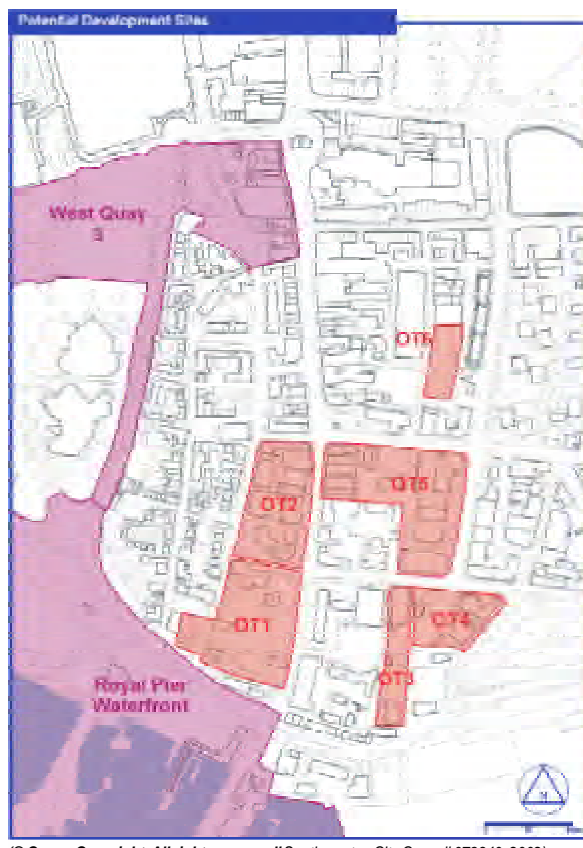


6. KEY DEVELOPMENT SITES

Summary
















These sites have been identified as ripe for development and as key levers to achieving the Strategy. They have been chosen by virtue of the fact that if these projects are completed within the next five to ten years, they will help to implement the Strategy’s vision and objectives, and also promote the opportunities that exist within this distinct quarter.

The following pages give a brief summary of the sites and their site-specific design and development principles. These should be expanded through preparation of design and development briefs for each site, outlined as one of the tasks required earlier. MSA references refer to a site’s designation in the City of Southampton Local Plan.



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Key to Site Design Principles plans on following pages

- | | | | |
|---|---|---|--|
|  | Buildings/Structures to be retained |  | Prominent corner/frontage detailing required |
|  | Hard edges to be redefined |  | Proposed storey heights |
|  | Active frontages required |  | Tree to be retained |
|  | Vehicle access points |  | Area (within site) which may be removed from development site boundary |
|  | New lanes |  | Area (outside of site) which may be added to development site boundary |
|  | Pedestrianised lanes |  | Key view to be retained / enhanced |
|  | Hard landscaping enhancement or internal courtyard required |  | Water view to be retained/enhanced |
|  | Soft landscaping required | | |

OT1 Lower High Street (MSA9 & CLT3)

This site, adjacent to Town Quay and the High Street, is currently occupied by a school, public open space and archaeological remains and ruins, both above and below the ground. The City Council holds the site's freehold. The Local Plan outlines the open space as protected; if developed, this provision would need to be relocated or replaced nearby for the benefit of the community.

Potential land-uses:

- Education, sufficient to accommodate increasing local population
- Archives/Library/Community Education
- New Heritage Visitor Attraction
- Residential

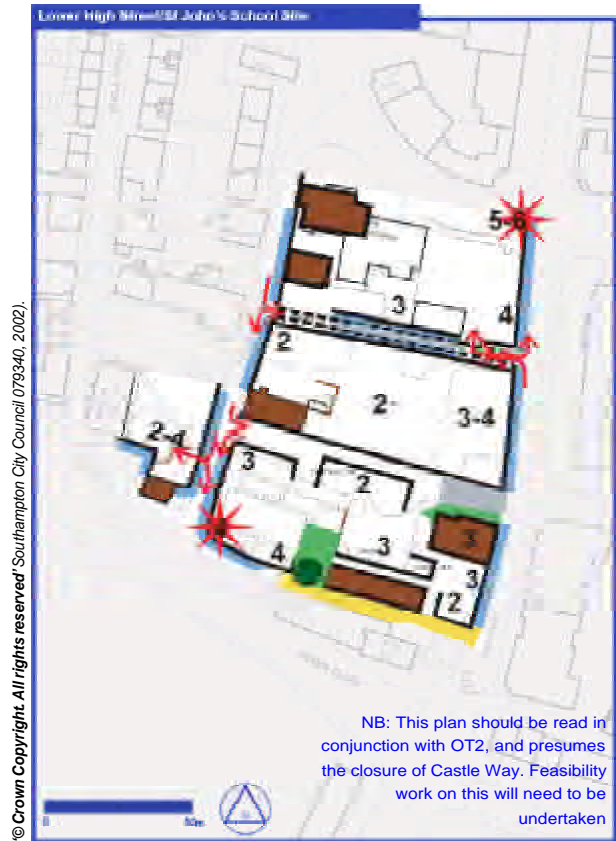


The Wool House circa 1920. Adjacent development could rise from this to continue the impact of Geddes Warehouse on Porter's Lane



