

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

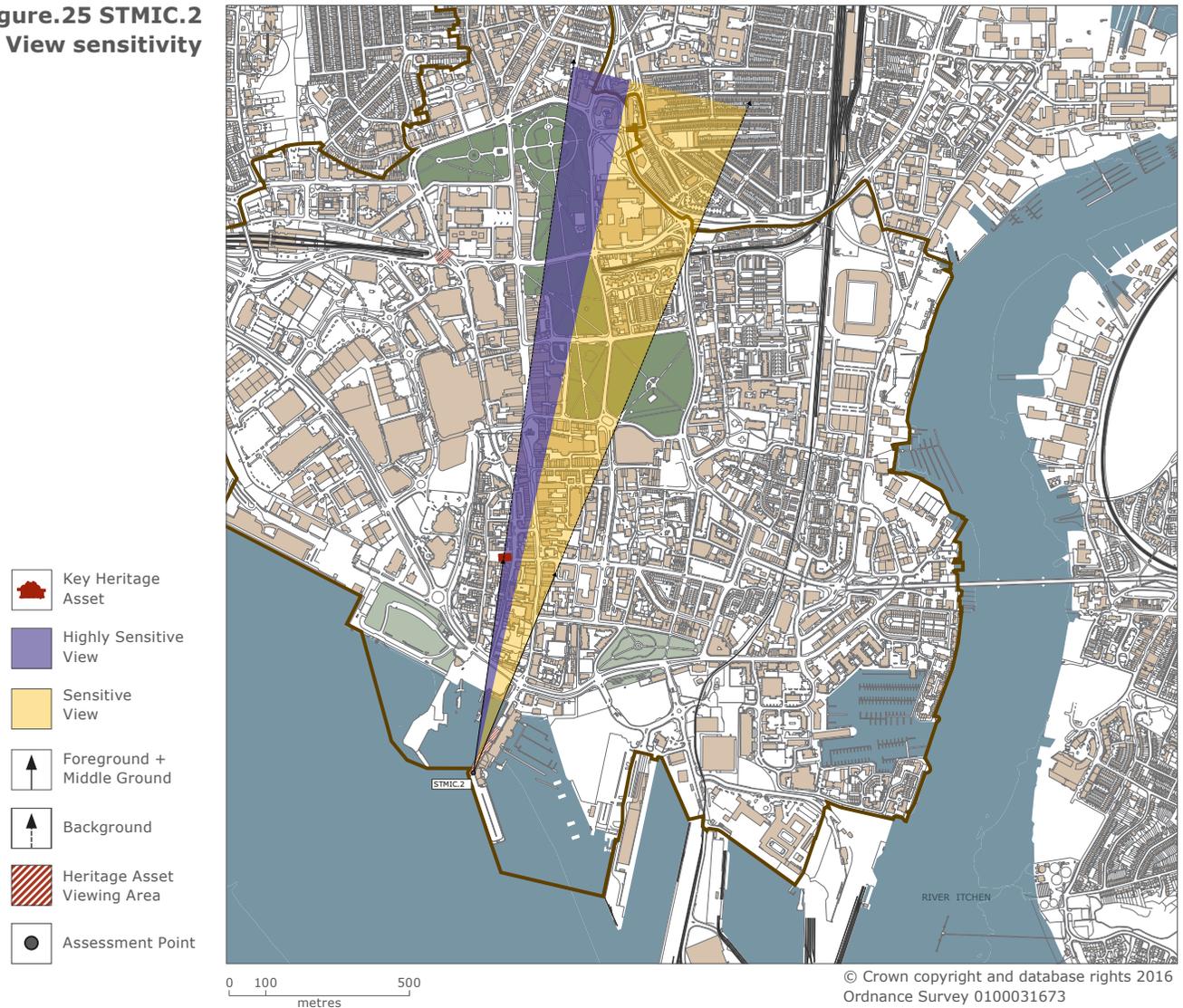
Foreground and Middle Ground

- The panorama is sensitive to large-scale development in the foreground and middle ground which should be mindful of the contribution made by the spire of St Michael's Church, defensive structures and wider group of historic buildings available in the view, their prevailing scale and height (low rise), and their relationship with the river
- Any development on the river edge at Town Quay and Mayflower Park should take the opportunity to improve the appreciation, composition and understanding of the group value of heritage assets in the view
- Any development should avoid causing a canyon effect by inappropriate development crowding in too close to the Church landmark
- No development to the foreground within the Highly Sensitive View should appear higher than the front parapet of No.s 88-90 French St or block the remnant sections of the towns defences
- Traffic and utility structures (parked cars, signs, lighting columns, security fencing, sub-stations) heavily detract from the aesthetic quality and overall experience of the viewing area. Benefit in an area-wide approach to reducing clutter with an improved public realm

Background

- The silhouette of St Michael's Spire should not be altered by new development appearing in its background
- It is essential that potential development in the wider Sensitive View and general background of the view does not compete with St Michael's spire

**Figure.25 STMIC.2**  
View sensitivity



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# STMIC.3

# Mayflower Park to St Michael's Church



**Figure.26 STMIC.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

### Summary of view

This panorama from Mayflower Park provides a strong sense of the geography and the topography of the lower, flatter, reclaimed land of Mayflower Park to the south-west of the medieval defensive structures of the Town Walls and the elevated Old Town. There are multiple viewing points within Mayflower Park from which to view the panorama and Grade I Listed St Michael's Church and spire.

The view takes in sections of the Scheduled and Grade I Listed Town Walls, though trees and shrubs defining the edge of the park part-screen views, a number of Grade II Listed buildings to the south-west corner of the Old Town South Conservation Area and the Grade II Listed Pilgrim Fathers Memorial (1913). The middle ground rises from the park to the elevated ridge lined with buildings within the Old Town. This part of the view has a broadly residential character with trees often rising above the buildings. The panorama includes a number of focal points. These include St Michael's Church and spire towards the centre of the view, Castle House and Grand Harbour Hotel with its pyramidal glazing feature to the north of the view corridor. The dome and finial of Royal Pier building are visible to the east, owing to the clean white stucco finish, distinctive form and clear sky behind. The modern 26 storey Moresby Tower at Ocean Village forms part of the background.

### Kineticism

There are multiple points within Mayflower Park from which to enjoy a similar view which takes in St Michael's Church spire and the Town Walls. However, the view from the slipway provides a higher degree of separation for the spire of St Michael's Church from Castle House which gives this view a particular quality emphasising the aesthetic values and appreciation of the church spire in something like its original inception and setting. It should be noted that the scale of built form within the Old Town Conservation Area is a consistent component of the view which both accentuates the impact of the spire and maintains the historic integrity of the Town Walls.

