

There was a lost opportunity of linking this area with the existing housing to the north-west and establishing a pedestrian link to St Mary Street.

Views

There are important local views towards St Mary's Church spire across the character area from raised vantage points on the Itchen Bridge approach.

Strategic views to St Mary's Church spire and towards the campanile of the Civic Centre, both from the Itchen Bridge pass across or very close to the north-east corner of the character area.

Building types

Large floorplate purpose-built flat blocks and halls of residence and three storey town houses with integral garaging.

Architectural qualities

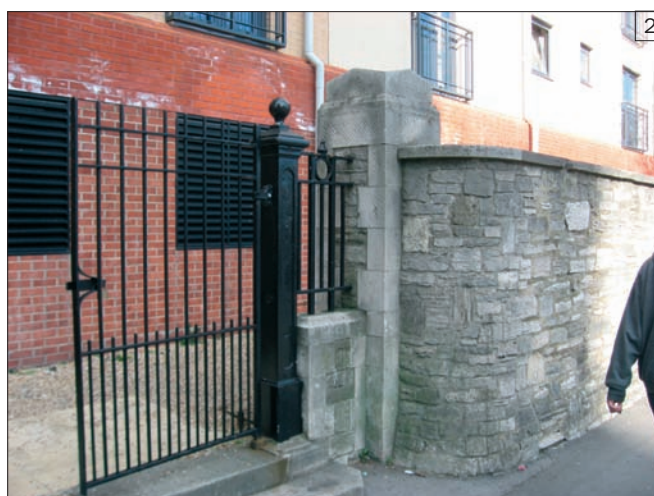
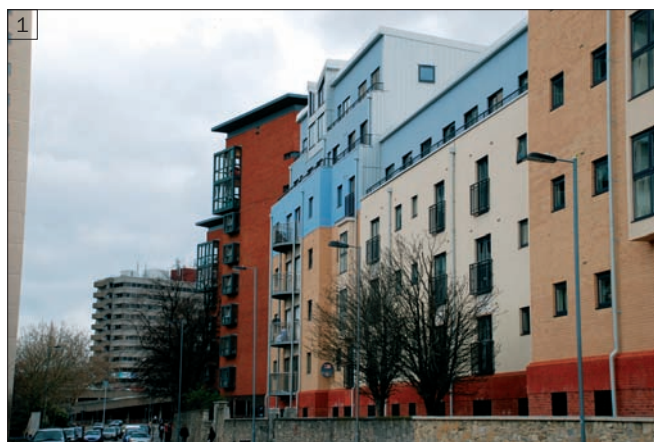
There is some attempt at articulation through the use of projecting oriel windows, balconies and balconets and a good use of coloured render to break these monolithic buildings down and the variation in window size and use of French windows breaks the larger block to Marsh Lane down into manageable bays. The townhouses are restrained and simply detailed.

Heritage Assets

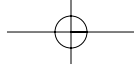
The area is considered to possess a high degree of evidential value due to fact that it adjoins the southern edge of the graveyard of St Mary's Church, the Saxon minster church of Hamwic. It is believed that the precinct of the minster was larger than the present graveyard and the discovery of burials to the south of the churchyard suggests that it extended further south, possibly into the northern part of this character area. Archaeological evidence of Saxon Hamwic is regarded as being nationally important. In addition to the potential for Saxon remains, evidence for medieval occupation and the post-medieval development of the area is of interest and value. Accordingly the whole of 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 two sections of medieval stone rubble walling, known as 'walls to the north and north-west of The Deanery'. These are valuable survivals of early fabric in Southampton and are of high cultural and illustrative value. This is reflected in their statutory Grade II listing.

The character area does not fall within a designated conservation area. The gates and gate piers to the north side of Marsh Lane (enclosing the site of the former school) are of local historic and architectural interest despite their associative and aesthetic values being heavily compromised by recent development.



- 01 Large scale development to Marsh Lane
- 02 Retention of gates, gate piers and walls to a former school on the site
- 03 The view to Marsh Lane from College Street



Materials

Red and buff stock bricks with clay tile roofs to the townhouses, red and buff stock brick and also coloured renders to the flat blocks. Profiled metal roofs.

Condition

Good.