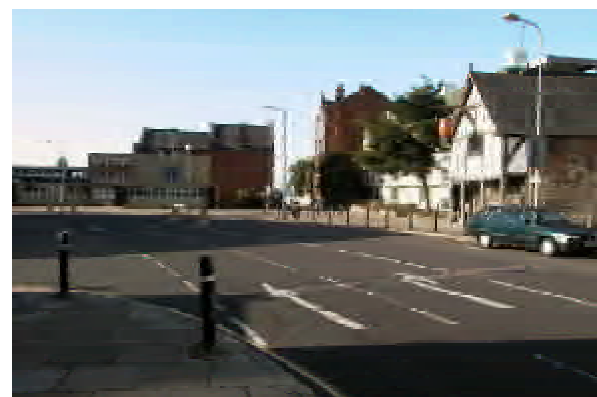
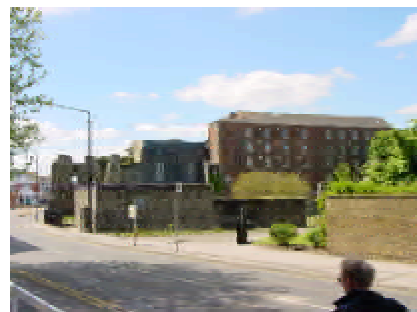
The currently available accessibility of the vaults is inadequate

Site Design Principles



NB: This plan should be read in conjunction with OT2, and presumes the closure of Castle Way. Feasibility work on this will need to be undertaken

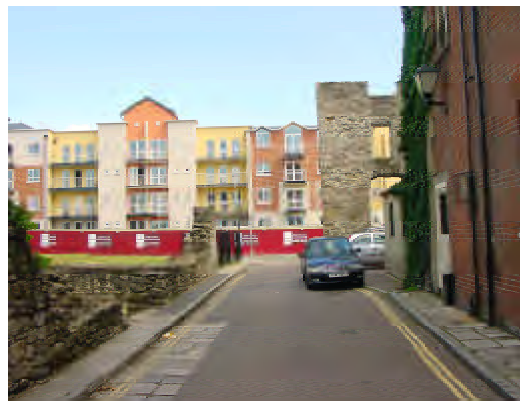
The reuse of historic structures in developments is encouraged



58 French Street, St John's School and the view to water along French Street should be enhanced

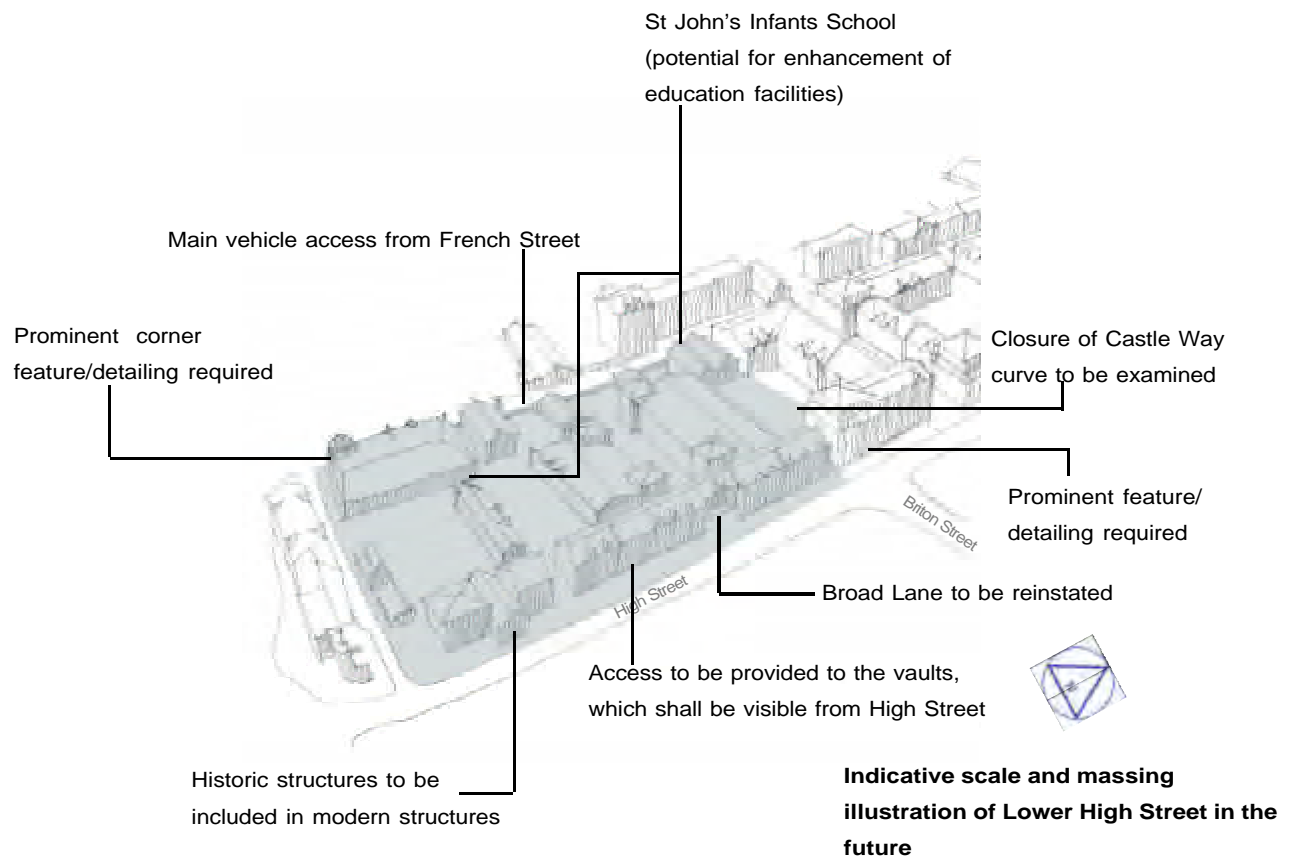


Town Quay Park and the Wool House



Broad Lane should be redefined and Porter's Lane enhanced to recreate the network of lanes running through the site

