

WF.7/WF.8

Isle of Wight & Hythe Ferries to City Centre



0 100 500 metres

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Figure.76 WF.7/WF.8 Views and viewing routes



- Viewing Route (approx. line of Hythe/IoW ferry)
- Main Photo Point
- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings
- Historic Parks and Gardens
- Locally Listed Building
- Conservation Area
- Old Town
- Waterfront
- City Centre

Summary of view

This is a waterfront prospect that presents dramatic and unrivalled views of the city. The composition and character of the view is derived from the depth and width of the view, which includes important layers of the historic town, working port, modern city and broader landscape setting of wooded hills in the far distance.

By its very nature the journey across the River Test from the Hythe, the Isle of Wight Ferry or various cruise ships makes the identification of a single Assessment Point inappropriate. It is the whole waterfront experience that is important. The variation between views WF.7 from Hythe Ferry near sea level and WF.8 Isle of Wight Ferry is the degree of elevation and the viewing area. Views from cruise ships can vary even greater from approximately 3 to 10 storeys. These changes in height add to the complexity of the view and its many elements as the viewer moves across the river.

Given the above, three indicative views have been taken showing the changes in view and relationships between the key heritage assets available in this view. These broadly represent near, middle and distant views of the city centre:

- South of Town Quay (near)
- Approaching Town Quay and Royal Pier (middle)
- Approaching Eastern Docks and Grain Terminal (distant)

The following assessment of strategic view values and significance is based on the view South of Town Quay.

