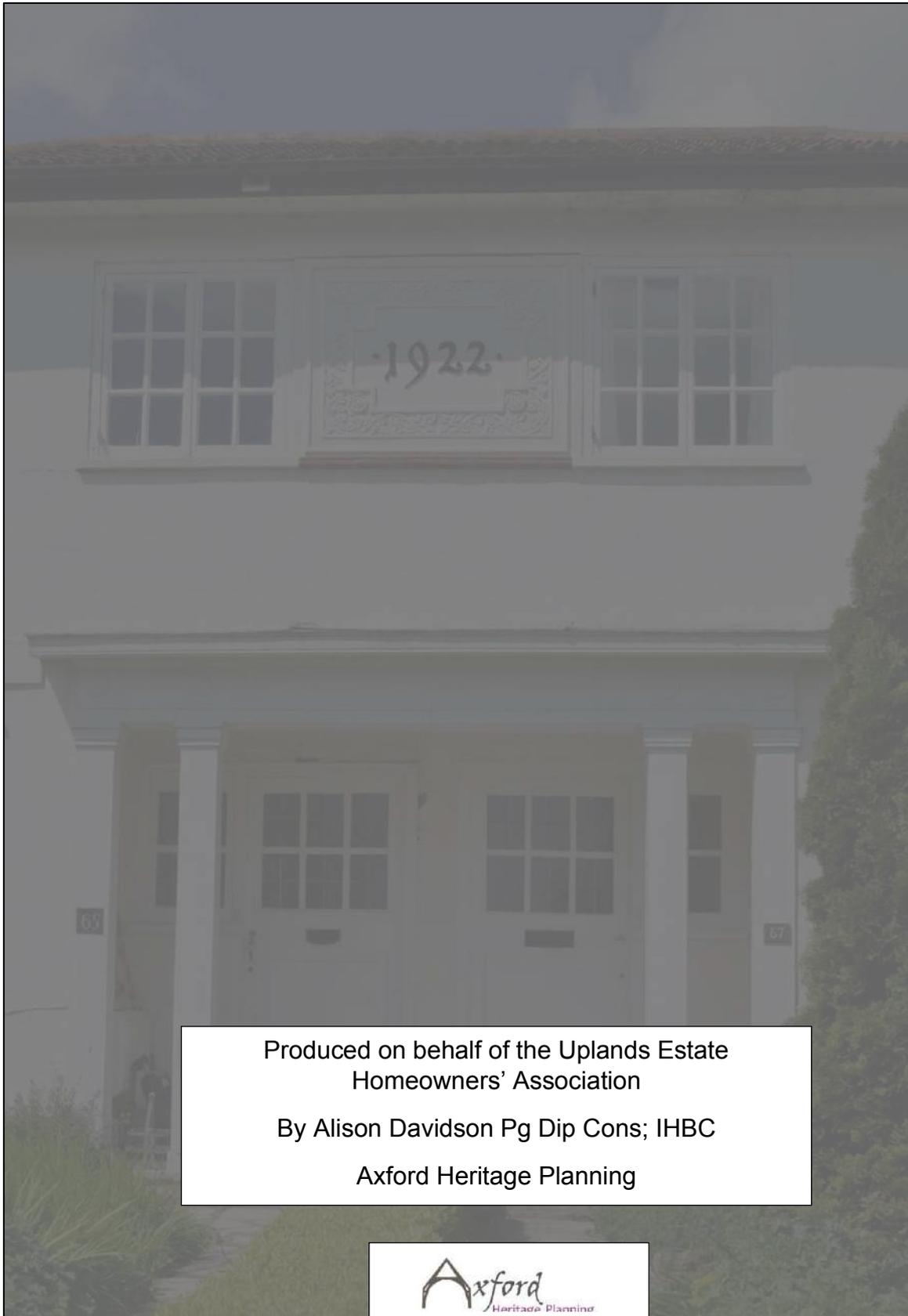


Design Guidance for the Uplands Estate – Southampton's first 'Garden Suburb'



Produced on behalf of the Uplands Estate
Homeowners' Association

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Axford Heritage Planning



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Aims of the Guide

This guide seeks to:

Promote recognition and appreciation of all that is of historic and architectural significance in the Uplands Estate (Highfield) Conservation Area;

explain the planning requirements for any proposed development;

provide design guidance for residential properties within the Uplands Estate (Highfield) Conservation Area;

assist residents considering undertaking improvements or repairs and maintenance in making appropriate choices in terms of design and materials to be used.

Planning Restrictions

Most people will have heard of planning permission. This is permission required from the local authority prior to the construction of new buildings, or major changes to existing buildings and/or to their environment. It is required for alterations which make a material alteration to the external appearance of the building, or to a change in its use. Internal alterations to houses which are not listed, do not generally require planning permission. Most residential properties have an allowance called “**Permitted Development**” which allows certain types or extent of development to take place without the need for planning permission. However, this permitted development is affected by the building’s status in a conservation area or if it is listed.

Any development on the Uplands Estate Conservation Area is subject to the imposition of additional planning controls by the Local Planning Authority in the form of an **Article 4 direction**. This is a legal device which restricts the scope of permitted development rights. (See Appendix 3). Southampton City Council imposed this restriction on the Uplands Estate Conservation Area and several other conservation areas within the district. As a result, homeowners need to ensure that relevant permissions are sought from the planning authority as well as the prior consent of the relevant freeholder prior to any alterations being made to their property.

For example, before approaching the Local Planning Authority about any alterations, homeowners in Orchards Way and Uplands Way, and a few additional properties in Brookvale Road and Highfield Lane need to be granted consent by the Uplands Estate Houseowners Association (UEHA). The UEHA committee acts on behalf of the freeholder.

When reviewing an application, the UEHA Committee will use this guide to inform their decision making (Appendix 1). Further guidance as to the relevant process for UEHA members is detailed in this appendix. The city council is also likely to follow the conservation principles set out in this document during the process of determining planning applications (see Appendix 3) and it is therefore important for residents to devise projects in the knowledge of what is likely to be required.

Overview

The Uplands Estate (Highfield) Conservation Area was first designated by Southampton City Council in 1986 in recognition of the area's special architectural and historic interest. A copy of the boundary of the conservation area is included at Appendix 4.

This document supersedes previous design guidance which was produced in 1992 by the City Council to help owners of residential properties within the conservation area to recognise important architectural elements of their properties, and to know how to conserve the buildings in a manner which retains their important character and their setting.

This new guidance commissioned by the Uplands Estate Homeowners' Association (UEHA) refreshes and supplements the previous advice on how it is best to repair and change properties whilst retaining all that is special about the conservation area. The document specifically emphasises the need under the terms of property leases, to refer all proposed alterations which affect the internal and external appearance of the buildings to the relevant freeholder. In the case of Orchards Way and Uplands Way and a few additional properties in Brookvale Road and Highfield Lane, the UEHA is the freeholder. Appendix 1 to this document details the process which UEHA members need to follow prior to commencement of any such alterations.

The UEHA has commissioned this document as a working guide to assist residents, and professionals employed by residents, in making choices about typical repairs, improvements and alterations. This document should be referred to as a first stage in the process of planning work before any significant expenditure is incurred. The principles of conservation contained in this document apply equally outside the remit of the UEHA and elsewhere within the conservation area. They are based on good conservation practice and in most cases will also reflect the expectations of the local planning authority for controlled management of change.

The impetus for updating this booklet has come from the UEHA which recognises that over time, expectations change, or new owners move into the estate who are not familiar with the value of or means of conserving Herbert Collins' buildings in the best way. Often, what seems on the face of it to be minor changes in isolation, can cumulatively dilute the heritage value of the estate as more and more tiny details which were the signature of Herbert Collins are altered or lost altogether. Buildings with their full complement of original 'Collins' features can prove more desirable than those without.

As well as the overriding control of the relevant freeholder, and the implications of the conservation area designation, there are additional controls imposed by the Local Planning Authority in the form of an Article 4 direction. These controls are set out and clarified later in Appendix 3 of this document and are aimed at securing the effective conservation of this special estate.

The index at the outset of this guide references key sections. Whilst the primary focus of this document is to provide design guidance, Appendices 2 to 5 provide a summary of the history of the conservation area as well as its architectural and historical development. These appendices also detail the role of its architect Herbert Collins who built other large developments and individual houses across Southampton and surrounding parts of Hampshire. Identifying and recognising the key elements of Collins' architecture can be fun as well as informative and one begins to admire the man and his aspirations for good quality housing for the working classes of the first half of the 20th century. He took great care in providing homes which were anything but bland. His attention to detail is his legacy.

Repair and Design Guidance

This section provides design guidance for residential properties within the Uplands Estate (Highfield) Conservation Area. The area was given conservation area status in January 1986 in recognition of its special architectural and historic interest. It aims to ensure that elements of the building which contribute to their heritage significance are recognised and valued by those who live in them, and assists residents considering undertaking improvements or repairs and maintenance in making appropriate choices in terms of design and materials to be used. It has also been produced to support the work of building professionals employed by residents in relation to work being carried out on properties on the estate.

1. Roofs

1.1 Introduction

The shape and form of the roofs in the Uplands Estate are important unifying elements in the overall appearance of the estate, and the materials used give the estate colour, texture and in a few cases, individuality. Typical characteristics include projecting eaves, and hipped pitched roofs. A mix of Roman tiles, pantiles and plain clay tiles predominate, but there are also original mass-produced Redland concrete tiles on some buildings, and even copper used on one property.



Figure 1: Double Roman tiles



Figure 2: Interlocking tiles



Figure 3: Pantiles



Figure 4: Plain tiles

1.2 Roof Styles

1.2.1 Plain clay tiles

Hand made plain clay tiles found in the Uplands Estate Conservation Area often develop an attractive patina over time and because neither the materials nor the process for making them was consistent, they lend the roof character and texture due to their slight irregularity. Later,

machine made tiles are very flat and uniform and contrast vividly with handmade tiles.

It is likely that materials used by Herbert Collins including the roof tiles were from local sources. It is known that plain clay tiles from The Bishop's Waltham Clay Company known as Blanchard & Co were used on some of the properties. Blanchards was probably the most important brickworks in Hampshire and acquired a first-class reputation for its products, not just in the county but in the whole world (Figure 5). The terra-cotta made at Bishop's Waltham, because of the original ingredients and mixing, and on account of skillful firing, was superior to other terra-cottas in point of hardness, texture, colour and finish. Unlike stone which was affected by frost, damp and fire, terra-cotta remains sharp and also retains its colour.

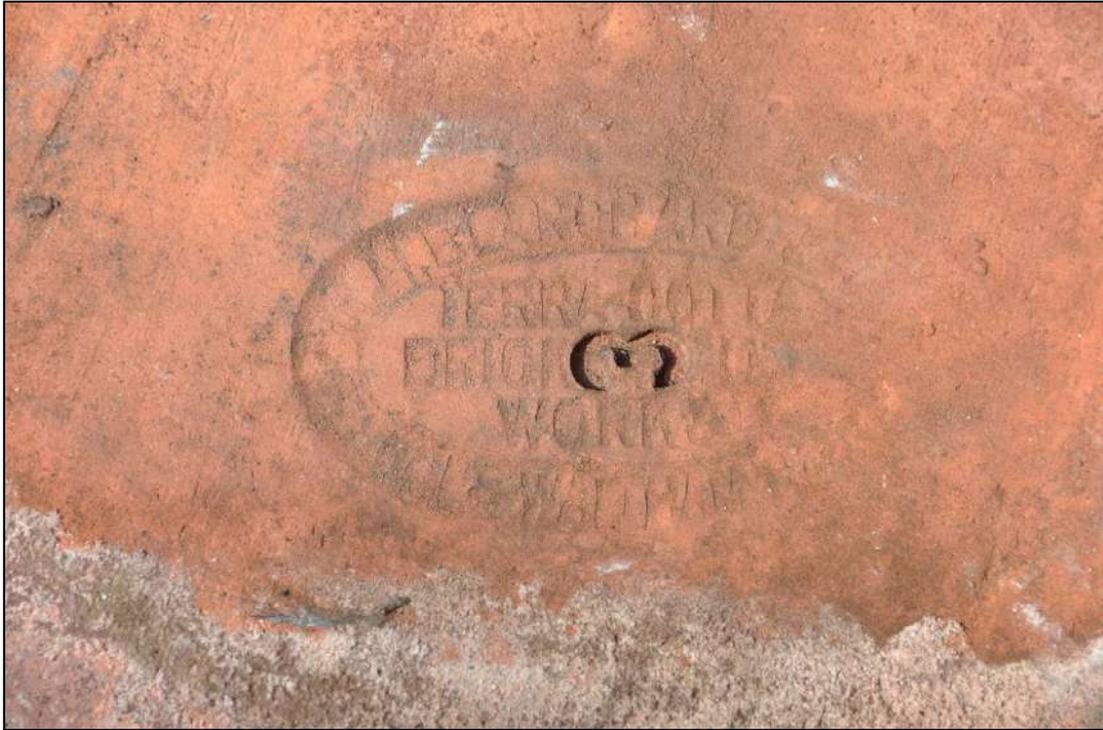


Figure 5: The stamp of Blanchards Terracotta and Brickworks from a tile retrieved from a skip in Orchards Way

Buildings containing Blanchard's terra-cotta include Buckingham Palace, the Royal Horticultural Society, The Natural History Museum, Charing Cross and Langham Hotels, Wedgewood Institute, Burslem, buildings in Peru and the Grand Hotel in Cairo! Local buildings include extensions to what was then Southampton University College, The Prudential Building in Above Bar, Southampton, and the old Post Office and Henderson Chambers in High Street, Southampton also contain material from Blanchards and Hockley Viaduct outside Winchester. It is therefore important to retain as many tiles as possible as they bear witness to local craftsmanship and industrialisation during the nineteenth century which no longer exist due to the pits having been worked out.

After the death of the son of the company founder, Mr Mark Blanchard, the company was taken over by Elliott Brothers Ltd in 1918 but appear to have continued making tiles under the name of Blanchard. During a bombing raid in 1941 the works were extensively damaged, and brick-making was halted until 1947. However, by 1956 production was uneconomic and after some redevelopment of the site, the brick and tile factory became Elliott's first branch sales and distribution depot. By 1980s the site had been outgrown, so the Claylands Road site in Bishop's Waltham was set up, where it continues to trade today. They also have a depot at Millbank Wharf, Northam, Southampton.

