

PORTSWOOD RESIDENTS' GARDENS CONSERVATION AREA

DRAFT APPRAISAL AND MANAGEMENT PLAN

INTRODUCTION

The Portswood Residents' Gardens Conservation Area [PRGCA] is a unique feature within Southampton. It consists of a planned residential estate with two key elements:

- Individually-designed family houses, built mainly between 1908 and 1930. These retain many of their original features and are set in generous and leafy plots
- Two Residents' Gardens for the use of subscribers around which many of the houses are situated. One is a formal Garden, with an Edwardian Pavilion and tennis courts and the other a Meadow with allotments, a stream and a copse.

A conservation area (CA) is '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Southampton City Council designated the Portswood Residents' Gardens as a CA in October 1996 to conserve the special character and appearance of the area. The Council published the first Character Appraisal of the CA in 1999. This recognised that 'the special quality of this early example of the Garden City Movement is derived from its residential character, architectural quality and its generous layout in terms of the ratio between open space and buildings.'

Planning applications for development in the CA are decided with regard to the need to preserve and to enhance it. However, the City Council recognised that the area's special character was still gradually being eroded through minor inappropriate changes to houses. It therefore strengthened the planning controls over these in 2009 by making a Direction under Article 4(2) of the Town and Country (General Permitted Development) Order 1995. As a result, General Permitted Development rights were withdrawn from almost all the properties in the CA.

A revised Area Appraisal and a Management Plan are now needed because of this Direction, changes since 1996, the pressures on the area and the challenges posed by likely developments in the foreseeable future. In addition, the City Council adopted a Core Strategy in January 2010, of which the supporting text of policy CS14 confirmed that 'over the next three years character appraisals will be conducted for all the Conservation Areas in the city'. Appendix 2 summarises the national and local planning policies relevant to the PRGCA.

The aim of this document is therefore two-fold:

1. To identify the unique characteristics of the area in support of local planning policies to preserve and enhance the special character and appearance of the PRGCA.
2. To provide residents, Council officers and Members, appeal inspectors and others with authoritative guidelines on the types of development and other changes that will preserve or enhance the area.

The document is in two parts:

1. The Portswood Residents' Gardens Conservation Area Appraisal (pages 1-10) assesses what makes the area special, analyses its character and identifies issues and opportunities in the CA.
2. The Management Plan (pages 11-15) contains guidance on specific features identified in the Appraisal as significant elements in the character of the CA.

PART 1 PORTSWOOD RESIDENTS' GARDENS CONSERVATION AREA APPRAISAL

SUMMARY OF SPECIAL INTEREST

The Portswood Residents' Gardens Conservation Area (PRGCA)¹ is an early example of the Garden City Movement and constitutes a unique feature within Southampton. For this reason, the Gardens are listed in the Historic Environment Record (MSH 3649 and MSH 3650). They also appear in the *Hampshire Register of Historic Parks and Gardens* (Site ID 1705). The planned residential development of individually designed family houses in generous plots is largely arranged around the two communal Gardens², one formal, the Residents' Garden proper, with a Pavilion and tennis courts, the other a Meadow with allotments. The Gardens are held by the Trustees³ for the benefit of the subscribers. These Gardens are central to the overall design of this miniature 'garden city' but no less important for the green and spacious character of the Conservation Area (CA) are the individual house gardens. It is the combination of the individually-designed family houses around the hidden, leafy Gardens that makes the PRGCA so special.

The remarkable layout of the Residents' Gardens was made possible by the related development of substantial single family dwellings to support the on-going maintenance of the Gardens in perpetuity through private householder subscriptions. This inter-relationship ensures the continuing availability of resources to maintain the historic asset of the Gardens and therefore constitutes a material planning consideration.

ASSESSING SPECIAL INTEREST

LOCATION AND SETTING

The PRGCA forms a distinctive residential development in the inner suburbs of Southampton. Roughly diamond-shaped, the CA is bounded on the north-west and south-west by Brookvale Road where it abuts the Uplands Estate (Highfield) CA and touches the Oakmount Triangle CA. On the north-east side, Highfield Lane provides the

¹ The Conservation Area is situated in Highfield between the Portswood Broadway, Highfield Lane and the Uplands Estate. It comprises the following properties: Brookvale Road (nos. 4-50), Brookfield Place (nos. 1-7), Highfield Lane (nos. 112-132), 'Oak Cottage', 'Brookvale Cottage', 'The Croft', 'Tula' and 'Lepe Cottage' and all the properties in Abbots Way and Russell Place

² The term 'communal Gardens' is to be understood as the Gardens established for the common enjoyment of subscribers in the Conservation Area.

³ In preparation for the winding up of the Whithedwood Company, the directors decided in 1929 that the future management of the Residents' Gardens should be vested in Trustees; originally there were five trustees, later increased to eight.

boundary while the back gardens of the houses in lower Abbots Way and Russell Place mark the south-eastern limits. Access to the interior of the CA is provided by Russell Place and Abbots Way, from which heavy goods vehicles and, less successfully, through traffic are deterred by build-outs.

Within suburban Southampton and in marked contrast to the bustle of the adjacent Portswood Road, this CA forms a tranquil oasis, a leafy suburb with large family houses sitting in spacious plots. This impression is reinforced by the presence of numerous mature trees in the gardens of the houses, the wooded lane running between Abbots Way and Highfield Lane and the tree-lined streets of Abbots Way and Russell Place.

