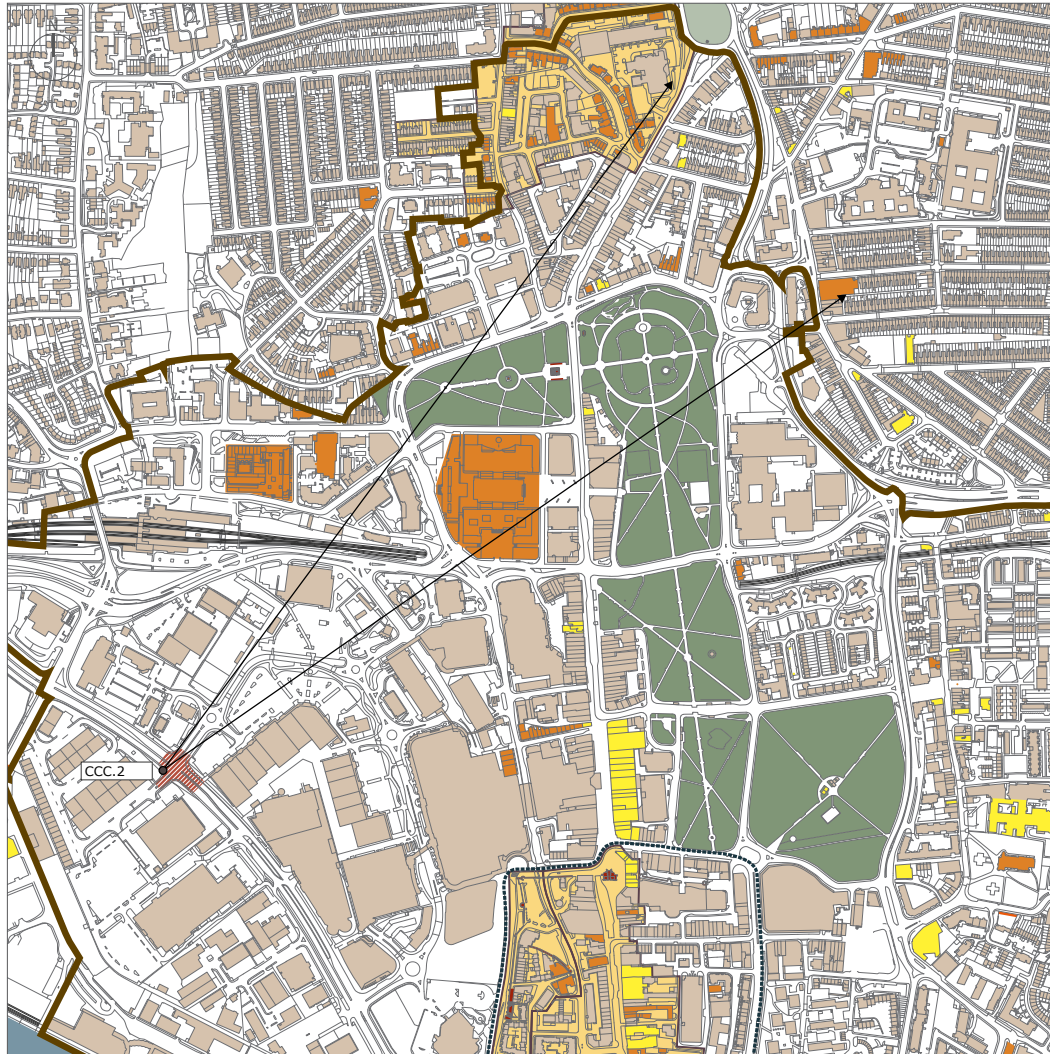


CCC.2












West Quay Road to Civic Centre



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Figure.47 CCC.2  
View, viewing area  
and assessment point



-  Extent of View from Assessment Point
-  Heritage Asset Viewing Area
-  Assessment 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 view comprises an open vista from West Quay Road looking north-east along Harbour Parade upwards to the Campanile of the Civic Centre on Civic Centre Road. The Campanile sits centrally to the western end of the plan of the building. In contrast to the slender, tapering form of the Campanile, Skandia House (Old Mutual Wealth) to the south of the Civic Centre which is dominant on the skyline appears bulky and architecturally poorly executed.