Highly Sensitive

Sensitive



Existing View

- Watermark Westquay
- Grand Harbour Hotel
- Castle House
- The Royal Standard Inn (GII)
- St Michael's Church (GI)
- Section of Town Walls (GI)
- 11+13 Bugle St (GII\*)
- Pilgrim Fathers' Memorial (GII)
- 1A Bugle St (GII)
- The Wool House (GI)
- Porters House (GII)
- Royal Pier (GII)



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

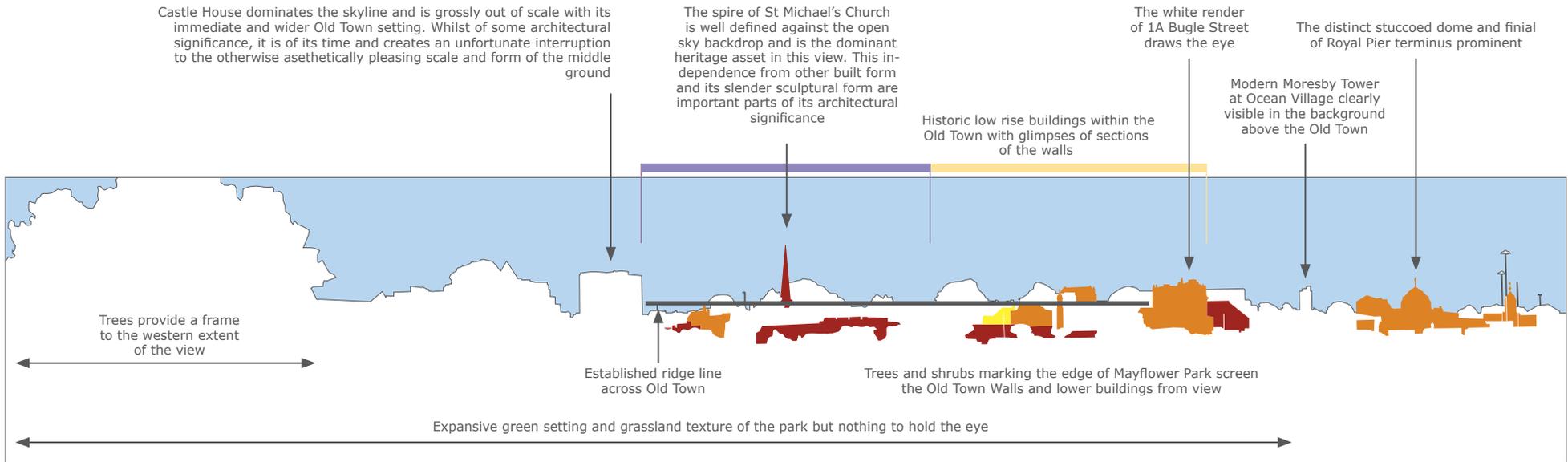


Figure.27 Heritage assets simplified in the view

**Seasonal/night-time variations**

Sitting on the water's edge, the park hosts the annual Southampton Boat Show as well as music festivals, firework displays, circuses, radio roadshows, sporting activities and motorsport. The arches are lit at night creating an attractive ambience popular with visitors.

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

Photography information

Viewpoint location: 50°53'51" N 1°24'36" W (grid reference)

Date and time: 30/11/16 14.00

Field of view: 120°

## Strategic view values and significance

### Appreciation

- The spire of St Michael's Church is clearly defined in this view and enjoys an isolation from other built form which gives its slender spire further emphasis. Its relationship with the surviving sections of the Town Walls is clearly seen, a relationship which has not changed for at least 200 years (probably longer as the present spire replaced an earlier structure). Some of the best unencumbered views of the spire can be had from Mayflower Park. The viewing point near the slipway would have been exploited historically by water-based craft

### Condition

- This view is relatively intact with built form to the foreground and within the wider background kept below the scale of the spire base respecting both the medieval scale of the sections of Town Walls as well as the integrity and dominance of the spire of St Michael's. The encroachment of Castle House (15 storey) slab block has only limited visual impact, with the spire sitting presently in splendid isolation without competition
- There is a line of vegetation of relatively poor quality to the north boundary of Mayflower Park which obstructs views to the Town Walls from the view point and from the park in general. From this viewpoint in particular there is considerable mature vegetation which could be considered in some instances to detract from the view restricting the full appreciation of all heritage assets from the view point

### Association

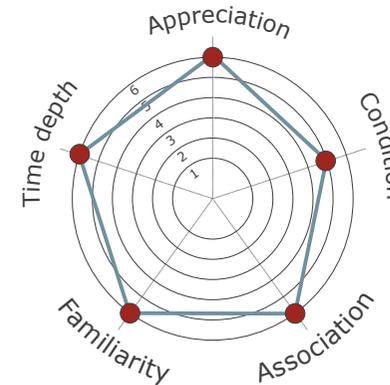
- This view has strong associations with historic events including a number of key departures from gates and quays which sat along this stretch of the town's defences which until the mid-1930s sat at the waters edge. Some are commemorated such as the sailing of the "Mayflower" and "Speedwell" from Southampton Quay in 1620 by the stone column surmounted by a domed cupola seen to the north-eastern end of the view extent (to the south of Cuckoo Lane)
- Elements of this view have been celebrated by artists over time with a number of watercolours, sketches and etching depicting ships at sea with a backdrop of the Town Walls and the St Michael's spire beyond. Whilst not all of these images are from this point, the general character and components of this view are perhaps the closest to these early depictions of the town that survive

### Familiarity

- Mayflower Park is a popular local green space and one of the only publically accessible spaces adjacent to the water in Southampton. The sense of the city to the edge of the park is evocative of the way in which the water once ran up to the Town Walls. The unrelieved open character of the space juxtaposed against the high density of the medieval town is very apparent. Both Castle House and St Michael's spire are city landmarks and wayfinding points

### Time depth

- This view, although not in its present form, has considerable time depth with designated heritage assets which have been present in this view in some form for at least 700 years. The present spire of St Michael's church is early C18 but it is thought to have replaced a similar but smaller C15 spire. The significant change is that whilst historically this view would have been gained from boats upon the River Test it is now from reclaimed land (from the 1930s onwards) set out as a public park from inception





**Night-time view**

By night (21.00, 09.05.2017) the Holiday Inn, Grand Harbour Hotel and Royal Pier are the most highly floodlit elements in the view. Castle House is visible due to various lights being on within the tower block. Unlit within the Old Town, St Michael's Church is extremely difficult, if at all possible to make out.



**Changes in the view**

At the northern entrance to Mayflower Park the impressive stone Town Walls and arches become the dominant features in the view. The steeple of St Michael's Church rises above the Town Walls but is less prominent due to its delicate slender form. At night, the arches are lit from within as part of a public art lighting installation.

