic, Cranbury Place and Cranbury Terrace do not immediately give the appearance of a Conservation Area, although I have no doubt it was a beautiful thoroughfare in earlier days. Regular street cleaning helps but many occupants seem inclined to not keep the place clean and tidy. My end of the road</p>	<p>Comments noted.</p> <p>The aim of the CAA&amp;MP is to prevent inappropriate development in the future.</p> <p>The intension was not to focus on Rockstone Lane during the meeting but to look at the area as a whole. The Historic Environment Team will continue to work with all property owners/residents of the entire Conservation Area.</p> <p>See comments above (No.16).</p>	No change to Plan required.

				is frequently a dumping ground for any old cast-off, and the underpass of Dorset Street is far from salubrious (I'd like to see police or CSO patrols on a regular basis, but that isn't part of your brief!). In summary, I am delighted with what you have done and are doing.	Those responsible for fly tipping can be prosecution (maximum fine of £50,000 and the confiscation of vehicles used to transport waste)  See comments above (No. 7).	
29.	Mr. F. Nichols, local resident	Placing of a plaque at each end of Cranbury Place to bring attention to its status	Suggestion	I suggest the placing of a notice/plaque/tablet at each end of Cranbury Place to bring attention to its status. Perhaps along the lines of: 'Cranbury Place and Cranbury Terrace are part of a Conservation Area in the City on account of the many distinctive 19 <sup>th</sup> century buildings here. Please help to keep the area clean and tidy by dropping litter in the bins provided'.	It is not accepted practice to display signs indicating that an area is a designated Conservation Area, partly because this would require financial resources, create issues with regards to where, and how many, signs should be displayed, and add to street clutter.	No change required.
30.	Mr. F. Nichols, local resident	Leaflet about the correct disposal of rubbish	Suggestion	I suggest the distribution of a leaflet to properties, and particularly to landlords, asking that residents dispose of rubbish within the appropriate bins and take away any excess. Draw attention in the leaflet to the conservation status of the road.	Your comment about refuse has been forwarded to the Household Waste department.	No change to Plan required.
31.	Mr. F. Nichols, local resident	Painting front doors	Suggestion	Painting front doors. Painting front doors exist, where original doors exist, good quality paintwork does much to enhance the buildings appearance. I confess to not knowing how this could be achieved.	The Conservation Area Appraisal & Management Plan covers advice on the painting of front doors.	No change to Plan required.
32.	J.P.Davies	Proposed Article 4	Support	Prepared to support a loss of permitted development rights. Area would be	Noted and support appreciated.	No change required/in line

		Direction		improved through strict control of development. Aim should be to enhance the intrinsic character of the Conservation Area.		with Conservation Area Appraisal & Management Plan.
33.	S.Tutton	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.
34.	A.Sheppard	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.
35.	S.Parry	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.
36.	P.Taylor	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.
37.	E.P.Taylor	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.
38.	J.L.P.Taylor	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.
39.	A. Greenwood	Proposed Article 4 Direction	Support	As above.	Noted and support appreciated.	No change required/in line with CAA&MP.