The prominent Campanile is seen in clear sky between the series of low rise commercial sheds of West Quay Retail Park to the south side of Harbour Parade, and single storey restaurants and larger hotel on the north side. The trees that line West Quay Road and Harbour Parade soften the view as well as providing glimpses through to buildings in the foreground and middle ground.

The viewing place comprises the entire road junction's pedestrian spaces.

**Kineticism**

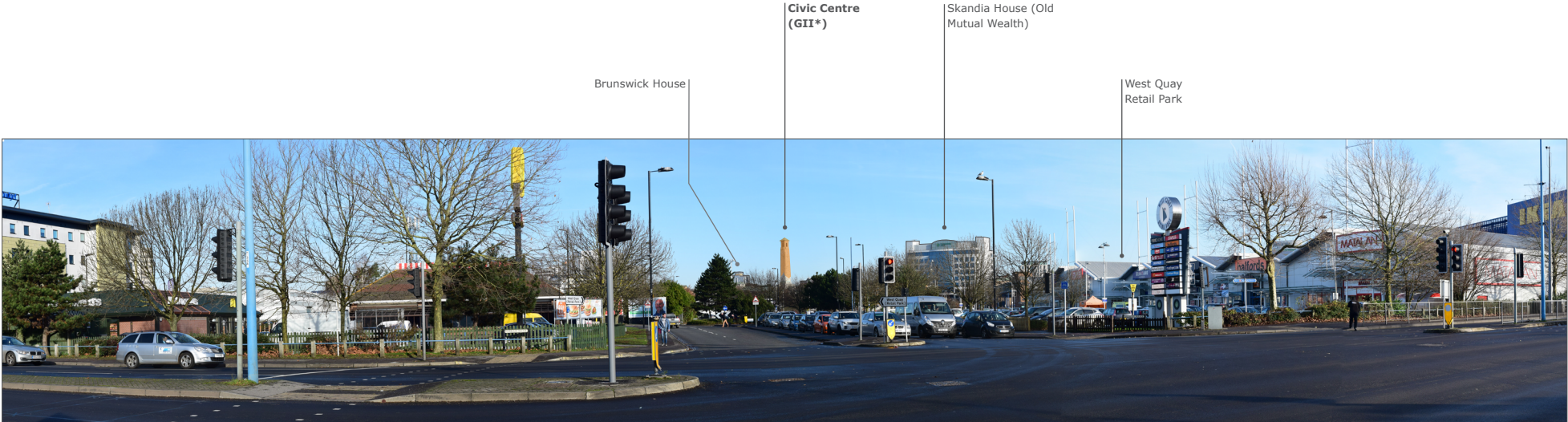
The view can be appreciated from a multiple of points within the viewing area. The degree of obscurity changes subtly due to the imposition of street lights, signs (commercial and highways) or traffic lights on the quality of view but there are areas of clear separation between the Campanile and other built form. On moving away from the junction either north-west or south-east along West Quay Road the degree of separation from built form and full obscurity behind higher buildings becomes increasingly evident until the view is lost. In this respect the 'clear' view corridor is relatively narrow and only appreciated from a limited number of points.

**Seasonal/night-time variations**


The trees along West Quay Road and Harbour Parade screen some of the buildings during the summer months. Trees in front of the Campanile may grow taller reducing the length of the tower visible.



