

24 Chapel

Context

This character area comprises a recently completed housing scheme adjacent to the docks railway branch line which forms its western boundary with the industrial estate and business parks of CA40 to the south, north and east.

The northern part of this flat area lies within the known extent of Saxon Hamwic. Chapel Road is an historic routeway that provided access from St Mary's Church to a chapel close to the shore and an adjacent mill. The area was developed with terraced housing by 1845.

Grain

The development comprises three perimeter blocks which have achieved through well articulated facades a fine grain at a very high density of 134 dph. The building line follows the line of the surrounding rectangular street pattern but the blocks are set well back from the edge of pavement and are semi-raised over basement parking. There is a good degree of comfortable enclosure to the two intermediate 'streets' running east-west between the blocks.

Scale

Within the blocks the heights vary between three and four storeys but are consistent to each facade. There are uninterrupted views from the development to St Mary's Church and spire, and views from the upper storeys of houses and individual flats on upper levels will enjoy uninterrupted views out across the Itchen River and north to the football stadium.

There is an important view from the lower sections of the Itchen Bridge towards the spire of St Mary's over the roofs of this development.

Uses

Residential.

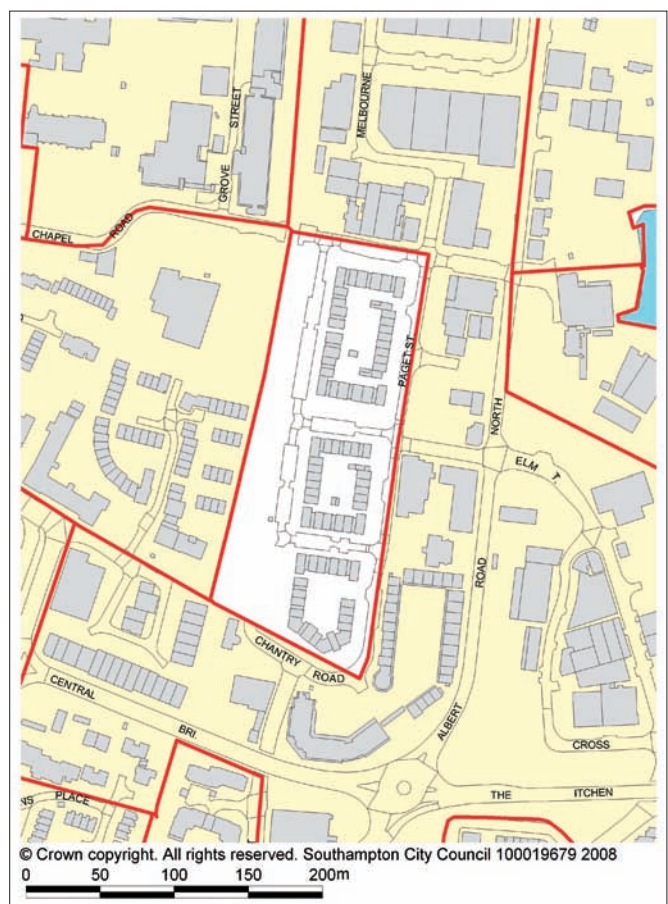
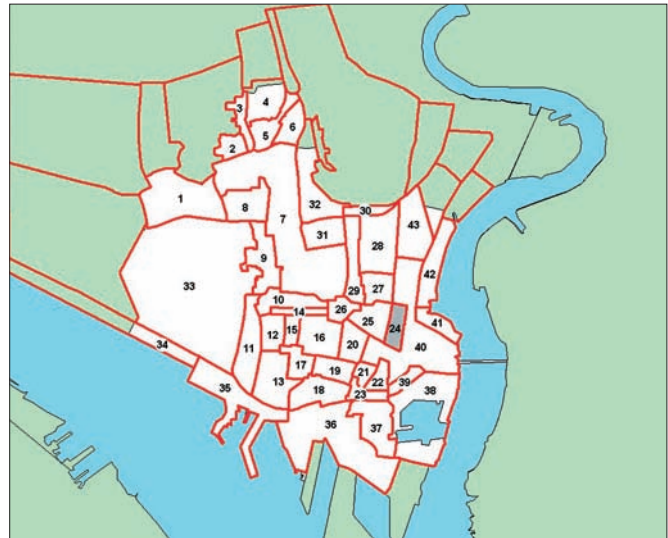
Public Realm

There is a high quality public realm to the immediate environs of the development to include landscaped raised walkways, bins stores, cycle stores and there is a small children's play area.

Connectivity

The development lies adjacent to an important pedestrian link over the Docks Railway branch line. This links directly into the centre of the city via East Street and is a well-used if poorly designed* pedestrian link.