1.2.2 Pantiles



Figure 6: Pantiles

Pantiles are also made of clay but have a distinctive 'S' shape which means that they are able to overlap, and fewer tiles are normally required than plain tiles. The interlocking fit also means that they could be laid on a shallower pitch. Replacing individual tiles which have failed is also usually easier.

1.2.3 Double Roman tiles were introduced in the nineteenth century. These are similar to pantiles but are larger and have two rolls rising from the flat surface, which gives them better weather resistance (Figure 7). They interlock to make them easier to lay



Figure 7: Double Roman tiles roof



Figure 8: Bonnet tiles used on hipped roofs

Where roofs are hipped, they frequently include bonnet tiles (Figure 8) and often terminate with hip irons. When pantiles have been used, semi-circular ridge tiles are normally used on the hips. Bonnet and hip tiles should be bedded with a soft lime mortar.

Common problems include decayed roofing felt and broken and slipping tiles caused by failure of the nibs or nails which secure the tiles to battens.

Where repairs need to be made, the existing tiles should be carefully salvaged for re-use. If new tiles are needed to make up a shortfall, care should be taken to match with the colour of the

clean tile rather than a weathered tile because over time the new tile will weather to a different colour. If matched at the beginning with a clean tile, it should weather to the same colour. Do not be tempted by using a tile with a surface colour to match weathered tiles, as this new tile may weather differently.

It may be appropriate to re-use the salvaged tiles on the front or side slopes and to use newer tiles on the rear or less visible slopes so that the immediate visual difference is not so stark.

Access to the roof whilst works are underway presents an opportunity to check the structure of the roof timbers and the condition of rainwater goods, soffits, fascias and other usually inaccessible parts of the house. It might also be appropriate to consider the insulation of the roof and the condition of existing felt if present. There are breathable felts available which minimise the risk of condensation taking place. Retention of bitumous non-breathable felts is acceptable providing they are properly ventilated. Otherwise they are vulnerable to the development of condensation.

Regardless of what type of felt you use it is imperative to avoid condensation problems by minimising the moisture vapour reaching the roof for example by sealing around loft hatches. It might also be appropriate to create better ventilation through the tiles. There is a variety of under-tile venting systems which can be slipped into position without stripping the roof, or which can be incorporated during re-roofing.

1.3 Roof repairs

Ensuring that your roof is sound is probably one of the most important maintenance issues facing you as a homeowner and should take priority over internal works particularly if there are obvious visual clues that something is up. Small leaks might go undetected for long periods of time and the leak might manifest itself some distance from the source of water ingress. It is wise to periodically undertake an inspection of the roof externally first and also internally if that is possible. Look out for:

- Slipped and broken tiles which may be an indication of nail corrosion, broken nibs or batten deterioration. More obvious from the outside, but sometimes internally you can see shafts of light penetrating through small holes or cracks.
- Erosion of mortar joints on hips and ridges.
- Split, cracked or broken flashings and flaunchings particularly next to chimneys can lead to water ingress. These are sometimes visible using binoculars but staining internally is normally a big indication.
- Is there underlay under the tiles and is it sound? Are there holes or tears? Roofing felt or underlay is not essential. Ventilation can be more important.
- Is the roof properly ventilated? Condensation under the roofing felt on cold days is an indicator that it is not.
- Are timbers free from wood boring beetle and fungal attack?
- Debris build up which may block guttering, hoppers and downpipes. Sections may be missing or loose.

- Bats may have inhabited or roosted within your roofspace. Beware of legally protective measures. (See Bats section below).

Always follow the adage “A stitch in time saves nine”. Early attention to a couple of slipped tiles can prevent rainwater ingress and serious internal problems. Ensure that you carry out building maintenance safely as ladders, lofts and roofs present particular hazards. What may on the face of it look like a simple job could be quite tricky and a foot inadvertently put through the ceiling could turn a small job into something much more expensive and disruptive. If in doubt, call in a reputable contractor.

General maintenance and points to consider might include:

- Replacement or re-setting of individual slipped, broken or laminated tiles.
- Replacement tiles which should be matched in terms of colour, size, thickness and finish. It should be noted that machine made tiles can be very different in finish to handmade tiles, and there is even variation amongst machine made tiles. The curvature or flatness of tiles varies and can be obtrusive if inappropriately selected.
- Inspection of remaining hip and ridge tiles should be made if possible at the same time. Missing pointing should be replaced neatly and should be lime based mortar matching in colour and texture (depending on the aggregate used in the original mix). Note that cement should not be used under any circumstances.
- Replacement of entire roof covering. This is not commonly a necessity except when a large proportion of the tiles are defective, but when it is, prior consent from the relevant freeholder should be obtained. If tiles need to be universally replaced on one or all slopes, then the need for new underlay and battens should be investigated at the same time so that all the work can happen at once. Planning permission is not normally required if the new tiles match the originals and there are no alterations to the shape of the roof.
- Your roofing contractor will be responsible for organizing the necessary scaffolding and skips, and also for providing cover during wet weather. The temporary placement of skips should be referred to the relevant freeholder for prior consent.
- Splits, holes and general wear of leadwork should ideally be replaced or repaired by an experienced contractor. The most common place for water ingress to occur is where the abutment of the roof slope meets the vertical chimney or any other upstand such as dormer cheeks. Localised failures can often be repaired without disturbance to the entire roof-slope. If cement or mortar fillets have been used, these may be better replaced but care should be taken to incorporate soakers underneath. Leadwork repairs do not normally require planning permission.

It should be noted that new materials should be used, and these should match up with the existing as closely as possible. Salvaged or second-hand materials may not have the life expectancy of new materials. Also, by providing a market for secondhand materials, you may be inadvertently encouraging architectural theft. If the provenance is good, and you are set on using salvaged materials, check that the whole batch is the same quality all the way through. Don't simply rely on the sample.

1.4 Insulation

There are many types of insulation for roofs and it depends on whether you retain a cold roof or inhabit it and have created a warm roof, as to which you choose. Cold roofs should be ventilated. Insulation is normally inserted between and above the ceiling joists. In warm occupied roofs, the insulation is normally fitted between the rafters or behind the stud walls if these have been inserted.

Inserting insulation above the rafters is technically most effective but normally has visual implications due to the thickness of whatever insulation material is being used. It can raise the level of the roof covering changing the detail at the eaves and the verge typically by 100mm. It might also lead to issues with party wall agreements. Pursuing these changes may in addition require planning permission.

Inserting insulation from below can be carried out without disturbing the tiles but the detailing must be carefully thought through to ensure that appropriate ventilation is incorporated between the tile layer and the insulation. It might be appropriate for example to double batten the roof before incorporating quilt and wood fibre boards.

Owners should not use spray foam insulation as this is impermeable and can trap dampness making the timber susceptible to beetle attack and decay. It also inhibits any future inspection or salvage of tiles when it adheres to the underside of the roof covering.

1.5 Bats

In Britain, all bat species and their roosts are legally protected by both domestic and international legislation. This means that it is a criminal offence to deliberately take, injure or kill a wild bat, or to disturb a bat or group of bats in its roost, damage or destroy breeding or resting places or to obstruct access to a bat roost.

When undertaking any building or development work consideration should be given to the possibility of bats being present in the roof. Ideally, a professional survey should be undertaken at the appropriate time of year (spring and summer) to produce a report of findings, including if bats were found, details of roosts, where and what species. If bats are found, a mitigation plan or method statement might be required as part of the planning submission. The presence of bats rarely prevents work being undertaken altogether, but certain additional actions might be required to mitigate any potential disturbance. You will need to use a professional and licensed ecologist to advise.

1.6 Fascias and Soffits

Fascia boards are timber planks mounted vertically under the overhanging edge of the roof slope to appear as a band or stripe and are often, though not always, the face onto which rainwater goods are attached. They are keyed into the walls via a horizontal soffit board. In the Uplands Estate fascias are usually painted black and the soffits are painted to match the paintwork of the property. They should be repaired or replaced with matching timber. Plastic replacements will not be approved.

Key points:

- * Use an experienced contractor whenever possible
- * Always salvage existing tiles for re-use when patch repairing
- * If making up a shortfall, match up with a clean, un-weathered sample of existing and avoid using salvaged materials for large areas
- * When making repairs check battens, flashings, fascias, soffits and rainwater goods are in order
- * Where required, match up with existing mortar in terms of material, composition and finish on ridges, fascias and verges.
- * Ventilate non-breathable felts
- * Insulate from below
- * Check for bats. Do not disturb them
- * Complete re-roofing will require prior approval from the relevant freeholder and may require planning permission.
- * Use competent and recommended contractors whenever possible

2. Chimneys

2.1 Introduction

The chimney and flue are integral parts of the structure, function and aesthetic composition of the properties in the Uplands Estate and add interest to the roofscape and conservation area as a whole (Figures 9 & 10). Typically, the chimneys are constructed of brick with a single string of corbelling at or near the top. Many have had vent pipes added but short clay pots with or without half circle cowls are still common. The flues for a pair of houses are often clustered into one central chimney but some properties have secondary chimneys towards the rear of the building



Figure 9: A double chimney



Figure 10: Typical shared chimney

Whether the flue is used or not, the chimneys should be retained for their contribution to the interest and character of the roofscape. Their removal or alteration requires prior consent from the relevant freeholder and also planning permission from the local authority. Their complete removal is likely to be resisted.

In instances when permission is given for re-building defective chimneys, it is important to pay attention to the details and to ensure that the original pattern of brickwork (the bond pattern) and detailing of corbelling, is replicated. It is also very important to be aware of the height and design of your chimney in comparison with adjacent examples, and whether or not they originally had pots or not. The estate was constructed in groups of identical or similar dwelling designs. The repetition of small details across these groups matters greatly. It is therefore

important to ensure that the design including height of chimneys in each group of houses is replicated.

Not all chimneys across the estate have lead trays fitted. These are likely to be only fitted to the properties built at the later end of the construction period (1950s onwards). The lead tray is incorporated into the stack at the point where it breaks through the roof. It works to prevent dampness within the house by preventing the percolation of rain down the exposed section of chimney stack. The lead tray is dressed across the whole surface area of the chimney stack in one piece. Where it covers each flue, the lead is dressed up around the inside edge and a small gulley is formed to drain any moisture away. Lead trays generally work in conjunction with associated leadwork including step flashings, front aprons and back gutters.

Flashings are normally of lead and protect the abutments between the roof covering, the stack and often the party wall between properties. Regular inspection and careful repair is essential. Look for water staining inside the roof space after heavy rain, as this may be the first sign of deterioration.

A stepped flashing is commonly used where the chimney meets the tile covering. Lead soakers are normally inserted under each tile abutting the chimney, and lap over each other. A stepped lead flashing is then inserted over the soakers to disguise their upstanding edge.

Valleys between two different slopes normally have lead flashing under the tiles.



Figure 11: A typical format of lead tray, lead stepped flashing and apron

The replacement of lead flashings does not normally require planning permission but should be carried out to the Lead Sheet Training Academy (formally the Lead Sheet Association) standards by a reputable contractor. The relevant freeholder should be notified that this is what you are doing.

2.2 Chimney Repairs

By their very nature, chimneys are often in exposed locations and take the brunt of the weather. This means that they may need repointing or other forms of maintenance more often than the rest of the building. Checks on the condition of the chimney should be made regularly. Binoculars may be useful. If already undertaking work to the roof, it would be good practice to set aside time and a budget to check on the chimney, especially whilst scaffolding is in place.

Chimneys can form a very important element of the street scene. The regularity of chimneys add character to the roofscape and the alteration of

General maintenance might include:

- Sweep the flue regularly by an experienced sweep. HETAS encourage this to be done at least twice a year when burning wood or once a year when burning smokeless fuels.
- Check the condition of the stack particularly the mortar joints and pots if present
- Check internally to ensure there are no smoke or rainwater leakages. Smoke leakages are caused by defective masonry and rainwater leakage is usually down to flashing or flaunching being defective.
- If permission is given to replace the chimney, it is advisable to insert at least one lead tray if one is not already present. Two lead trays are the norm.

It should be noted that consent would be required from the relevant freeholder to remove or alter a chimney. Planning permission is also required because of additional controls imposed on the estate by the local planning authority (See Appendix 1).

Key points:

- * Retain chimneys even if not in use
- * If used to heat the house, ensure that it is swept regularly
- * Check lead flashings and pointing is sound and that pots, if present are firmly seated.
- * Match up with existing mortar in terms of material, grade and finish. This is usually lime based mortar
- * Arrange for the insertion of lead trays if they are not already present and the chimney is being re-constructed
- * Use an experienced, competent contractor

3. Rooflights

Herbert Collins included rooflights in some roof slopes in his Uplands Estate development. Where these occur, they are usually on the rear slopes and often, though not always out of sight of the street view. Original rooflights are generally small and should be retained wherever possible. Some glass tiles were also inserted, and since these are much rarer (if they remain at all), these too should be retained where possible.



Figure 12: Rear rooflights are best as they do not affect the overall streetscene

New rooflights may be desirable when daylight is needed within a converted roofspace. The breaching of front and visible side roof planes with rooflights and dormers is likely to be resisted by the UEHA and the local planning authority but there may be more flexibility for rear roof slopes. Installation of new rooflights on rear roof slopes do not require planning permission but it is recommended that new units are fitted flush with the plane of the roof and with dark frames such as metal. The glass should preferably be sub-divided in the traditional manner with a central glazing bar (Figure 13).



Figure 13: Example of the type of preferred rooflight

Caution should be taken when purchasing rooflights which are called “conservation roof lights” as some of these varieties do not sit flush with the plane of the roof and may protrude. Others may utilise timber or plastic frames and will appear prominent on the roof slope.

Key Points:

- * Retain original rear rooflights and glazed panels if possible
- * New roof lights may require prior consent from the UEHA and local planning authority
- * Consent is unlikely to be given by Planning Authority for front or side rooflights. In the case of members of the UEHA, the UEHA committee would typically decline such requests
- * New rooflights should be dark framed and set flush or below the surface of the roof tiles
- * The glazing should be subdivided centrally with a glazing bar
- * Size matters. Keep them small

4. Rainwater Goods

Maintaining gutters and downpipes is crucial to preventing ingress of damp. Like other details on Collins' houses, the design of rainwater disposal system lends continuity and character to the estate. The materials, colour and profile of gutters and downpipes are an important element of the overall appearance of houses within the Uplands Estate. Original rainwater goods on the estate are normally black painted cast iron and the gutters usually have either ogee or half round sections. Downpipes are circular (Figure 14).