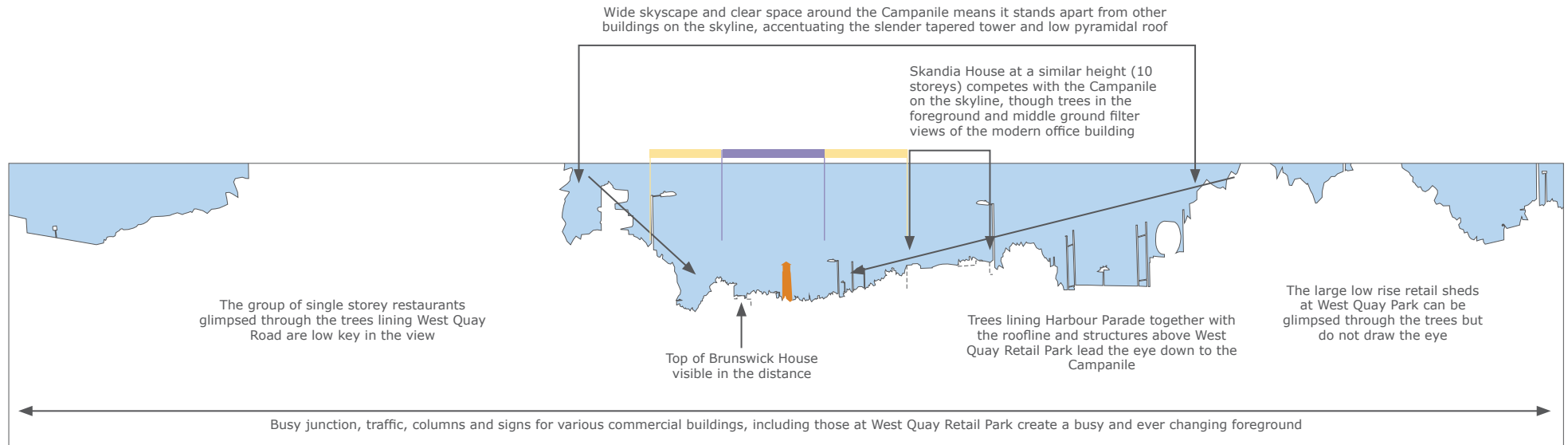
Existing View




Location of heritage assets in the view

 Grade II and II\* Listed Buildings

Photography information  
 Viewpoint location: 50°54'18" N 1°24'50" W (grid reference)  
 Date and time: 07/12/16 12.55  
 Field of view: 120°



**Figure.48 Heritage assets simplified in the view**

 Grade II and II\* Listed Buildings



**Night-time view**

At night (21.40, 09.05.2017) the Campanile is lit, as is the totem sign to West Quay Retail Park, making them the dominant elements of the view.

**Strategic view values and significance**

Appreciation

- The sole focus of the view is on the Civic Centre Campanile. The main facades of the Civic Centre building from which it extends are obscured by trees and perspective so it is only the slender, tapered Portland stone tower which projects above a treed foreground
- There are no other designated heritage assets in this view

Condition

- There is a clear view to the Civic Centre Campanile for much of the viewing area although trees, street furniture; particularly signs, antenna (BBC South), street lighting and traffic lights impact on elements of this view from various view points within the viewing area

Association

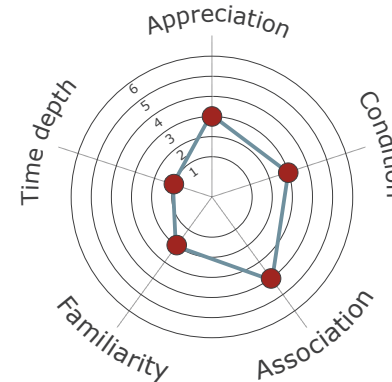
- This view is a relatively recent construct (within the last 50 years). There are only limited associative values attributed to this view although the civic values of the Civic Centre and what it represents to the city remain high
- The Civic Centre Campanile was always intended as a key landmark for the city which would have high visibility throughout the city. This has been eroded to a degree in parts of the city but remains a strong visual and associative link to parts of the West Quay area

Familiarity

- This view is probably only appreciated by very few pedestrian visitors or regular users of West Quay Road of which the vast majority of users being car, van or lorry-bound. This is not a regularly used pedestrian route across this part of the city as there are shorter, more direct routes from the key transport nodes to places of work, shopping or leisure

Time depth

- The Civic Centre Campanile was completed by 1939 which is approximately the time of the reclamation of what were marshes and waterside which now forms the West Quay area. In this respect the view has a relatively shallow time depth and has only developed as a designed vista within the last 20 years