*The construction of a new safer footbridge crossing over the railway line at Chantry Road is planned to better enhance this character area's connectivity with Chapel and St Mary Street.



Views

There are local views of St Mary’s Church spire from within and across the character area from the elevated base of the Itchen Bridge.

There are two strategic views which pass over the character area from Itchen Bridge to St Mary’s Church spire and the campanile of the Civic Centre.

Building types

Apartments and townhouses set out in three perimeter blocks with two pedestrianised crossing streets.

Architectural qualities

This development displays a high degree of architectural awareness and has executed the three perimeter blocks in an exemplary way by varying the heights of elevations to each side and articulating the facades with projecting oriel bays and balconies. The monopitch roofs provide a strongly defined eaves line and the subtle variation in complementary materials adds to visual interest in the facades and helps distinguish apartments from houses.

Heritage Assets

The character area lies within the known extent of Hamwic. The area is considered to possess a high degree of evidential value due to the potential for nationally important archaeological remains relating to the mid-Saxon settlement. Despite part of the area having been recently developed, it is estimated that as much as 40% of the area remains un-investigated and therefore archaeological remains of importance may survive. The area lies within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

There are no listed buildings or locally listed buildings within the character area and the area is not within a conservation area.

Materials

Grey/blue stock brick plinths with colour-finished render above with untreated timber cladding and grey powder coated aluminium windows to the elevations. Zinc clad projecting bays and roof.

Condition

Very Good.

Ownership

Private ownership, shared equity and housing association.

Intervention

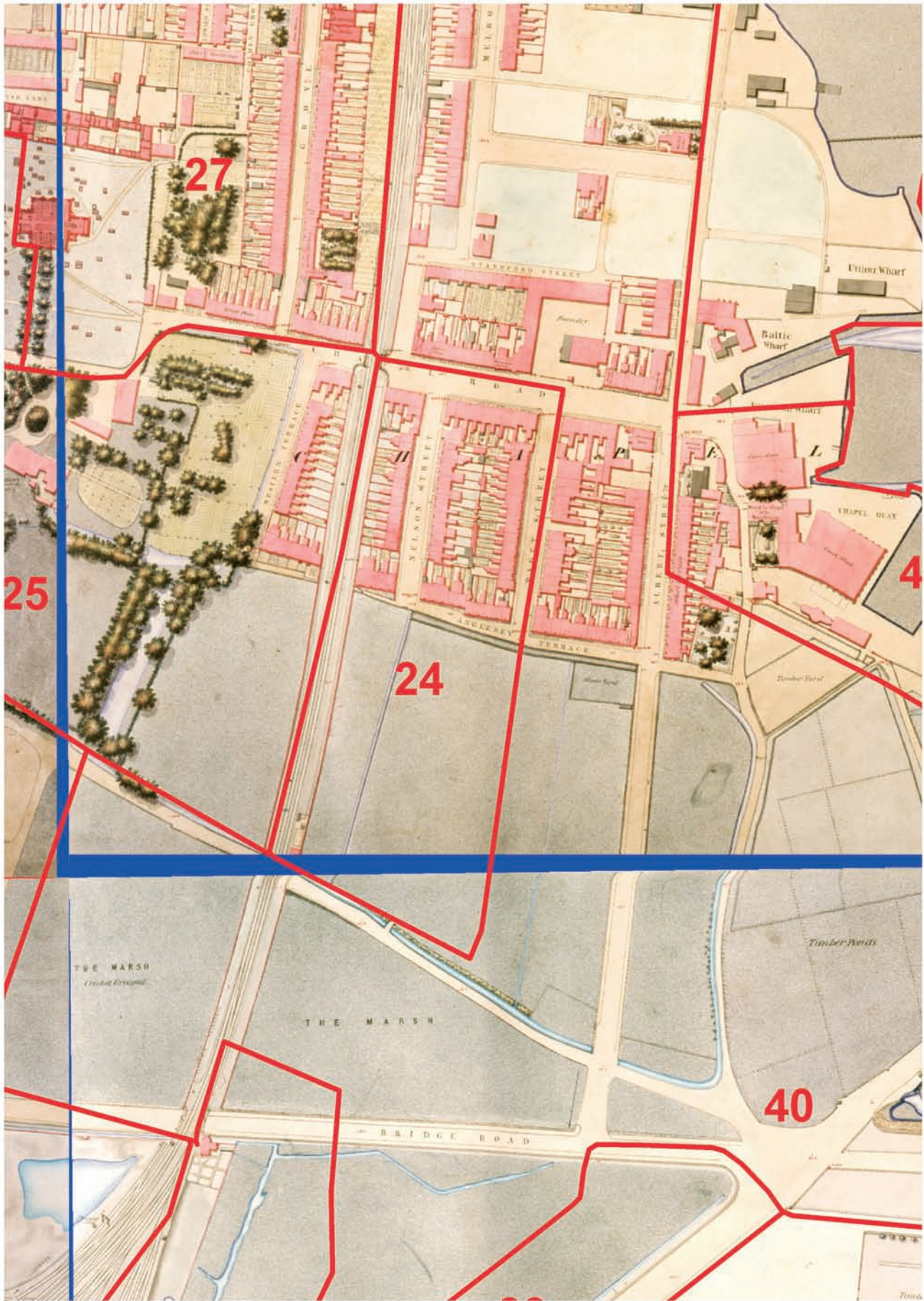
- The planting of street trees to the Andersen’s Road and Paget Road.