Figure 14: Rainwater goods are of simple design and cast iron

Gutters are designed to empty into downpipes either via a hopper or directly. Cast iron rainwater hoppers are uncommon on the estate but some do exist. Where they occur, they are small and inconspicuous, but should be retained.

From the gutter or hopper, the rainwater travels down the downpipes and discharges, often via a gully, into a drain which usually runs to the boundary of the plot where it connects to a sewer. Alternatively, rainwater disposal may be via a soakaway, dug some distance from the building. The downpipes are frequently attached to the face of the building via brackets which may or may not in turn be attached to black painted wooden plates for additional support (Figure 15). This is generally considered to be a technically superior method of securing downpipes to the wall of the property.



Figure 15: Downpipes fixed with a bracket onto a timber back plate.

Leaking or overflowing rainwater systems can cause damp or rot together with unsightly moss and plant growth or salt stains on walls. The rainwater system should be inspected at least once a year, preferably during a heavy rainstorm to assess its performance. Blockages that might cause overspill from the tops of pipes or gutters should be prevented by regular clearance and perhaps the insertion of grilles to prevent the build-up of leaf debris.

The replacement or supplementation of original rainwater goods with plastic varieties are not likely to be accepted by the local planning authority (and in the case of members of the UEHA, such requests would typically be declined but the UEHA committee). When weighing up the pros and cons of plastic versus cast iron, it can be accepted that each option has benefits in terms of durability, style, maintenance and budget. Cast iron goods are undoubtedly more appropriate for most historic buildings especially if they are either listed or within conservation areas where the traditional and original detailing is valuable to the overall character of the area. However, it is the more expensive option, and requires regular maintenance. What it loses in short-term budgetary considerations, it makes up for in durability, aesthetic quality and authenticity.

An alternative may be cast aluminium which can be purchased in similar section and is similarly durable. It can be purchased powder coated in a range of colours but lacks the texture of cast iron and with the prior consent of the relevant freeholder should be used sparingly and preferably not on principal elevations.

If additional downpipes are required at the property, planning permission will be required from the local planning authority, and prior consent will be required from the relevant freeholder.

Key points:

- * Rainwater goods are traditionally cast iron and usually painted black.
- * In the case of members of the UEHA, requests for plastic rainwater goods will not be

approved by the UEHA committee.

- * Keep gutters painted regularly and cleared of leaves and debris
- * If replacing damaged sections, ensure the profile of the unit is closely replicated

5. Soil Pipes

Soil pipes on the Uplands Estate are traditionally cast iron and painted black. These should be retained. Planning permission will be required from the planning authority if a new soil pipe and vent pipe is proposed on an elevation facing the highway. Prior consent will be required from the relevant freeholder.

6. Satellite Antennae and Television Aerials

In most cases, installers of aerials and satellite dishes will want to locate them in places which are most convenient for them. However, this can affect the building's aesthetics considerably and can in addition, require cable runs which might deface the façade of the building. Installing such devices in the loft space is an option together with locations within the garden where it is less readily visible. In addition to prior consent from the relevant freeholder, planning permission will be required for their installation and both authorities are likely to require applicants to find unobtrusive locations.

Due to past controls implemented both by the freeholders and council, the impact of unsightly antennae and aerials has been largely avoided although some television aerials make notable exceptions (Figure 16).



Figure 16: Aerials can be seen in profile against the sky

Where the installation of equipment is agreed, cable runs should be obscured behind down-water pipes or within joints behind chimneys wherever possible

Key points:

- * Prior consent is required from the relevant freeholder and the planning authority for the erection of new antennae or satellite receivers
- * Consider fitting in locations out of sight from public view

7. Solar panels

Careful thought needs to be given to the visual impact of mounting solar water-heating systems and photovoltaic panels on roofs. The cables and pipework associated with such installations also need to be carefully located in order to cause the least impact on the building's fabric and function. Depending on the orientation of the building, the installation of such systems is likely to prove impractical and not cost effective if the aesthetics of the roofscape is to be preserved.

Key points:

- * Prior consent is required from the relevant freeholder and the local planning authority for the erection of solar or photovoltaic panels
- * Consent is unlikely to be granted for panels on the roof of the main house or anywhere which has a visual impact on the character of the conservation area.

8. Walls and Facing materials

8.1 Introduction

There are a number of different finishes used in the external construction materials of properties within the Uplands Estate. The phasing of different construction times has lent itself to the introduction of variation on Herbert Collins's established architectural theme.

Facing materials include natural brickwork, painted brickwork and smooth render (Figures 17 & 18). Bricks were sourced relatively locally and are generally mellow red clamp fired varieties which give a range of different flared colours, combined with kiln fired bricks which were of a more uniform colour and often used for decorative features such as string courses and window arches (Figure 19).



Figure 17: Mellow red bricks are used in combination with clamp fired headers to give interest and tile creasing (see putlocks)



Figure 18: Smooth render is used sparingly

Matching up the bricks (including size) when needed is a really important matter because Herbert Collins used the choice of bricks for aesthetic purposes and the combination of clump fired and kiln fired bricks were intentionally used to give subtle contrast but at the same time to harmonise with each other.



Figure 19: Clump fired bricks are used for the main wall whilst kiln fired contrasting red bricks are used for the detailing around the window opening.

When carrying out repairs, matching bricks should always be used. If using reclaimed bricks, care should be taken in the selection of undamaged matching bricks. Ensure that the sides used

for exposed work are clean and undamaged and that the edges are not chipped or scraped. Bricks used for repairs to window and door arches should be carefully matched in texture and quality. If rubbed arches are involved, this represents brickwork at its most skilful and specialist firms should be called upon to carry out repairs.

8.2 String Courses

String courses are decorative horizontal bands on the exterior of a wall (Figure 20). It is often used to differentiate between storeys but is usually more decorative than functional. Herbert Collins has used them throughout his compositions, and it is important to retain or replicate them wherever possible. Most of his designs incorporate string courses formed from 3 courses of bricks. These sit proud of the main face of the building and create a distinct line of shadow on the elevation. Some string courses are more distinct than others depending on the choice of brick used.



Figure 20: String course is located just below the first-floor window. In this case it is comprised of 3 rows of bricks but may be any number forming a defined band and could be in different coloured bricks and either proud or flush.

The bonding of bricks within the string course also varies and care should be taken to match up. Collins also incorporated string courses into his rendered properties, and these were also rendered to match (Figure 21).



Figure 21: Rendered string course

8.3 Bonding patterns

Bricks are usually laid with some form of interlacing or overlapping to add strength to the structure. The patterns produced by varied forms of interlacing is known as the brick bonding pattern. Normally, this pattern ensures that vertical joints are not positioned above one another on consecutive courses so that the loads can be distributed evenly throughout the structure, but it can often provide aesthetic qualities distinctive to the period of building or simply to give a building a certain aesthetic quality.

Herbert Collins has used a variety of bonding patterns in the construction of his houses. Some seem to represent a variation on Flemish bond which is normally comprised of alternate stretchers and headers. His bond pattern is also similar to English Garden Wall bond which is formed from three or five rows of stretchers to one row of headers (Figures 22 & 23). The patterns vary from block to block with decreasing numbers of headers used as time goes on. This is likely due to the reduced costs involved in using fewer headers.

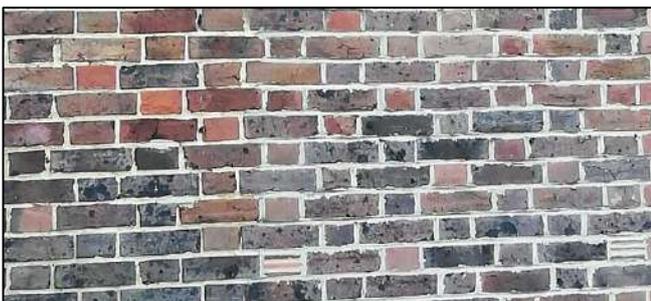


Figure 22: Flemish bond – one stretcher brick then one header brick

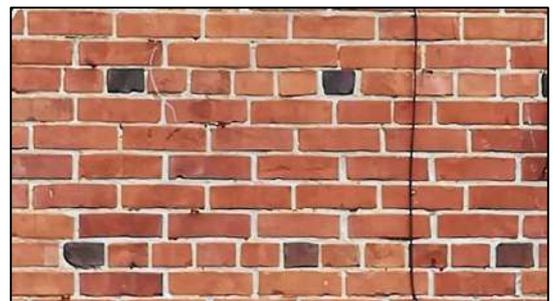


Figure 23: English Garden Wall bond – 5 rows of stretchers then one row of headers

When repairing walls, it is important to replicate the bonding pattern on the individual building to avoid the repaired work from being distinctive from the rest.

8.4 Diaper work

A small number of properties within the estate exhibit some form of diaper work (Figure 24). This is a form of decoration consisting of repetitive patterns of diamonds or squares, found in brickwork where red or orange bricks are laid in patterns to display 'diapers' of flared headers. It can be a relatively cheap way of bringing interest into larger areas of less interesting masonry. At the Uplands Estate it is used in small quantities on a number of front elevations and sometimes as part of the string course feature.



Figure 24 Diaper work in reverse. Bricks are selected to make a pattern

Care should be taken during repairs and repointing to preserve the diaper work by using appropriate brick types and colouration and by avoiding over-zealous repointing which can weaken the visual impact.

8.5 Mortar and Pointing

Mortar is the material which binds the bricks together. Traditionally it is composed of burnt limestone mixed with sand and water but might sometimes include other materials such as crushed stone or brick. The combination of materials within the mortar is important. It is likely that Collins would have used local sources of lime and sand, and the colour of mortar is influenced by these materials. It is therefore recommended that if new brickwork needs to be incorporated, that a sample of the mortar is analysed by a specialist so that the type and grade of sand or aggregate can be purchased to match the existing. There are local companies that provide this service.

It is important not to use cement in the mortar if undertaking repairs because of its hard and inflexible qualities which can result in cracking or spalling of bricks - the flaking off the surface caused by moisture and freeze/thaw cycle (Figure 25). An analysed sample should result in recommendations for a replacement mortar mix.

The mortar acts as the glue holding the bricks to each other and usually does not form a visually distinct part of the wall. It is important therefore to ensure that re-pointing is only carried out when necessary, and that the characteristics of the original mortar joint are replicated (Figure 26).



Figure 26: The repointing on the right has changed the appearance of the building and does not match the finesse of the original on the left.

Repointing is the process of taking out and replacing mortar from the face of a masonry joint. This helps to exclude the weather and retard deterioration of the wall. Repointing should only be undertaken when the mortar has weathered back to a depth equivalent to the joint width, or if it has become loose. Even then, it should be undertaken carefully especially as careless raking out can cause considerable damage to bricks, and over filling the joints can be visually disfiguring. A flush or nearly flush finish is likely to be the most sympathetic (Figure 27). Some buildings have a penny-struck finish (Figure 28) and this can be replicated but only if the building already has this as a design detail.



Figure 27: Flush pointing

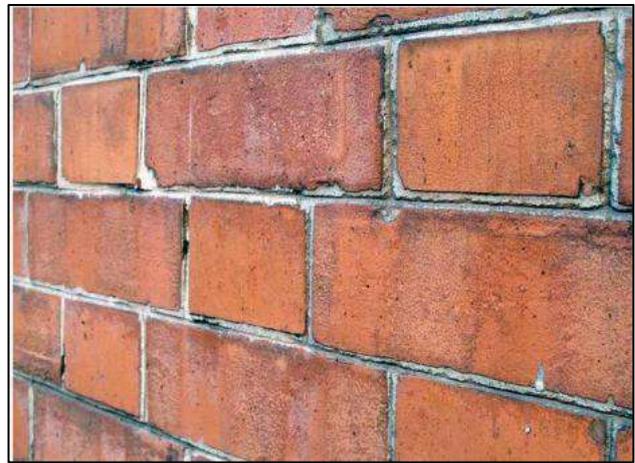


Figure 28: Penny-struck joints

Before starting major re-pointing work, it is recommended that the City Council Conservation Officer is consulted because major re-pointing may trigger the requirement for planning permission. In all cases it is also recommended that sample panels are prepared to set the standard and style of repointing at the beginning.

8.6 Renders (external plasterwork)

A number of buildings on the Uplands Estate have a rendered finish by design (Figure 29). They are finished in a smooth render rather than roughcast in which the surface layer appears coarsely textured by the incorporation of pebbles or stone fragments into the mortar mix and is thrown on to the face of the building. Although roughcast is widely used in Hampstead Garden Suburb

and was probably of interest to Collins, he did not use it at Uplands. Instead, in the isolated places he used render, it is always with a smooth finish.



Figure 29: Rendered finishes are generally smooth.

These renders may have been produced using a small amount of cement along with lime and this should be analysed before repairs are undertaken so that the new material can be of the same mix. It is possible that the reason for failure may be caused by the inappropriate use of the original mix or patching using the wrong mix. So, this should be carefully considered, and it is recommended that advice is sought from an experienced plasterer.

The standard method of repairing cracks and coat separation (either the outer coat or the base coat has separated from the substrate) is to hack back to sound material, leaving edges slightly undercut where possible to improve the key for new mortar which is applied in two coats to match the existing. Hydraulic lime mixes are usually 1½ parts sharp well-graded sand to 1 part hydraulic lime (NHL 2 or 3.5) to 1 part washed gravel.

Moderately hydraulic lime (NHL3) is normally appropriate for use in external plasters and renders. Any hydraulic lime above NHL3.5 in strength is not recommended due to its limited breathability.

Plaster is often painted with limewash which means that patches can be made virtually invisible providing the limewash is pigmented to match the existing wall. This is generally off-white or buff.

Key points:

- * Recognise the bonding pattern of your walls and ensure repairs replicate the pattern
- * Note and replicate string courses where changes or repairs are to be made
- * Repoint only when and where necessary. Total repointing is rarely necessary and can change the appearance of the property
- * Match the mortar mix and finish to the original (samples may need to be analysed by a specialist to get this right)
- * Do not render areas which are currently un-rendered (prior consent from the planning

- * authority and relevant freeholder will be required).
- * Don't try to speed up the curing of the render by using an over-strong hydraulic lime.
- * Use an experienced competent contractor

8.7 Putlock (Putlog) holes

One of the small but joyful details to be found on many buildings and which is somewhat idiosyncratic of Herbert Collins's work is the use of putlock or putlog holes as decorative features (Figure 30). These are small holes left in walls to receive the ends of poles or beams, or in old terms 'put the log' for the erection of scaffolding. Thereby, the wall is used as support for the working platform.