# STMIC.3

# Mayflower Park to St Michael's Church

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

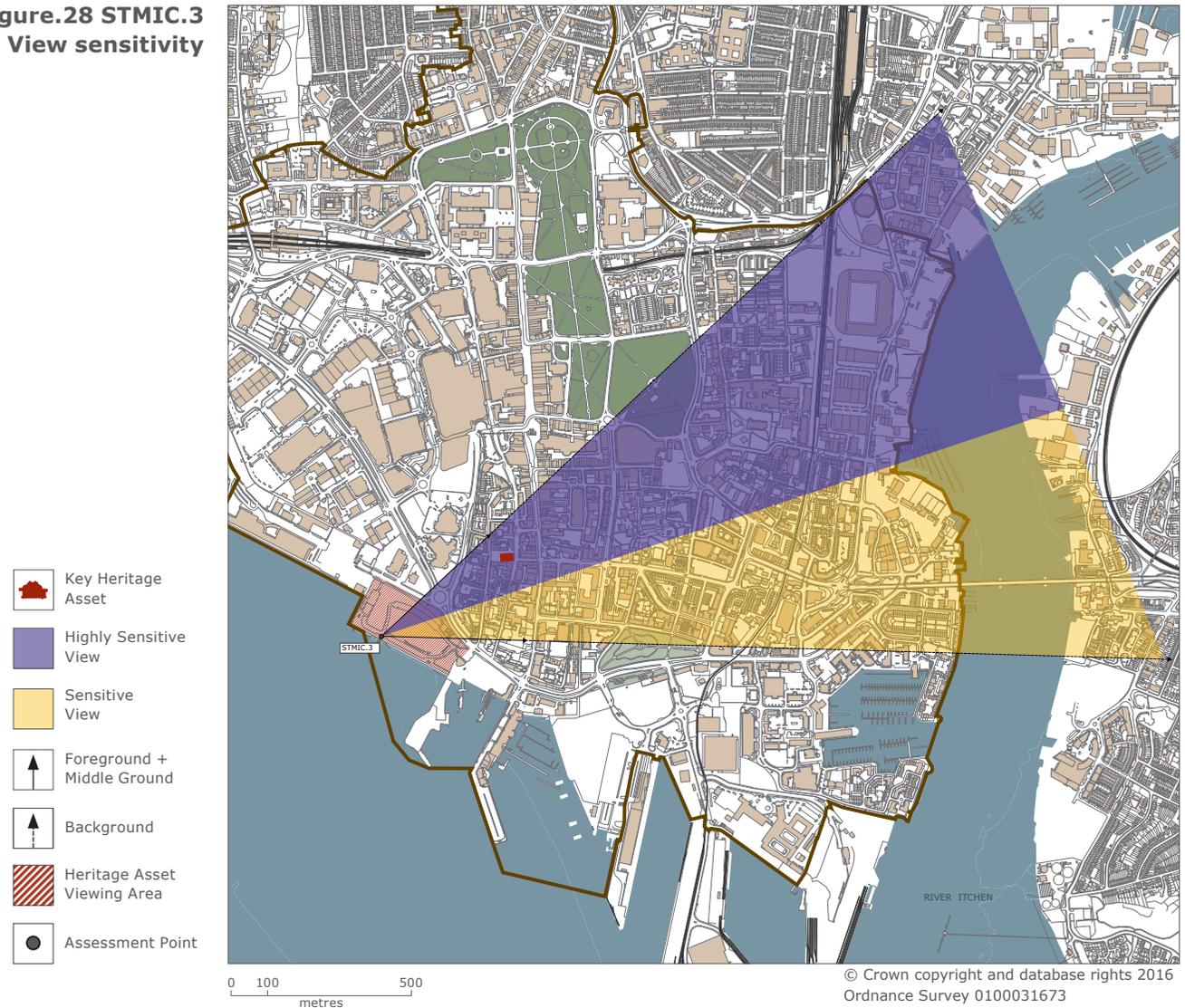
### Foreground and Middle Ground

- Due to the open nature of the park, the panorama is sensitive to large-scale development in the foreground, particularly between Castle House and 1A Bugle St/ The Wool House, which define the edge of the Old Town
- Any new development placed outside of the view areas within the foreground and middle ground should be of exceptional architectural quality, designed to contribute positively to the composition and setting of the key heritage assets group as a whole (St Michael's Church, Town Walls, Old Town, Waterfront)
- Development that breaches the established ridge line created by the top of the base tower of the Church and low rise buildings within the Old Town should be resisted
- Vegetation diminishes the viewer's ability to see the group of key heritage assets which make a vital contribution to this view. The future management of the park and vegetation within and around this key corner of the Old Town could ensure that views are more accessible and focussed

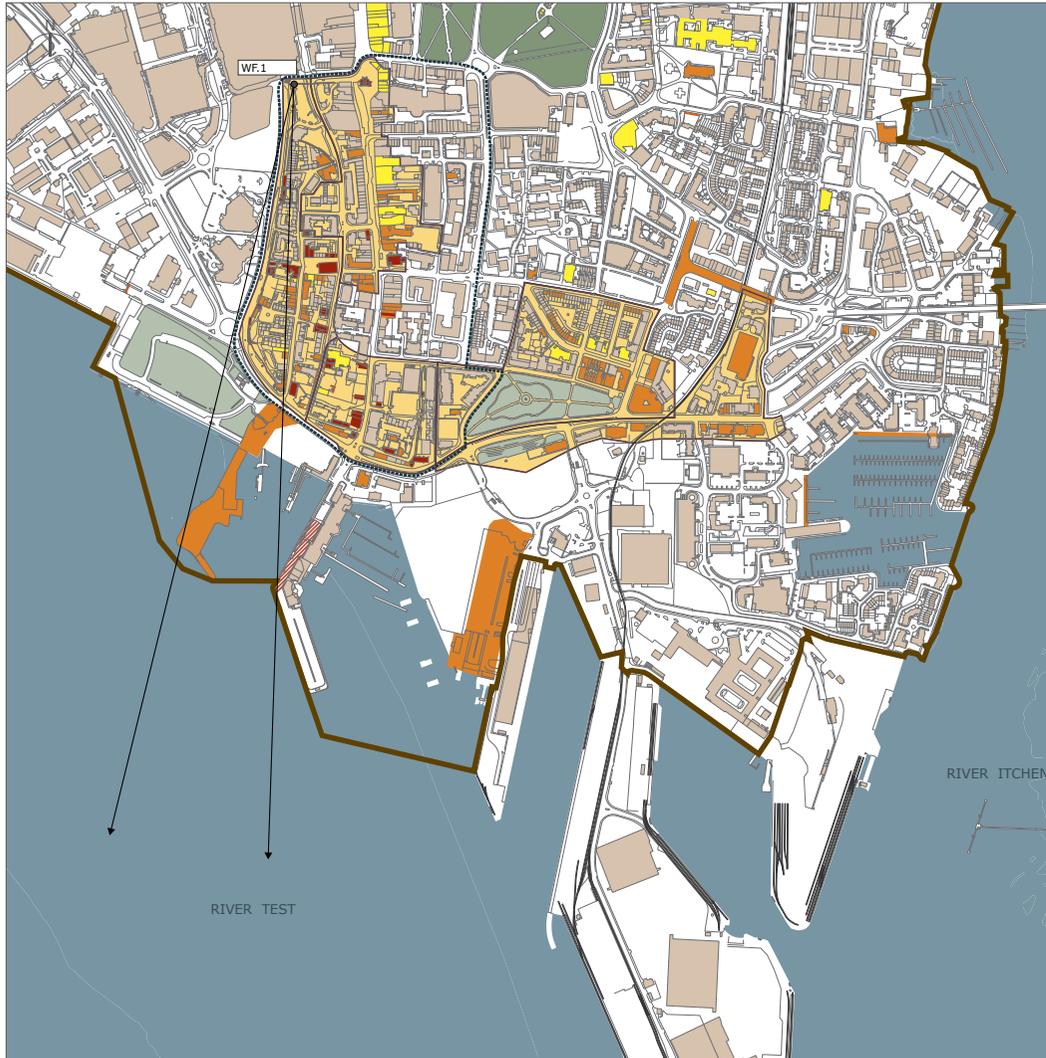
### Background

- The clarity, dominance and singularity of St Michael's Church and steeple, as a result of the clear space behind and around it within the Old Town, is important to maintain its visual prominence in the panorama. No development should be allowed in the background within the Highly Sensitive View. Development within the Sensitive View should be very carefully considered and should maintain the visual dominance of the spire
- Any modification or recladding of the exterior of Castle House should avoid it being more dominant in the view

Figure.28 STMIC.3 View sensitivity



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0 100 500 metres

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Figure.29 WF.1  
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 is a panorama looking south along Western Esplanade, which includes Forest View atop the Old Walls and parts of Albion Place and Castle Way. The River Test and its western shoreline can be seen to the horizon in the centre of the view. The panorama is gained from the elevated platform of Arundel Tower (a Grade I Listed Building and Scheduled Monument), a circular stone structure forming part of the towns medieval defences, which is accessed via modern stairways and gantries which run along the line of this part of the Old Towns defences.