It is however the communal Gardens which make the area unique and which, with the large house gardens, give the CA its countrified character. The dignified stone pillars and iron gates at the entrance to the formal Gardens, the grass tennis courts, the nuttery and the Pavilion, recall a 'gentler, bye-gone era'. The well-being of the CA revolves around the communal Gardens, whose recreational facilities establish its sense of community. Their maintenance however depends chiefly on the optional subscriptions of private householders. Should a significant number of properties cease to be family dwellings or pass to owners without an interest in the communal Gardens, these would be in jeopardy, as the previous Appraisal emphasised. Damage to, or loss of the Residents' Gardens would have a directly detrimental effect on the character of the CA.

HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Historic development The area originally formed part of the Manor of Portswood, which had belonged to St Denys Priory. After the priory's suppression in 1536, the manor passed into secular ownership. In 1658 the then lord of the manor commissioned a survey of his estate. On the resultant map, which delineated the various parcels of land, one can make out the outline of the future Portswood Road, Highfield Lane and Church Lane and continuity of this ancient landscape persists in the present Meadow and its stream which can be identified with the demesne parcel described as 'Lucey's Close'. Originally, Portswood formed part of South Stoneham parish and on the South Stoneham Tithe Map of 1845, plots numbered 1758 (Barn Close) and 1764-1768 roughly coincide with the area of the PRGCA.

It was however the boundaries of the Portswood Lodge (latterly Portswood House) estate that determined the shape of the future CA. In 1875 Walter Perkins bought the freehold of Portswood Lodge/House and with it the land running parallel to Portswood Road to a depth of about 200 yards coinciding with the approximate line of The Cut, and in 1888 he extended his property as far as Brookvale Road which henceforth formed the north-west perimeter of the estate.

On the death of Walter Perkins in 1907, the Whithedswood Estates Company was formed to oversee the development of both the Portswood House estate and Whithed Wood Park at Shirley. In developing the estate, the Company was influenced by the philosophy of the Garden City Movement, 'nothing gained by overcrowding'. Even the decision to set aside an area for commercial purposes nearby, which by 1915 included a Library and Cinema concurs with the thinking behind the Garden City movement. Within

months of acquiring Portswood House Estate, the Company sought advice about laying out the Residents' Gardens proper and by 1910 the Pavilion and the Gardener's Cottage had been built and tennis courts laid out. The Company set such store by the communal Gardens that when it was voluntarily liquidated in 1930 the directors gave the Trustees the considerable sum of £1000 towards 'the due maintenance' of these Gardens. The chairman of the Company observed that the 'Recreation Ground' was 'unique in the town' and one which 'he ventured to say, could not be repeated elsewhere in the neighbourhood.'

Archaeology. Settlement in the area dates from at least the Palaeolithic period, with the find of a flint hand axe at 'Portswood Green' in the nineteenth century. Other prehistoric finds are known from the area, and there are two known Roman coins (from a Garden in Highfield Lane MSH 263 and 87 Highfield Lane MSH 264) Whilst the SCC Historic Environment Record contains no further artefact find-spots, there is the potential for archaeological remains to survive in the general area.

Portswood House was erected in 1800 on the grounds of what is now 20 Abbotts Way and appears on a map of 1802. This regency-style house was finally pulled down in 1923. All that remains are the gates re-erected at the entrance to the Residents' Garden proper together with an insignificant opening into the Portswood Broadway, which marks the southern arm of the semi-circular drive to the former House, and a stretch of the brick-built estate wall between nos. 128-132 Highfield Lane.

SPATIAL ANALYSIS

As the building lines throughout the CA are set well back from wide roads with their tree-lined verges and pavements, the general effect is one of spaciousness. This is especially evident in upper Abbotts Way, where the gently sloping ground and the unobtrusive nature of the front boundaries give those looking down Abbotts Way a panorama of the gardens and houses in that road. Looking up Abbotts Way, one has the pleasing prospect of the elegant 1922 Collins-designed terrace in Brookvale Road. Two oak trees, one newly planted, stand sentinel astride Abbotts Way and it has been suggested that originally pairs of oaks likewise stood at the junctions of Abbotts Way and Highfield Lane and Russell Place and Brookvale Road.

The PRGCA differs from most other conservation areas in Southampton insofar as the communal Gardens, though not immediately apparent, are the focal points within the development. These concealed spaces can only be glimpsed from upper Abbotts Way through gaps between houses or from The Cut. These vistas are therefore especially important, as too are the mature trees within these communal gardens and in the rear gardens of the individual properties which act as eye-catchers. The ornamental trees along the verges of Abbotts Way and Russell Place also provide colourful seasonal vistas. The communal grounds that form the hollow rectangles either side of Abbotts Way are havens of peace, while the leafy Cut offers a tranquil green space.

CHARACTER ANALYSIS

The underlying unity of the CA derives from the generally strict adherence to the original specifications of the Whithedwood Estates Company, even though the development of the

Estate spanned twenty years and houses differ stylistically from one another. To prevent overcrowding, the Company prescribed generous plot sizes, frontages of 75 feet for houses facing Brookvale Road (and 60 feet elsewhere), and a building line set back at least 30 feet from the plot front. To ensure houses were of a sufficient standard, the Company required developers initially to spend between £750 and £1000 on house-building, a sum that was later increased and the Company was prepared to take wayward developers to task.