Ownership

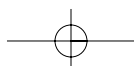
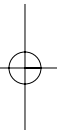
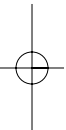
City College in part, housing association and private ownership.

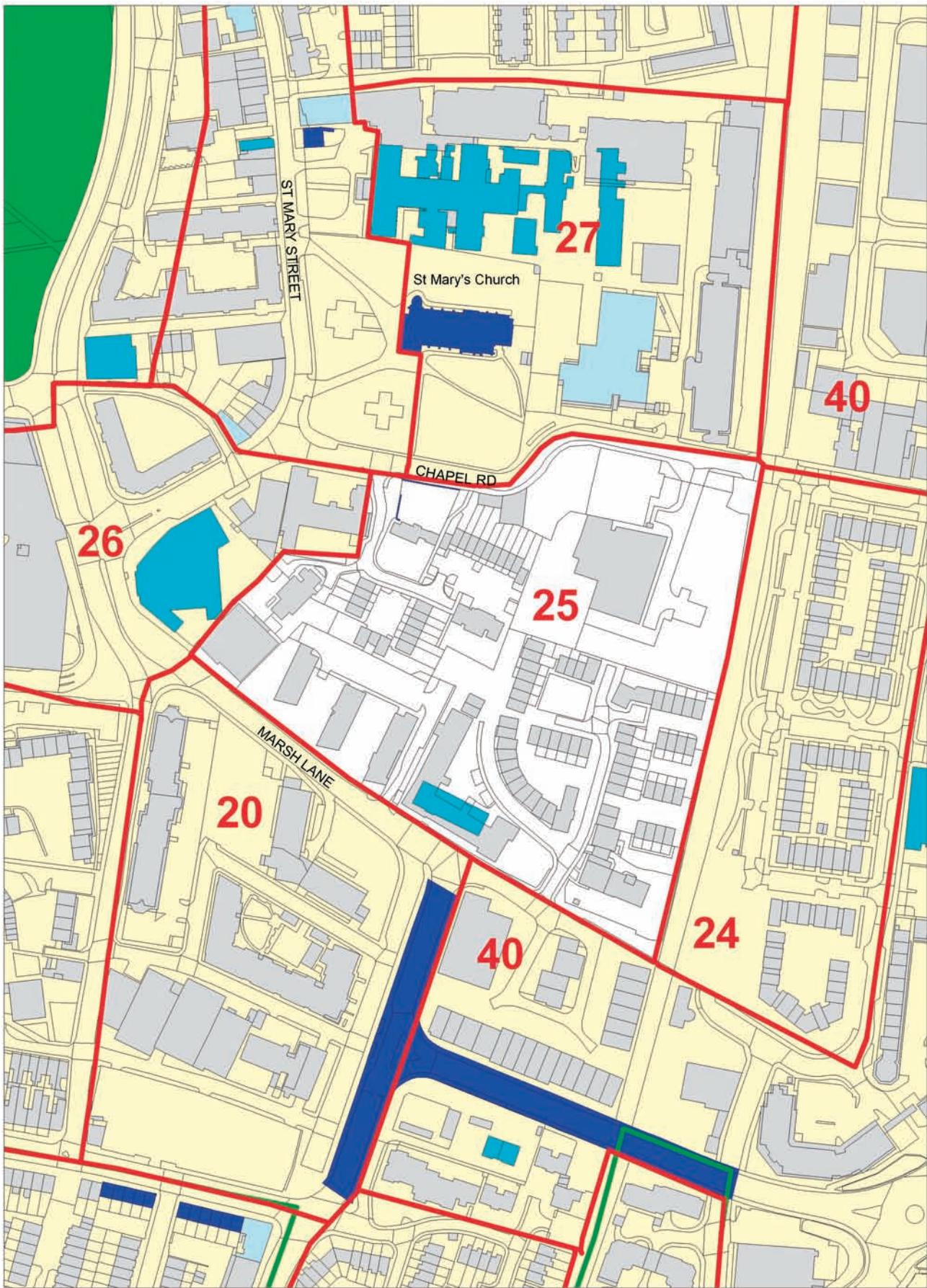
Intervention

- Ensure connectivity with the proposed scheme to the north of the character area.