Herbert Collins added interest to the walls of his houses by infilling the putlock holes left in the walls with layers of cut roof tiles. These are usually found in rows across the width of the wall corresponding to the scaffold levels.



Figure 30: Three different types of putlock infills to be found on the estate

8.8 Plaques and larder vents

Other notable forms of decoration on Collins' houses are the numerous plaques some of which are simply date plaques, and some are decorative images or motifs (Figures 31 - 34). The date plaques appear most frequently in the earlier blocks of construction but there seems to be no pattern that dictated which blocks should receive the decorative motif plaques. These plaques seem whimsical rather than representative of some kind of significance. Great care and attention to detail was given to the insertion of many of these plaques, and some are set with their own brick arches above with side quoining and tile creasing below.

The plaques appear to have been cast in cement rather than stone, but they should remain unpainted despite a number having been coloured up already.



Figure 31: Typical plaque



Figure 32: Typical plaque



Figure 33: Typical plaque on rendered backing

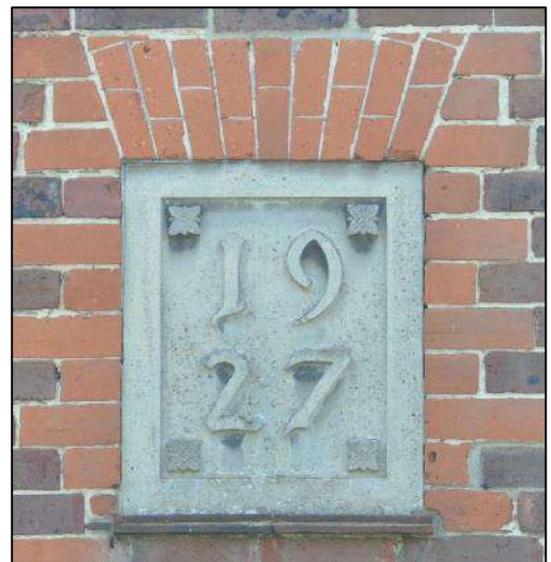


Figure 34: Typical date plaque

Many of the houses were constructed with small kitchens, often at the front of the building. It is important to recognise that at the time of construction kitchens were not considered to be the 'heart of the home,' as they are today! These kitchens were often paired with small walk-in larders or pantries adjacent. Ventilation to these larders was often created using tiles in a louvre arrangement which constantly let in air without there being a window (Figure 35). There would have been a layer of metal gauze on the interior wall to prevent insects getting into the building.



Figure 35: An original larder vent

These features should be retained where currently fitted. Blocking up internally may be appropriate where they are no longer operationally needed, but externally they should be retained as a feature.

Key points:

- * Recognise and value decorative features such as putlock holes, plaques and ventilation slits
- * Do not paint over or remove existing decorative features

9. Windows

9.1 Introduction

The design of windows varies across the estate but there are significant features which should be noted and valued. The detail and quality of window design is very important in the Collins Estates. He ensured that the original windows were both well-proportioned in relation to the elevations in which they are set, and also that they incorporated small individual panes. The frames are most frequently constructed of timber, but there are also batches of metal frames used on some properties.



Figure 36: Typical casement window. Note the pronounced hinges



Figure 37: Larger window incorporating the idiosyncratic night vent

Some of the casements have the peculiarity of pronounced hinges which project forward of the face of the window frame (Figure 36). Others are characterised by a feature peculiar to Collins buildings which is a small night vent designed to have exactly the same timber proportions as the rest of the lights within the frame so that they don't spoil the overall composition (Figure 37). These are idiosyncratic details and should be retained at all costs.

9.2 Maintenance:

Like all timber windows, they will require maintenance to varying degrees in order to retain their longevity. The earliest windows on the estate are nearly 100 years old thanks to continued good and timely maintenance. Such maintenance includes painting, renewal of putty and the removal and scarfing in of new timber where rot has set in.

It is unlikely that windows will deteriorate to a condition where they are beyond repair if regular maintenance is adopted. However, if they do, then replacements should have the same appearance as the originals in terms of size, colour, glazing pattern, materials and position and profile of glazing bars. The original ironmongery should be retained and reused. Obtaining the same profile of metal windows, particularly with the exposed hinges, might be problematic, so continued good maintenance regimes are recommended.

In relation to replacement of any windows, prior consent should be sought from the relevant freeholder (for example in the case of members of the UEHA, it would be the UEHA committee – see Appendix 1). Planning permission to change windows would be required on the Uplands Estate due to the Article 4 Direction.

It is recommended that an experienced carpenter/joiner is sought to advise on major overhaul or repair of timber window frames if you do not feel competent to do the work yourself. There are numerous companies that specialise in refurbishment and repair of traditional timber windows, but it would be advisable to check that they have carried out similar work on other historic buildings elsewhere.

The colour of the paint on the windows is also important. This issue is covered under “Decoration” below.

Metal windows will require a different maintenance regime than wooden windows – flaking paint and rust should be removed and treated with a rust inhibitor primer before finishing with two topcoats of a suitable paint for metal. Permission will not normally be given to exchange metal windows for timber versions.

9.3 Double glazing

The installation of double glazing to the front and sides is unlikely to be permitted by the planning authority due to its detrimental impact on the loss of historic fabric and the appearance of the building. The replacement of individual panels of glass with sealed double glazed units is also unlikely to be approved. Original crinkly glass should be cherished for its traditional aesthetic. In relation to windows at the rear of properties guidance should be sought from the relevant freeholder.

9.4 Secondary Double Glazing

Gaps around the opening metal casements can be minimised either by a specialist firm using a patented liquid silicone-like draughtproofing system or by do-it-yourself kits preferably following redecoration. This method normally requires a release agent being applied to the opening casement to prevent the sealant from sticking to the window as opposed the frame.

For wooden windows that open, draught-proofing strips can be applied around the window frame to fill the gap between the window and the frame. These could be either self-adhesive foam strips or metal or plastic strips with brushes or wipers attached. Inserting these would not require any planning consent.

Secondary glazing can be a good way of improving the thermal and sound proofing performance of existing windows most notably, where it is not possible or desirable to change windows to double glazed sealed units. Today's products are far better than they used to be, and with careful planning and preparation can be very discreet. For maximum thermal performance, a Low-E glass should be specified. A well fitted secondary system can be acoustically superior to double glazing. This is particularly beneficial to those properties near the main roads.

Secondary glazing systems today often use a form of frame set on a magnetic strip which allows the panels to be taken out for cleaning. The magnetic strip and panel frame can be painted the same colour as the interior woodwork to disguise the system.

Numerous companies now offer the provision of bespoke made and fitted Secondary glazing which can fit practically any shape of window although they have to be measured individually by the provider. They can be made with slim profiles and can be coloured to match the internal decoration. Panels may be lift-out types or sliding although the sliding types normally require the main frame to be fixed to the window frame and are not normally removed during summer months.

Secondary double glazing is treated in planning terms like other internal fittings which can be removed on a cyclical basis ie like kitchen or bathroom units. They therefore do not require planning permission or Listed Building Consent.

9.5 Bay windows

There are a number of properties which incorporate bay windows. Where these have flat roofs or tops, lead should be used. The lead should not be painted but it is advised to treat it with anti-patination oil.

9.6 Shutters

A small number of the groups of house-types have original shutters incorporated into the window design. These are timber and are painted to match each other in the group. The colours vary (see decoration).

Key points:

- * Original timber or metal framed windows should be retained and conserved
- * Prior consent from the UEHA will be required to replace in whole or part including the glazed panels
- * Prior consent is required for replacement with sealed double glazed units or the insertion of

double glazed panels into existing windows. It is highly likely that such consent will be withheld

- * Installation of secondary double glazing does not require planning permission or prior consent from the UEHA
- * Lead window heads and bay roofs should remain unpainted
- * Repainting should be undertaken in specified colours to match adjacent and nearby groups (see decoration).
- * Use an experienced and competent contractor.

10. Doors, Porches and Canopies

10.1 Doors

The doors in Collins' houses are distinctive features designed specifically for the buildings. Many have generous proportions being 3 feet 5 inches (approximately 104cm) wide. This is approximately 5 inches (approx. 12.5 cm) wider than average. The appeal of these doors is that they are more imposing, generous and welcoming, and assert a Georgian style from which their design was derived. There is a large degree of variation, but each style is repeated within a group of houses to help create rhythm and continuity of composition and have considerable aesthetic impact (Figures 38 to 40).

The doors are all well-proportioned with careful detailing comprising mouldings to varying degrees, frames and architraves. Some have glazed panels incorporated into the design of the door itself, and many of these will have leaded lights/glazing. Others may have fanlights above the door itself which are specific to the design of the group of properties. Most doors have either brass, chrome or black japanned letter boxes. A small number of properties retain their original street numbers above or beside the door. Original ironmongery is aesthetically and historically valuable but generally simple in design and matching within each house type group. These items should always be retained.



Figures 38 to 40: Variation in the door style gives identity to separate groups of houses

All doors except those shared doors on the blocks of flats outside the control of the UEHA are painted off-white (See Decoration). The shared doors are a pale green which is also used throughout the estate on garage doors and some shutters.

10.2 Porches and canopies

Each doorway has a porch or canopy incorporated into the design although some are more pronounced than others. It is evident that the complexity or generosity of canopy changed with time especially post-war when materials were scarce, and costs of construction rose. Some doorways are deeply recessed into the entrance leaving only a shallow protruding frame. All such projections are covered with lead – even the shallowest. Such leadwork should not be painted although the application of patination oil is acceptable. Some porches have ornamental carved brackets or have versions of classic Georgian columns and broken pedimented arches as door surrounds. Others are very simple wide panels reflecting the more chastened time of post war construction.

Key points:

- * Prior consent to replace or alter doors is required from the UEHA and planning permission is required to replace or alter doors on the front elevation
- * Original ironmongery should be retained and not replaced unless absolutely necessary and then only with replica examples
- * Door colour is specific to the group of properties and should be consistent with neighbouring properties and original specifications (See Decoration)

11. Decoration

Part of the character of the Uplands Estate is the uniformity of form and presentation of the houses. Contributing to that uniformity is the colour palette used throughout the estate. Most windows and door frames are painted in an off-white (BS10B15) giving a warmer tone than brilliant white. Brilliant white should never be used in the external decoration.

External walls should not be newly painted unless they are already painted. The colour should match the original colour, normally cream or off-white.

Original shutters and some rear doors and garage doors were painted in a dark green (BS14C39) or a pale green known locally as 'Collins Green'. Painted surfaces should match as closely as possible to the underlying colour. Rainwater goods should be painted black.

Key Points:

- * Prior consent from the relevant freeholder is required for change of colour affecting doors and window frames, fascias or other visible timber
- * Adherence with the specified colours is required
- * The use of brilliant white should be avoided at all times
- * Rainwater goods should normally be painted black unless otherwise originally specified

12. Security Accessories

12.1 Security systems

To reduce visual impact, it is suggested that externally fitted alarm boxes be placed directly under the eaves and have an off-white finish (Figure 41). Prior consent should be sought from the relevant freeholder before commencing with the installation.



Figure 41: A discreet location for security alarm box is under the eaves

12.2 Security lights and cameras

To reduce visual impact, it is suggested that externally fitted security lights and cameras should be unobtrusive and not detract from the property or cause light pollution or a nuisance to surrounding neighbours. Prior consent and advice should be sought from the relevant freeholder before commencing with an installation.

13. Gas & Electricity Meters and Electric Charging Points

To reduce visual impact, it is suggested that externally fitted gas and electricity utility meters, and electric charging points are considerately positioned. Where possible, meters should be out of sight from the front and side of the property and located in a subterranean meter box. If they need to be located on a discreet wall (not front or prominent side wall), they should be painted or coloured to match the wall.

Charging points and cables, whilst remaining at an accessible height, should also be concealed from sight so that they are not readily visible from the front and side of the property.

Prior consent and advice should be sought from the relevant freeholder before commencing with an installation.

14. Garages

Despite the low numbers of car owners at the time, Collins provided garages for many of the new houses either individually, or in small blocks. There are two typical designs; single garages made with timber weatherboarding exterior, and brick garages (Figures 42 and 43). All appear to have

had clay tiled pitched roofs but there is variety in the designs of garages as there is with the houses. Some have hipped roofs whilst others are gabled. Some have plain clay tiles whilst others have Roman tiles. The garage doors are distinctive having vertical planks with narrow exposed weather strips overlapping each pair of planks. Most are side hung so that they open outwards. The garages are all set back from the house frontages. Some are accessed via a centrally located shared drive to the rear.

Original garages should be retained. If their conversion to uses such as domestic storage or garden rooms/workshops requires external alterations, prior consent would be required from the relevant freeholder, and planning permission for the alterations would also be required.. Clearly, it is desirable to be particularly sensitive with the design of alterations as these are distinctive Herbert Collins features. Conversion should at the very least be undertaken without need to remove the doors or alter the building's character.



Figure 42: Typical format of garage. Brick built with hipped tiled roof and distinctive door design



Figure 43: Typical alternative format of garage. Timber cladding with gabled tiled roof

Key Points:

- * The appearance of existing garages should be retained through regular maintenance and conservation
- * Adaptation of garages will be considered in a positive way. Prior consent from the relevant freeholder should be sought and planning permission will depend on the extent of proposed change.
- * The distinctive garage doors should be retained or replicated where necessary
- * Prior consent for up-and-over doors will be withheld

15. Gardens, boundaries and gates

One of the distinctive features of the Uplands Estate is its generous provision of communal landscaped areas incorporated into the street, and the provision of gardens for each property. Some are individual gardens, but others are “shared” with no dividing demarcation, and usually these also have no demarcation at the front. Others are divided with clipped hedges. Low, neatly clipped hedges at the back edge of the footpath defining the front boundary are characteristic of the estate.

15.1 Paths and Driveways

Any widening of paths or driveways requires prior consent from the relevant freeholder. The original paths and their locations are generally original design features which should be preserved.

15.2 Handrails

Prior consent must be sought from the relevant freeholder for the installation of handrails.

