

## 41 Itchen Shore – working wharfs (historic)

### Context

This small character area is just north of the Itchen Bridge and is bounded to the south and west by the industrial units of CA40. To the north and east is the Itchen River. The topography is flat.

The southern edge of mid-Saxon Hamwic extended into this area which later contained the site of a medieval chapel and a tide mill which had mill ponds to the south, part of which lay within the character area. By 1781 a wharf had been built (described as a 'coal wharf' in 1791). Between 1842 and 1846 the mill ponds were drained and reclaimed.

### Grain

The buildings are of a fine to medium grain. Most of the buildings are of traditional construction with modern additions. All the buildings address the shore of the river and run parallel to this.

### Scale

Two and three storey buildings of a traditional scale.

### Uses

Presently the area is in use as the City depot and buildings are in storage and ancillary uses to this. Historically, these buildings appear to be small warehouses and stores with the large mill, bakehouse and grain store of American Wharf to the northern end. The area to the east of American Wharf is now in use as a boatyard and private marina.

There is a public slip at the end of Crosshouse Road and a Sea Scouts base adjacent to the slip.

### Public Realm

The public realm is generally tarmac and hard landscaping, though this is broken up with trees and hedging to the public slip car park. Adjacent to the slip is shingle foreshore forming a small beach – the only surviving natural foreshore in the study area.

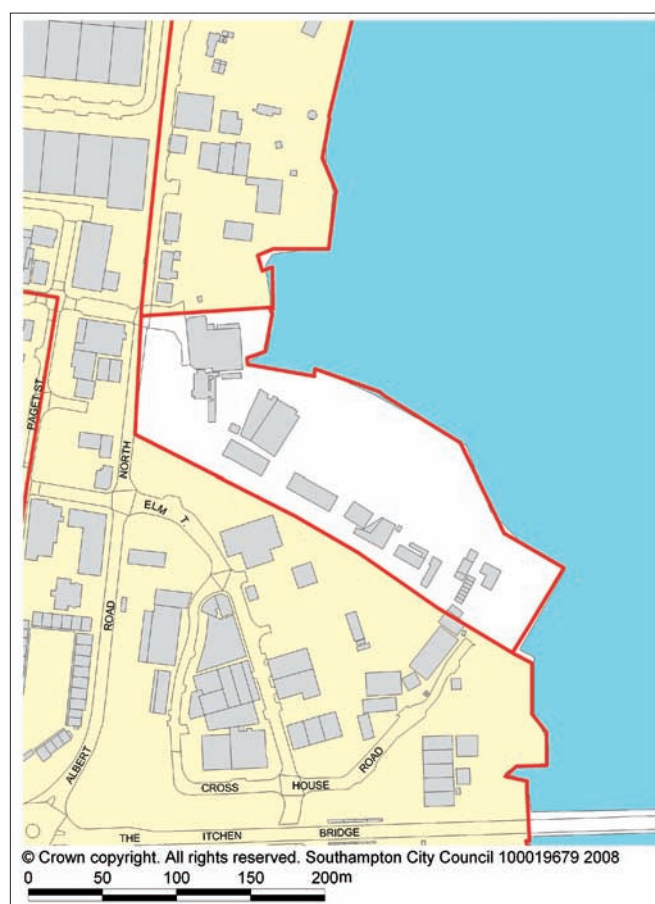
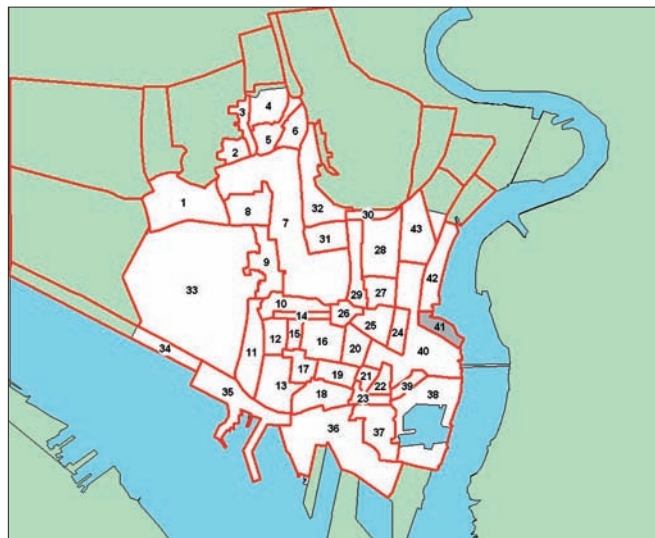
There is some survival of earlier historic surface treatments and roadside detailing to include stone kerbing and granite sett gutters.