A prominent corner design is required at the junction of French Street and Town Quay. This building uses detailing as well as height to mark its corner location



Indicative scale and massing illustration of Lower High Street in the future

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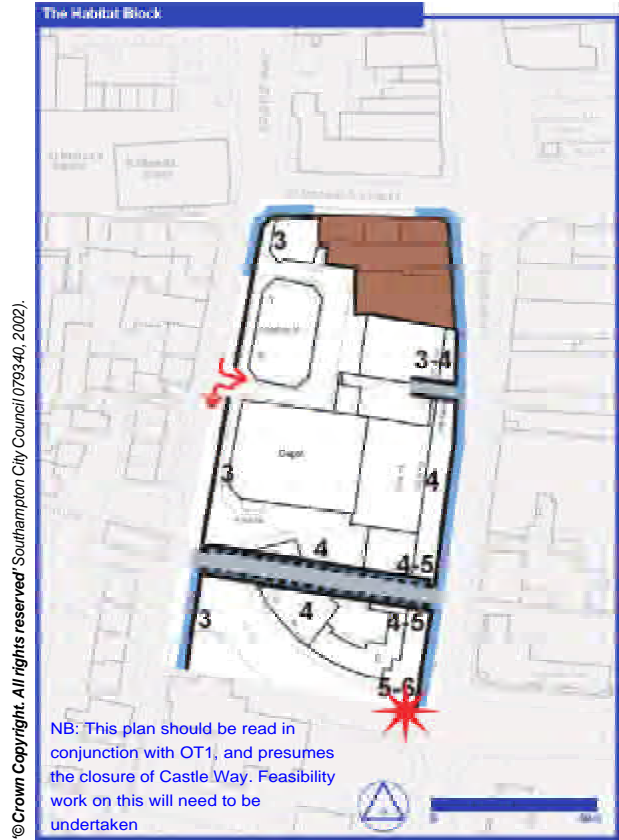
OT2 Habitat Block (MSA8)

With the change of emphasis within this area of town, the uses contained in this block have become increasingly obsolete for this location. This is less so to the north, where specialist retail and food and drink uses occupy the listed north-eastern corner of the block. Otherwise vacant properties are beginning to predominate to the south. The City Council owns the freehold to circa 60% of the block, and would use its land ownership powers to ensure comprehensive redevelopment of the block, excluding the listed buildings. It would be in the long-term interest to see the curve of Castle Way closed, and this, in principle, is assumed for illustrating design and development principles for the site; feasibility work on this would need to be carried out.

Potential land-uses:

- Mixed use, containing local shopping facilities and services (e.g. one-stop shop and surgeries), daytime food & drink uses, residential on upper floors

Site Design Principles



The curve of Castle Way is at odds with the historic streetscape, and its closure should be investigated, helping to also provide a more developable site



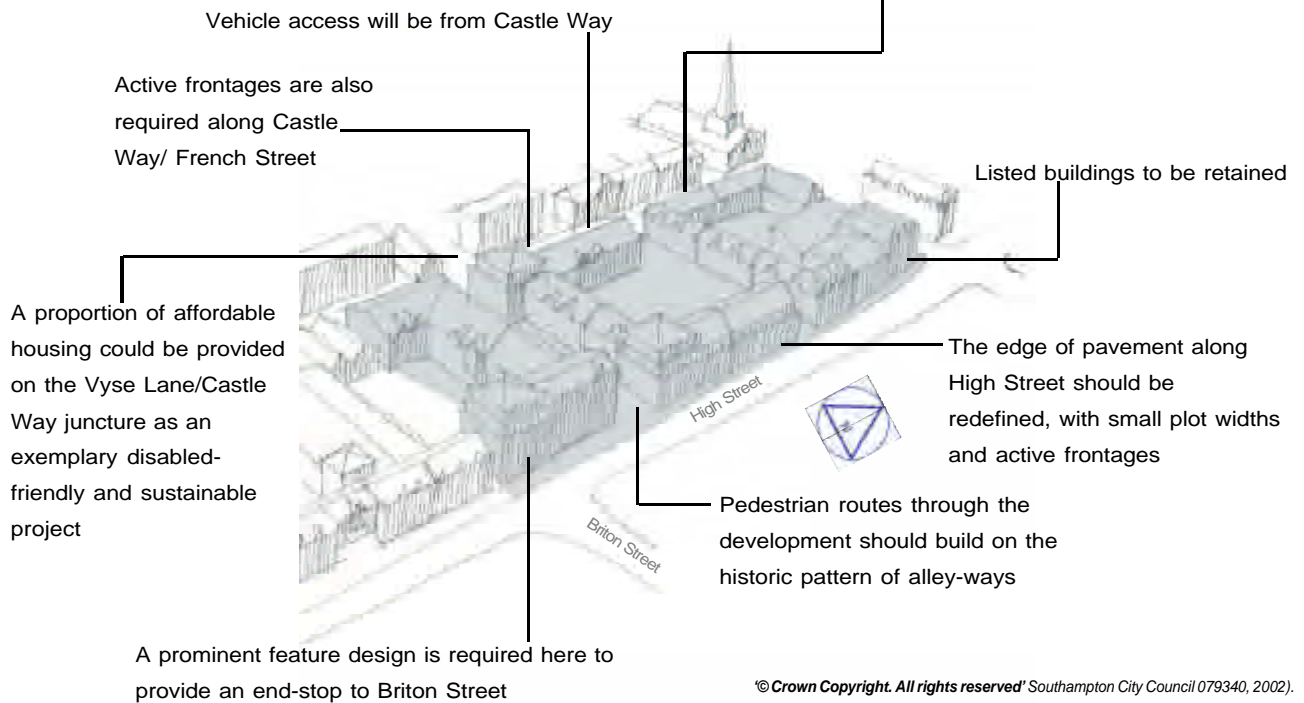
This development could help give greater street enclosure to Castle Way, but must respect 58 French Street