- 01 Good detailing and attention to orientation to apartment blocks
- 02 Well articulated with projecting bays and balconies
- 03 Amenity space, landscaped parking and play areas under construction

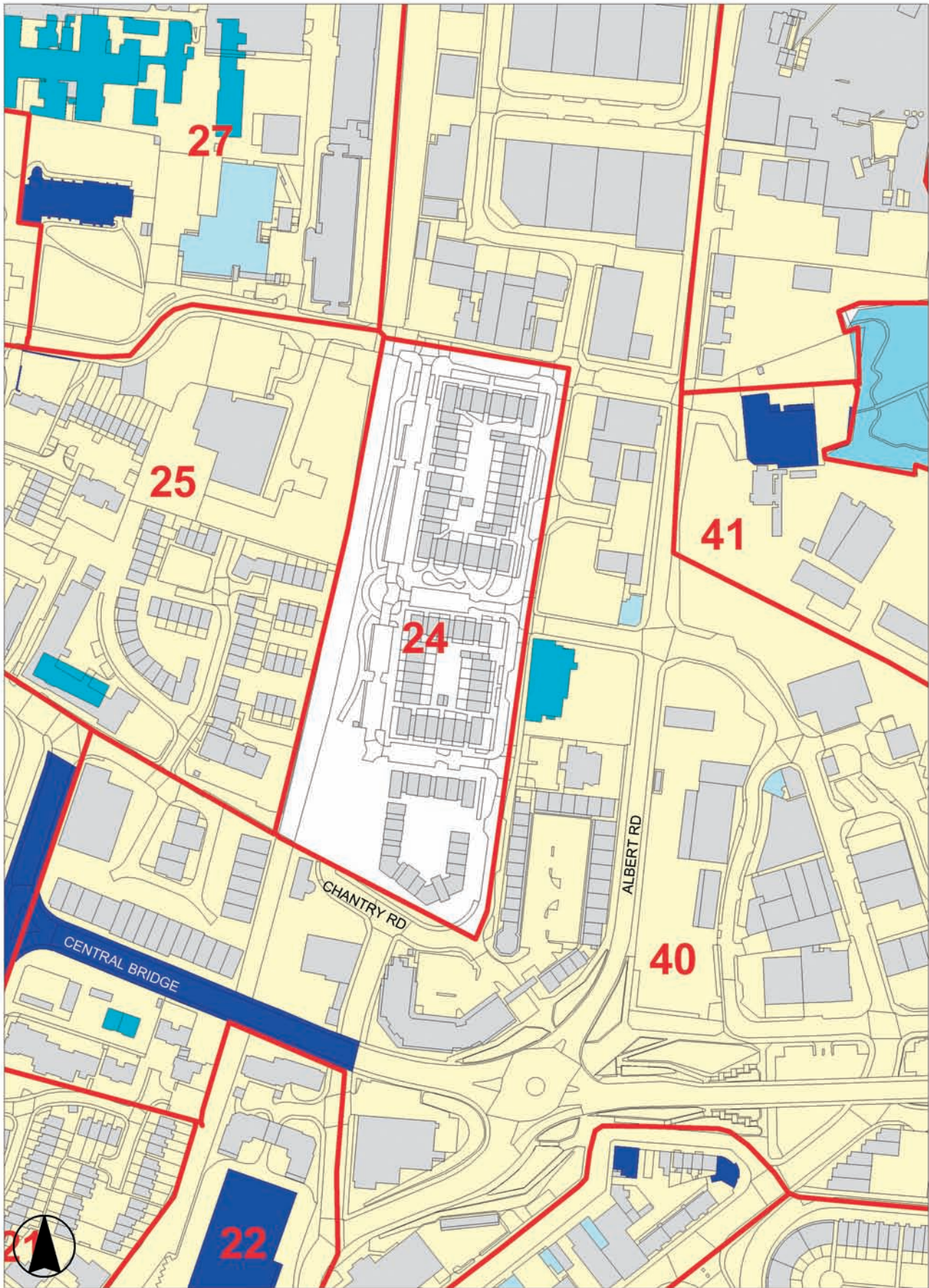
Key design principles

- Further development in the immediate vicinity should pay special attention to the scale of this development and its design quality and material finish.