The view is contained to the west by the recent development of cinemas, shops and restaurants of WestQuay Watermark and the structurally expressive roof of The Quays Swimming and Diving Complex. To the east there is the 15 storeys of Castle House within the Old Town. The boundary of the Old Town West Conservation Area runs along the edge of Western Esplanade.

**Kineticism**

This view has very limited kinetic variation as it is taken from a very limited viewing area (the platform of the tower) looking south. There are other views to be had from the tower (eg. eastwards) but these do not at present form part of this study, although they do form an important part of the setting of this scheduled monument.

**Seasonal/night-time variations**

The trees in the foreground and along Western Esplanade screen some of Old Town and waterfront during the summer months. In winter more buildings and waterfront in the distance can be made out. At night, restaurants at Watermark WestQuay and Castle House are it, making them the dominant elements of the view.

Photography information

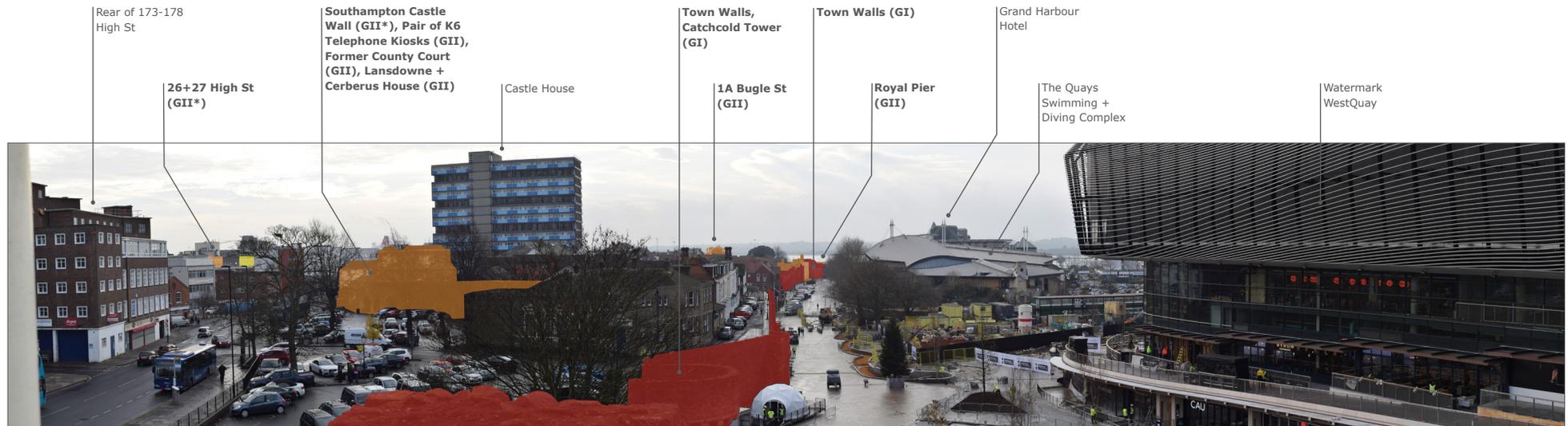
Viewpoint location: 50°54'9" N 1°24'22" W (grid reference)

Date and time: 09/12/16 11.05

Field of view: 120°

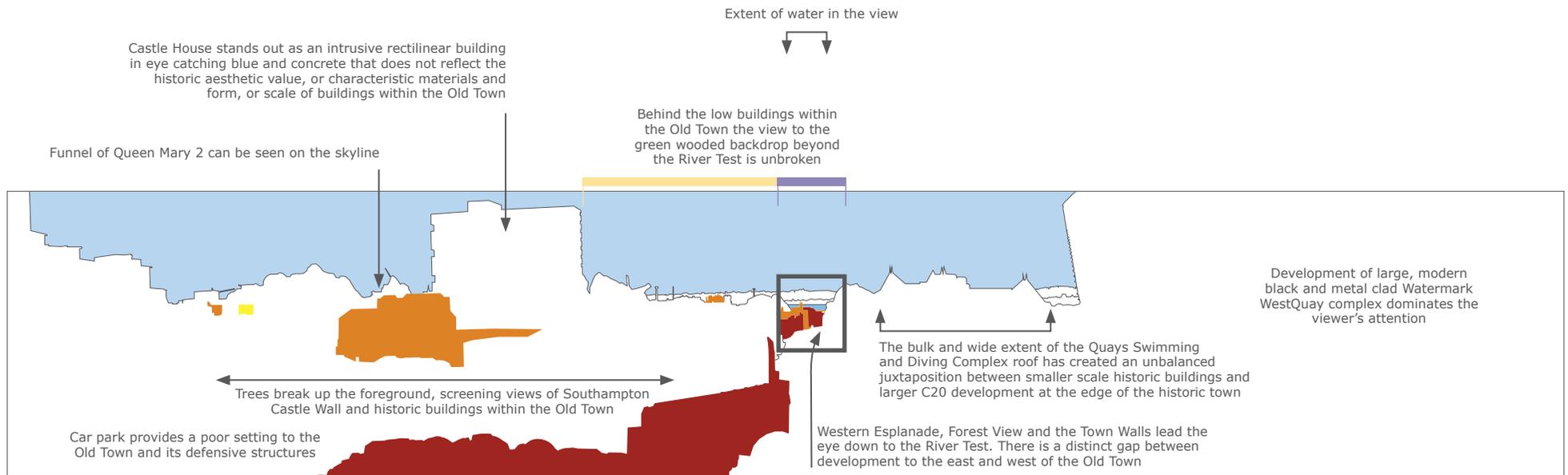


**Existing View**



**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
- River Test



**Figure.30 Heritage assets simplified in the view**

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

## Strategic view values and significance

### Appreciation

- This view enables the observer to gain a genuine sense of the historic Old Town defences and how they contained and defined an internationally important medieval town. The level change between town and former waterfront is clearly apparent in this view and this emphasises the definition of where the Old Town finishes and new (relatively recent) development begins. Castle House impedes a view to the Spire of St Michael's Church but a number of other important designated heritage assets can be appreciated most notably, Catchcold Tower, part of a northern section of town defences and a Scheduled Monument (as well as Grade I), Castle Water Gate to the mid-ground of the view (also part of the Scheduled Monument) and further sections of town walls to the south running along Western Esplanade which are also Scheduled Monuments and Grade I listed. To the east can be seen a section of the castle walls to Southampton Castle. This comprises a pair of drum towers and arched walls which were added to the defensive bailey wall in the C14. These are Grade II\* listed and a Scheduled Monument. The entire view comprising built form to the east of Western Esplanade forms part of the Old Town West Conservation Area within which a large number of traditional buildings form a positive part of its character and appearance. This would include for example Nos. 1 to 10 Forest View set back from the inner line of the town defences and built in the mid-C19