**How the significance of heritage can be sustained in this view**

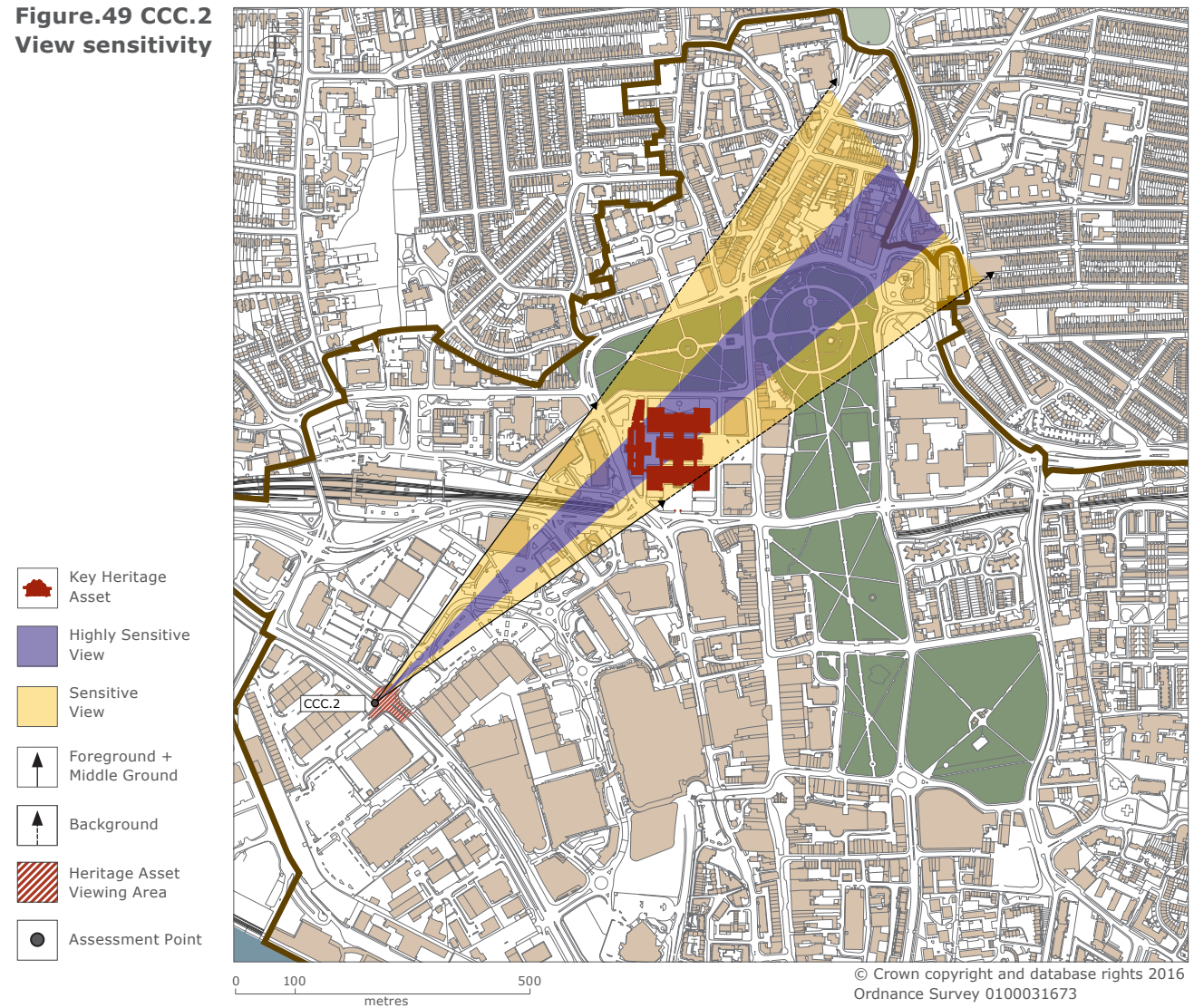
Foreground and Middle Ground

- No development should truncate the Civic Centre Campanile from its original constructed base
- The level of detail visible in the clear view of the Campanile (tower, open bell stage and low pyramidal roof) is important and should not be reduced in quality by inappropriate development crowding in too close to the historic landmark
- As a Major Development Zone within the city centre there is considerable opportunity to introduce new development in the foreground and middle ground if it is sympathetic to the composition of the view and leads the eye towards the Campanile as the focal point on the skyline

Background

- The strong vertical form of the Campanile creates a dramatic focus to the view and leads the eye to finer detailing which can be seen against clear sky. It is of critical importance that the Campanile should continue to be seen against clear sky
- New development should not dominate the space in the wider Sensitive View and intervals between the Campanile and Skandia House (Old Mutual Wealth) to the south, and the Campanile and Mayflower Halls to the north
- New development should contribute to the richness of the skyline and avoid creating an overtly horizontal character

