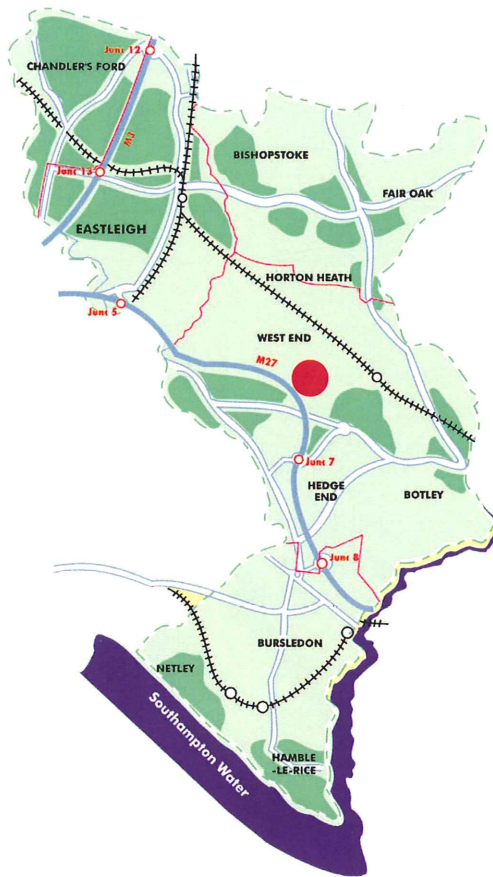


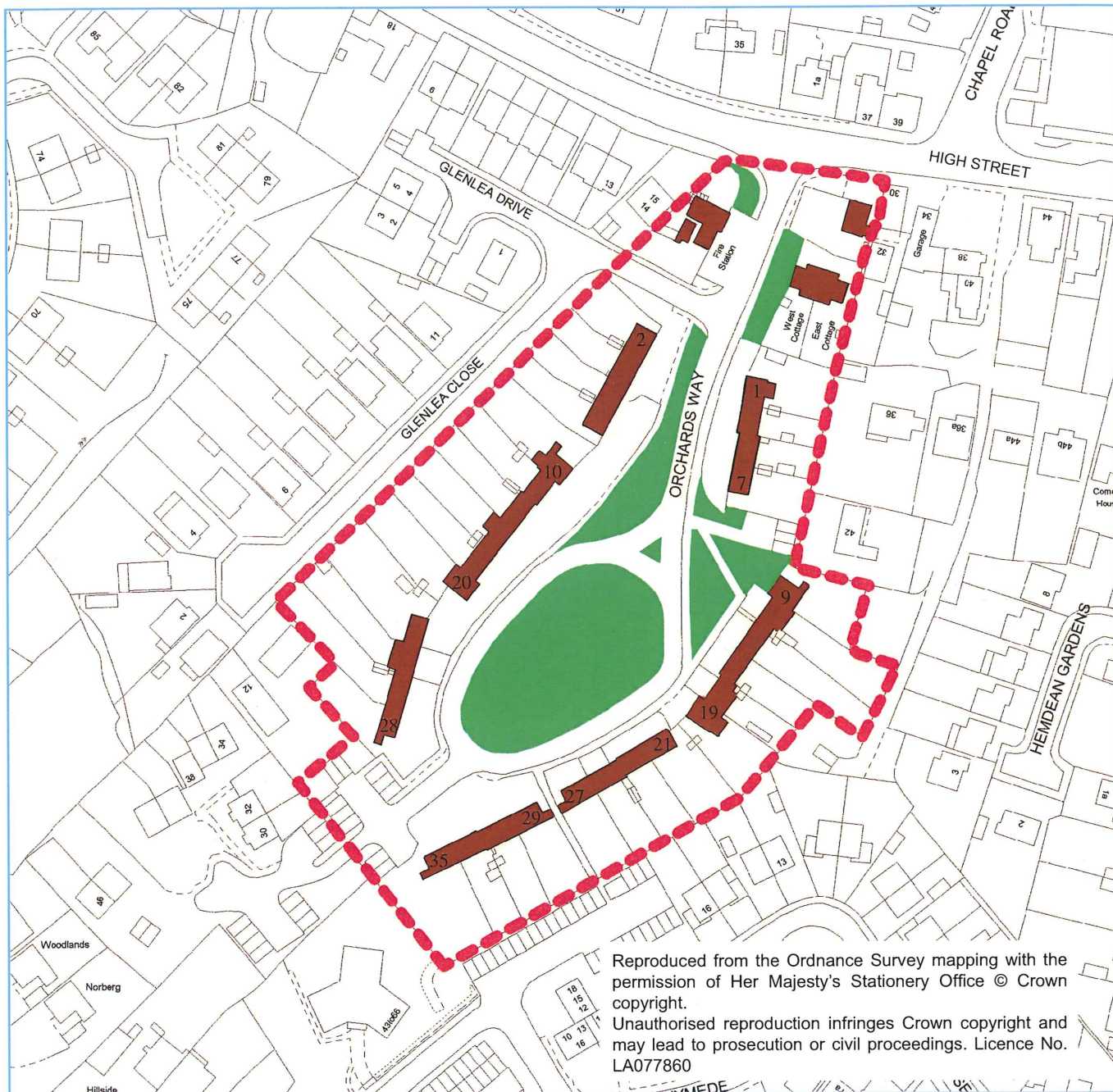
ORCHARDS WAY - WEST END CONSERVATION AREA