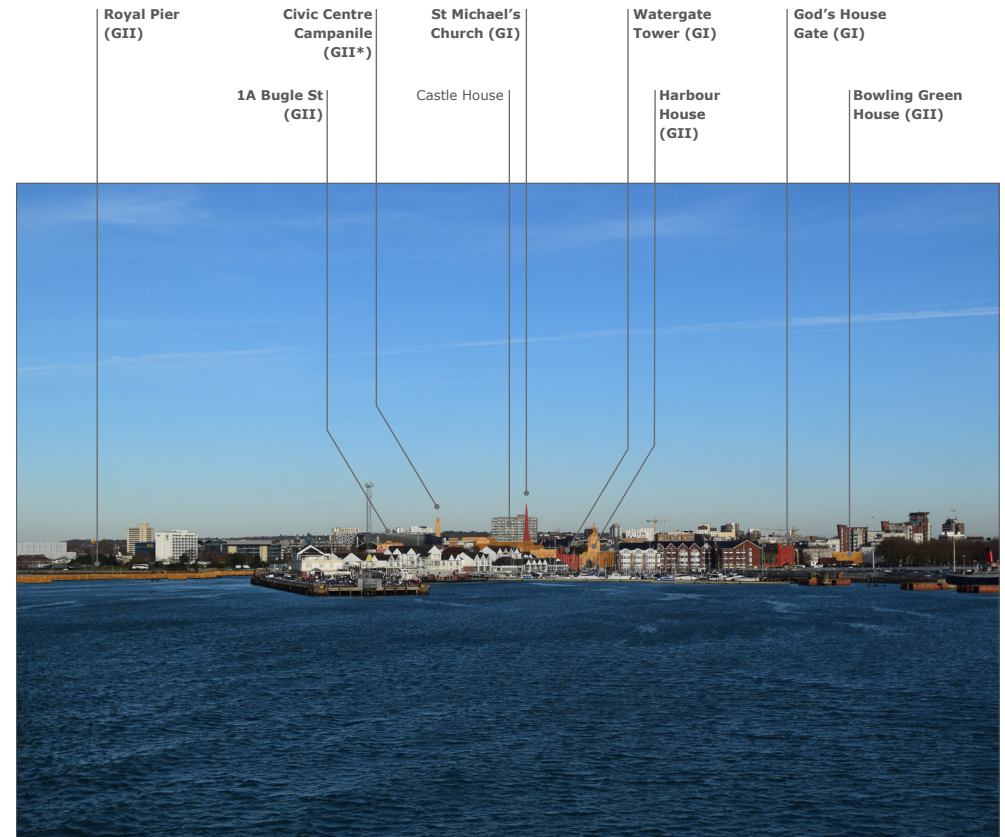
Kineticism

There is a very high degree of kineticism within this prospect. From the various and multiple viewpoints there is a degree of separation between the defined key heritage assets such as St Michael's Church spire and the Campanile of the Civic Centre and Castle House which dominates the view to the city centre. This degree of separation reveals and conceals both of these key landmarks on moving through the viewing area. St Mary's Church spire has a higher degree of separation from modern intrusions to the skyline meaning that it is consistently seen as a key landmark to the skyline.

Isle of Wight & Hythe Ferries to City Centre



Existing View south of Town Quay



Location of heritage assets in the view to the south of Town Quay

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Locally Listed Building
- Grade II and II* Listed Buildings
- River Test

Seasonal/night-time variations

This is an ever-changing view in terms of the interplay of open sky, water and activity along the waterfront. Tidal variations provide a changing element in the views as does the temporary presence of cruise ships, ferries and other craft along the water's edge. The annual Southampton Boat Show at Mayflower Park and on part of the waterfront around Town Quay also changes the character of the view on a temporary basis during part of the summer.

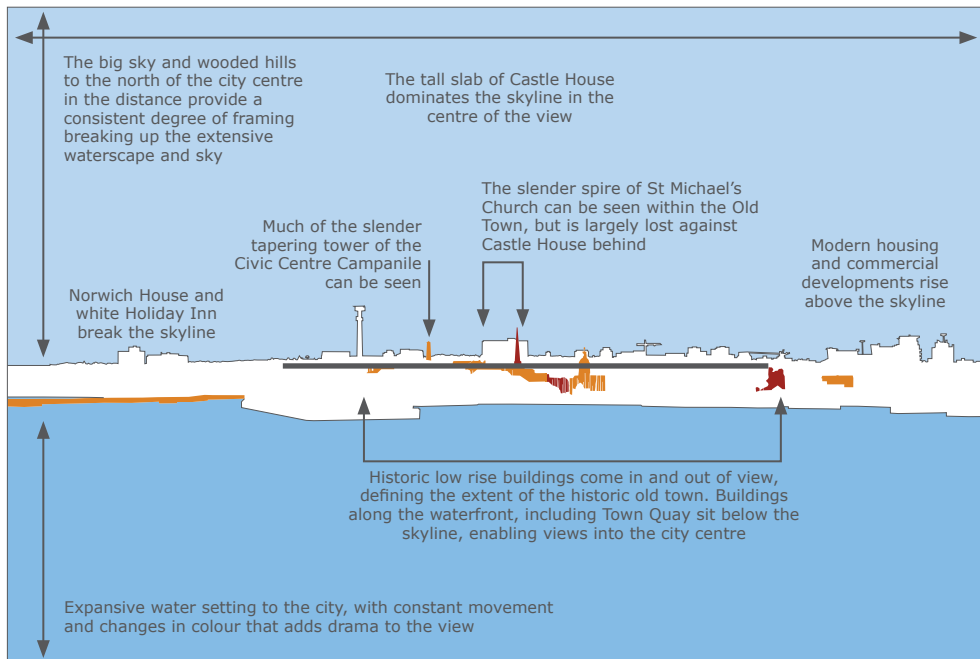
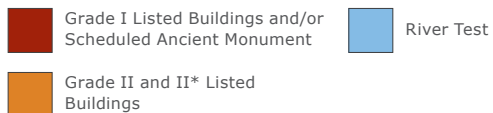