**Figure.49 CCC.2 View sensitivity**



CCC.3

Western Esplanade to Civic Centre

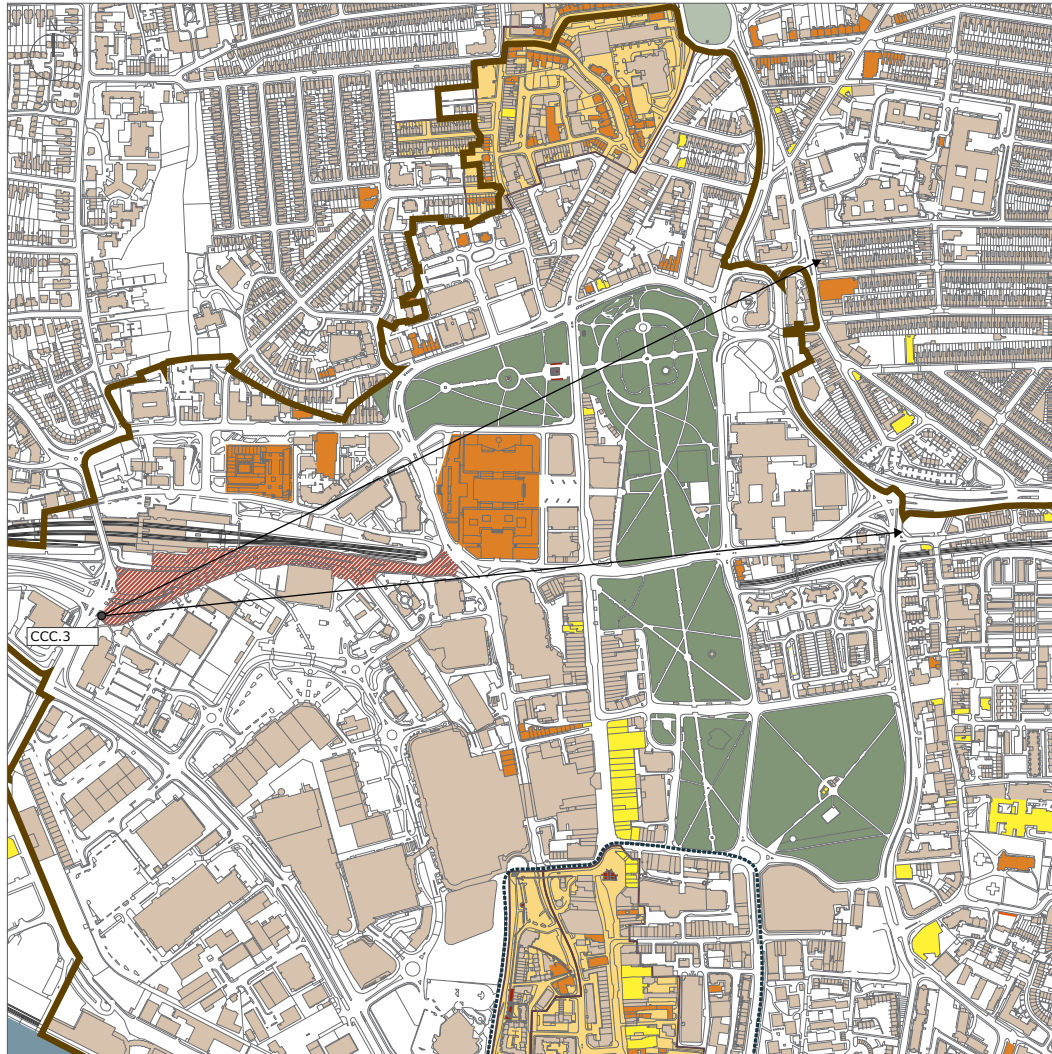


Figure.50 CCC.3  
View, viewing area  
and assessment point



- Extent of View from Assessment Point
- Heritage Asset Viewing Area
- Assessment 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 boundary

**Summary of view**

The viewing location consists of a relatively narrow pavement on an elevated section of the heavily trafficked Western Esplanade route into the city centre near Central Station.

The busy junction and traffic dominate the foreground. The view is of trees in the middle ground and series of prominent background buildings of varying quality, which appear as separate forms on the skyline, rather than as a group offering continuity. The principal elements are the Campanile of the Civic Centre, University of Southampton Mayflower Halls and Skandia House (Old Mutual Wealth). The monolithic Norwich House frames the view to the north.

**Kineticism**

High degree of kineticism within the viewing area which alters the degree of separation of the Campanile with other large buildings within this view to a greater and lesser degree. This can differ from one side of the road to another. There is a level change across the viewing area which also affects the degree to which the whole of the campanile can be appreciated rather than only part of the upper sections.

**Seasonal/night-time variations**

Trees along Western Esplanade screen buildings at Central Station and behind during the summer months. In winter more of the buildings in the middle ground and background are visible.