### Condition

- The Town Walls have been lost in places along this length diminishing what is otherwise a striking and strong reminder of the town defences of medieval Southampton. The viewing point means that the scale and extent of the former town defences and in particular their containment of the town can be fully appreciated
- The trees to the west side of Western Esplanade have helped reduce the impact of built form to the west but nonetheless close this view down and provide a picturesque character not unlike their appearance during parts of the C18 and most of the C19
- The WestQuay development and earlier development of The Quays Swimming and Diving Complex and the Grand Harbour Hotel beyond have enclosed this view to the west where once this was open water

### Association

- This part of the towns defences comprises a series of towers and gates which have variously been related to a number of events closely related to the importance of Southampton. In the case of the gates, these have been setting-off point for sea-based voyages around the world. These sections of the wall and in particular Arundel and Catchcold Towers have been depicted in a number of paintings, sketches and photographs of C18, C19 and pre-war Southampton

- Arundel Tower in particular was often depicted in a picturesque style and appears to have spent considerable periods as ruins which were abutted by later development in the C18 and C19 most notably a Public House which was demolished in the mid-C20

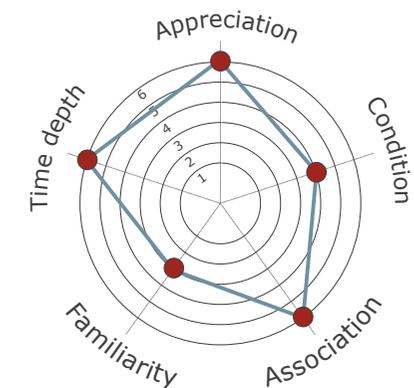
### Familiarity

- This view is one which requires to be sought out. It forms part of a planned sequence of spaces from where the town defences can be appreciated by visitors but it is not on a regularly used local route or part of a walking route regularly used by local people. Its familiarity is largely due to considerable efforts by the local authority to highlight the historic significance of the towns former defences by enabling a walking route to be completed around their perimeter. This route is supplemented by information boards

### Time depth

- Sections of the walls seen in this view are at least 700 years old. Elements of this view has been in existence for that period of time but they have changed dramatically and particularly in recent years. It is however one of the only views in the city which provide anything like the historic connection between the towns defences and water. This relationship radically changed in the 1930s with the reclamation of land to the west of the Old Town and the formation of the western docks and the infrastructure associated with this and later the extension of the shopping core of the City west onto the reclaimed land

- This development and extension of the shopping core has progressively moved south and west in the last 50 years. These last years have radically altered the relationship of the Old Town to its former water based boundary and reduced the sense of the Old Town defences forming the 'edge' of the town/city
- The elements of the view within the Old Town (to the east) have also changed almost immeasurably over time. On the site of the towns castle there now sits Castle House, a 15 storey slab block of flats. Parts of the C14 defensive bailey can be seen to the foreground of the block and remind the viewer of former large structures which would have occupied this part of the view historically. This is the dominant feature of this part of the view and has been in existence since the late 1960s. The remaining elements of the view date variously from the C19 and C20 although something of the original medieval layout of the walled town still survives



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

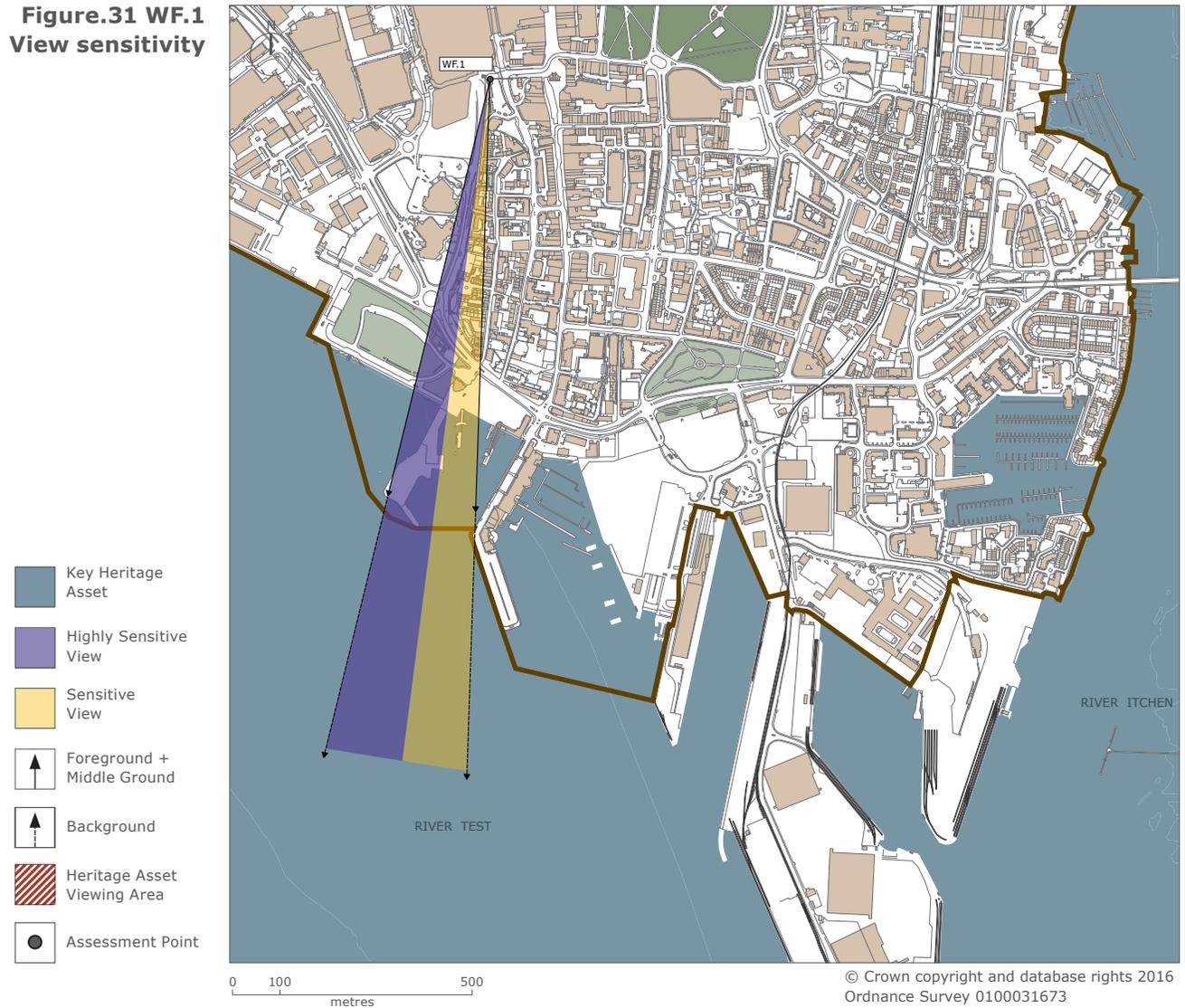
Foreground and Middle Ground

- Development should not encroach on the present gap between the Old Town Walls and development to the west of Western Esplanade
- Tree growth in the foreground and middle ground reduces the view of the River Itchen, western shore and wooded horizon as well as heritage assets within the Old Town (Southampton Castle Wall) to the east of Arundel Tower. It could be managed to ensure better visibility of the waterfront, Old Town and historic elements within, and enhance the visual relationship between the Old Town, city and waterfront in general

Background

- Any development which blocks views of the River Test and the western shore and wooded backdrop should be resisted
- The panorama is sensitive to large-scale development in the background that would appear above the roofline of buildings, including chimney stacks between Western Esplanade, the eastern part of the Old Town and its defences to Castle House. The wooded backdrop of the western shore of the River Test has significant influence over the viewer's ability to appreciate and recognise the extent of the Old Town next to the water. Small scale change might be appropriate if it has a narrow vertical emphasis and does not diminish the relationship between the Old Town and waterfront

**Figure.31 WF.1**  
**View sensitivity**





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Figure.32 WF.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 panorama contains a narrow vista along the top of the Town Walls and along Western Esplanade looking south towards the River Test. The view is contained to the east by the terrace of C19 houses which make up Forest View and line of trees which screen views of The Quays Swimming and Diving Complex. The Holiday Inn breaks the skyline in the centre of the view.