Figure.77 Heritage assets simplified in the view

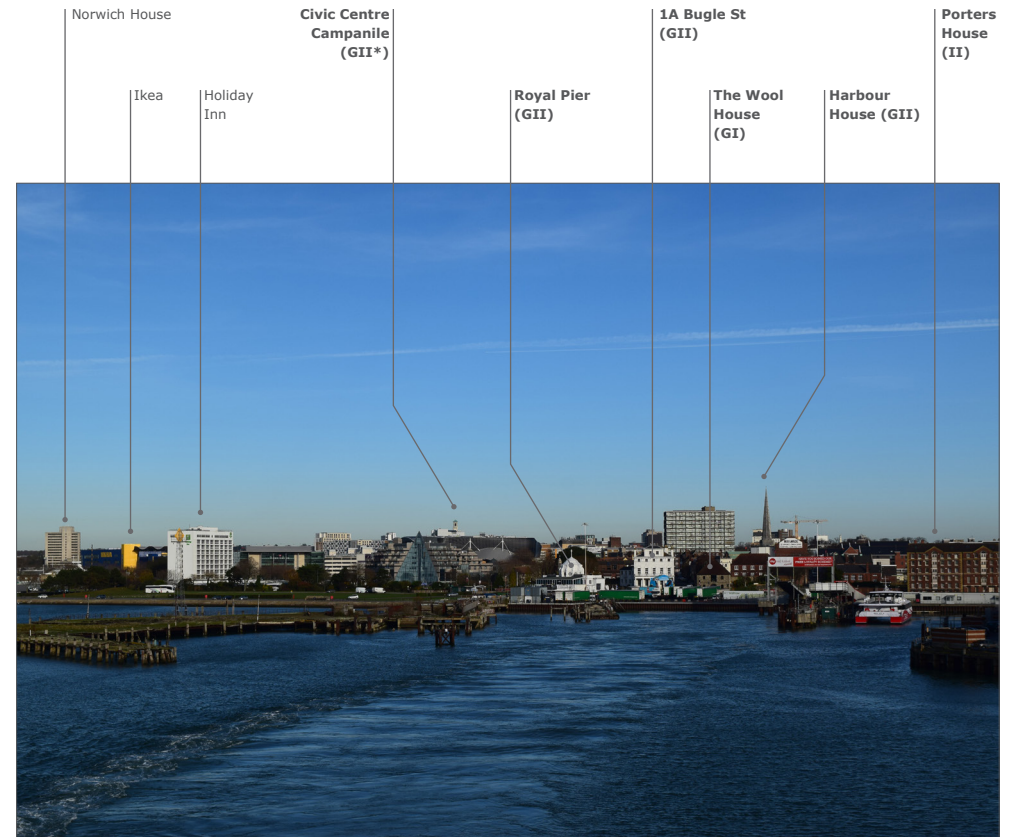




Existing View approaching Town Quay and Royal Pier

The view to the south east of Town Quay from the River Test is characterised by Royal Pier projecting out into the riverscape in the foreground. Buildings in the middle ground are of a consistent height, a varied mix of materials, of varied form and scale which create interest and variety. The modern group of commercial, hotel and retail/leisure uses (Carnival House, multi-storey car park, Grand Harbour Hotel and Watermark WestQuay) provide a larger mass and sense of horizontality in this part of the view. This contrasts with the smaller scaled vertical building emphasis across the rest of the waterfront. The bright white Holiday Inn, Royal Pier Terminus Building and 1A Bugle Street in the centre of the view draw the eye. Norwich House, Castle House and St Michael's Church steeple are all prominent on the skyline. Of all these tall buildings, the slab of Castle House dominates the skyline and at times impedes views of one or more of the key heritage assets of the city.