Photography information

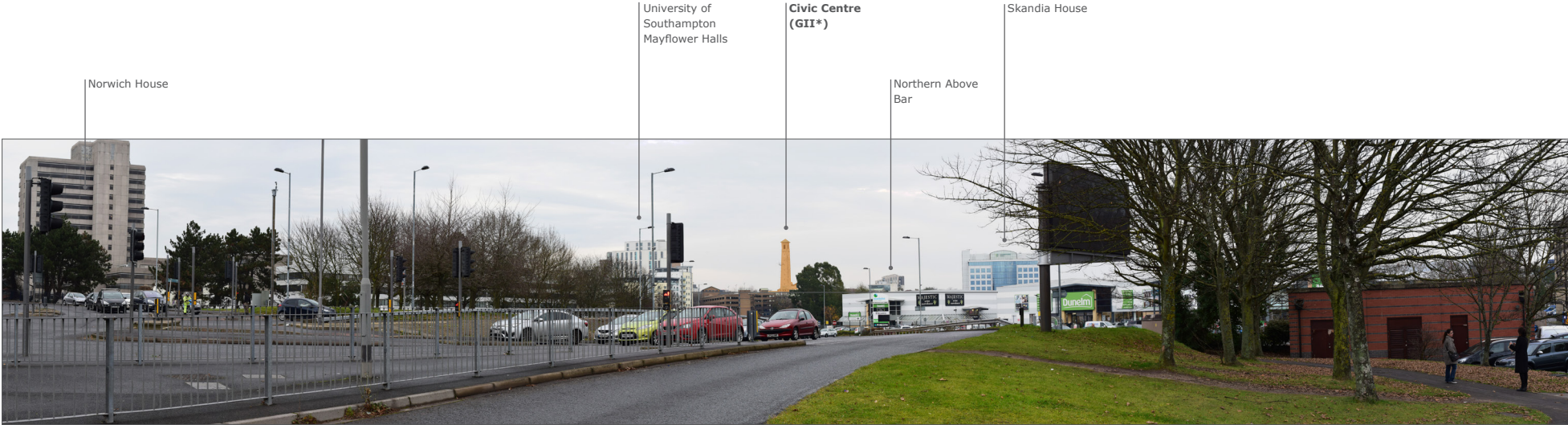
Viewpoint location: 50°54'23" N 1°24'55" W (grid reference)