Within the PRGCA there are two distinct phases of development, houses built before 1914 and those built between 1924 and 1930. The domestic architecture reflects the ten-year building hiatus. Development began along Highfield Lane (nos 112- 126) and the south-east corner of Brookvale Road (nos. 2-8) with piecemeal pre-war building elsewhere (nos.20, 24, 28, 30 and 44 Brookvale Road; 17 Abbotts Way and 7 Russell Place). Most of these large detached family dwellings – perhaps villas better indicates their scale - were the work of the major local developer John Smith. Although Abbotts Way and Russell Place had been laid out by 1912 as gravelled carriageways, development here only began in earnest along these internal roads after 1924. Yet, by 1930 the Portwood House estate, including the rest of Brookvale Road, was almost fully developed, with only half a dozen of the original plots still vacant. These vacant plots were later filled, mainly in the 1960s, and after that there came sporadic infilling in a few of the large gardens.

The domestic architecture is marked by the individuality of the houses. Whilst only a minority of the houses were architect-designed in the strict sense, the builder-developers responsible for the others used good quality materials which were deployed in an eclectic range of styles - classical, neo-Georgian, 'Tudorbethan', and above all 'Arts-and-Crafts'. In effect, the houses in the CA offer a 'showcase' of suburban provincial architecture in the early twentieth century, one that is the more remarkable because so many have retained their original features.

Buildings of Particular Interest. Many local architects and builders were involved in the construction of the houses in the CA, several of which have architectural merit.

The only house currently listed is the Dutch House (24 Brookvale Road), built in 1909, and commissioned by Whithedswold Estates from a local architect Richard McDonald Lucas to set the standard for the design of houses on the estate. This handsome 2-storey asymmetrical roughcast brick house with its high Dutch style gables and Venetian window occupies a key position at the junction of Winn Road and Brookvale Road. In May 2000 English Heritage gave it a Grade II listing [LBS No. 480206].

Other Buildings of particular interest are:

- The Pavilion in the Residents' Garden proper which was designed by A.F. Gutteridge (with the adjacent Gardener's Cottage) and built in 1910. Though its thatched roof was replaced in 1919, the Venetian-style windows have been retained so that the building remains a 'rare example of Edwardian garden architecture'. It is suggested that the Pavilion be considered for inclusion in the Statutory List held by the Secretary of State.

- 124 Highfield Lane 'Lalgarth' was commissioned by Whithedswood Estates from another local architect C.J. Hair in 1909 as an example of the quality of building expected of developers.
- 20 Brookvale Road, designed by Charles Brightiff for his own use in about 1913. Brightiff was a local architect, who went on to design churches in London in the 1930s. This handsome 2-storey painted pebbledash house has been fairly described as 'a free interpretation of the Art Nouveau style'. Though the plans are not extant, Brightiff's design for a very similar house (never built) on an adjacent plot at the same time underscores the influence of Rennie Mackintosh.
- 4 Abbots Way designed by E.J. Conway of Bournemouth. Here the influence of the 'Arts-and-Crafts' movement is evident.
- 10 Russell Place whose high quality brickwork may be attributed to the builder George Prince's decision to make this his home in 1926.
- 2 Russell Place which was built in 1927 for R.J. Mitchell, the designer of the 'Spitfire' aircraft, for his own use. The house was designed by Harold Holmes who worked in the Supermarine Design Office. The house bears a blue plaque to record Mitchell's residence here.
- Houses in the CA designed by Herbert Bryant. The most impressive is 16 Abbots Way, the former vicarage for St Denys. This was built in 1926/7 in a quite severe classical style. In 1924 Whithedswood Estates commissioned a specimen house from the same architect, now 18 Abbots Way. Bryant also designed the cottagey looking 11 Russell Place (now much altered) probably for a member of his own family in 1923 and 34 Brookvale Road.
- Several houses in the CA were designed and built by the well-known Collins family. William Brannan Collins designed 126 Highfield Lane. This impressive neo-Georgian mansion with stables and garage which evolved into Oak Cottage in The Cut was intended for his father William Jefferies Collins, who had made his reputation as a builder in the suburbs of North London. In 1913 Collins senior bought a large part of the south east corner of the estate from Whithedswood with a view to developing it. Those plans were never properly realised, which explains the erratic development of this area which was not parcelled up into plots as was the case elsewhere on the erstwhile Portswood House estate. But William Jeffries did design Lepe Cottage. Whithedswood Estates, however, considered it sub-standard and his son, Herbert Collins atoned with 23 Abbots Way, a neo-Georgian house, and around 1928 he built 'The Croft' in The Cut. Herbert also built two houses in the later 1920s in Brookvale Road, no. 38 for his own use and no. 46 for his brother Ralph. Several of the houses designed by Herbert Collins might be described as being in 'an unpretentious neo-vernacular style' as exemplified by his own residence at 38 Brookvale Road, now distinguished by a blue plaque. His architectural drawings from this period show great attention to detail, especially in respect of the fenestration. He prescribed the deep

pantiled roofs for 38 Brookvale Road and the low stone boundary walls in the case of 23 Abbotts Way.

- Much later the office of Herbert Collins was responsible for Highfield Vicarage (1954) at 36 Brookvale Road and, in 1967, the two flats, designed to look like a single residence, at 2 Abbotts Way, where Collins lived until his death in 1975.