15.3 Gates

Front boundaries, where they are defined with low hedges, often incorporate the original low timber gates. These gates are normally stained rather than painted. Some gates incorporate timber posts whilst others may be concrete. Where front gardens are currently not enclosed with hedges, it is unlikely that they ever had them and inserting them would be detrimental to the character of the plot and the general historical streetscape. Some plots have side gates leading into the rear gardens. These are often full height gates made from metal in the wrought iron tradition though they are more likely to be mild steel or similar (Figure 44). These should be retained where currently found. Some owners may prefer to back them with timber which is acceptable, but the original metalwork should remain visible to the front. Where there are driveways leading to the garages, these normally do not have gates and are open to the street.

15.4 Boundaries

Some post and chain demarcation is found at the front of the garden at the back of pavement, but this is not universally typical despite being an original feature (Figure 45). The chain should be painted black and the concrete should remain unpainted. Paths leading directly to the front door are common. These are normally no wider than the width of the door itself and can often be formed of stone or concrete slabs or sometimes brick laid on edge. Tarmac is a modern introduction and should be avoided for the private paths. Original materials such as the brick on edge should be conserved.

There are some areas where there are timber boundary fences visible from the common parts. These fences should be timber, with timber posts. Concrete posts should not be used.



Figure 44: Some properties have metal full height side gates



Figure 45: Front gardens maintain the spacious feel of the estate with low or no hedges, no solid boundary demarcation, sometimes concrete posts with chains and metal or timber gates and central paths leading to the front door

15.5 Hedges

Front gardens should never be sacrificed for parking spaces and the maintenance of formal hedges and tidy but attractive gardens is encouraged (Figure 46).



Figure 46: Low level clipped hedges are typical throughout the estate

The choice of species suitable for low hedges to the front gardens is wide but might consider species such as *Lonicera nitida*, Common Box (*Buxus sempervirens*); *Berberis*, Cotton lavender and other true lavenders, *Euonymus*, *Griselinia littoralis*, Rosemary, *Spiraea*, *Ligustrum* (if kept low) and some *Escallonias*. Hedging conifers, Laurel (*Prunus laurocerasus*) and larger woodland species are not appropriate because they grow too quickly and high and can spoil the character of the street.

To the rear, the impact of gardens on the character of the area is less important. However, gardens are generally divided by timber fences, many of which may have square trellis panels added to the top. Such timber panels are never appropriate at the front of the plot.

16. Trees

Mature trees in private gardens and the shared public spaces soften the hard edges of the built form with a valuable, informal, sylvan quality. Collins retained a number of the maturing trees that adorned the land prior to development and a number of these survive to this day.

Where trees require any form of tree surgery or are proposed for felling, special consent from the planning authority is required to do so because the estate is within a designated conservation area. Even when trees are dead, dying or have become dangerous, the local

planning authority must be notified prior to the commencement of work. In most cases, not less than 6 weeks' notice must be given in writing to the Local Planning Authority prior to commencement of work, so that the Council can determine whether or not it wishes to apply a Tree Preservation Order (TPO) on the tree. All trees with TPOs affecting them must be retained and work may be undertaken only when special consent has been obtained or the tree is dead, dying or has become dangerous.

Prior consent should also be obtained from the freeholder of the property before work commences on any trees.

17. A note on Pavements and verges

Although the pavements and verges are outside the personal control of individual houses, it is worth appreciating their design and quality since they add distinctive character to the estate (Figure 47). The verges are typical of the Garden City movement and provide a spacious margin between the roads and the front boundaries defining the openness and rhythm of the street.

The unadopted roads were originally gravel surfaced but have been re-laid in tarmac. Private drives were also surfaced in gravel but many of these have also been resurfaced in brick, tarmac or slabs. The retention of gravel drives and paths is highly desirable.



Figure 47: Original pavement finish with narrow grass verge

Key points:

- * No solid fences will be permitted surrounding front gardens
- * Hedges should be kept neatly trimmed
- * Original boundary demarcation including concrete posts with chains should be retained
- * Garden paths should not be resurfaced with tarmac
- * Timber or metal gates, where original, should be conserved
- * Gardens should remain unenclosed if currently open plan

18. Extensions and Alterations

Property owners will need to obtain prior consent from the relevant freeholder for any extensions or alterations to properties. In the case of properties in UEHA areas, the freeholder does not want to be over-restrictive by preventing owners improving their properties but believes that extensions including conservatories should be kept to the rear of buildings and not wrap around the sides. Extensions should not be over-deep, bulky or obtrusive and care should be taken to minimise the effect on the enjoyment of neighbouring properties particularly in terms of direct light loss. For UEHA residents further detailed guidance is noted in Appendix 1.

Appendix 1

Developing a property on an Uplands Estate Houseowners' (UEHA) leasehold property – A Guide to Obtaining Appropriate Approvals

(NB: Guidance contained within this appendix could be subject to amendment over time by the UEHA. It is intended that the current version will always be displayed on the UEHA website (<http://www.ueha.co.uk>) and residents are advised to refer to this prior to applying for any approvals to the UEHA)

All the following types of action require leasehold owners to consult the UEHA Committee:

1. Extensions
2. Loft conversions
3. Garage conversions
4. Replacement windows (even if replicas are proposed)
5. Internal structural changes
6. Re-pointing
7. Replacement or additional gutters/downpipes
8. Re-roofing
9. Re-building of chimneys
10. Creation or extension of hard standings or paths in front gardens
11. Provision of new buildings in gardens (please note, UEHA will not grant permission for a pool within the curtilage of a property).
12. Provision of heating oil tanks (not permitted or required on the estate).
13. Installation of hand rails.
14. Security lighting, security cameras and burglar alarms.
15. Satellite antennae and television aerials
16. Solar thermal and photovoltaic panels
17. Gas and electric meters and electric charging points
18. Works to existing trees

In the case of any proposals for alterations that have not been explicitly listed above please seek initial guidance from the UEHA Honorary Secretary.

For each of these types of change, owners are required to submit details to the UEHA in support of their application for permission to make changes. Table 1 within this appendix, details the nature and depth of information that needs to be provided dependent on the type of change being requested.

Where a proposed development requires planning permission, including any of the items below, it is important to check on the council website as to what documents and fees are required to accompany applications to the council.

- Extensions
- Roof extensions or alterations
- Provision of any buildings within the curtilage
- Provision of heating oil containers (not permitted or required on the estate).

From comparing the two lists above it is clear that not all alterations which are controlled by the UEHA also require planning permission. Ultimately, the UEHA have the discretion on whether or not works are appropriate and meet the association's conservation aspirations. The Committee will therefore indicate whether the proposed work will be permitted to go ahead should the necessary planning permissions have been obtained.

The requirement for planning permission is complicated. Although many homeowners will have heard of “Permitted Development Rights”, the Uplands Estate Conservation Area has many of these rights withdrawn. Legislation has changed since the Article 4 Direction was established and unfortunately this complicates some interpretation of the rules. It is therefore important to check with the local planning authority where there is any doubt. You can also use Southampton City Council’s pre-application advice service which is a paid-for service giving you the opportunity to have a meeting with a relevant planning officer.

Alternatively, for peace of mind, a formal decision of whether permission is required, may be obtained by applying for a lawful development certificate (LDC). This type of application clarifies if planning permission is required. If it is not required, then you will get a certificate which confirms this. If planning permission is required, then you should make a planning application before commencing work. The link below gives more advice:

https://www.planningportal.co.uk/info/200130/common_projects/120/what_to_do_next/3

When applying for a LDC it is important to recognise that the property is affected by an Article 4 direction.

Extreme caution should be used when interrogating the Planning Portal’s interactive guides as these may not take into account the effect of the Article 4 Direction.

1. Extensions (please refer to additional design guidance notes below)*	Detailed architectural scale drawings, to include the whole building (unless noted otherwise): <ul style="list-style-type: none"> • Site plan (before and after) • Ground floor plan (before and after); • Section drawings (extension only); • Rear and side elevation drawings (before and after); • Roof plan at the extension level (before and after).
2. Loft conversions (please refer to additional design guidance notes below)**	<ul style="list-style-type: none"> • Detailed architectural scale drawings, to include the whole building: • Roof plan (before and after) • Rear elevation drawings (before and after to detail position and size of windows);
3. Garage conversions	If the proposed conversion only impacts internal aspects of the garage then only simple plan view sketches (before and after) are required. Should the proposed conversion impact on any external aspect of the garage, then information required would be the same as that detailed in ‘1. Extensions’ above.
4. Internal Structural Changes	Simple scale plan view sketches (before and after) of relevant floor of the building.
5. Replacement windows	Details (of existing and proposed replacement windows) to be provided. (Note: Use of UPVC framing materials are considered inappropriate and will not be permitted). Individual double glazed units will be considered only for new or replacement windows to the rear of a property. If such an option is being considered please liaise directly with the UEHA for further guidance.
6. Repointing	Details (including details of the mortar mix to be used) to be provided to the committee noting proposed area of repointing on property
7. Replacement of additional gutters/downpipes	Simple scale elevation sketches (before and after) of relevant area of the building.

8. Re-roofing	Simple elevation sketches detailing relevant area of property where re-roofing is proposed. If intention is to replace tiles, a sample of the proposed tile must be provided for consideration by the committee.
9. Re-building of chimneys	Simple scaled sketches, detailing size of chimney and design
10. Creation of hard standings or paths in front of houses	Simple scale plan view sketches (before and after) of relevant area of site (to include plan of property). Note: where a widening of path or driveway is requested, permission will not be given where a driveway would be in front of any door or window on the property.
11. Provisions of new buildings (e.g. sheds / home offices (including pergolas) in gardens.	Simple scale plan view of site detailing position of building plus detailed drawing/picture of proposed building (to include building dimensions).
12. Provision of heating oil tanks.	Not permitted or required on the estate.
13. Installation of handrails	Simple sketch detailing location of items, plus specific design details (appearance, materials etc). Note: These are viewed as temporary installations, and must be constructed so they can be removed with minimal damage when the property changes hands, or when they are no longer required.
14. Security lighting, security cameras and burglar alarms	Simple plans and sketches detailing location of items plus specific design, size specifications (brochures, photos and dimensions).
15. Satellite antennae and television aerials	Simple plans and sketches detailing location of items plus specific design, size specifications (brochures, photos and dimensions).
16. Solar thermal and photovoltaic panels	Simple plans and sketches detailing location of items plus specific design, size specifications (brochures, photos and dimensions).
17. Gas and electricity meters and electric charging points	Simple plans and sketches detailing location of items plus specific design, size specifications (brochures, photos and dimensions).
18. Works to existing trees	Details of proposed works (with accompanying photographs) to be provided for the committee to review.

IMPORTANT: PLEASE ENSURE THAT IN PREPARING DOCUMENTATION FOR PROPOSED CHANGES FOR COMMITTEE REVIEW THAT EXPLICIT REFERENCE IS MADE TO HOW THE RELEVANT DESIGN GUIDANCE HAS BEEN USED TO INFORM THE APPLICATION.

***Extension design guidance (additional notes) – When prior consent is sought from the UEHA extension requests will typically be approved subject to their design aligning with the following points:**

- Proposals fully reflect the design guidance as it relates to materials, windows, brickwork, roofing, rainwater goods etc. as detailed within the main body of this document;
- Roof of any proposed extension should be kept below the height of the existing stringcourse beneath the first-floor windows;
- Extension should be of a simple 'lean to' design, or gable ended design (see exemplar pictures below)
- A flat intermediate roof section can be included in the design to enable appropriate pitch as well as ensuring overall roof height can be beneath the stringcourse;
- The proposed extension should be in proportion to the house and surrounding properties and

- in particular should not extend more than 3 metres from the 2-storey part of the building;
- The volume of any proposed individual extension (or extensions if more than one has been made to the original property) is not to exceed 10% by volume of the original property. (Note that where the original property includes an integral garage under a first floor of the property, the integral garage is to be included in the volume calculation. However, where the original property included a separate garage, this should not be included in the volume calculation.)
 - Requests for a flat roof extension should be expected to be declined;
 - Conservation style 'Velux type' windows will be considered if part of a single floor extension, subject to the size and number of windows requested being commensurate with the scale of the roof.
 - Extension proposals will only be considered in relation to the rear of the original property. Extensions to the side or front of the property will not be approved.
 - The loss of original features such as doors, windows, putlock holes and ventilation slits as result of new structures will be taken into account when considering the acceptability of extension proposals, and their retention within the scheme will be preferable. As such, re-use of original joinery would also be considered preferable. In all cases, the materials and design features must be clearly detailed on drawings supplied and must align with the information given in this Design Guidance.
 - The attachment of new rear extensions to existing garages may be acceptable but only if the attachment is unobtrusive and does not destroy the overall character of the original garage.

Important – Please note that the above information is intended to provide guidance to residents and architects employed by residents. Whilst the guidance is intended to be of assistance to the design process, alignment with the above guidance points should not be interpreted as meaning that relevant freeholder consent will automatically be given for any proposal.

Exemplar 1



A hipped lean-to rear extension kept below the string course

Exemplar 2



This hipped lean-to extension utilises a small section of flat roof to enable the pitch of the tiles to match the main roof. Also, rainwater is dispersed onto the lead roof section

Exemplar 3



Hipped roofs are attractive. Note the use of metal guttering, and the insertion of matching windows including the idiosyncratic night vent



Simple lean-to extensions are best. Note the style of conservation roof light

Conservatory style extension (additional notes) – There are more limited examples of where properties have been extended with conservatories, but the following key points should be noted when submitting permission to extend a property by building a conservatory:

- Any new conservatory should be constructed from timber and painted in keeping with the existing property;
- Roof of any proposed conservatory should be kept below the height of the existing stringcourse beneath the first-floor windows;
- Conservatory should be of a simple 'lean to' design, but a flat intermediate roof can be included in the design to enable appropriate pitch for the roof as well as ensuring overall conservatory height can be beneath the stringcourse;
- The proposed conservatory should be in proportion to the house and surrounding properties and in particular should not extend more than 3 metres from the 2-storey part of the building;
- The volume of any proposed individual conservatory extension (or extensions if more than one has been made to the original property) is not to exceed 10% by volume of the original property. (To note that where the original property includes an integral garage under a first floor of the property, the integral garage is to be included in the volume calculation. However, where the original property included a separate garage, this should not be included in the volume calculation.)
- Where the design of a proposed conservatory includes a solid plinth, this should match the property in terms of bricks or rendering;
- Aluminium and UPVC framing materials will not be approved;

- Perspex plastic type roofing materials or Georgian style wire glass will not be approved;
- If electric lighting is to be installed, measures must be included to include blinds, including the glazed roof area;
- If it is intended to paint any brickwork within the conservatory this should be stated in the application with details of area and colour;
- Conservatory proposals will only be considered in relation to the rear of the original property. Conservatories to the side or front of the property will not be approved.