A large part of the foreground comprises the construction site associated with the Watermark WestQuay development (2016-2017). There is an abrupt contrast between the elevated low rise, small scale buildings marking the edge of the medieval town and the larger scale and overtly horizontal commercial and office buildings in the western part of the view. There is little consistency in the composition of the view; it is a mixture of tall and bulky commercial structures, smaller scale residential development and the towns historic defences.

There is a narrow glimpse of the River Test and waterfront in the background of the view.

**Kineticism**

There is a moderate degree of movement along the tops of the walls north-south. Despite this, the view south along the walls remains consistent with a slightly better revealing of the waterfront of the River Test on moving south. The designed view between the development built and proposed (but not yet constructed) to the west is a fixed point with only very limited opportunity for appreciation on moving through the view area.

**Seasonal/night-time variations**

The trees in the fore and middle ground along Western Esplanade screen some of the waterfront during the summer months. In winter more buildings and waterfront in the distance can be made out.

Photography information

Viewpoint location: 50°54'7" N 1°24'22" W  
(grid reference)

Date and time: 09/12/16 11.20

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

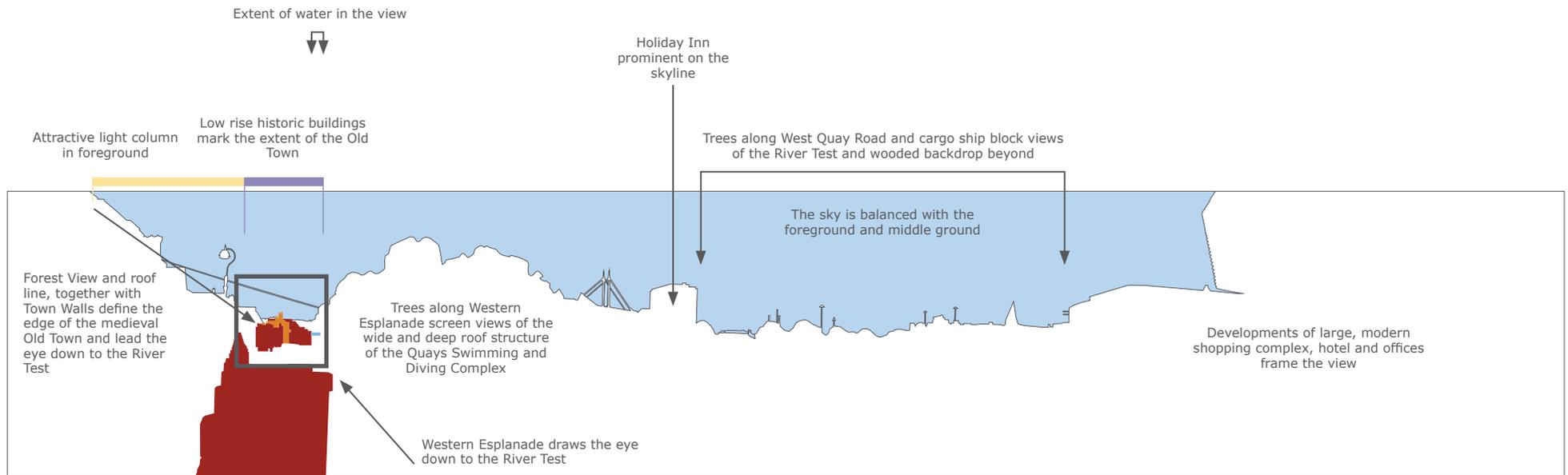


Figure.33 Heritage assets simplified in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II\* Listed Buildings
- River Test

## Strategic view values and significance

### Appreciation

- The viewing area is from atop the elevated section of the former walled town's medieval defences. These are Scheduled Monuments and Grade I listed buildings. Further sections of the medieval walls are seen to the south. These are also Scheduled Monuments and Grade I listed. The distinctive white stucco walls of the Grade II listed former Standard Public House (now The Pig in the Wall) can be seen in the middle ground. Western Esplanade to the base of the walls and all built form to the east of this lie within the Old Town Conservation Area

### Condition

- This view is presently in transition. It will in the short to medium term undergo major change with the completion of the Watermark WestQuay development which is approved and on site. The sense of the elevated defences being the edge of the former medieval town is very apparent from this viewpoint mainly due to the elevated position and extent of the view south along the top of the wall line where it survives. The relationship with the waterfront has been greatly diminished within the last 80 years and this has been further eroded by the development taking place at present. The only connection with the water is glimpsed between mature trees which even in winter is largely obscured

### Association

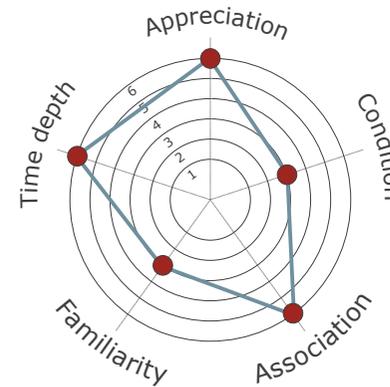
- This part of the town's defences is strongly associated with the former castle and its historic infrastructure some of which survives to the east of the viewing area. This association is not a direct relationship but it is possible that this view and viewing area were accessible and formed part of the town defences associated with the castle. This view could have been appreciated from the walled medieval town of Southampton and as such has a strong association with the various occupations and ownership of the castle

### Familiarity

- This view is not a regularly appreciated familiar occurrence in the daily routine of most local people. This route and its view are strongly appreciated by those who intentionally seek it out or appreciate the view as part of the publicised circuit/walk of the historic town walls. The viewing area will be better revealed once development to the west has been completed. This may encourage more enquiry and appreciation of the view area rather than the view itself. This view is potentially highly valued by owners and occupiers of the houses to Forest View which face onto the viewing area

### Time depth

- There is the potential for this view (in some form) to have been present for at least 700 years. Its character and extent has radically changed over time but most fundamentally within the last 100 years with the reclamation of land to the west of the walls which now forms the WestQuay development and its environs including the Western Docks. The only consistent element of this view through time are the walls themselves and their line on looking south. All other aspects of the view have changed in some form