Prevalent local and traditional building materials identified at the last survey in 2007 The predominant building material is red brick, 24% of the houses being pebble dashed and 16% rendered, and a few have tile-hanging. All but two dwellings have retained their original tall chimney stacks, which are visible from the road in most cases (93%) and make for interesting profiles. Almost all house have casement windows and most retain their original wooden or metal frames (63%), a little over half have glazing bars and a quarter leaded lights. Many of the houses built before the Second World War retain their original cast iron guttering and down pipes (35%) and a smaller number their iron hoppers (26%). Most houses have garages (89%) and of these 71% are original. Porches are a feature of most houses (81%), some of which have been glassed in. The majority (77%) of houses retain their original front door. Other notable features are the many door knockers, bell pulls and door bells, whilst a few have stone carvings and attractive plaster work. Several properties have picturesque summerhouses in their rear gardens which were probably contemporary with the house, and which should be retained.

The retention of such a high proportion of the original features has ensured that the pleasing diversity of domestic architecture, which is a particular feature of the original estate, has survived. Roofscapes vary, being pitched, gabled, half-hipped with catslides and so forth; the fenestration is no less diverse with leaded lights, canted bays and Venetian and 'eyebrow' windows and front entrances might be canopied neo-Georgian, or take the form of porches. The materials used for drives vary: tarmac in the case of 30%, gravel 21% and other types of hard surfaces 43%. Most front gardens are bounded by walls and fences (74%), the remaining quarter by hedges and often these front boundaries are low so that front gardens in effect form part of the street scene. Another pleasing feature is the substantial pennant sandstone kerbing which was specified by the Whithedswood Estates in 1911.

Green spaces and biodiversity. The CA owes its distinctive character to the houses being set in large mature gardens and to the amenity areas of meadow, stream, vegetable allotments, tennis courts and numerous fine trees. This structure ensures the existence of many natural wildlife corridors within the area and much wildlife movement between house gardens and the amenity areas, conditions which improve the biodiversity and greatly enrich the lives of the residents. The Gardens are managed substantially for their amenities but with an emphasis on conserving the indigenous wildlife.

The numerous, large mature trees are a notable feature. Some such as Lime, Ash, Beech, Sessile and Pedunculate Oaks are native while Sycamore is long established; exotic species include many fine Spanish Chestnuts, Holm Oaks, Tulip Trees, Giant Redwoods and Blue Spruce. In many places, there is also an abundant understorey of Holly. The herbaceous flora is, in general, pleasing if unremarkable, with numerous Hawkweeds of varying species, Self-heal, Primroses, and a few Orchids (presumably self seeded from the Common) and Spanish bluebells.

However the highlights of the natural species are the insects and birds. There are good numbers of Stag Beetles in season, Gatekeeper, Painted Lady, Holly Blue, Orange Tip, Brimstone and Speckled Wood butterflies, with occasional visits by Small and Large Skippers, Clouded Yellows, Hummingbird Hawk Moths and Hornets. All of these species move freely between the enclosed communal gardens and the surrounding house gardens. So, too, of course, do the birds. Most prized are the abundant Goldfinches and Greenfinches, Nuthatches, Green and Greater-spotted Woodpeckers, and Goldcrests, with a sprinkling of Mistle and Song Thrushes, Blackcaps, a few Tawny Owls, and an occasional Tree Creeper and Siskin. There are also nesting Stock Doves, Jackdaws, and House Sparrows, and the area is regularly patrolled by Sparrow Hawks and overflowed by Buzzards.

Amongst mammals there are plenty of Wood and Field Mice, Bats, probably Pipistrelle, a few Hedgehogs, and, though more rarely now, Foxes, while Badgers visit occasionally. Since many house gardens have a pond, this helps support large numbers of the Common Frog, Newts, both Palmate and Smooth, and a healthy population of Dragonflies, which include a few Damselfly species and some Hawker and Darter species. Local wildlife problems include a surfeit of Grey Squirrels, Wood Pigeons and Magpies, and some perhaps undesirable understorey of *Rhododendron ponticum*, a legacy of the Edwardian garden repertoire.

ISSUES AND OPPORTUNITIES IN THE PRGCA

14. The 'SWOT' table below summarises the strengths and weaknesses of the CA and the opportunities and threats it faces.

<p>Strengths</p> <p>Unique layout and character of the area in the city</p> <p>Statutory Protection as a Conservation Area</p> <p>Additional Article 4 (2) Direction protection</p> <p>Gardens registered in the Hampshire Register of Historic Parks and Gardens (ID 1705)</p> <p>Wide use of gardens, allotments, pavilion and tennis courts by residents and visitors</p> <p>Grass verges and ornamental trees</p> <p>Retention of family dwellings and survival of many original features to houses and plots</p> <p>Strong community support from subscribers</p> <p>The high quality of properties means that any investment in maintenance and subscriptions will maintain property values.</p>	<p>Weaknesses</p> <p>Reliance on subscriptions from property owners to maintain the Residents' Gardens.</p> <p>Previous unsympathetic infill development</p> <p>Unsympathetic alterations to houses</p> <p>Loss of windows / doors/ original roofing materials</p> <p>Loss of front boundary walls and conversion of front gardens to hardstandings</p> <p>Need for tree maintenance and replacement</p> <p>Maintenance of verges</p> <p>Pressurised location between major expanding commercial activity areas at Portswood District Centre and the University of Southampton.</p>
<p>Opportunities</p> <p>Following the Council's new Core Strategy, to draft policies in the Management Plan to guide future development in the area.</p> <p>To work with the Council to introduce a residents parking scheme to limit non- local traffic and parking.</p> <p>Recent investment in new facilities will enable the increased use of pavilion, tennis courts and gardens.</p> <p>Identify key vistas and local priorities for improvement which have a disproportionate benefit for the whole area.</p> <p>To offer practical guidance to homeowners on ways to repair and change their homes in ways that are cost effective and add value to the property and conservation area.</p> <p>Updating the Article 4 (2) Direction to reflect changing</p>	<p>Threats Protecting the unique character and integrity of the area in the context of the modern pace of change and against small, unassuming but cumulatively inappropriate changes.</p> <p>Pressure to increase the intensity of development in existing dwellings and sub-division of plots</p> <p>Loss of family homes and investment commitment to the maintenance of the area.</p> <p>Impact of nearby major non-residential uses including the University and Portswood Centre.</p> <p>Non local traffic (rat-running) and non-local</p>