Planning Policy and Design Unit 2005

ORCHARDS WAY - WEST END CONSERVATION AREA

designated 1999



KEY

- Conservation Area
- Open Space
- Building

Scale 1:1000

Map Ref SU4514SE

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INTRODUCTION

On 25 July 2005 the Hedge End, West End and Botley Local Area Committee approved the publication of Conservation Area leaflets for Gaters Mill and Romill Close, West End, Orchards Way, West End and Botley.

This leaflet should be read in conjunction with the leaflet "Conservation Areas and Listed Buildings". Orchards Way is located on the south side of High Street, West End.

DESCRIPTION OF THE AREA

Orchards Way is a residential area comprising seven terraces of housing, a pair of semi-detached houses and a single house together with a former fire station arranged around a green south of High Street, West End.



HISTORY AND DEVELOPMENT

The estate was developed by the Hampshire Rural Cottage Improvement Society (HRCIS) formed in 1936 and was designed by Herbert Collins. The aims of the Society were to recondition old cottages and build new ones to cater for the needs of rural workers. The Society bought the eight and a half acre site, financed by a loan from the Public Works Loan Board over a fifty year term at 3.875%.

Building started in 1937 to create the most rural of the Herbert Collins estates, with cottages grouped in short terraces around an irregular 'village green' with fruit trees retained from an old orchard site.

The cottages are given a rural appearance with white painted Midhurst brick walls, steeply pitched pantile roofs with dormer windows and

an individual rainwater butt to each cottage. Internally the small two and three bedroom cottages have ledged and braced doors complete with wooden hatches: all the internal woodwork was stained.

Eventually the estate, comprising 32 cottages, 2 shops (since converted into cottages - East and West cottage) and the fire station designed by Collins in 1939 at the corner of Orchards Way and the High Street was completed.

Administration of the HRCIS properties around Hampshire proved expensive and the reconditioned cottages were sold. In 1968 the remaining Orchards Way estate was taken over by the Swaythling Housing Society which has since modernised the cottages, made up the road and installed street lighting.

Following the 'right to buy' provisions, a number of the cottages have now been purchased by the tenants from the Housing Society.

Herbert Collins, Architect (1885-1975) designed a number of housing estates in the 1920's and the 1930's which are a distinctive feature of the Southampton suburbs. Two estates - the Uplands Estate (Highfield) and the Ethelburt Avenue (Bassett Green Estate) - have been designated as conservation areas by Southampton City Council.

The Orchards Way in the Uplands Estate south of Highfield Lane, Southampton should not be confused with this estate in West End.

Although most of the estates by Collins are in Southampton, he designed one other estate in Eastleigh Borough for 12 bungalows at Hillside Close in Chandler's Ford in 1937.



CHARACTER APPRAISAL

Orchards Way is a set piece layout of two-storey terraces of 'cottage' style housing set around a large green with a former fire station, now a museum for the West End Local History Society, sited at the entrance off the High Street on the west side, with a pair of cottages and a detached cottage on the east side.

The estate when viewed from the north is seen against rising ground to the south-east, featuring housing, large mature trees and a three-storey block of flats.



The character of the area changes from the narrow entrance from the High Street to the open layout of the estate. The green is enclosed by the houses, which are of uniform design.

The house design comprises brick chimney stacks; steep pitched roofs covered with brown pantiles; flat roof dormer windows set into the eaves; windows and bay windows with timber casement windows using horizontal glazing bars to create four lights; entrances with small projecting canopies and solid timber doors with small high level glazed viewing panels, white painted brickwork above a brick plinth; and open front gardens with low level front boundary treatments. For much of the estate many of these architectural features remain but there have been a number of alterations which begin to erode the character of the houses and the estate as a whole.



Typical House Features:

- White painted brickwork
- Timber Casement Windows
- Canopies over front door
- Dormer windows
- Roof Pantiles & Chimney

The houses have no garages, apart from a small group between number 7 and 9, and parking is generally on-street. Additional layby parking has been provided by cutting into the green. A compound of flat roof garages serving the flats off Runnymede provide a low quality of visual enclosure at the southern end of the green. The character of the estate is detracted from by the siting of overhead cables.

POLICY OBJECTIVES

Maintain the architectural character of the houses and the open character of the estate by retaining the green and restricting the height of front boundary treatments to houses. Seek to replace overhead cables underground.

Article 4(2) Direction Town and Country (General Permitted Development) Order 1995, dated 30 April, 1999.

A direction on all dwelling houses within the conservation area removes 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 300 mm in height in so far as such development would front onto a highway, waterway or open space.

REFERENCES

- Conservation Areas and Listed Buildings Eastleigh Borough Council 1998
- Herbert Collins: Architect and Worker for Peace, by Robert Williams Paul Cave Publications Ltd 1985