Date and time: 07/12/16 13.15

Field of view: 120°



Existing View



Location of heritage assets in the view

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

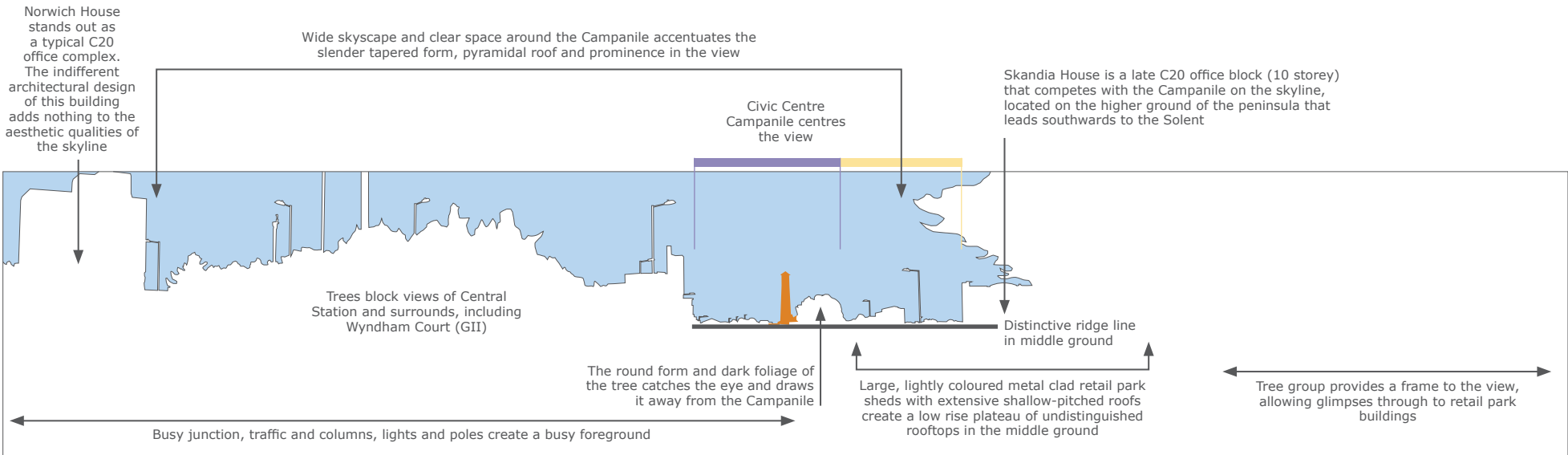


Figure.51 Heritage assets simplified in the view

Grade II and II\* Listed Buildings



Night-time view

At night (21.50, 09.05.2017) the Campanile is lit, drawing the eye. The multi-storey car park seen towards the base of the Campanile is floodlit.



**Strategic view values and significance**

**Appreciation**

- The view is intended to celebrate and express the dominance of the Civic Centre on the City. It is one of a series of city views which focus on the Civic Centre Campanile and contributes to the strong sense of civic pride that this building still represents. There are only limited views of other heritage assets from the viewing area although the Grade II Listed Wyndham Court can be seen in the peripheral context of the tower from some parts of the viewing area particularly to the eastern end

**Condition**

- Recent development (within the last 10 years) to both the foreground, middle ground and background has encroached upon this open view. Individually and collectively, it has eroded the dominance of the Civic Centre Campanile, when viewed from the station entrance in particular

**Association**

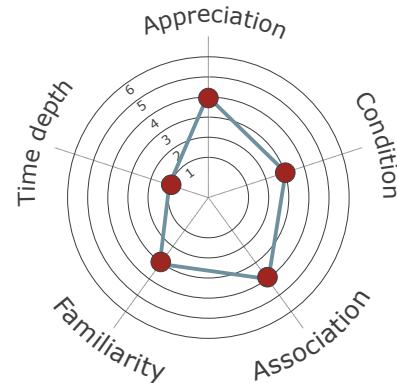
- The Civic Centre is a powerful symbol of city pride with a confident scale historically designed as a new administrative hub for the city. It was designed by architect E Berry Webber. The Civic Centre also has strong associative values relating to the artistic community of Southampton. The Civic Centre is the home of the recently opened SeaCity Museum which is located in an extension to the north-west corner of the Civic Centre
- This view forms part of series of views which reflect the intention to make the Civic Centre appear to be the 'heart' of the city by way of an architectural construct which appears to have been designed into the historic fabric of the existing street plan

**Familiarity**

- This view has the potential to be highly valued by local people and become a major part of the familiar and cherished local scene. However, the dominance of the Campanile is and has been challenged by development which is diminishing the wayfinding role of the Campanile. Views from car and lorries are likely to be fleeting and short-lived and will be difficult to interpret by the visitor. There is still a visual connection between the Civic Centre Campanile and visitors arriving by train, although this has been significantly eroded

**Time depth**

- This view was created by the completion of the Civic Centre in 1939 and the reclamation of this area around the same period. Prior to the construction of Civic Centre this view is likely to have been orientated east and south-east towards the towers and spires of churches within the walled medieval town



**Changes in the view**

Eastern end of Western Esplanade looking up towards the Campanile. Almost all of the slender tapering tower and detailing is visible, though the trees, roof of the BBC South building and its mast combine to detract from the quality of the view. The multi-storey car park is a negative feature prominent in this view. This includes at night-time when it is floodlit.