<p>legislation and development pressures.</p> <p>Developing Management Plan policies that balance control against possible over regulation. Micro-generation and inclusion in the Green Grid</p>	<p>all day parking</p> <p>Change from family homes to Houses in Multiple Occupation</p> <p>Creation of driveways / hard standings</p> <p>Out-of-scale extensions</p> <p>Visual impact of photo-voltaics</p>
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The extent of intrusion or damage Before the creation of the PRGCA, there was some unsympathetic infilling of gardens, which resulted in overcrowding of the original plots; it was to restrain such developments that conservation area status was sought. Most extensions have been confined to the rear side, but the size of some has distorted the proportions of the original house and reduced glimpses of the green interior. A very few properties are in multiple occupation where both the front gardens and the house look uncared-for. Mature front gardens remain an attractive feature and low boundaries render these clearly visible from the highway but occasionally dominant hard standings and high front walls detract from the spacious green character of the area. Grass verges and ornamental trees contribute greatly to the pleasant ambiance.

Throughout the CA, the increasing volume of through traffic threatens the characteristic tranquillity, while the sight of rows of vehicles, parked all day, detracts from the appearance of Russell Place and Abbotts Way, especially in the latter's upper part which would otherwise have a particularly pleasing prospect.

Neutral areas in the CA The more recent developments of Brookfield Place and nos. 1,3,5 Russell Place can be viewed as neutral areas. Brookfield Place makes a neat impression, but these 1970s townhouses do not make a positive contribution. On the other hand, the new houses in Russell Place conform with the general character of the area and occupy plots comparable in size to those elsewhere in the CA; their 1960s architecture is however rather bland.

The General Condition of the CA When application was made in February 2007 for Article 4 (2) Direction this was accompanied by a detailed survey of all the front elevations and front gardens. A photographic digital record was also made at the same time. This shows that generally the houses and gardens are well maintained and many original features conserved, although there have been some insensitive changes.

Problems, pressures and the capacity for change While there is now very little capacity for change if the CA is to retain its special characteristics, inevitably the built environment has undergone significant changes in recent years. Changes of life style have led to houses

being extended while some have been adapted for multi-generational living. The desire to conserve energy and reduce maintenance costs has led to the replacement of single pane glass by double glazing and plastic windows in about one-third of the properties. Similarly, more householders will want in the near future to insert photo-voltaic panels. Some of the greatest challenges to the character of the CA originate outside the area. The expansion of the University and the planning permission granted for a very large supermarket in Portswood will bring with them higher volumes of through traffic and more street parking. Both these development threaten the ambiance of the CA. These are matters that should be addressed in the Management Plan.

- *Suggested Boundary Changes* It is suggested that 4 and 6 Brookvale Road should be omitted from the CA on the grounds that these have long been business premises and so altered and enlarged that, apart from the plot size, they bear no resemblance to the other properties in the CA.

20. Community Involvement During the preparation of the Management Plan and the revised Appraisal, all residents, whether or not subscribers to the Communal Gardens, have been kept informed by means of the Newsletter and flyers and encouraged to make their views known. A small group of residents has undertaken the drafting of a Management Plan with the involvement and full support of the Trustees.

Residents were given opportunities to comment on aspects of the Appraisal and Management Plan at open meetings on 13 January, 6 October, and 6 December 2010 and at 'drop-in sessions' in January 2011, when they were able to ask questions and comment on proposals. At an exhibition of the domestic architecture and the trees of the CA on 12 June and 4 and 8 July, visitors were asked to comment on what they saw as the threats to the CA and the opportunities presented by a Management Plan.

THE MANAGEMENT PLAN

This Management Plan draws on the Conservation Area Appraisal above and sets out a strategy for preserving and enhancing the CA. It includes information on controls on trees which apply in conservation areas, describes in more detail key elements in the area's land- and townscape which contribute to the overall character of the Portswood Residents' Gardens and sets out further advice on how these important land- and townscape characteristics can be retained and enhanced. Finally, it includes a section on opportunities for enhancement of the CA which provides a short- to mid-term strategy for improvement opportunities, both in the public and private realms.

Proposals for alterations which affect house frontages, redevelopment, extensions or new buildings within the CA should always be formulated in consultation with the City Council's Conservation Officers who should be involved at an early stage. Some development and certain minor works and alterations to dwelling houses, such as changes to front doors and windows, cannot be carried out without obtaining permission from the Council; there are different procedures for Listed Buildings.⁴ See Appendix 1 for a comprehensive list of the 'Permitted Development' rights which have been withdrawn as a result of the imposition of an Article 4 (2) Direction. Planning applications required solely for developments covered by this Direction will be exempt from the payment of a fee.

The purpose behind these policies is to ensure that:

- The original layout of the properties within the CA as described in the Character Appraisal is respected
- Changes to dwellings and frontages enhance the general look of the area
- The Residents' Gardens remain a key focus for the whole of the CA
- Traffic and parking are managed in a way that protects and enhances the quiet ambiance of the CA.