### Connectivity

This character area due to its uses (City depot and private boatyard and marina) has restricted access to the public. Apart from the public slipway there is very little connectivity to the waterfront despite its close proximity to the public realm.

### Views

There are some long views and vistas up and down the Itchen River from the slipway at the end of Crosshouse



Road. The Vosper site and Fawley Oil refinery dominate these wide views.

Two strategic views from the Itchen Bridge to St Mary's spire and the campanile at the Civic Centre pass over the character area.

### Building types

Traditional buildings with retrofit modern extensions; former stores, bakehouse and mill.

### Architectural qualities

Buildings are functional in character with Chapel Mill being the best example of waterside architecture, having very clearly defined characteristics of a wharf-side building – small windows, floor to ceiling access doors to each floor.

### Heritage Assets

The area is considered to possess a high degree of evidential value due to fact the character area historically formed part of the mid-Saxon Hamwic, which extended into this area. As such it is considered to be an area of national importance in respect of its archaeology. There is potential for the survival of remains of the medieval chapel and the mill as well as evidence for the historic shoreline. The whole of the area is within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

The complex of mill, bakehouse and grain stores to American Wharf built in two phases is Grade II\* listed. The south-eastern part is a steam mill and bakehouse of 1781 built by Aaron Moody and Christopher Potter to provide biscuits for the victualling of the Royal Navy during the American War of Independence. This was extended to the north and west to form a further bakehouse and grain store, 1800-1811, to increase the victualling of the fleet at the time of the Napoleonic Wars. Given its historic associations and intactness as a group, this complex is considered to have a high degree of cultural, associative and aesthetic values.

### Materials

Red brick with natural slate or painted render with (non-traditional) concrete interlocking clay tiles.

### Condition

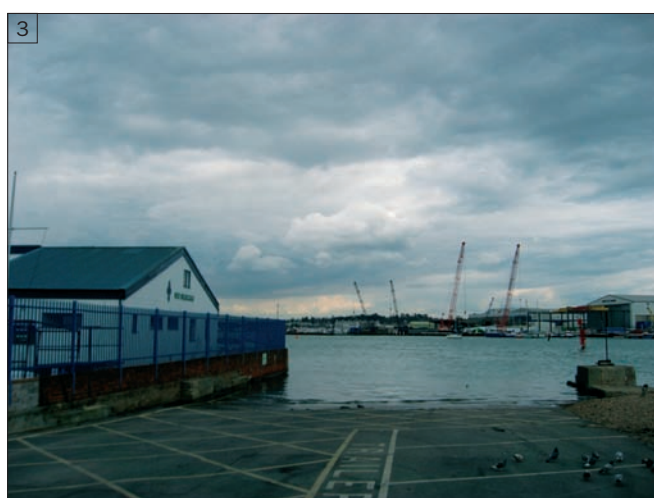
This area is in a generally poor condition.

### Ownership

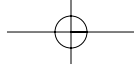
Multiple ownership, partly Southampton City Council.

### Intervention

- This area is in need of sensitive regeneration which should focus on the important heritage assets within this character area.