Routes and views through to 58 French Street, continuing the line of Oriental Terrace and Brewhouse Lane, are promoted, but must be publicly accessible. Permeability through the site could be internalised and glazed.

Indicative scale and massing illustration of the Habitat Block in the future

An opportunity for residential town houses along this frontage with rear parking



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The listed buildings to the northeast of the block will be retained and the footpath further south along High Street redefined

OT3 Lower Canal Walk

This site runs along the outside of the Old Town Walls from Briton Street to God’s House Tower. There are currently two major land uses along this western side of Lower Canal Walk - the Trimwise Health Club to the north and the flats in Ulster House to the south. The site is situated over the Town Ditches and lies within the Old Town South Conservation Area. Most of the land to the north of Gloucester Passage is within City Council ownership. God’s House Tower could be refurbished and other uses explored, should the heritage facilities be combined elsewhere.

Potential land-uses:

- Residential
- Preference to retain and rehouse the existing health club in any redevelopment.

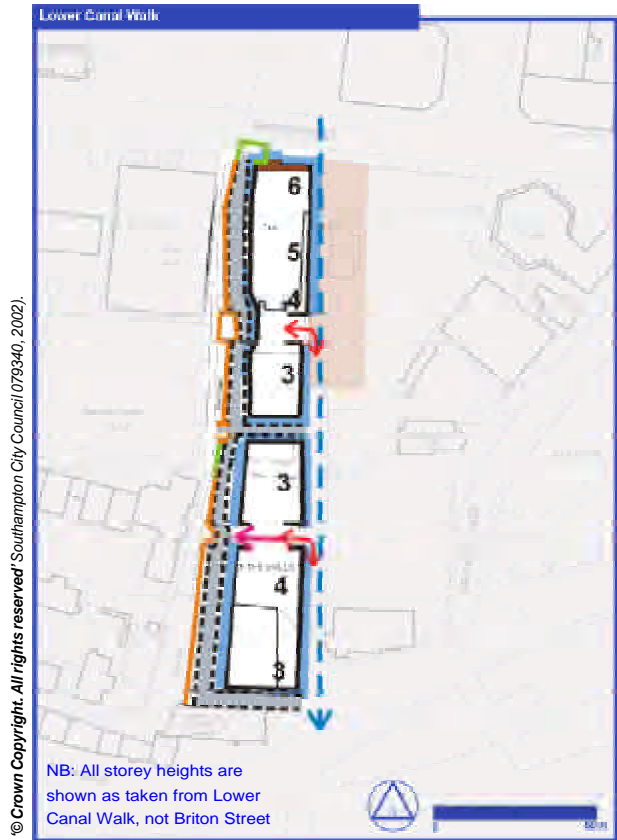


The frontage of the Trimwise Health Club should be respected in any redevelopment, which should also seek to retain the current leisure use



A current view down Lower Canal Walk towards the water, views of which should be retained in any development, which should also be back of footpath.

Site Design Principles



God's House Tower in 1850. If the heritage facilities are consolidated elsewhere, this could be refurbished and other potential uses explored