Policies PRG 1-18.

PRG1 Retention of Large Family Dwellings. Any proposals for the intensification of residential use on existing plots, or to change from residential to commercial use, will be assessed in terms of the impact of the proposed physical form and the intensity and nature of the activity associated with it on the character and appearance of the Conservation Area and on neighbouring properties. Large family dwellings within a landscaped setting are an integral part of the character and appearance of the Conservation Area.

PRG2 Redevelopment and Extension of Existing Buildings. Any development proposals for the whole or partial demolition, redevelopment and/or extension of existing buildings must conform with the special characteristics of the Conservation Area set out in the Conservation Area Appraisal. These characteristics include the following: the historic layout and pattern of development in the area; the established building lines; building to plot ratios; the height,

⁴ Owners of listed buildings who are considering altering their property should consult with the Conservation Officer to see whether the proposed change requires a Listed Building Consent.

mass and scale of the buildings; plot boundaries; the distances between buildings, and the verdant spaciousness integral to the appearance and character of the Conservation Area. Any such proposals must address the detailed design criteria contained in the Core Strategy and those in this Management Plan. The Council's Core Strategy Policy CS14 seeks to safeguard conservation areas in the city from inappropriate development and to enhance their character. In addition, any proposals that will result in the net loss of family dwellings will be considered against Policy CS 16 of the Core Strategy.

PRG3 New Infill Development between Existing Buildings. Any proposal for new infill development must both respect the building line and demonstrate that it is consistent with the character, layout, plot size, scale and design of buildings in the Conservation Area. The generous size of the original plots, which are an essential feature of the area, also brings pressure to subdivide plots for additional development. Planning Policy Statement 3, however, excludes private residential gardens from the definition of previously developed land, and there is no longer a presumption in favour of such development.

PRG4 Protection of the Setting of the Residents' Gardens. Any proposed development, either within the Portswood Residents' Gardens or in adjacent properties, which detracts from the setting or character of the Gardens, will be resisted. The Portswood Residents Gardens are important local open spaces listed in the Historic Environment Record (MSH 3649 and MSH 3650). They also appear in the *Hampshire Register of Historic Parks and Gardens* (Site ID 1705). An application to register the Gardens as an historic asset is pending with English Heritage. Core Strategy Policy CS21 will protect and enhance existing open spaces within the city and Policy CS22 seeks to protect important local habitats.

PRG 5 Materials Alterations and any new development must use high quality traditional or other appropriate modern materials which should match existing materials as far as possible and maintain and enhance the Conservation Area.

- a. Painting of brickwork is generally inappropriate and would require planning permission.
- b. The use of non-traditional strong colours for rendering or pebbledash, detracting from the character and appearance of the Conservation Area will be resisted.
- c. When altering or repairing roofs, it is important to respect the original roof line and the detail of the original roof construction, and to avoid materials which are unsympathetic to the existing building or its neighbours. In the case of new builds or when complete re-tiling is necessary, clay tiles are preferable. Houses with concrete tiles may be repaired with the same or replaced with clay.

PRG 6 Hardstandings, Driveways, Access and Paths. Front gardens are essential to the appearance and character of the Conservation Area and must be retained. Encroachments by hardstandings for motor vehicles and increases to existing drives will be subject to planning permission which will not normally be granted. There is a presumption against a second vehicular access. Any surfacing or re-surfacing of existing hardstandings or driveways should be in keeping with the house and garden; tarmac and concrete are inappropriate, except where an existing tarmac or concrete surface is being repaired. Paths in front gardens also require permission: surfacing material should be in keeping with the character of the house.

PRG 7 Walls, Fences, Gates and Gate Posts The traditional boundary treatment of the property should be retained. Any alteration or demolition of the front or boundary walls or fences requires planning permission, and their demolition will be resisted unless replaced in a style and with materials appropriate to the individual property and the Conservation Area. The removal of existing gates and gate posts will generally be resisted. The design and material of any replacement or newly-installed gates and gate posts should be in keeping with the house and the Conservation Area.

PRG 8 Garages and Outbuildings Alterations to existing garages or the building of new garages and some outbuildings require planning permission. These should relate to the character, height, scale, mass and position of the associated house and take account of the impact on neighbouring properties, and should not extend beyond the building line.

PRG 9 Windows. The design of windows and window frames on front elevations affects the appearance of the individual houses and therefore requires sensitive treatment. The replacement of windows and window frames should be in keeping with the style, design and material of the existing ones.

- a) Original wooden or metal frames on elevations facing the highway should be retained and, if damaged, repaired or replaced, like-for-like. They should normally be painted white – the prevailing colour in the CA - or in a muted colour appropriate to the character of the individual property.
- b) Double glazing using well-designed wooden or metal frames on front elevations may be acceptable.. Alternatively, secondary glazing can be installed behind existing windows. In accordance with national guidance on double glazing in Conservation Areas, uPVC windows are unlikely to be permitted

PRG 10 Renewable Energy The installation of solar panels and photovoltaic panels on elevations facing the highway requires planning permission. Integrated Solar Micro-generation on elevations facing the highway must demonstrate that key views in, out or within the Conservation Area will not be adversely affected and that the installation is in keeping with the original house. Non-integrated solar micro generators and wind turbines will be resisted.

Micro-generation on new developments will generally be supported, and individual applications considered on a case-by-case basis. The technology relating to renewable energy is changing rapidly and therefore Council policy will be reviewed regularly.