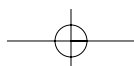
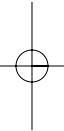
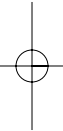
- 01** Small private marina forms part of the waterfront activities
- 02** American Wharf, a grade II\* complex of waterside buildings presently unoccupied and in a poor state (October 2008)
- 03** Public slip and only surviving section of foreshore within the study area

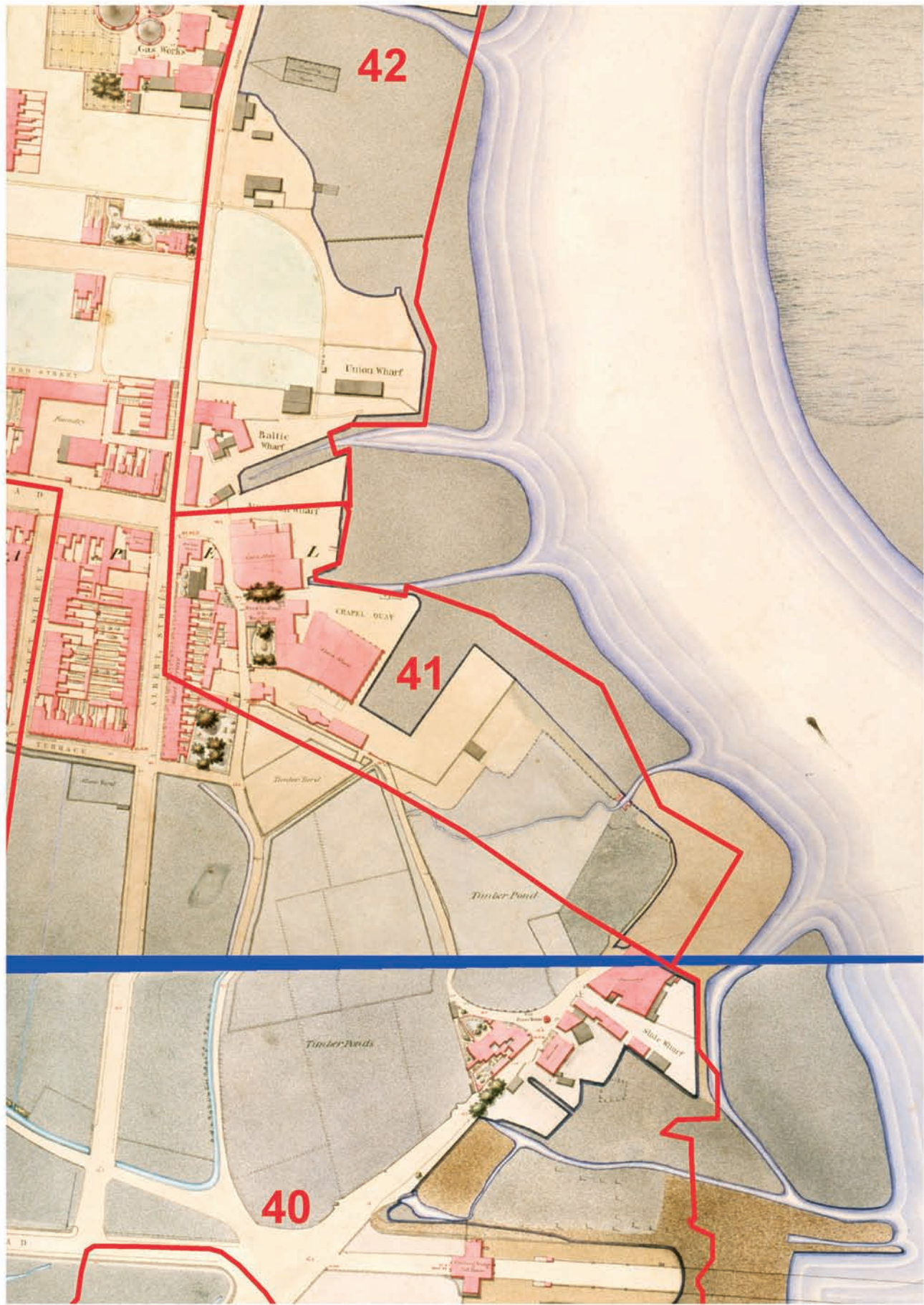


- More public access to the waterfront is highly desirable.
- Interpretation of the historic environment particularly focussed on the stone shelter to the foreshore of the Itchen (in area CA23 but strongly related to this character area).
- Promotion of sympathetic reuse of the American Wharf complex.