**** Loft conversion design guidance (additional notes)**

- Conservation style 'Velux type' windows will generally be considered favourably within a design proposal, but only on the rear face of the property. The size and number of windows requested will need to be commensurate with the size of the roof. Dormer style windows will not be approved.

APPENDIX 2

History of the Uplands Estate Conservation Area

The Uplands Estate was designated as a Conservation Area in January 1986. This designation reflected Southampton City Council's view that the area was of special architectural and historic interest. This was due in part to the architect, Herbert Collins, but also partly because the estate was the first housing development in Southampton to be designed in the "Garden Suburb" style and it was repeated elsewhere in the City and surrounding area.

What are Garden Suburbs?

Garden Suburbs were developments which stemmed from the philosophy of Sir Ebenezer Howard at the turn of the 20th century. In 1898 he published a description of his vision of a utopian city where people lived harmoniously with each other and with nature. It resulted in the establishment of the Garden City movement which was a planning response to overcrowded and dirty industrial towns and led to the development of two successful Garden Cities, Letchworth and Welwyn Garden City. The garden city model required these to be planned as self-sufficient and surrounded by greenbelts with proportionate areas in agriculture, housing, commerce and industry. Howard's idea was to combine the best aspects of town and country life in the formation of new, good quality and self-sufficient development.

In reality however, the price of land rose higher and the working classes for whom the estates were planned soon found the houses too expensive to rent or lease and they became favoured only by skilled white collar workers. The physical design of Letchworth in particular was considered successful and was repeated in numerous distinctive communities which took on some of the design principles of housing set within spacious estates with shared open space, no private ownership and shared responsibility for management.

Herbert Collins was inspired by the Garden City movement and incorporated some of the design principles into his own developments, and Uplands today still incorporates many of the design ideals of the Garden City movement. He did a lot of work in Southampton and his work can often be quite distinctive, whilst other estates are less idiosyncratic due to other factors such as shortages of building materials after the war, and the need to keep construction costs down. His best estates are now designated as Conservation Areas to conserve their special qualities.

APPENDIX 3

Conservation Area Planning Control and Other Planning Controls

What are Conservation Areas?

A conservation area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance. Conservation Areas are *'heritage assets'* now designated primarily by local authorities, under the Planning (Listed Buildings and Conservation Areas) Act 1990, but previously as a result of the Civic Amenities Act 1967 which led to the first Conservation Areas being designated in 1969.

As well as specific controls over demolition, and the treatment of trees within designated conservation areas, the management of the recognised architectural or historic interest of conservation areas is achieved through planning control of material alterations to the external appearance of buildings. Certain works that are normally exempt from planning control elsewhere, require it in conservation areas. These include:

- demolition in whole or part of most buildings or structures, including outhouses and walls;
- additions or alterations to the roof of a dwelling house;
- cladding of external walls;
- installation of satellite dishes
- other works as specified in the relevant Planning Orders

Other Planning Controls

Even in Conservation Areas dwelling houses in single occupation have extensive *'permitted development rights'* which allow certain types of work to be undertaken without planning permission. With such allowances, it is possible and likely that over time, the character of areas will change through the cumulative effect of minor alterations. Like many local authorities, the City Council believes that the conservation of many features can only be effective if additional controls are imposed. Such controls are brought about by a direction made by the local authority under Article 4 of the Town and Country Planning (General Permitted Development) Order (2015) or its predecessor.

The Article 4 Direction is a legal device which restricts the scope of permitted development rights. This form of control can affect defined areas or individual properties anywhere within the authority's jurisdiction but is often used especially in Conservation Areas to increase public protection of such designated sites over minor development. Where an Article 4 direction is in place, a planning application will be required for development that would otherwise have been *"permitted development"*.

Article 4 directions are used by local authorities sparingly and are aimed at places where they feel it is necessary to protect local amenity or the wellbeing of an area. In July 1992 the Secretary of State for the Environment (as it was then) confirmed directions under Article 4 of the Town and Country Planning General Development Order 1988, which cover two conservation areas – Ethelburt Avenue (Bassett Green Estate) and the Uplands Estate (Highfield). The types of minor development which are restricted by the article 4 direction is specified in the legal document. In the Uplands Estate the following forms of development are affected:

The enlargement, improvement or other alteration¹ of a dwellinghouse on its front or side

¹ Alterations are defined as building operations which materially affect the external appearance of a building. The term 'material affect' has no statutory definition but is linked to the significance of the change which is made to a building's external

elevation.

Any alterations to the roof of a dwellinghouse.

The addition of porches on the front and side elevations.

The construction of a swimming or other pools within the curtilage of the dwellinghouse.

The placing of outbuildings and enclosures within the curtilage of the dwellinghouse.

Satellite antenna/dishes

This means that any development activities which fall into any of these categories will require planning permission whereas outside the cover of the Article 4 direction, they do not. Some properties may have been specifically exempted from the effects of the Article 4 direction.

It should be remembered that many forms of development require planning permission in any circumstances, whether in a conservation area or not, and whether the area is covered by an Article 4 direction or not. If in doubt, homeowners are encouraged to contact the planning department to find out if their specific proposals require planning permission.

Since 17th January 2018 the full planning fee is charged for planning permission even when required only by virtue of there being an Article 4 direction on the premises. This replaces the previous status when applications were free of charge when precipitated by an Article 4 Direction. The Council's web site should be consulted for up-to-date fees and charges.

Building Regulations

It is incumbent on the homeowner to ensure that current building regulations are followed and necessary permissions and sign off is gained from the local planning authority or other Registered Competent Person².

Is there any other control?

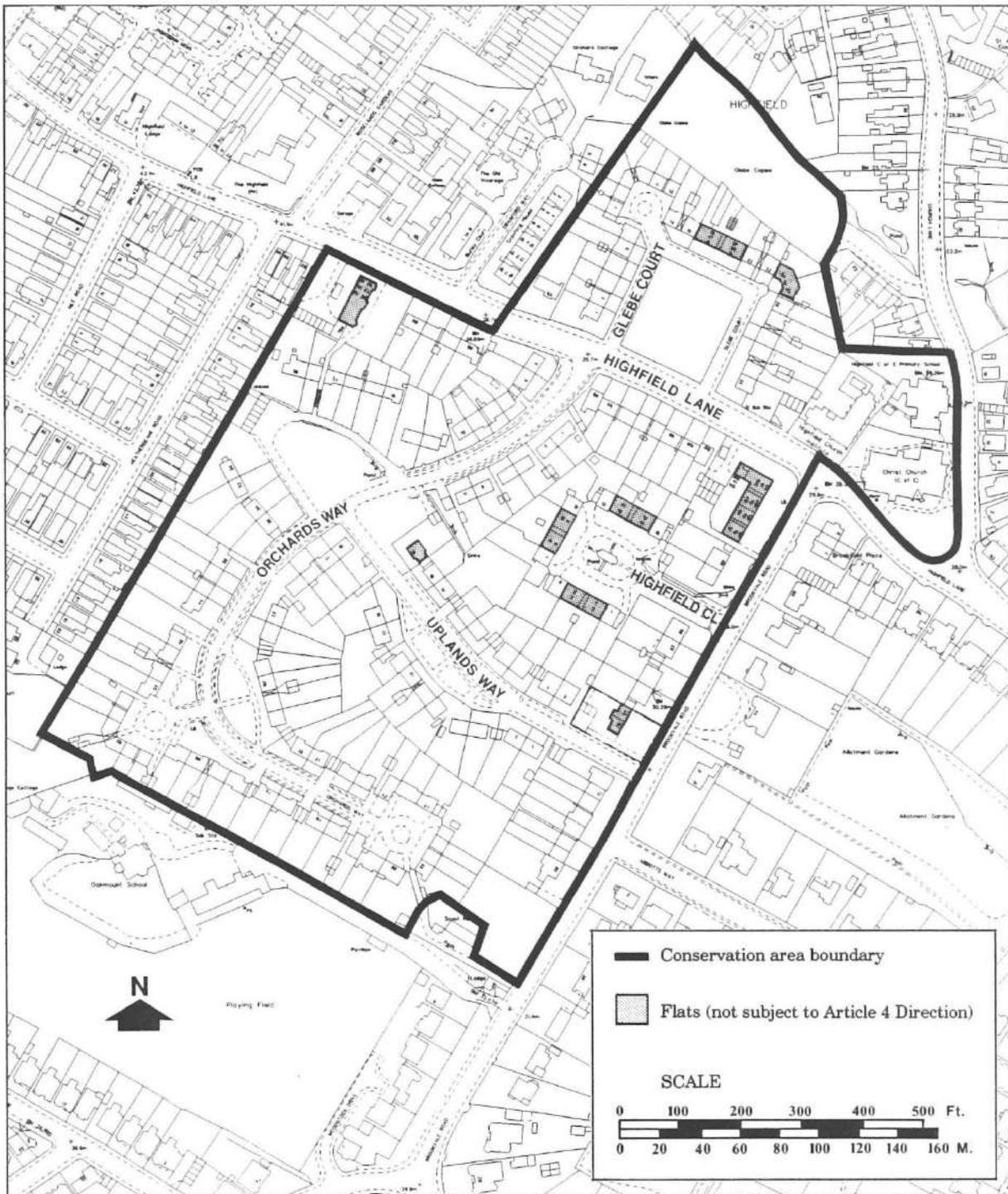
If planning permission is granted for development, this permission is completely independent of any restrictions or covenants imposed by any conveyance or lease on the property. For example, in the case of UEHA members it is essential to **consult with The Uplands Estate Homeowners' Association prior to implementing any works to gain permission** whether planning permission has already been issued or not.

appearance.

² Competent person schemes are a way for tradespeople to prove their ability to carry out certain work to required standards, instead of you applying for buildings regulations approval. An installer (for example, of windows or boilers) who is registered with a scheme can self-certify that their work complies with buildings standards and can deal with building control issues, like objections. The Competent Persons Register can be found at <https://www.competentperson.co.uk/Default.aspx>

APPENDIX 4

Boundary of Conservation Area



APPENDIX 5

Architectural and Historical Development

The Uplands estate as we know it today was constructed on land which was previously the home of the McCalmont family. Headed by Reverend Thomas McCalmont, the family came from Ireland in the mid-19th century. Revd Thomas McCalmont died in 1872 but the family lived on at the property, shown as Highfield Uplands on Ordnance Survey Maps until just after the death of Thomas's wife Emily in 1912. At this time, presumably to pay death duties, the estate was put up for sale, but the main house was demolished and replaced with Taunton's School in 1925³. The remaining land was divided up for building. This land was bought by W J Collins, father of Herbert Collins in around 1920 as retribution for the refusal by the council of permission to develop the adjacent land in the way he wanted. The site covered approximately 19 acres and included several mature parkland trees, spinneys of younger trees, an orchard and a stream. The building on this land was to become the Uplands Estate.

The Uplands Estate was the first to be designed by Herbert Collins in Southampton and set the familiar standard of design for developments which followed. Variety of design was key, but all his buildings had similarities too. Houses were two storeys and arranged in short terraces in formal and informal groups to take advantage of the contours of the land and the remaining mature landscape. All are designed in a "Georgian Cottage" style which varied over the estate according to the availability and cost of materials at the time of construction. They are either finished in brick or rendered and have low pitched roofs predominantly either of plain tiles or pantiles. A variety of doors with simple or more elaborate hoods over and sash or casement windows with small panes, are typical. Some have projecting bay windows as features on the ground floor. Numerous tiny details set a pattern which has become a hallmark of Collins's work including tile creasing and ornamental string bands. Putlock holes are pronounced on elevations and pantry vents are common (Figure 48).



Figure 48: A typical example demonstrating all the idiosyncrasies of a Herbert Collins House

³ The laying of the foundation stone of the school was delayed by the First World War

The houses were set within about 19 acres of mature grounds including well established trees, spinneys, an orchard and a stream. Whilst much of the orchard was lost to development in the later stages (and lent Orchards Way its name), many of the mature trees were retained and the stream was kept as a feature of the communal open space. Internal roads were bordered with grass strips, some of them embanked, and path surfaces, edging, bollards and front boundary fences all have the 'stamp' of Herbert Collins's attention to detail all over them.

Herbert Collins's work at Uplands gained much praise and was cited in the Ministry of Health's publication *Houses we live in* (1939) and David W Lloyd, Architectural Advisor to the Victorian Society and co-writer of Pevsner's "Buildings of Hampshire" wrote in his paper entitled *Sylvan Suburbia*

"The houses are in the Georgian Cottage tradition, following roads which wind gently, dipping and rising, everything being set to take the greatest visual advantage of the topography. Fine old trees are preserved, singly or in clumps and the house blocks set carefully round them to form sylvan- architectural compositions..."

"...all the roads are grass bordered, sometimes embanked and in the hollow at the centre of the housing scheme a grass field is preserved, fairly rough, as a green, with a small copse adjoining and a stream running through more or less in its natural state. Wherever one looks there are perspectives of variously aligned cottage blocks usually on rising ground, set against and interspersed by trees, forming one of the best early twentieth century combinations of landscape and urbanity in England."

The first houses on the estate were built in 1922 along the south-east boundary of the land in Brookvale Road. The terrace of 8 dwellings is located facing square on to Abbots Way with a balanced composition including a central shared entrance porch supported by square columns with a date plaque above. The elevations are finished in roughcast render with a projecting string course above the heads of the ground floor windows (Figure 49). The end house, number 59 became Herbert Collins own home from 1922-1930.

The next houses to be constructed were further along Brookvale Road towards Highfield Lane in semi-detached pairs. In 1924, these slightly larger houses sold for about £1,000 each with a garage. These properties are also finished in render rather than brick. Between the blocks is the entrance to Highfield Close, marked with two gate piers. The narrow road typically bordered on each side with grass verges, leads to a small square with blocks of flats and houses at the corners. The central space is landscaped with a central sunken pond and seating as a communal area. Again, the properties in this collection of buildings are all rendered with pantile roofs.