PRG 11 Roof Lights and Dormer Windows Proposals for roof lights and dormers on front elevations should be in keeping with the original house and require planning permission. Rear roof lights and dormers which fall outside Article 4 (2) may not require planning permission.

PRG 12 Front Porches and Doors. Front porches should be retained and their infilling discouraged. Alterations to porches should be in keeping with the design of the house. Replacement of front doors will be discouraged, but where necessary should be of a design, material and style similar to the original ones, or otherwise in keeping with the house..

PRG 13 Chimneys. Chimneys should be preserved and, if damaged, rebuilt like-for-like. The inclusion of chimneys in new build or redeveloped dwellings will be encouraged.

PRG 14 Balconies. Balconies on front elevations are unlikely to be granted consent . Balconies elsewhere will be resisted unless they are in keeping with the architectural design of the house and do not intrude on neighbouring properties.

PRG 15 Satellite Dishes and Antennae The installation of satellite dishes and antennae on front elevations, or when visible from the highway normally require planning permission.

PRG 16 Rainwater Goods. Original cast-iron gutters, down-pipes and hoppers facing the highway should be retained wherever practicable. Repairs or replacements should be of cast-iron, or of aluminium or other high quality modern materials, for example, 'heritage' guttering'.

PRG 17 Trees. Trees in the Conservation Area have similar protection to those covered by tree preservation orders: crown lifting, reduction and/or thinning, together with the felling of trees that have a bole greater than 75mm at 1.5m above ground requires permission from the Council. Fruit trees in the Conservation Area are similarly covered, though permission for routine pruning is not required. The removal of trees of amenity value to the Conservation Area will normally be resisted and where approved will require appropriate replacement.

Enhancement Opportunities.

The Council, like the residents, takes seriously its responsibility for the preservation and enhancement of the character and appearance of the Conservation Area. The following list is not exhaustive and will need to be regularly reviewed.

Traffic Management The Council will consider a range of measures to protect and enhance the character and appearance of the Conservation Area, and in particular a reduction in on-road parking spaces, restrictions on turning into the Conservation Area from Brookvale Road and/or Highfield Lane, speed reduction measures, a 20mph speed restriction in the Conservation Area and restricted access for commercial vehicles.

Highways and Parking. The Council (subject to public consultation) intends to introduce a residents' permit parking scheme in accordance with adopted Core Strategy Policy CS 19 to extend parking enforcement areas around the University to protect and enhance the character and appearance of the Conservation Area.

Green Grid The 'Green Grid' identifies and protects the City's most significant public and private open spaces and recognises their benefit to the wider community. The Council and residents should therefore explore the integration of the Portswood Residents' Gardens with the City's 'Green Grid' in order to give these further protection and to facilitate an ecological survey of them.

Roadside Verges Trees planted in the verges play an important role in the street scene and need to be maintained and appropriately replaced if dead, damaged or diseased. The Council will review the existing maintenance regime for roadside verges and consider reseeding or, re-turfing as necessary.

Kerbs. The historic Pennant sandstone kerbs should be retained wherever possible. In any new building scheme existing concrete kerbs should be replaced with Pennant sandstone or other appropriate stone.

Street Lighting Distinctive uniform street lighting designed to reduce light pollution could serve as a subtle marker of the CA whilst enhancing the appearance of the highway.

Enforcement. The Council will use its statutory powers to control planning contraventions and will monitor change in the Conservation Area to ensure that it is both preserved and enhanced.

APPENDIX 1: ARTICLE 4(2) DIRECTION

APPENDIX 2: THE PLANNING POLICY FRAMEWORK

The recognition of historic areas in planning law dates from the 1967 Civic Amenities Act, under which local planning authorities were granted powers to designate Conservation Areas. These powers were reaffirmed by The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which required Southampton City Council to identify areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and then to pay 'special attention to the desirability of preserving or enhancing the character or appearance of those areas.' A regular review is a part of the on-going appraisal of each conservation area. The prime consideration in identifying conservation areas is the special quality and interest of the area, rather than that of individual buildings.

Listed Buildings are protected under Section 66 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local planning authorities to have special regard to the desirability of preserving buildings of special architectural or historic interest and their settings.

Planning Policy Statement (PPS) 3, Housing (2010) amended the definition of gardens attached to residential properties to exclude them from Brownfield (previously developed) land.

PPS 5, Planning for the Historic Environment (2010) – the key government guidance on all development affecting historic buildings, conservation areas and sites of archaeological interest. Policy HE2 requires local planning authorities to have evidence about the historic environment and heritage assets in their area and use that evidence to assess the condition of heritage assets. Policy HE.3.1 requires a proactive strategy for the conservation of the historic environment and policy HE3.4 requires local authorities to consider how best to conserve individual, groups or types of heritage assets that are most at risk.

Core Strategy (2010) –

Policy CS 3 Supports appropriate development in District centres including Portswood and seeks to 'improve its connectivity to surrounding residential neighbourhoods'.

Policy CS 11 Promotes the expansion through intensification of the University of Southampton

Policy CS 13 Has regard for the need for good design in new development

Policy CS 14 seeks to safeguard from inappropriate and unsympathetic development and, where appropriate, enhance important historical assets and their settings and the character of areas of acknowledged importance including, listed buildings, conservation areas, sites of archaeological importance and their setting.

Policy CS 19 Seeks to control the level of car parking at the University of Southampton and extend appropriately parking enforcement areas around the University

Policy CS 21 Protects open spaces

Policy CS 22 - Promoting Biodiversity and Protecting Wildlife Habitats includes provision for safeguarding and extending the existing Green Grid to provide a network of wildlife corridors and stepping stones between areas of green space within the city.