SOUTHAMPTON TALL BUILDINGS STUDY

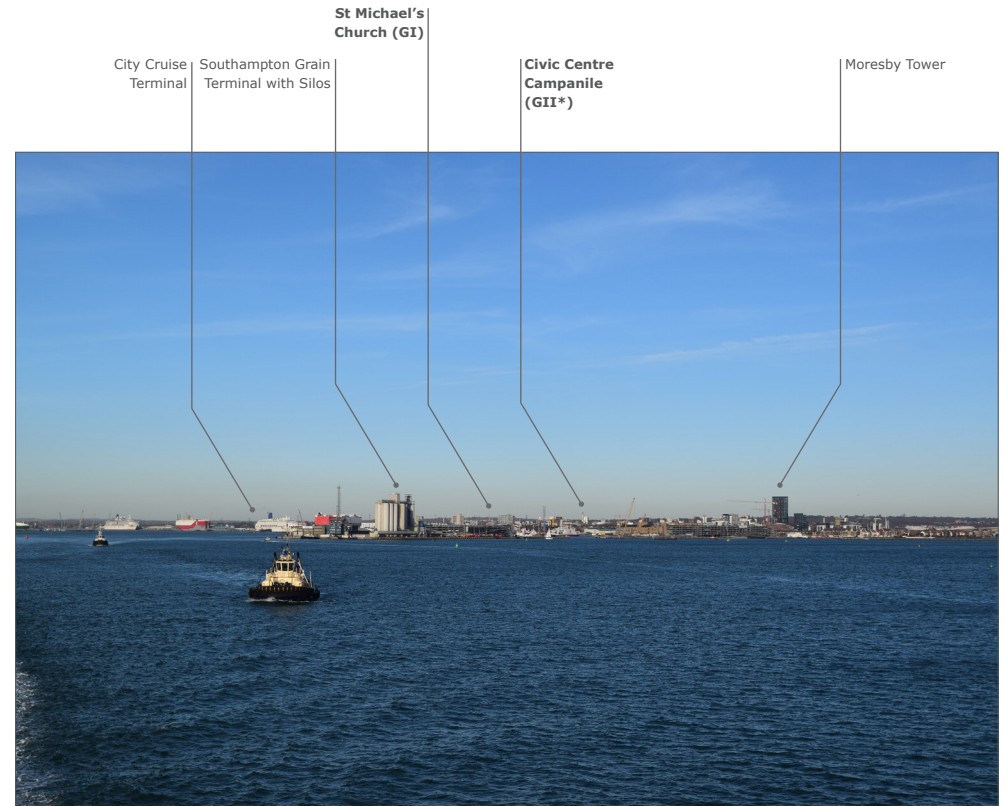


Location of heritage assets in the view approaching Town Quay and Royal Pier



Existing View approaching Eastern Docks and Grain Terminal

The view to the south east of the city centre from the River Test is dominated by the water in the foreground, balanced by extensive sky. The city centre is seen as a thin band stretching across the middle of the view. The large cruise ships, cargo vessels, and grain silos and Moresby Tower at Ocean Village in the foreground dominate the skyline with a strong sense of verticality. In contrast, the multi-storey car parks on the docks introduce a strong horizontality across large sections of the panorama which block views of the city fabric behind. The Civic Centre Campanile and St Michael's Church steeple can be seen against the skyline but are not prominent in the view.



Location of heritage assets in the view approaching Eastern Docks and Grain Terminal

Strategic view values and significance

Appreciation

- The main designated key heritage assets within views from the water include the Grade I listed spire of St Michael's Church, the Grade II listed spire of St Mary's Church, the Campanile of the Grade II* listed Civic Centre, glimpses of sections of the Scheduled (and Grade I listed) Town Walls including Gods House and the Water Gate, the Grade II listed Royal Pier and the Old Town and Oxford Street Conservation Areas

Condition

- There has been a degree of erosion to the quality of this expansive prospect with C20 development having a very significant effect on the dominance of particularly the spire of St Michael's Church and the Campanile of the Grade II* listed Civic Centre. Relatively recent development, mostly C20, has obscured views to the Town Walls in places, particularly that to Town Quay. The Royal Pier is in a very poor condition and this can be clearly seen from an elevated view from the water

Association

- The waterfront has strong associations with the historic development of the city of Southampton. Southampton was known as the 'gateway to the world' during its heyday in the interwar period when 46% of all the UK's ocean going passenger traffic with 560,000 travellers were passing through Southampton ports. There is historical association with major shipping lines including Cunard and the White Star Line which in the early C20 began to relocate from Liverpool to Southampton.