**Key design principles**

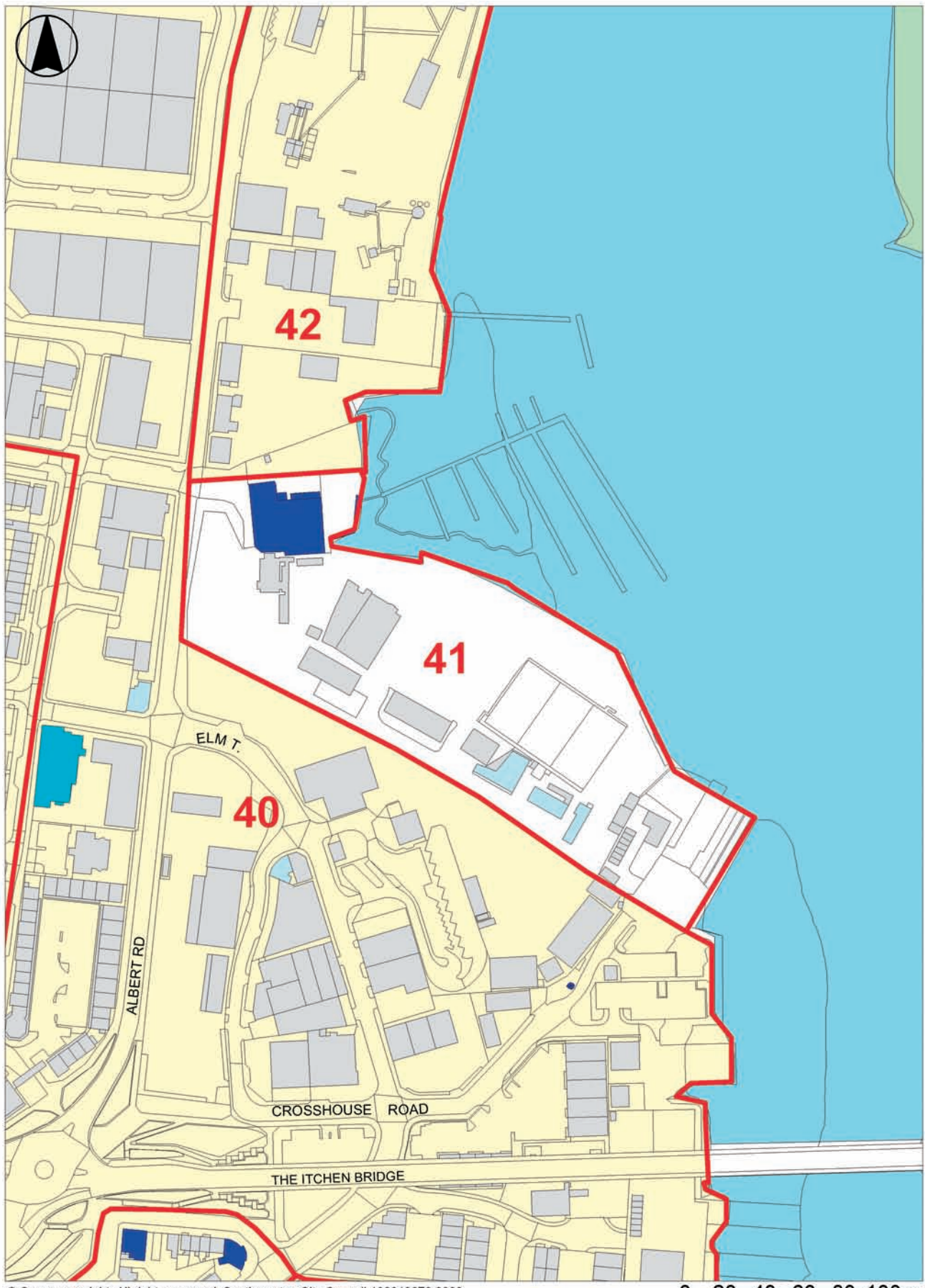
- Working with some of the existing uses such as the boatyard and marina – totally appropriate uses for this section of the river.
- Retention of the only surviving section of the foreshore in the study area.
- Improving connectivity to more of the waterfront for the public.
- Retention of existing listed and unlisted historic buildings.