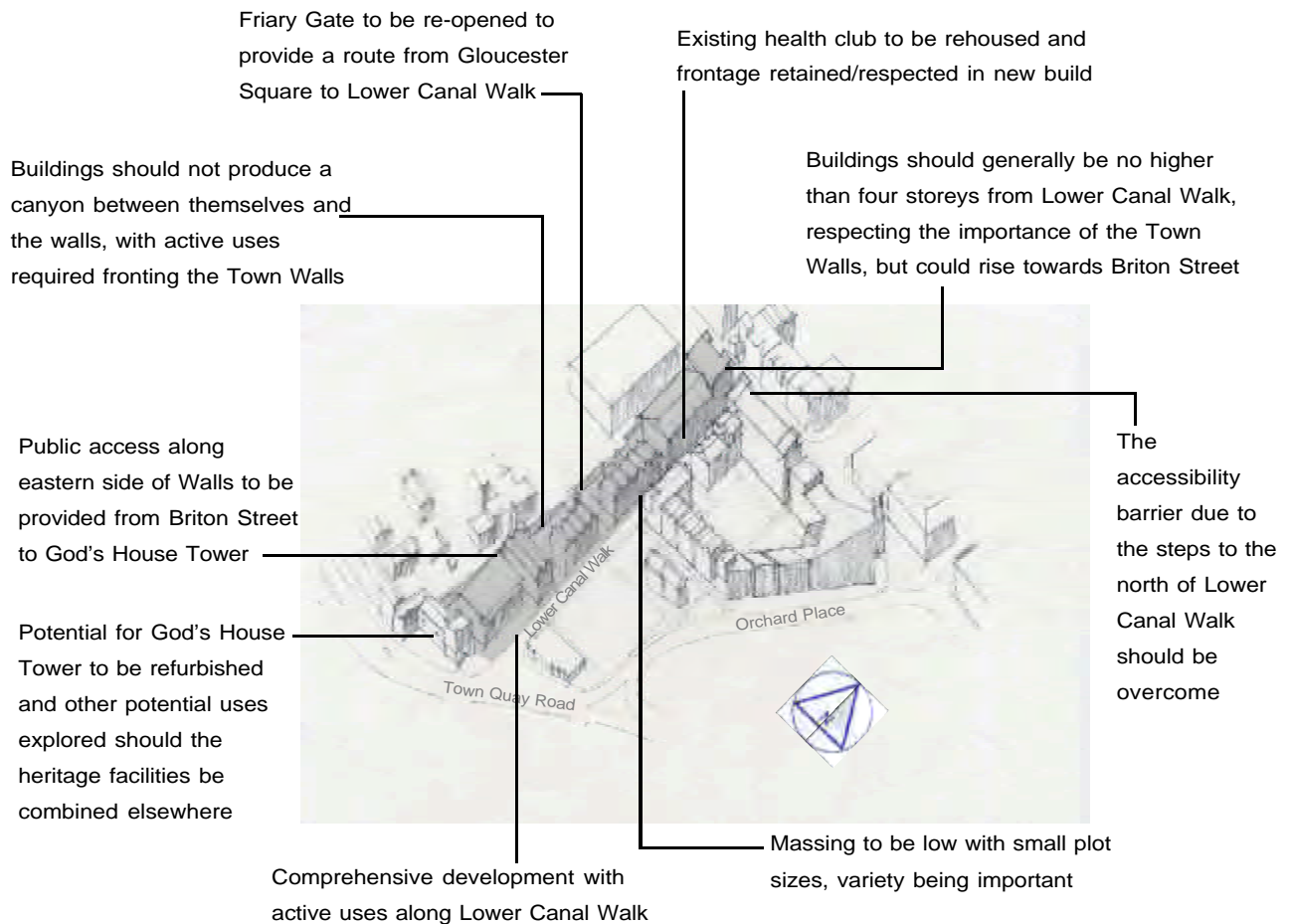
The re-opening of Friary Gate and a route through to Lower Canal Walk is sought



The recent development on Winkle Street, across the Town Walls from Lower Canal Walk, sensitively respects the local context. The route along either side of the Town Walls shall be enhanced and be publicly accessible



Indicative scale and massing illustration of Lower Canal Walk in the future



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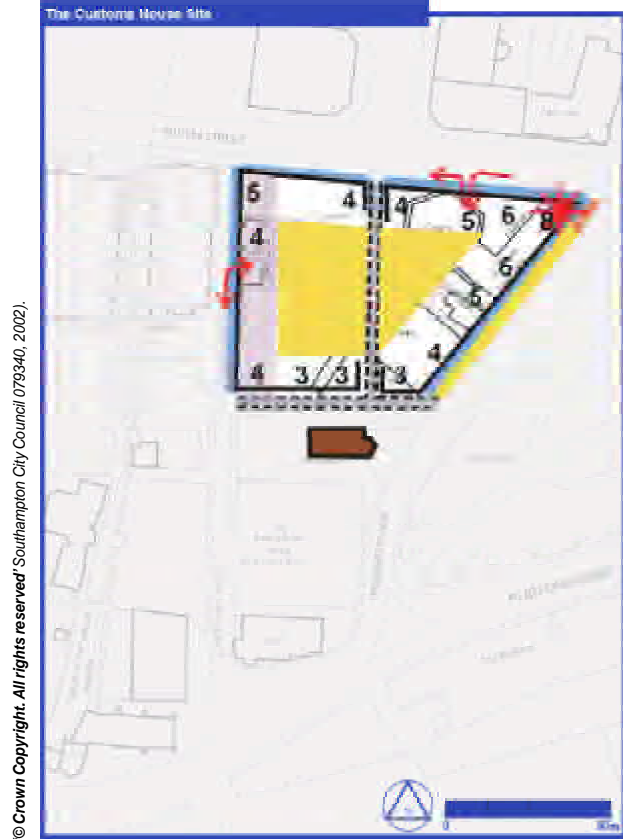
OT4 Customs House

The City Council does not own the freehold of this site, but with the prospect of the Customs and Excise Building likely to become vacant within the lifespan of this document, and given its important location and views over the historically significant Queen's Park, this is identified as a key development opportunity. The suggested development site could also include Allport House, the Seafarers' Centre and British Sailors' Society. None of these buildings are listed, but they are all located within the Oxford Street Conservation Area.