Orchards Way was constructed next. It is accessed from Highfield Lane via a curving and dipping lane. The natural levels and existing spinney of trees was incorporated into the design of the development to provide closed views and screening and to eliminate any potential for monotony of design. There is much variation in the design of properties here and the properties were built in groups rather than the entire layout all at once. There is evidence to show that the architect had numerous failed attempts at gaining permission to develop. Thus, the houses were built in small groups over a period between 1922 and 1936.



Figure 49: The first properties on the Uplands Estate to be constructed

Opposite the terrace and footpath are two pairs of double fronted semi-detached houses which were building in 1926 (Figure 50). Beyond the green the estate takes on a slightly different character with more short terraces rather than semi-detached houses. This gave the development a higher density per acre. Front gardens are generally open plan with continuous lawns without dividing hedges or fences.



Figure 50: Double fronted cottages built in 1926

Where the road sweeps around from roughly north-south to east-west, there is a group of trees marking the inside of the bend and a post box built into a freestanding brick pillar. Houses on the outer edge of the curve are stepped back forming a small enclave (Figure 51).

The terraces on the inner side follow the curve then on both sides the format is continuous by facing straight on to the road. These were all built in the mid-1930s and ended with a small roundabout with terraces laid on the north and south sides.



Figure 51: Terraces on Orchards Way

Only after the Second World War was the roundabout enclosed on the east side by a terrace of four properties. These illustrate the shortage of building materials experienced in post-war Britain and have fewer architectural details than earlier properties (Figure 52).



Figure 52: Terrace built in 1948 reflecting how the post war shortage of building materials altered the detailing on new construction.

Uplands Way was constructed during the 1930s from a point opposite the green in Orchards Way, to Brookvale Road. The spinney on the north-eastern side of the junction with Orchards

Way was retained in its entirety at first and it wasn't until the late 1950s that a small pair of flats was allowed in addition to the original houses that were constructed on the north side of Uplands Way. These comprised four pairs of semi-detached houses with garages (Figure 53).



Figure 53: Typical pairs of semi-detached properties in Uplands Way

Opposite, on the southern side of Uplands Way, the houses are constructed in a mix of semi-detached and a terrace with a central entry to the rear. A further block of flats 'Unity House' was constructed on a small spinney located at the junction of Uplands Way and Brookvale Road on the northern side (Figure 54). These were built in 1956 and unlike the houses, are finished with rendered walls and have a copper roof.



Figure 54: Unity House

In 1938, Collins built a block of flats at the junction of Brookvale Road with Highfield Lane. This block of three storeys is constructed in brick and incorporates projecting brick balconies and two storey bays creating a balcony on the third floor. The block was constructed with a separate garage block to the rear and a tiny office from which the houses were originally sold.

The block of flats turns the corner into Highfield Lane and following westwards with virtually the same building line facing the road, Collins built a row of 8 terraced houses which step up to follow the rise in Highfield Lane towards the west (Figure 55).



Figure 55: Terrace on Highfield Lane

Opposite this terrace is the entrance to Glebe Court, a development on three sides around a large central green. The development is constructed entirely in terraced format with a three-storey block in the centre of the north side. This block reflects the same uniformity of the Georgian style even with a central pedimented entrance bay, but unusually for the Uplands Estate development, also incorporates a third storey under a tiled mansard roof. The land steps down significantly here but the terrace to the east of this central block sits more comfortably at a lower level due in part to the use of the three storey central block (Figure 56).



Figure 56: View towards Glebe Court

In the north-west corner of Glebe Court, a small L-shaped terrace of houses is set separately behind the established building line of the other blocks, creating a small enclave with turning circle in front. This terrace reflects the smaller domestic scale of much of Collins's work.

One of the characteristics of Herbert Collins' Uplands Estate is that it was constructed over a number of years in small batches of properties. There is continuity of design characteristics and influences throughout the estate, yet there is also variety in the use of architectural detailing and devices. Some features become scarcer when construction occurred later in the twentieth century especially those properties that were built shortly after the Second World War when building materials were scarce. Even so, the estate demonstrates a harmonious composition complemented by the generous shared amenity space and mature landscape planting.

APPENDIX 6

Legislation and legal documents

1. Duties of Local Authorities within Conservation Areas

Planning (Listed Buildings and Conservation Areas) Act 1990.

s69 (1) Every local planning authority –

shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
Shall designate those areas as conservation areas

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

(4) The designation of any area as a conservation area shall be a local land charge.

S71 (1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

2. Legislation giving local authorities power to make directions under Article 4 of the General Development Order

[Note: This is current legislation. The Article 4 direction served on the Uplands Estate was served under earlier legislation, namely The Town and Country Planning General Development Order 1988 (As amended).

Town and Country Planning (General Permitted Development) (England) Order 2015

(Note, the Article 4 Direction currently in place at Uplands Way Conservation Area was issued under the 1988 General Development Order)

4.—(1) If the Secretary of State or the local planning authority is satisfied that it is expedient that development described in any Part, Class or paragraph in Schedule 2, other than Class K or M of Part 17, should not be carried out unless permission is granted for it on an application, the Secretary of State or (as the case may be) the local planning authority, may make a direction under this paragraph that the permission granted by article 3 does not apply to—

(a) all or any development of the Part, Class or paragraph in question in an area specified in the direction; or

(b) any particular development, falling within that Part, Class or paragraph, which is specified in the direction,

and the direction must specify that it is made under this paragraph.

(2) A direction under paragraph (1) does not affect the carrying out of—

(a) development permitted by any Class in Schedule 2 which is expressed to be subject to prior approval where, in relation to that development, the prior approval date occurs before the date on which the direction comes into force and the development is completed within a period of 3 years starting with the prior approval date;

- (b) development permitted by Class B of Part 9 of Schedule 2;
 - (c) development mentioned in Class A of Part 16 of Schedule 2, unless the direction specifically so provides;
 - (d) development permitted by Class A of Part 18 of Schedule 2 authorised by an Act passed after 1st July 1948 or by an order requiring the approval of both Houses of Parliament approved after that date;
 - (e) development permitted by Class Q, R, S or T of Part 19 of Schedule 2;
 - (f) development permitted under Schedule 2 in an emergency.
- (3) [This paragraph deals with rights of statutory undertakers.]
- (4) The procedures which must be followed in making, modifying or cancelling any direction made under article 4(1) are set out in Schedule 3.

Procedure for article 4(1) directions without immediate effect

1.—(1) Subject to paragraph 2, notice of any direction made under article 4(1) of this Order must, as soon as practicable after the direction has been made, be given by the local planning authority—

- (a) by local advertisement;
- (b) by site display at no fewer than 2 locations within the area to which the direction relates, or, if the direction is made under article 4(1)(b), on the site of the particular development to which the direction relates, for a period of not less than 6 weeks; and
- (c) subject to sub-paragraph (2), by serving the notice on the owner and occupier of every part of the land within the area or site to which the direction relates.

(2) In a case where this paragraph applies, the local planning authority need not serve notice on an owner or occupier in accordance with sub-paragraph (1)(c), if they consider that—

- (a) individual service on that owner or occupier is impracticable because it is difficult to identify or locate that person or
- (b) the number of owners or occupiers within the area to which the direction relates makes individual service impracticable.

(3) Sub-paragraph (2) does not apply where the owner or occupier is a statutory undertaker or the Crown.

(4) The notice referred to in sub-paragraph (1) must—

- (a) include a description of the development and the area to which the direction relates, or the site to which it relates, as the case may be, and a statement of the effect of the direction;
- (b) specify that the direction is made under article 4(1) of this Order;
- (c) name a place where a copy of the direction, and a copy of a map defining the area to which it relates, or the site to which it relates, as the case may be, may be seen at all reasonable hours;
- (d) specify a period of at least 21 days, stating the date on which that period begins, within which any representations concerning the direction may be made to the local planning authority; and

(e) specify the date on which it is proposed that the direction will come into force, which must be at least 28 days but no longer than 2 years after the date referred to in paragraph (d).

(5) Where a notice given by site display is, without any fault or intention of the local planning authority, removed, obscured or defaced before the period referred to in sub-paragraph (4)(d) has elapsed, the authority is treated as having complied with the requirements of that paragraph if they have taken reasonable steps for the protection of the notice, including, if need be, its replacement.

(6) The local planning authority must send a copy of the direction and the notice under sub-paragraph (1), including a copy of a map defining the area to which it relates, or the site to which it relates, as the case may be, to the Secretary of State on the same day that notice of direction is first published or displayed in accordance with sub-paragraph (1).

(7) The direction comes into force in respect of any part of the land within the area to which it relates on the date specified in accordance with sub-paragraph (4)(e) but does not come into force unless confirmed by the local planning authority in accordance with sub-paragraphs (9) and (10).

(8) On making a direction under article 4(1)—

(a) a county planning authority must give notice of it to any district planning authority in whose district the area or part of the area to which the direction relates is situated; and (b) except in metropolitan districts, a district planning authority must give notice of it to the county planning authority, if any.

(9) In deciding whether to confirm a direction made under article 4(1), the local planning authority must take into account any representations received during the period specified in accordance with sub-paragraph (4)(d).

(10) The local planning authority must not confirm a direction until after the expiration of— (a) a period of at least 28 days following the latest date on which any notice relating to the direction was served or published; or (b) such longer period as may be specified by the Secretary of State following the notification by the local planning authority to the Secretary of State of the direction.

(11) The local planning authority must, as soon as practicable after a direction has been confirmed— (a) give notice of such confirmation and the date on which the direction will come into force; and (b) send a copy of the direction as confirmed to the Secretary of State.

(12) Notice under sub-paragraph (11)(a) must be given in the manner described in sub-paragraphs (1) and (4)(a) to (c); and sub-paragraphs (2) and (3) apply for this purpose as they apply for the purpose of sub-paragraph (1)(c).

(13) A local planning authority may, by making a subsequent direction, cancel any direction made by them under article 4(1); and the Secretary of State may, subject to paragraphs 2(3) and (4), make a direction cancelling or modifying any direction under article 4(1) made by a local planning authority at any time before or after its confirmation.

(14) Sub-paragraphs (1) to (12) apply in relation to any direction made under sub-paragraph (13) by a local planning authority unless the direction it is cancelling is a direction to which paragraph 2 applied.

(15) Paragraphs 2(2) to (10) apply in relation to any direction made by a local planning authority under sub-paragraph (13) cancelling a direction to which paragraph 2 applied.

(16) The Secretary of State must notify the local planning authority as soon as practicable after making a direction under sub-paragraph (13).

(17) Sub-paragraphs (1) to (3) and (4)(a) to (c) apply to any direction made under sub-paragraph (13) by the Secretary of State.

(18) A direction made under sub-paragraph (13) by the Secretary of State comes into force in respect of any part of the land within the area to which it relates— (a) on the date on which the notice is served in accordance with sub-paragraph (1)(c) on the occupier of that part of the land or, if there is no occupier, on the owner; or (b) if sub-paragraph (2) applies, on the date on which the notice is first published or displayed in accordance with sub-paragraph (1).

Procedure for article 4(1) directions with immediate effect

2.—(1) This paragraph applies where— (a) a direction relating only to development permitted by any of Parts 1 to 4, or Class B or C of Part 11, of Schedule 2 has been made by the local planning authority under article 4(1) and the authority consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area; or

(b) a direction within the whole or part of any conservation area has been made by the local planning authority under article 4(1) which the authority consider should have immediate effect and the development to which the direction relates is described in paragraphs (a) to (j) of sub-paragraph (3).

(2) Subject to sub-paragraphs (3), (4) and (9), paragraphs 1(1) to (3), (4)(a) to (d), (5), and (8) to (10) apply in relation to a direction to which this paragraph applies; and the planning authority must notify the Secretary of State of the direction on the same day that notice is given under paragraph 1(1).

(3) The Secretary of State may not make a direction under paragraph 1(13) within the whole or part of any conservation area where the development to which the direction relates is described in—

- a) Class A of Part 1 of Schedule 2, consisting of the enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a relevant location;
- (b) Class C of Part 1 of that Schedule, where the alteration would be to a roof slope which fronts a relevant location;
- (c) Class D of Part 1 of that Schedule, where the external door in question fronts a relevant location;
- (d) Class E of Part 1 of that Schedule, where the building or enclosure, swimming or other pool to be provided would front a relevant location, or where the part of the building or enclosure maintained, improved or altered would front a relevant location;
- (e) Class F of Part 1 of that Schedule, where the hard surface would front a relevant location;
- (f) Class G of Part 1 of that Schedule, consisting of the installation, alteration or replacement of a chimney on a dwellinghouse;
- (g) Class H of Part 1 of that Schedule, where the part of the building or other structure on which the antenna is to be installed, altered or replaced fronts a relevant location;
- (h) Class A of Part 2 of that Schedule, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location;
- (i) Class C of Part 2 of the Schedule, consisting of the painting of the exterior of any part of—
- (i) a dwellinghouse; or
- (ii) any building or enclosure within the curtilage of a dwellinghouse,
- which fronts a relevant location;
- (j) Class C of Part 11 of that Schedule, where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location.
- (4) The Secretary of State may not modify a direction to which this paragraph applies or a direction which relates to—
- (a) a listed building;
- (b) a building which is notified to the authority by the Secretary of State as a building of architectural or historic interest; or
- (c) development within the curtilage of a listed building,
- and does not relate to land of any other description.
- (5) The direction comes into force in respect of any part of the land within the area to which it relates—
- (a) on the date on which the notice is served in accordance with paragraph 1(1)(c) on the occupier of that part of the land or, if there is no occupier, on the owner; or
- (b) if paragraph 1(2) applies, on the date on which the notice is first published or displayed in accordance with paragraph 1(1).
- (6) A direction to which this paragraph applies expires at the end of the period of 6 months beginning with the date on which it comes into force unless confirmed by the local planning authority in accordance with paragraphs 1(9) and (10) before the end of the 6 month period.
- (7) The local planning authority must, as soon as practicable after a direction has been confirmed—
- (a) give notice of their confirmation; and
- (b) send a copy of the direction as confirmed to the Secretary of State.
- (8) Notice under sub-paragraph (7)(a) must be given in the manner described in paragraphs 1(1) and (4)(a) to (c); and paragraphs 1(2) and (3) apply for this purpose as they apply for the purpose of paragraph 1(1)(c).
- (9) Sub-paragraph (7)(b) does not apply in relation to a direction to which sub-paragraph (3) applies or to a direction

which relates to—

(a) a listed building;

(b) a building which is notified to the authority by the Secretary of State as a building of architectural or historic interest;
or

(c) development within the curtilage of a listed building,

and does not relate to land of any other description.