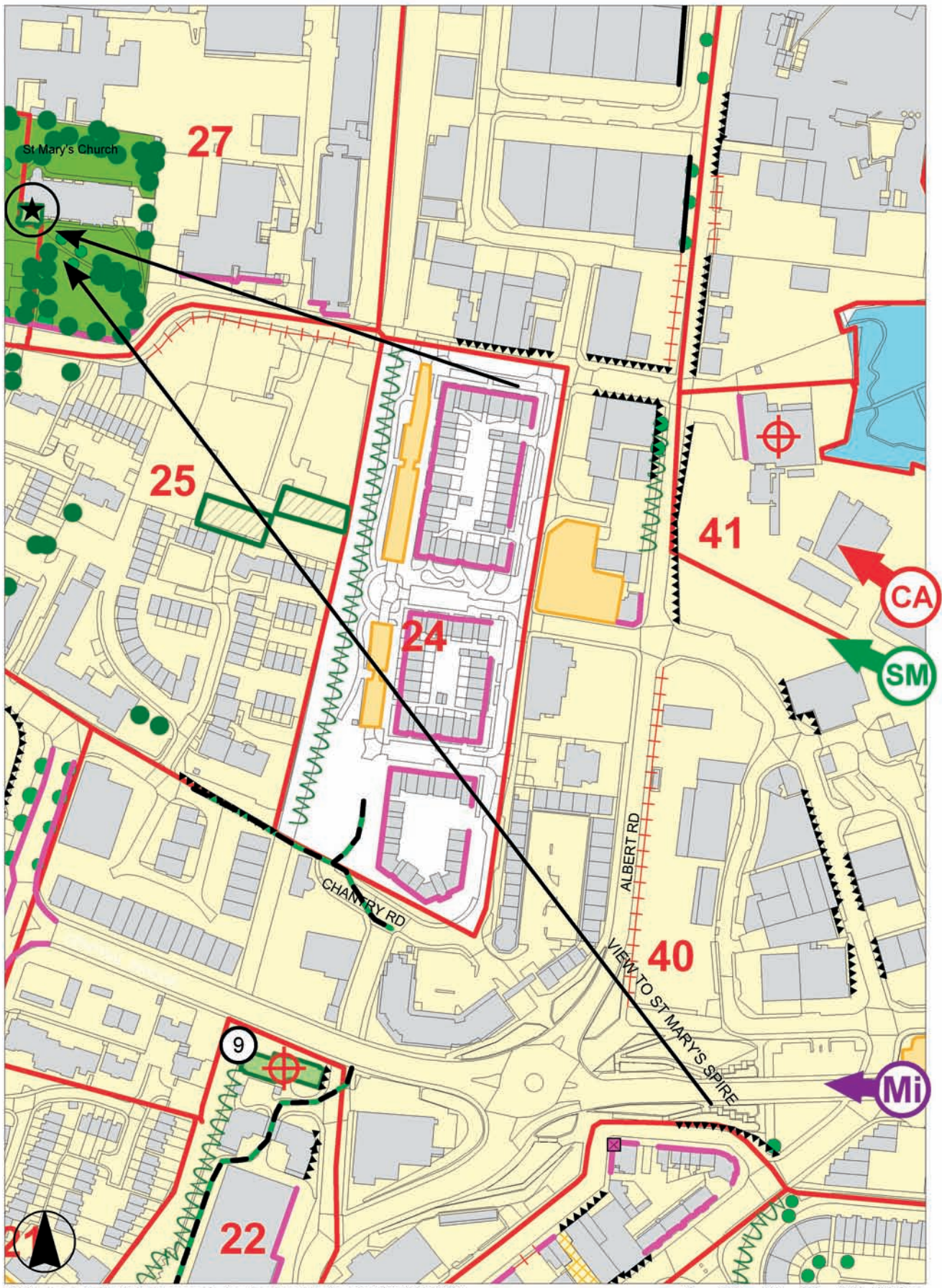
© Crown copyright. All rights reserved. Southampton City Council 100019679 2008





© Crown copyright. All rights reserved. Southampton City Council 100019679 2008

Heritage Assets



© Crown copyright. All rights reserved. Southampton City Council 100019679 2008

Townscape