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

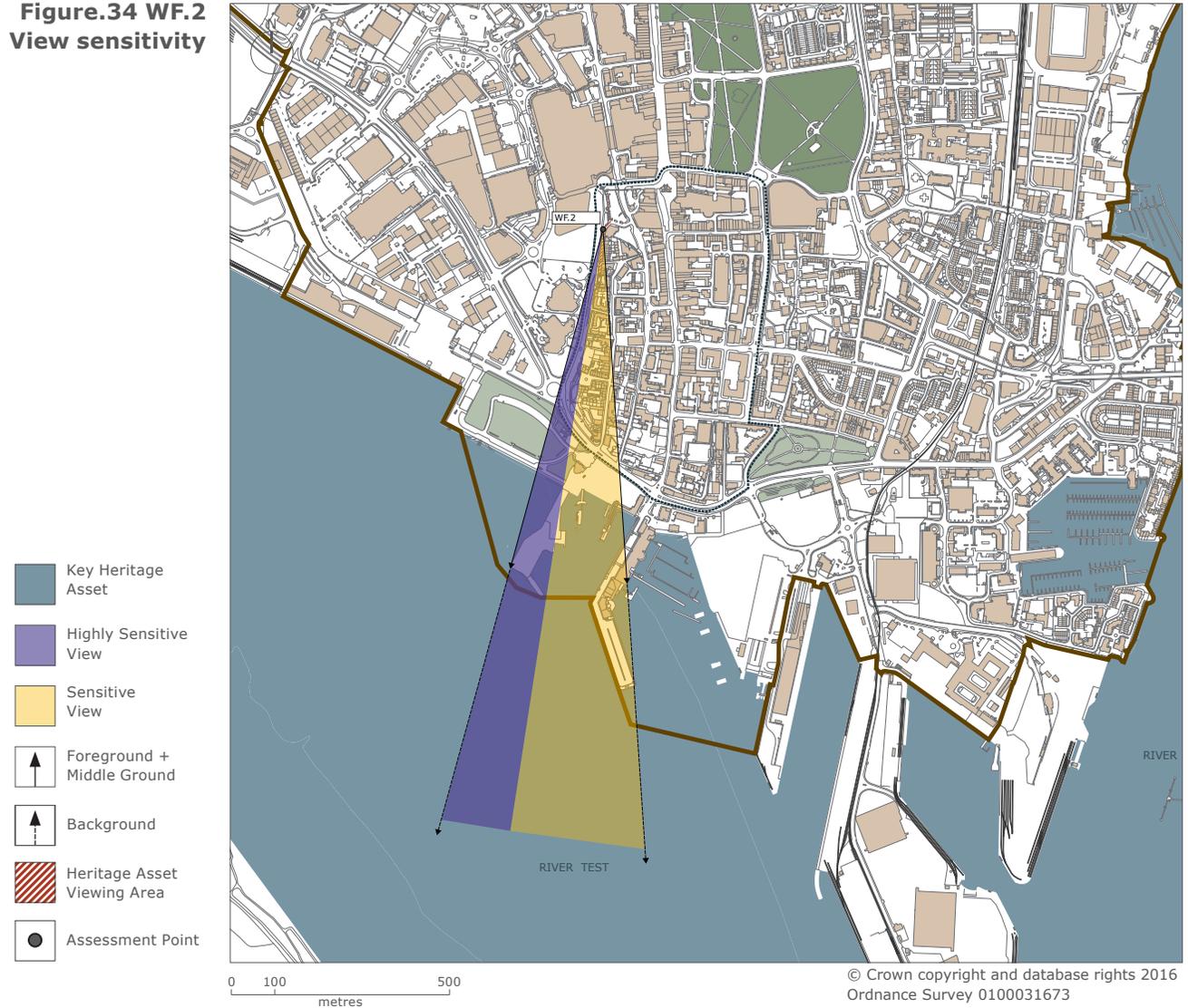
Foreground and Middle Ground

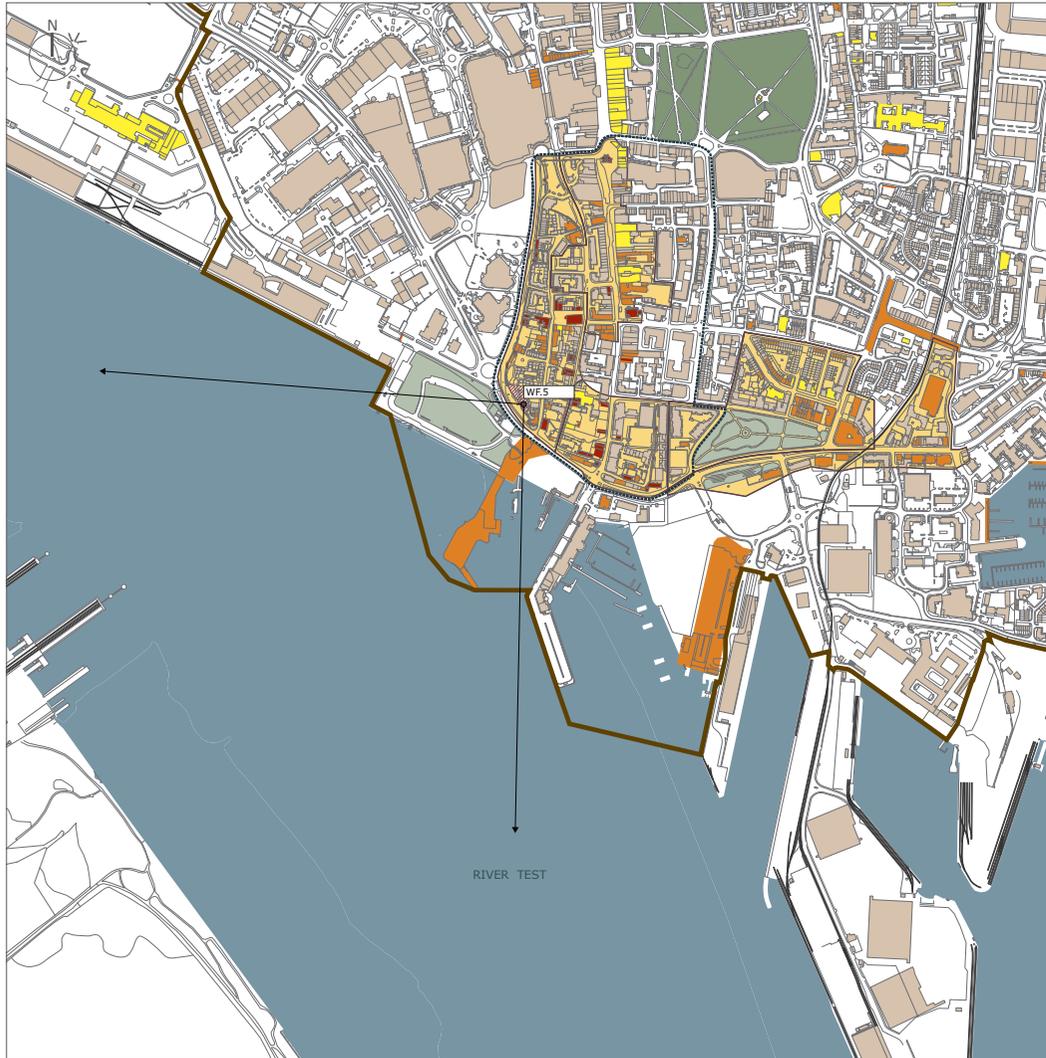
- The Western Esplanade should continue to be free from development reflecting the historic relationship between the River, the beach at the base of the Town Walls before land reclamation and the buildings within the Old Town
- The central part of this panorama is set to undergo a radical transformation with the further phases of the Watermark WestQuay development. Much of the wide blue sky and sense of openness which balances the foreground and middle ground is likely to be lost in the view
- The line of trees along Western Esplanade have grown to a point where they are screening views of the River Test. Trees could be managed to ensure clearer visibility of the waterfront
- Parked cars at the foot of the Town Walls in the middle ground reduce the aesthetic quality of the view along Western Esplanade which takes in the towns medieval defences. Parking could be relocated to improve the view and quality of the public realm along the Town Walls