(10) In this paragraph, “relevant location” means a highway, waterway or open space.

RELEVANT COMMITTEE RESOLUTIONS

STRATEGY AND DEVELOPMENT COMMITTEE. 5 MARCH 1992

505/92 UPLANDS ESTATE (HIGHFIELD) CONSERVATION AREA AND ETHELBURT AVENUE (BASSETT GREEN ESTATE) CONSERVATION AREA. DIRECTION UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

The Committee considered the report of the Director of Strategy and Development seeking approval for a submission to the Secretary of State for an Article 4 Direction to be introduced in the Uplands Estate and Ethelburt Avenue Conservation Areas.

Mr Flint, Chair of the Uplands Estate House Owners Association was in attendance and, with the consent of the Chair addressed the meeting.

RESOLVED.

(i) that the head of Legal Services be authorised to submit to the Secretary of State for approval, two Directions under Article 4 of the Town and Country Planning General Development Order 1988, for the purposes of restricting certain types of development identified in paragraph 6.3 of the report which would otherwise be permitted under Class A, B, C, D, E and H of Schedule 2 Part 1 to the Order (shown in Appendix C) in relation to the properties situated within the Uplands Estate Conservation Area and Ethelburt Avenue Conservation Area as shown on Appendix A and B (plan nos. 6693 and 6672);

(ii) that the comments of residents and freehold Associations be incorporated within the submissions document presented to the Department of Environment;

(iii) that subject to the approval of the Secretary of State, owners and occupiers of land concerned be notified that a Direction has been made and that due notice of the Direction be published in the local press having regard to the number of persons interested in the land, owners or occupiers and the difficulty of identifying and locating such persons;

(iv) that officers prepare a Design Guidance leaflet to be distributed to residents of the two Conservation Areas giving general advice;

(v) that a manual be prepared for the general public, residents and organisations owning the freeholds of properties so that advice can be provided efficiently on alterations requiring planning permission following the introduction of an Article 4 Direction and on materials and types of repair which should be used; and

(vi) that subject to the approval of the Secretary of State, the Article 4 Direction be incorporated into the future revision of the 1991 Draft Southampton City Council Local Plan.

STRATEGY AND DEVELOPMENT COMMITTEE. 22 OCTOBER 1992

1487/92 CONFIRMATION OF DIRECTIONS UNDER ARTICLE 4 OF THE GENERAL DEVELOPMENT ORDER 1988, ETHELBURT AVENUE AND UPLANDS ESTATE CONSERVATION AREAS

The Committee received and noted the report of the Director of Strategy and Development on the progress made in achieving greater planning control in the Ethelburt Avenue and Uplands Estate Conservation Areas.

APPENDIX 5



Department of the Environment

South East Regional Office

Charles House 375 Kensington High Street London W14 8QH

Telephone 071-605-ext
Fax 071-605-9249
GTN 3570

Head of Legal Services
Southampton City Council
Civic Centre
Southampton SO1 0PL

Your reference

TA/LFC

Our reference

SE2/5239/19/2

Date

1 July 1992

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT ORDER) 1988
ARTICLE 4 DIRECTION: THE UPLANDS ESTATE AND ETHELBURT AVENUE
CONSERVATION AREAS**

1. I am directed by the Secretary of State for the Environment to refer to your letter of 15 May 1992 seeking his approval of a direction made on the same date which, if approved, would withdraw from land in the Uplands Estate and Ethelburt Avenue Conservation Areas in the City of Southampton, the general permission afforded by Article 3 of the Town and Country Planning (General Development Order) 1988 and Classes A, B, C, D, E and H of Part 1 in Schedule 2 to the said Order.

2. Your Council's reasons for the direction have been carefully considered in the light of a report following a site visit by an officer of the Department and guidance given in Appendix D of Circular 22/88.

3. The Secretary of State notes your Council's concern to ensure the protection and retention of the design features of the conservation areas in question and agrees that the direction may be approved as it relates to the permitted development rights applying in Classes A, C, D, E and H of part 1 in Schedule 2 to the said 1988 Order insofar as they relate to either the side or front elevations of a building. The Secretary of State has modified the direction accordingly to exclude items which, by virtue of section 55 of the Town and Country Planning Act 1990, may not fall within the scope of the said Order. He has also modified the direction to delete Class B of Part 1 in Schedule 2 as Article 1 (5) land is involved and to exclude the block of flats at the junction of Uplands Road and Broadlands Road which are not subject to the direction.

4. The modified direction endorsed with the Secretary of State's approval is enclosed herewith.

5. The Council's attention is drawn to the provisions of Article 5 (11) - (15) of the Town and Country Planning (General

Development Order) 1988 which relate to the service or publication of notice of the Secretary of State's approval of the modified direction.

I am Sir
Your obedient Servant

G C THOMSON

PUBLIC NOTICE

SOUTHAMPTON CITY COUNCIL
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT
ORDER 1988 (AS AMENDED)

ETHELBURT AVENUE AND UPLANDS ESTATE CONSERVATION AREAS

Notice is hereby given that Southampton City Council has made a Direction under Article 4 of the Town and Country Planning General Development Order 1988 (as amended) and that the Secretary of State for the Environment did on 1st July, 1992, approve the Direction with modifications.

The Direction as modified applies to the whole of the Uplands Estate Conservation Area with the exception of the properties known as:

Nos. 75-77 (odds) and 91-113 (odds) Brookvale Road, 2-5 (inclusive), 8-11 (inclusive), 14-17 (inclusive) Highfield Close, Nos. 68-78 (evens) Highfield Lane, 24-27 (inclusive) Glebe Court and 18 Uplands Way,

the whole of the Ethelburt Avenue Conservation Area with the exception of the properties known as:

Nos. 5-8 (inclusive) field Close, 35-41 (odds) Stoneham Lane.

The effect of the Direction as modified is to remove the following permitted development rights contained in Part 1 of schedule 2 to the Order in respect of the following development within the curtilage of a dwellinghouse:

- (a) the enlargement, improvement or other alteration of a dwellinghouse on its front or side elevations;
- (b) any alterations to the roof of a dwellinghouse on its front or side elevations;
- (c) the erection or construction of a porch outside any external door of a dwellinghouse on its front or side elevations;
- (d) the provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure;
- (e) the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

From the date of this notice before development of any of the types specified above commences on land affected by the Direction, planning permission must be obtained from Southampton City Council.

A copy of the Direction as modified is available for inspection at Directorate of Strategy and Development, Civic Centre, Southampton.

Jeffrey A. Pattison
Head of Legal Services
Dated 29th July, 1992

S1215



Department of the Environment

South East Regional Office

Charles House 375 Kensington High Street London W14 8QH

Telephone 071 606 ext 9078
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GTN 3570

The Director of Strategy and
Development
Southampton City Council
Civic Centre
SOUTHAMPTON
SO9 4WY

Your reference

DCF3/TLT/C3-29

Our reference

Date

12 May 1993

For the Attention of Mr D C Francis

Dear Sir

Design Guidance: Ethelburt Avenue and Uplands Estate Conservation Areas

I refer to your letter dated February 1993 in respect of the above and am sorry to have not been in a position to reply to you sooner.

I am very grateful to you for sending copies of your Design Guidance documents to the Regional Office and I have now had the opportunity to read through them.

I must say that I found both documents to be very thorough, comprehensive and well illustrated. They are also succinctly expressed and very easy to read, and I am sure they will be of considerable assistance to both the City Council and local residents in striving to retain the overall design character of the Conservation Areas concerned.

Yours faithfully

DENIS C SPOONER

APPENDIX 7

Glossary of Terms

Arris	The sharp edge at the junction of two surfaces as as the corners of a brick
Article 4 Direction	An order made by a local planning authority to remove specified permitted development rights from a property or area.
Basket-weave	A type of brick bond formed of two bricks standing vertically followed by two bricks running horizontally then repeated. The pattern alternates so that it appears like a woven basket formation.
Battens	A small rectangular piece of timber used to provide fixings for tiles or slates, or in order to receive laths for plasterwork.
Bonding pattern	An arrangement of the units in brickwork or masonry to give strength, stability and aesthetic quality
Bonnet tiles	Specially designed tiles for use on the corners of hips where the two roofplanes meet. Traditionally it is a tile resembling a woman's bonnet
Casement window	A frame enclosing part of the glazing of a window with vertical hinges to open and shut it like a door as opposed to sliding sashes.
Clamp fired bricks	These bricks are made when the wet clay brick is stacked in layers and then fired in a kiln. Clamp fired bricks are not uniformly burnt and therefore have a lot of interesting variation in colour
Condensation	The change in physical state of water vapour (or other gases) from its gaseous form into liquid water. It generally occurs when warm air cools rapidly and loses its capacity to hold water vapour such as on cold windows or walls
Conservation	The process of maintaining and managing change to a building or structure in a way that sustains and enhances its heritage significance.
Conservation Area	Areas defined by the local planning authority where change is managed in a way that sustains and enhances its heritage significance.
Corbel	A projecting, cantilevered block supporting masonry elements over it such as a parapet or other projecting masonry layer
Curtilage	The area within the boundary of a dwellinghouse including garden(s)
Diaper-work	Surface decoration consisting of repetitive patterns usually of

diamonds or squares formed by brick headers having a darker glazed or burnt finish exposed on one end and formed in Vs, chevrons or criss-crossed.

Dormer windows	A window inserted vertically in a sloping roof and with its own roof and sides which are known as dormer cheeks.
Double Roman Tiles	An interlocking tile with a roll in the middle inbetween two waterways which shed the rain. It overlaps on one side.
English Garden Wall Bond	A decorative pattern of Wall construction formed from three courses of stretchers between every course of headers.
Façade	Any predominantly vertical face of a building envelope such as an external wall.
Fascia board	The broad horizontal band or face which runs along the lower edge of a roof where it overhangs the building's outer walls helping to close the gap between the roof and the wall
Flashing	A piece of metal, usually lead, copper or zinc, let into the joints of brickwork to lap over gutters or set along the slates or tiles of a roof to prevent water from penetrating at the junctions.
Flaunch	A cement mortar fillet around the top of a chimney stack. Also used for the fillet between the stack and the roofslope.
Flemish bond	A pattern of wall construction formed from laying headers and stretchers alternately in each course. A variant known as Flemish garden wall or Sussex bond, uses one header and three stretchers. The header is centred over the stretcher in the middle of a group of three in the course below.
Gutters	Part of a building's rainwater discharge system. A trough or channel that runs around the perimeter of a roof to collect rainwater runoff.
Header	A brick or stone of which the longest dimension is at right-angles to the face of the wall.
HETAS	The national organisation working for consumer safety and the wider public interest in safe, efficient and environmentally responsible use of solid fuels and biomass. Acronym stands for Heating Equipment Testing and Approval Scheme.
Hip	The external angle formed by the meeting of two sloping sides of a roof.
Hip iron	Metal angle brackets usually with one end finished in a scroll which is used to stop the lowest tile from slipping. Most commonly seen on hip roofs.
Hopper	Funnel shaped rainwater collectors that divert water from the gutter to a downpipe.

Hydraulic lime	A lime which sets under water. Their hydraulic characteristic is produced by impurities of silica and clay in the limestone from which they are burnt.
Interlocking tiles	A single-lap tile made so that an edge of one tile fits under a groove along an edge in the next tile in the same course.
Joist	Horizontal timbers laid parallel to each other on which flooring is laid and to which a ceiling is fixed. They rest on walls or girders, or sometimes both.
Kiln fired bricks	Bricks formed by firing shaped clay in a purpose made chamber like an oven
Lead soakers	A weatherproof product that has been designed to sit between a tile and an object that protrudes from the roof. Traditionally made from lead but now commonly manufactured from GRP, zinc and polypropylene.
Lime wash	A simple type of matt paint made from lime and water, with or without additives. Pigments can be added for colour.
Low-E glass	Low-emmissivity glass minimises the amount of infrared and ultraviolet light that comes through without minimising the amount of light that enters your home. These help to keep the temperature in the home consistent.
Mortar	The material to bind stones and bricks together
Nail corrosion	When water and oxygen in the air combine they form a weak acid called carbonic acid. When this acidic solution reaches iron in nails it will cause rust. Eventually the nail will dissolve into rust and the tile it was holding may slip.
Nibs	The projections on tiles for hooking it to a lath or batten.
Night vent	Small square windows above the main casement used for ventilating the room usually at night without need to open the main casement
Non-hydraulic lime	Lime made from pure limestone or calcium carbonate, and sets by carbonation (reabsorbing carbon dioxide from the air. Tends to be used from a putty form.
Pantiles	A curved S-shaped roofing tile
Patination Oil	A surface treatment for new lead (or copper) sheet or flashings which provides a protective coating against carbonate formation on the surface of the lead which can discolour adjacent materials
Pediment	A low pitched gable crowning a portico or façade. Normally found in classical architecture.

Permitted Development	The regime of certain types of work which can be carried out without needing to apply for planning permission.
Plain tiles	Common form of roofing tiles of clay or concrete sometimes with two nibs at the head and two nail holes. Each tile overlaps two courses below it.
Putlock (Putlog)	A small hole left in walls for the erection of scaffolding.
Quoins	The dressed alternate header and stretcher stones or bricks at the corners of a building.
Rendering	The finish of a surface with plaster or cement or pebbledash
Ridge	The upper angle of a roof.
Sash	A window frame capable of being raised and lowered in vertical grooves. Sashes are counterbalanced by lead or iron weights in the window lining.
Soffit	The underside of the roof or porch. The underside of the eaves.
Soakaway	A hole dug into the ground that has been filled with coarse stone and rubble or plastic crates. It allows water to filter through it and literally soak into the ground.
Spalling	The flaking surface of a brick or stone typically caused by moisture and the freeze/thaw cycle. The water inside saturated bricks freezes. The crystals of water expand and break away softer particles in the brick.
Stretcher	A brick laid flat with its long narrow side exposed.
String course	A raised or protruding band or course of bricks on the face of a building
Terracotta	Baked clay, unglazed, used for ornamental work on facades of buildings.
Tree Preservation Order	An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.
Weatherboarding	Overlapping timber boards covering a timber frame. The boards are usually wedge shaped in section and laid horizontally to prevent water penetration.