Potential land-uses:

- Possible refurbishment for offices, or rebuild
- New build housing either:
 - residential accommodation, with ground floor commercial units, possibly food retailing, or
 - hotel adjacent to park, or
 - corporate headquarters

Site Design Principles



South Western House overlooks and encloses Queen's Park to the southeast. New development on the Customs House site should respect this fine Victorian building and provide a strong edge to Queen's Park



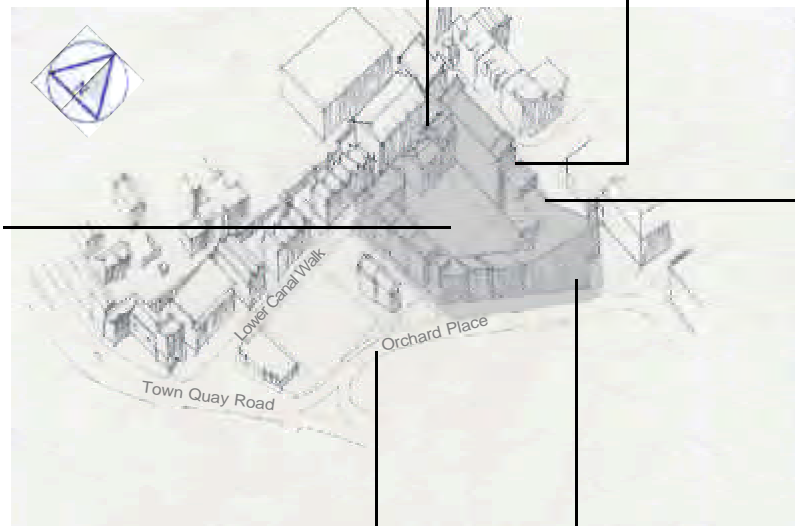
Public internal permeability could be successfully integrated into new development on the Customs House site, providing natural lighting, warmth in the cooler months and shade in the warmer months, and protection from the elements. This could stimulate a highly animated space for residents, office workers, or perhaps hotel residents, as well as the general public that could access this site either to use the other facilities available on the ground floor or simply as a route through to Queen's Park or the waterfront



New development should provide a strong edge to Briton Street and provide an end-stop to Queensway

Indicative scale and massing illustration of Customs House Site in the future

The plot should allow public permeability, but this could be internally within the building



Vehicle access will be from Lower Canal Walk or Briton Street

A modern contemporary glazed design could be suitable for this site

Treatment to Orchard Place, once downgraded, to assist in tying the development into Queen's Park

Landmark development, rising either away from the Orchard Place/Briton Street junction, or towards this junction (as shown, where higher than seven storeys would be acceptable), taking advantage of the views over Queen's Park and Southampton Water, and defining the edge to Queen's Park and Briton Street

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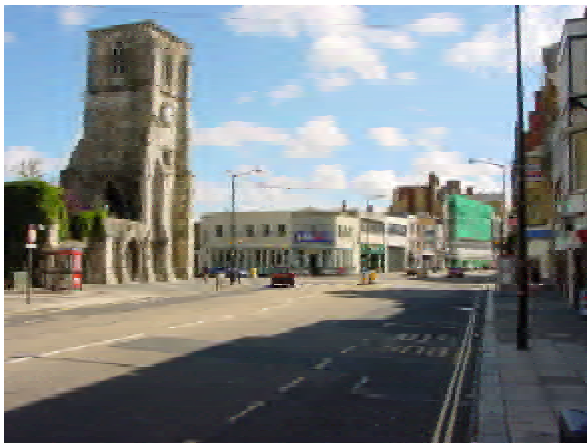
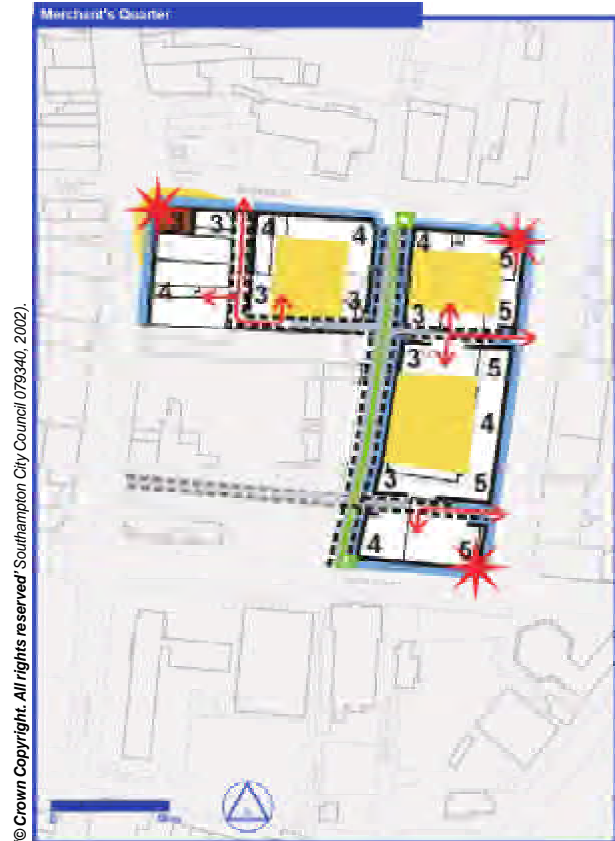
OT5 Merchants' Quarter

This site adjoins that part of the Merchants' Quarter already under development, which is commercial and residential. The block is in the freehold of the City Council and the land is currently occupied by warehouse and some commercial use, with a restaurant in the south-eastern corner. Some of the buildings fronting High Street are listed, whilst originally, the Town Walls ran through the eastern edge of the site, along with their associated town ditch on the outside of the Medieval Town. The block forms one corner of one of the most integral junctions within the Old Town, and on this corner lies the bar/brasserie at No 42, with its architecturally significant 1950's frontage.