**How the significance of heritage can be sustained in this view**

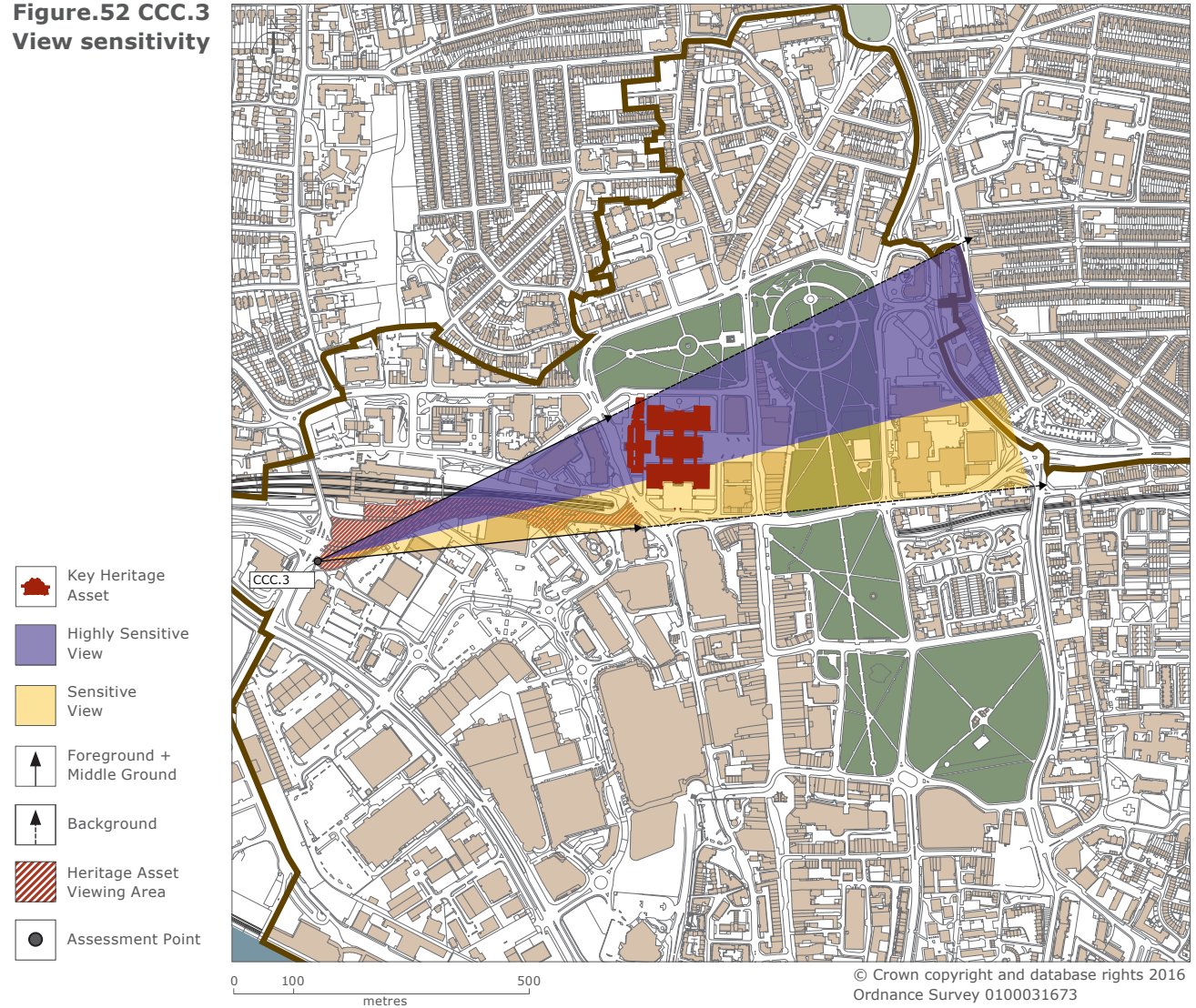
Foreground and Middle Ground

- No development should breach the ridge line established towards the base of the Campanile by existing development (eg. multi-storey car park) within the Highly Sensitive View or Viewing Area as a whole
- As a Major Development Zone within the city centre that includes Central Station there is considerable opportunity to introduce new development in the foreground and middle ground. In particular, proposals for tall buildings should be designed to relate to and strengthen the composition of the view and lead the eye towards the Campanile as the focal point on the skyline
- The quality of the foreground and middle ground is poor. Opportunities to improve the public realm by removing street clutter and furniture, including guard railing, should be taken to ensure that views along this part of Western Esplanade can be enjoyed
- The tree in the centre of the view detracts from the Campanile on the skyline. A strategy for removing or pruning the tree should be developed to ensure the silhouette of the Campanile remains visible

Background

- The setting of the strong vertical tower form of the Campanile within the view, as the singular most important structure must be preserved
- It is of critical importance that the Campanile should continue to be seen against clear sky
- No development should appear above the ridge line of structures in the interval between the Campanile and University of Southampton Mayflower Halls on the skyline
- Development should not dominate the space in the wider Sensitive View and interval between the Campanile and Skandia House (Old Mutual Wealth) to the south
- New development should contribute to the richness of the skyline and avoid creating an overtly horizontal character

**Figure.52 CCC.3 View sensitivity**



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