Local Plan Review (2006) – contains saved policies and proposals relating to the city and to conservation areas in general.

Policy SDP 1 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.

The full text of Policies HE 1 and HE 2 is available on the City Council website (<http://www.southampton.gov.uk/s-environment/policy/localplanreview/>).

Other policies of the plan will also be applied as appropriate, including Policies SDP 7 to 13 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 PRGCA under Policy HE 1 (i).

APPENDIX 3: TREE SURVEY (August 2010)⁵

Russell Place

Crab Apple, Malus Golden Hornet
Cherries in variety, mainly Prunus Hillieri
Rowan, Sorbus aucuparia
Hawthorn, Crataegus monogyna

Liquidambar species

Abbotts Way

Hawthorn, Crataegus monogyna
Cockspur Thorn, Crataegus crus-galli
Whitebeam, Sorbus aria
Swedish whitebeam, Sorbus intermedia
Rowan, Sorbus aucuparia
Robinia pseudacacia
Canadian oak, Quercus borealis (or possibly coccinea)
English Oak, Quercus robur
Sessile oak, Quercus petraea
Birch, Betula pendula
White Birch, Betula utilis jacquemontii
Norway Maple, Acer platanoides
Field Maple, Acer campestre
Crab Apple, Malus John Downie
Pear, Pyrus communis
Hornbeam, Carpinus betulis
Ash-leaved Maple, Acer negundo
Lime, Tilia europea
Cherries in variety, mainly Prunus Kanzan

Notable trees in the Residents' Garden`s (Pavilion side)

*Lime, Tilia europea
Small-leaved Lime, Tilia cordata
*Tulip tree, Liliodendron tulipifera
*Red Oak, Quercus borealis (or possibly coccinea)
*Beech, Fagus sylvatica
*Horse Chestnut, Aesculus hippocastanum
Hollies in variety, Ilex

Sorbus Joseph Rock
Sorbus huphensis
Cherries, Prunus Shirotae plus one other.
Strawberry tree, Arbutus unedo
Portugal Laurel, Prunus lusitanicus
Sweet Bay, Laurus nobilis
Spotted Laurel/Laurel, Aucuba japonica
Robinia, Robinia pseudacacia,
Gleditsia japonica
Sycamore, Acer pseudoplatanus
Acer Brilliantissimum
Pyracantha in variety
Hazel, Corylus avellana
London plane, Platanus × hispanica
Sumach, Rhus typhina
Magnolia grandiflora
Sugar Maple, Acer saccharum

Ash, Fraxinus exelsior
Rhododendron, Cunningham`s White
Willow -leaved Pear, Pyrus salcifolia
Yew, Taxus buccata
Red Cedar, Thuja plicata

Notable trees in the Meadow

*Sweet Chestnut, Castanea sativa
English oak, Quercus robur
Lime, Tilia europea
Yew, Taxus buccata
Copper Beech, Fagus sylvatica forma purpurea
Osier, Salix viminalis
*Holm Oak, Quercus ilex
*Ash, Fraxinus exelsior
* Wellingtonia/Sierra Redwood, Sequoia gigantea
Blue Spruce, Picea pungens
*Deodar/Indian cedar, Cedrus deodora
*Lebanon Cedar, Cedrus libani
Dogwood, Cornus contraverta (small)
Lauristinus, Viburnum tinus
Balsam poplar (regrowth), Populus trichocarpa
Aspen, Populus tremula
Weeping willow, Salix pendula

⁵ Trees thought to be 100 years old are asterisked.

White willow, *Salix alba*
 Hollies, mainly *Ilex aquifolium*
 Elm (regrowth), *Ulmus procera*

Significant trees and shrubs in house gardens

Abelia grandiflora
Abies in variety
Acacia dealbata
Acer griseum
Amelanchier lamarckii
Aralia chinensis
Aucuba in variety
Azalea in variety
Buddleia davidii
Camellia in variety
Catalpa bignonioides
Ceanothus in variety
Chaenomales in variety
Chamaecyparis in variety
Clerodendron trichotomum
Cornus mas
Cordyline australis
Cotinus coggygria
Cotoneaster in variety
Cupressus in variety
Cytisus battandieri
Deutzia in variety
Embothrium coccineum
Erica arborea
Escallonia macrantha and others
Eucalyptus globulus
 " *gunnii*
Eucryphia Nymansay
Forsythia intermedia
Fremontodendron californicum
Garrya elliptica
Hamamelis in variety
Hebe in variety

Hoheria glabrata
Koelreuteria paniculata
Laburnum pendulum
Laurus lusitanicus
 " *nobilis*
Liquidambar styracifolia
Magnolia grandiflora
 " *Heaven Scent*
 " *Leonard Messel*
 " *lilifora nigra*
 " *soulangeana*
 " *stellata*
Mahonia Charity and others
Malus in variety
Philadelphus in variety

Pieris forestii and others
Pittosporum tenuifolium
Prunus Accolade
 " *Amanagowa*
 " *Pissardii*
 " *sargentii*
 " *serrula*
 " *stellata*
 " *subhirtella autumnalis*
 " *Tai Haku*
Pyrus salicifolia
Rhododendron luteum
 " *ponticum*
 " in variety
Sophora microphylla

Spruce Picea in variety
Syringa in variety
Tamarix gallica
Viburnum fragrans
 " *plicatum*
 " *tinus*
Walnut, Juglans regia

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