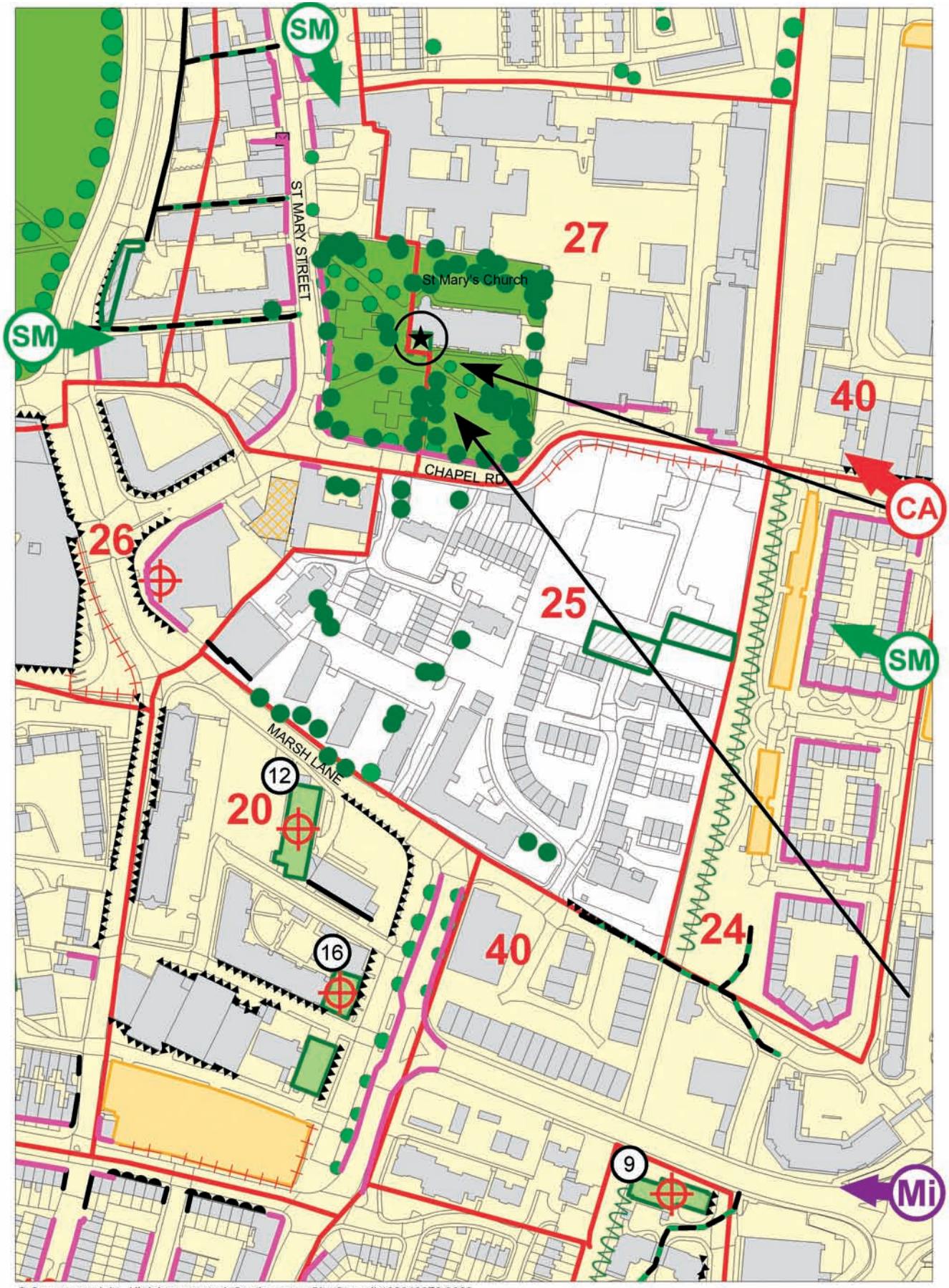
Key design principles

- Maintain the mix of townhouses and flat blocks linked by green spaces for children's play, sitting out.
- Pay special regard to the impact of height and scale on the setting of St Mary's Church and spire.
- Secure active frontage to Chapel Road.

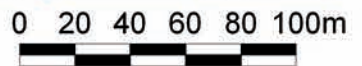




Heritage Assets



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Townscape