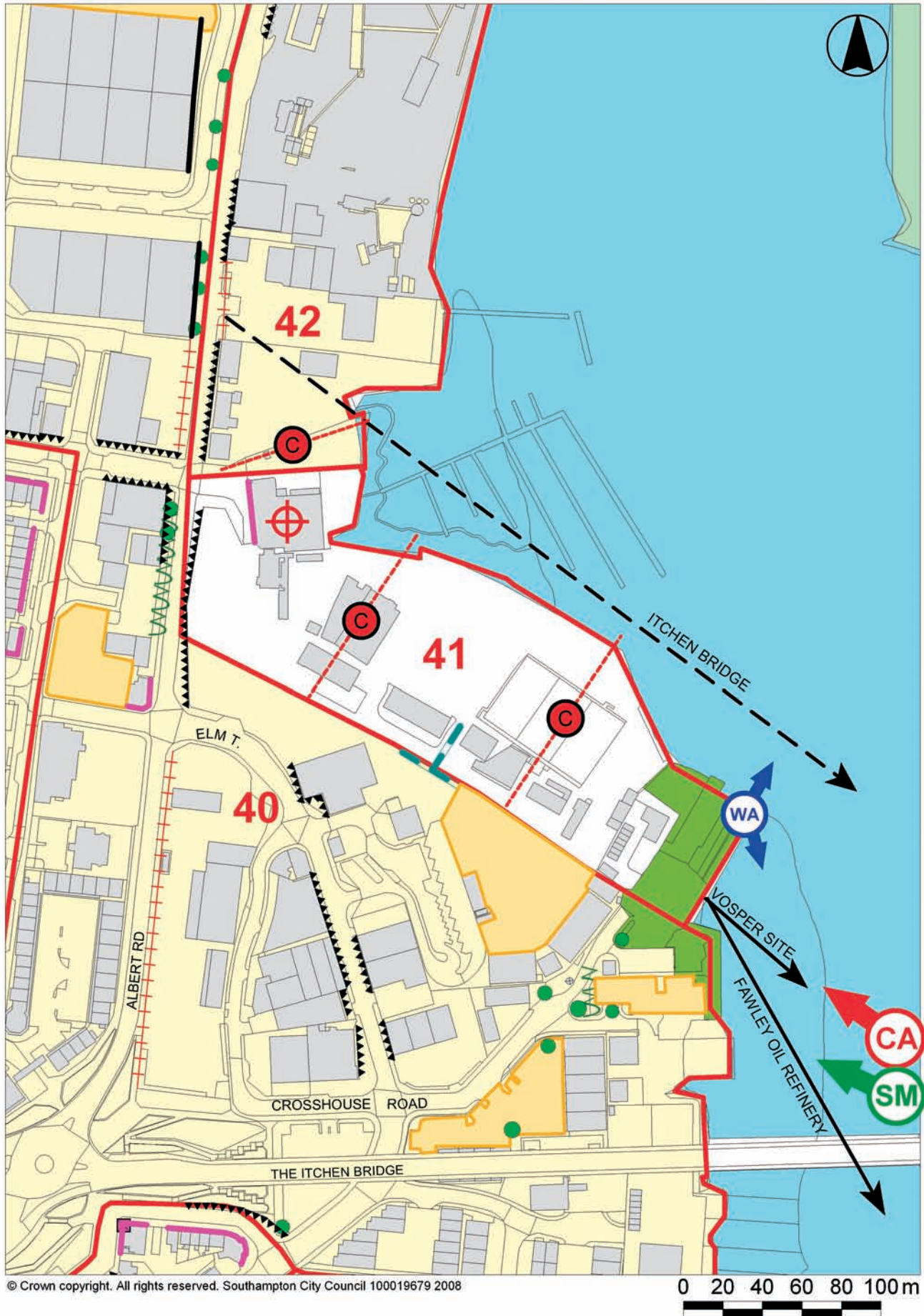
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**Heritage Assets**



**Townscape**