Potential land-uses:

- Residential
- Commercial

Site Design Principles

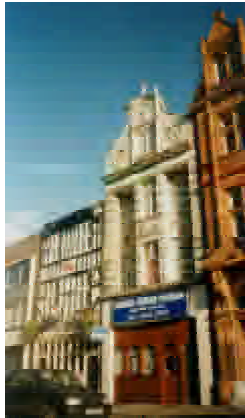


Looking south along High Street towards the Merchants' Quarter block, the remains of Holy Rood Church stand out, and any adjacent new development should respect these. No 42 sits on the corner of the block and possesses an architecturally significant 1950's frontage which, if possible, should be retained



A down-town scene off the High Street, one of many to be swept away in the 1930s.

Courts of this type were swept away from the High Street in the 1930s. It is these narrow pedestrian routes that aid the permeability of the Old Town, as well as its overall character, and where possible, these should be reinstated



The tall thin plots aligned east-west on High Street should be respected with variety to the townscape improved through different approaches to the roof detailing



Whilst height can be used at corners to denote importance and transition, architectural detailing can be equally effective, as in these buildings. Detailing and other architectural forms should be explored in an attempt to recreate the eastern gateways into the Old Town along Briton Street and Bernard Street

Indicative scale and massing illustration of Merchants' Quarter in the future

Redevelopment of the northeast corner should make reference to Holy Rood Church and nearby listed buildings, but should also consider the retention of No 42 on the corner

Main activity to front High Street and Bernard Street

Plot sizes on High Street should be respected and should generally align east-west throughout the block

The current development underway to the south needs to be a consideration in any designs on the wider plot

Gateway features required along the original site of the Town Walls on Bernard Street and Briton Street

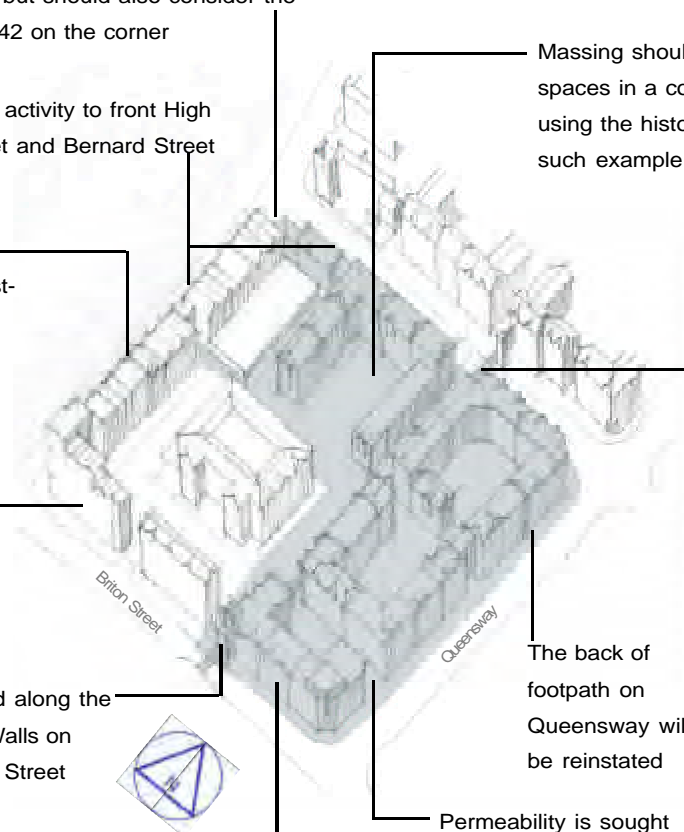
High density development, with four storeys being the minimum height along dominant edges of the site. Variety in scale and massing is key, although the massing should not be too great

Massing should cater for intimate spaces in a courtyard fashion, possibly using the historical Market Place as one such example

The line of the medieval Town Walls should be physically interpreted in a permeable three-dimensional form and exposed where still surviving, with a quality public route being provided alongside the Town Walls' original footprint and to either side of any remaining exposures

The back of footpath on Queensway will be reinstated

Permeability is sought through the reinstatement and enhancement of Tailors' Court, Oriental Terrace, Back of the Walls, and the Market Place, but no through vehicle routes will be permitted



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OT6 Back of the Walls

This site, once the Electricity Board’s Depot, is now occupied by an NCP surface car park, with a modern office block to the north and residential uses to the east. The site’s western edge lies along the original line of the Old Town Walls and covers the town ditches. The freehold of the site is not under the Council’s control.

Potential land-uses:

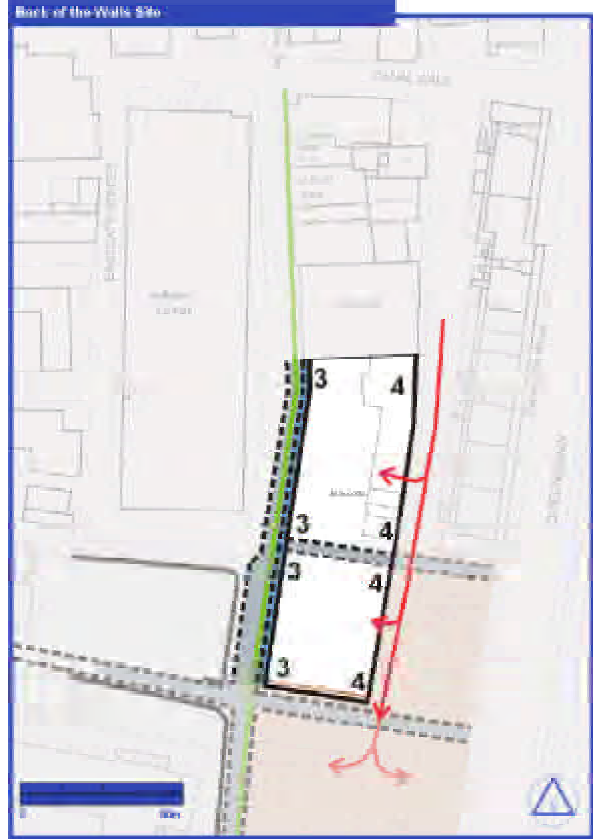
- Residential
- Office uses
- Live-work units