- The Western Docks during the First World War had been requisitioned as No. 1 Military Embarkation Port. The New Docks (later renamed the Western Docks) were the largest civil engineering construction project at a British port in the inter-war years. Cunard's Mauretania was able to berth at the first completed section of the quay in October 1932 and the docks were completed by 1933. The Royal Pier was opened 1833 by Princess, later Queen, Victoria
- There has been much painting, etching, and photographic depiction historically of key elements of the waterfront including the former water-facing element of the walls, quays, jetties, gates and towers which have been continually sketched and painted often in a picturesque style

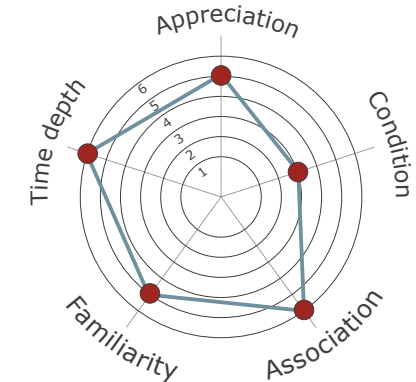
Familiarity

- Views from boats on the water are familiar to those who visit by cruise ship or depart and return by cruise ship. They are well known by those who regularly use the ferry services

Time depth

- The views of the medieval town/city from the water are the oldest views of the city which despite much change have the ability to provide the best surviving groupings of heritage assets. These define the modern city and are remnant survivals of earlier incarnations of Southampton. Of most significance is the survival of elements of the town defences which can still be identified in these views although they are much impacted upon by later development and loss

- What is of equal interest in this view is the ability to see the development of the city through its C19 expansion (Queens Park) and the expansion of the city to the west with the reclamation of land forming Western Esplanade and the Western Docks. It is also of high significance that the spire of St Mary's which defines the former settlement of Hamwick and the spire of St Michael's Church to the heart of the Old Town and the Campanile of the Civic Centre which defines the 'new' civic heart of the city can all be seen in this single panorama. This time depth is expansive, comprehensive and all encompassing



