

Heritage Statement

Statutory address: 62 Bassett Green Road, Southampton, SO16 3DX
UPRN: 100060679801

This statement has been prepared in support of the application for householder Planning Permission for alteration of the existing dwelling in favour of a replacement driveway surface and garage door and erection of a single storey rear extension with new windows / doors to side and rear elevations, following demolition of existing conservatory.

Context & Heritage

The existing property is a semi-detached dwelling set within the conservation area of Ethelbert Avenue (Bassett Green Estate). This area is well known for its collection of dwellings designed by Herbert Collins and the area has been preserved through this conservation area as a result. The property is well detailed, and the estate is distinct and defined with little or no alteration to the street scene.

Swaythling Ward is a northern ward in Southampton, bounded by Bitterne Park to the Southeast and Bassett to the west, the M27 Motorway to the north and Burgess Road, the Common and the University of Southampton to the south.

The property sits within area 16 of Southampton City Council's Local areas of archaeological potential, as such it is felt that this proposed development is unlikely to be impacted by any archaeological finds.

The property has been previously extended by enlarging the original kitchen and adding a small conservatory. In November 2022 all the front and side UPVC windows were replaced with custom made wooden replica Herbert Collins double glazed windows. At the same time all the UPVC gutters, fascias and soffits were returned to wooden and metal versions more in keeping with the Estate.

In putting together the proposal, we have taken advice from Herbert Collins Estates Ltd and taken significant guidance from Southampton City Council's Ethelbert Avenue (Bassett Green Estate) Conservation Area, Appraisal and Management Plan.

We believe that that the new design will both respect and enhance the existing and neighbouring houses in design and proportions and will not detract from the character of the neighbourhood. It will also replace the current unsympathetically designed extension from the early 1990's.

The main part of the proposal is to demolish an existing conservatory and replace with a single storey rear extension. The new extension will be much more thermally efficient structure which can be used throughout the year. It will also enable an improved kitchen and dining layout, as well as create a utility room and ground floor w/c.

It is also intended to replace the remaining UPVC windows with wooden windows to match the recently replaced wooden windows on the front and side elevations.

To unify the driveway surface and replace the garage door and side gates with new, that replicate original Herbert Collins designs.

Side elevation

The original back door was removed as part of the previous extension and bricked up. It is proposed to install a new wooden window for the new downstairs w/c in the same location as the original back door. This is to be designed to match the original window section of the back door, this will be in keeping with the existing wooden windows and Herbert Collins original design.

The existing driveway is a combination of gravel and Tarmac. The original soakaway is blocked, and the current driveway construction allows surface water to sit against the property. It is proposed that the current surfaces will be removed, improved drainage and a new soakaway installed. The new surface will be all gravel to match other driveways on the estate with the original curved brick path and step retained.

The existing garage is not an original Collins garage and has an up and over metal door. It is proposed to replace this door with a replica Herbert Collins garage door made in wood and painted black to be in keeping with the estate. It is also proposed to replace the current side wooden gate with a replica oak wicket style gate that can be found elsewhere on the estate.

Rear Elevation

The existing conservatory to be demolished is brick and UPVC with a polycarbonate roof. This will be replaced with a brick and pitched roof extension. The bricks will closely match the existing house with the inclusion of English garden wall bonding (which was excluded in the existing extension brickwork).

The existing pitched roof above the kitchen will be removed and lowered so that it and the new extension roof finish below the projecting string course. This string course is an important part of the brick detail that Herbert Collins used in his designs.

The proposed crittal style patio doors, glass gable end and Velux windows will greatly increase the amount of natural light into the dining and kitchen and greatly reduce the need for an excessive use of artificial light. Crittal windows were used by Herbert Collins and can be seen across the estate.

The existing 1st floor UPVC windows will be removed and replaced with replica Herbert Collins wooden windows to match the rest of the property. The new door and window for the new utility room is again to be made of wood and will be a replica of an original rear door and window.

Conclusion

We hope the level of thought and attention to Herbert Collins original designs in this proposal, respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area.

The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security. We feel the proposed extension represents an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.