An aerial view looking south towards the development site and illustrating the manner in which the neighbouring office building of Saxon Gate represents the original line of the missing eastern Town Walls



Site Design Principles

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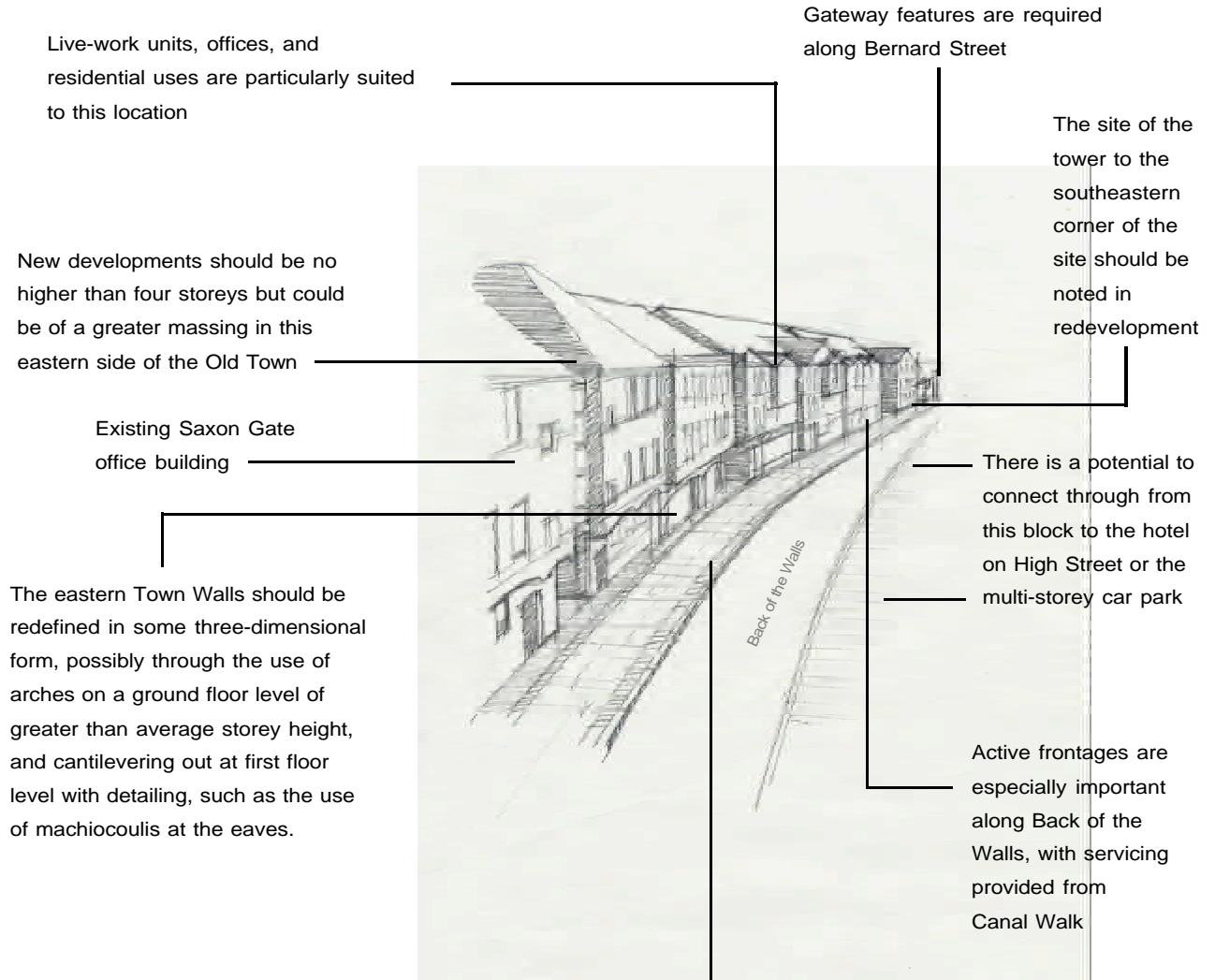
Street view of Canal Walk, illustrating the thriving nature of this part of the Old Town in the Edwardian era (c. 1905)



Roof terraces/ gardens could be used as they were on the original North Wall of the city



This street in the walled city of Rhodes illustrates how the use of arches on any new development to the eastern side of Back of the Walls, along with a higher than usual ground floor storey, could provide a reference to the original Town Walls



Artistic impression of potential future development along the eastern edge of Back of the Walls, looking south

The reinstatement of a quality public route running either side of the length of the line of the eastern Town Walls should be continued through this site.