How the significance of heritage can be sustained in this view

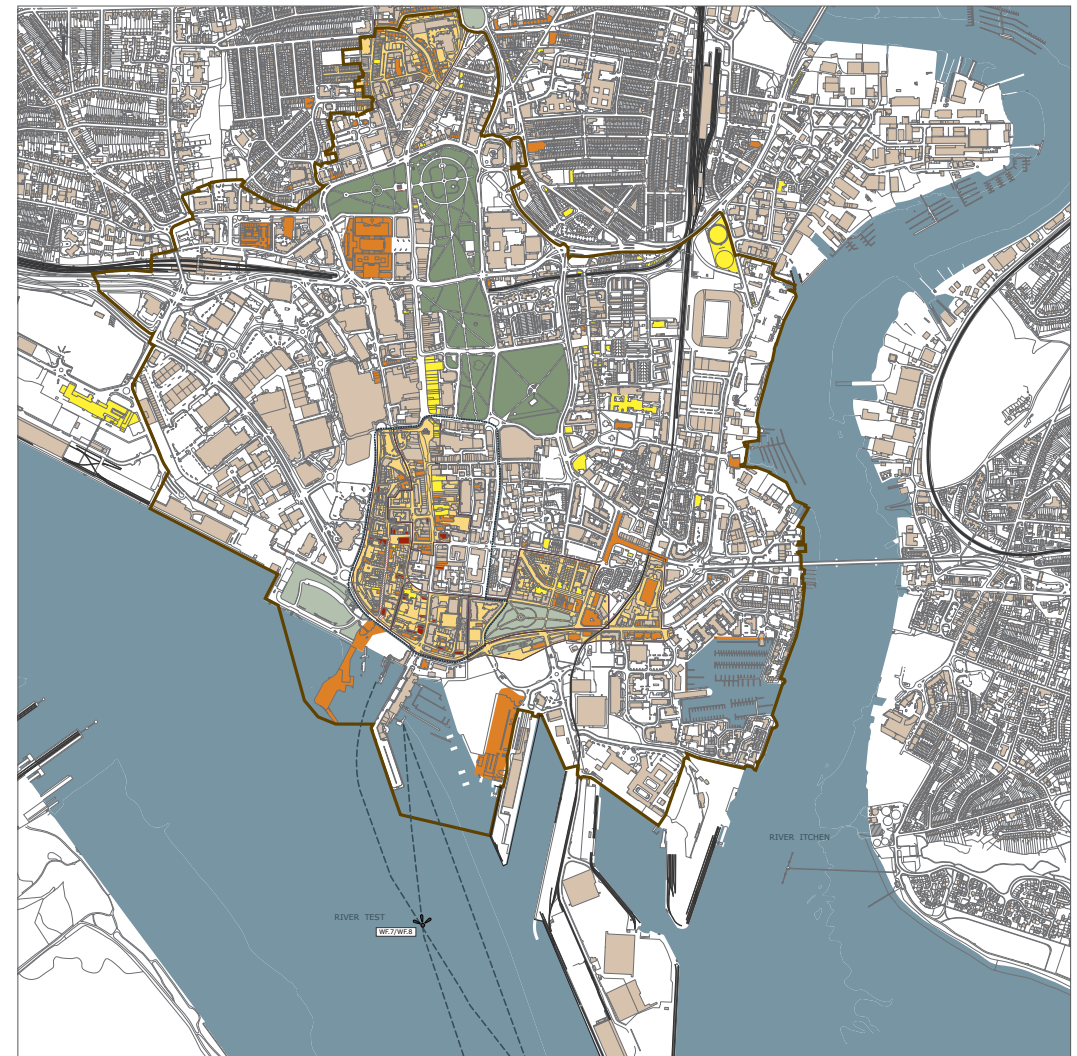
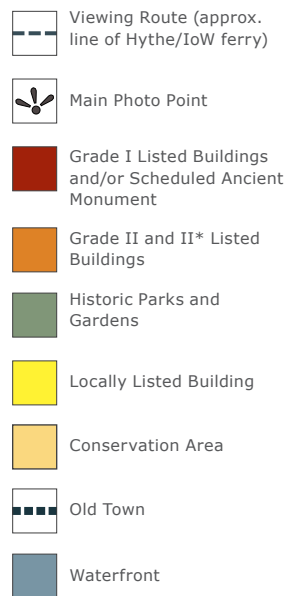
Foreground and Middle Ground

- The juxtaposition of the Old Town and historic buildings at the (former) waterfront with the encroachment of the modern city is a key characteristic. New development should seek to maintain, enhance and better reveal the key historic assets in this view
- The relationship between the key heritage assets of the city; St Michael's Church, Civic Centre Campanile, Old Town, Town Walls and other historic buildings associated with the medieval settlement changes as the viewer moves across the water. Development which would result in the complete obscuring of any of these heritage assets should be resisted
- The panorama is particularly sensitive to large-scale development which could seriously undermine, or even remove altogether (substantially harm) the significance of the Old Town in its role as defining the historic river frontage of the settlement. Development which weakens this important visual link should be resisted
- There is a strong verticality to the traditional building form and scale. This should be respected when considering interventions which would appear in these views
- The low rise nature of the Town Quay and the southern-west corner and edge of the Old Town as viewed from the water should be preserved. Development will only be acceptable if open views to St Michaels Church, the Civic Centre Campanile and the remnant sections of the Old Town administrative buildings and the defensive walls are preserved or better revealed. It is essential that new development does not dominate views to key heritage assets either individually or as a group or cause a canyon(s) effect by inappropriate development crowding or closing in presently open view corridors

Background

- Development throughout the city, particularly tall buildings have the ability to cause potentially substantial harm by forming a backdrop to isolated forms which presently enjoy some independence in some views from the extensive viewing area. This is particularly the case with regard to St Michael's Church spire and the campanile of the Civic Centre. Any development which has the potential to compete with and in some cases dominate axial views of both present and proposed should be resisted

Figure.78 5
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View sensitivity



0 100 500
metres

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