

H/23/94895 – No. 28 Orchards Way, West End, SO30 3FB.

Context.

This house stands at the far end of The Orchards Way Conservation Area designated in 1999 and consisting of an old fire station and pair of houses on the opposite side of the entrance to Orchards Way that were built with integral shops facing the High Street, a single house also facing the main road all leading into the green itself (the old orchard) surrounded by seven terraces comprising either four or six cottages. The estate comprises a total of 38 dwellings of which No 28 is the last unit on the west side.

The estate was built between 1937 and 1939 by the Hampshire Rural Cottage Improvement Society formed the previous year, and all designed by the architect Herbert Collins (1885-1975) who was responsible for a number of other estates locally, primarily in Southampton. This was the most rural of his estates designed for rural workers.

In addition to it being a conservation area an Article 4(2) Direction has been effective since 30 April 1999 removing permitted development rights to alter the following features fronting the highway : - 'All forms of front boundary treatments other than timber post and rail fences, hedges and brick walls not exceeding 300mm in height in so far as such development would front onto a highway, waterway or open space.'

The Proposal.

The scheme is for a flat roofed, brick store or shed to be built beside the property on its southern flank. The houses on this part of the estate are set below road level which will reduce the impact of the proposal on the setting, however the front face of the bizarre plan, due to site restraints, is virtually in line with the front of the house emphasising its presence which is of necessity is somewhat blank.

Any addition to one of these 'set piece' designs should be properly subservient to the original design and the presence of this structure in this position will not achieve this objective. If the front wall were to be back on the line of the boundary corner and the rear wall moved back to the back of the house, this would represent a suitable subservience to the original design, together with the roller door being the same colour as the walls.

Conclusion.

The presented proposal is not sufficiently subservient to the strong design ethos of this estate but if it is amended as suggested with a condition that the door remains the same colour as the brickwork which should remain the same colour as all the houses, it could be acceptable. Holding objection.

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