Background

- Any development which blocks the views of the River Test and the western shore and wooded backdrop should be refused
- The skyline above buildings in the Old Town is highly sensitive to large-scale development in the background. Change might be appropriate if the general compositional character of the existing roof lines and skyline are preserved or enhanced. Development must not dominate the space/sky above the line of the Town Walls

**Figure.34 WF.2**  
View sensitivity





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Figure.35 WF.5  
View, viewing area  
and assessment point



-  Extent of View from Assessment Point
-  Heritage Asset Viewing Area
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-  Old Town
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**Summary of view**

This is an open panorama from the elevated walkway and gardens known as Cuckoo Lane, generally free of buildings. The view is framed by trees on its eastern and western extents, together with the Pilgrim Father’s Memorial. This is a good location from which to experience the waterfront, though historically the rivers edge would have extended to Town Quay and the base of the Town Walls.

The foreground comprises to road infrastructure of Town Quay and the memorial. It is characterised by large expanses of tarmac which make up part of the busy traffic route through this part of the city and to and from the passenger and commercial port(s). There is a contrast in colour and texture between the hard surfacing of the immediate foreground and mainly grassed and soft landscaped parkland of Mayflower Park in the middle ground. The many trees make up a wooded backdrop for Mayflower Park which partly screen views of the waterfront. The River Test and wooded horizon form part of the waterfront backdrop and includes views of ships at Marchwood Sea Mounting Centre towards the centre of the view.

There is a glimpse of Royal Pier and its distinctive terminus building through the trees.

**Kineticism**

There is some degree of kineticism within the view area but this does not significantly change the character or the key subject matter of the view; the connection to open water.

**Seasonal/night-time variations**

The trees within Mayflower Park and along Town Quay screen some of the waterfront during the summer months. In winter more of the waterfront is visible (refer to Changes in the view overleaf). At night Royal Pier and the Red Funnel Ferry area behind are floodlit, making them the dominant elements in the view. In the summer, the annual Southampton Boat Show covers Mayflower Park changing the view.

Highly Sensitive



Existing View



Location of heritage assets in the view

Grade II and II\* Listed Buildings

Photography information

Viewpoint location: 50°53'53" N 1°24'24" W (grid reference)

Date and time: 09/05/17 8.50

Field of view: 120°

This panorama which offers views of the waterfront is generally free of buildings

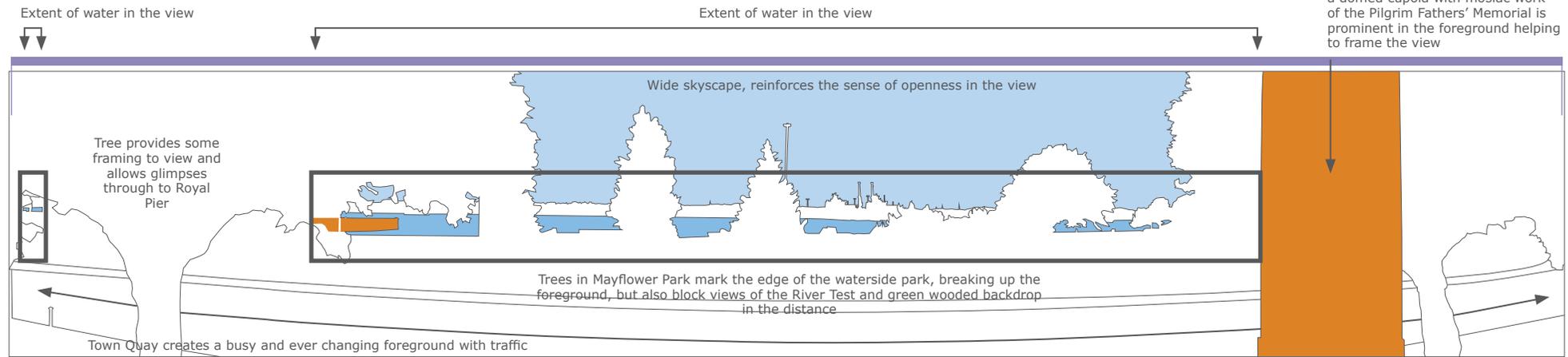


Figure.36 Heritage assets simplified in the view

Grade II and II\* Listed Buildings      River Test



Changes in the view

At a slightly lower level at the western end of Cuckoo Lane HAVA, though still elevated above Town Quay. The memorial to Mary Anne Rogers of the 'SS Stella' (Drinking Fountain, Grade II) is prominent in the foreground. Part of the Town Walls are also in the view. While views of the water are reduced the sense of openness at the water's edge remains strong.

### Strategic view values and significance

#### Appreciation

- The viewing area sits atop Grade I listed and scheduled sections of the town defences and sits within the Old Town Conservation Area. The view includes the Grade II Pilgrim Fathers’ Memorial, (erected in 1913 to the design of RM Lucas), Grade II pier and glimpses through the trees of the terminus building making up Royal Pier. The waterfront is considered a non-designated heritage asset of considerable local significance

- There has been much painting, etching, and photographic depiction historically of two key elements of the walls; the former water-facing element of the walls mainly comprising the south and south-west sections and the Bar Gate which has been continually sketched, painted and photographed over its lifetime

#### Condition

- Despite extensive development of the reclaimed land which now forms the Western Esplanade this open vista from remnant sections of the Town Walls still retains much of its open water character. The Royal Pier is in very poor condition

#### Association

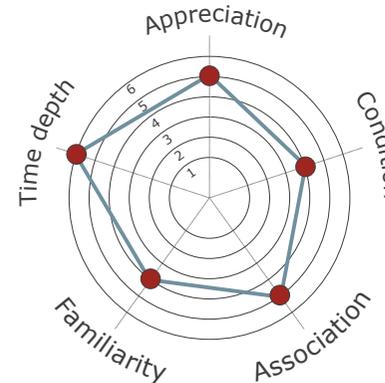
- There is strong association with a series of historic events which are believed to have taken place in the vicinity of the view area. The Pilgrim Fathers embarked from West Quay on “the Mayflower” on August 15, 1620. Significance survives in the names of elements of the walls (Catchcold Tower) and associated streets and lanes (such as Back of the Walls)

#### Familiarity

- This view has the potential to be highly valued by local people and become part of the familiar and cherished local scene. It is not part of a frequented pedestrian route but does form part of the town defences walk and provides the opportunity (through seating) to stop and enjoy this view

#### Time depth

- The town defences upon which this view is appreciated have been insitu for more than 700 years. The view to open water from this part of the town walls has been consistent for much of this time making this one of the oldest and unfettered views in the City of Southampton. There has been considerable change to the periphery of the views and the immediate foreground which occurred during the C19 with the construction of Royal Pier and in the early C20 with the reclamation of land to create the development related to Western Esplanade including the development of the Western docks



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

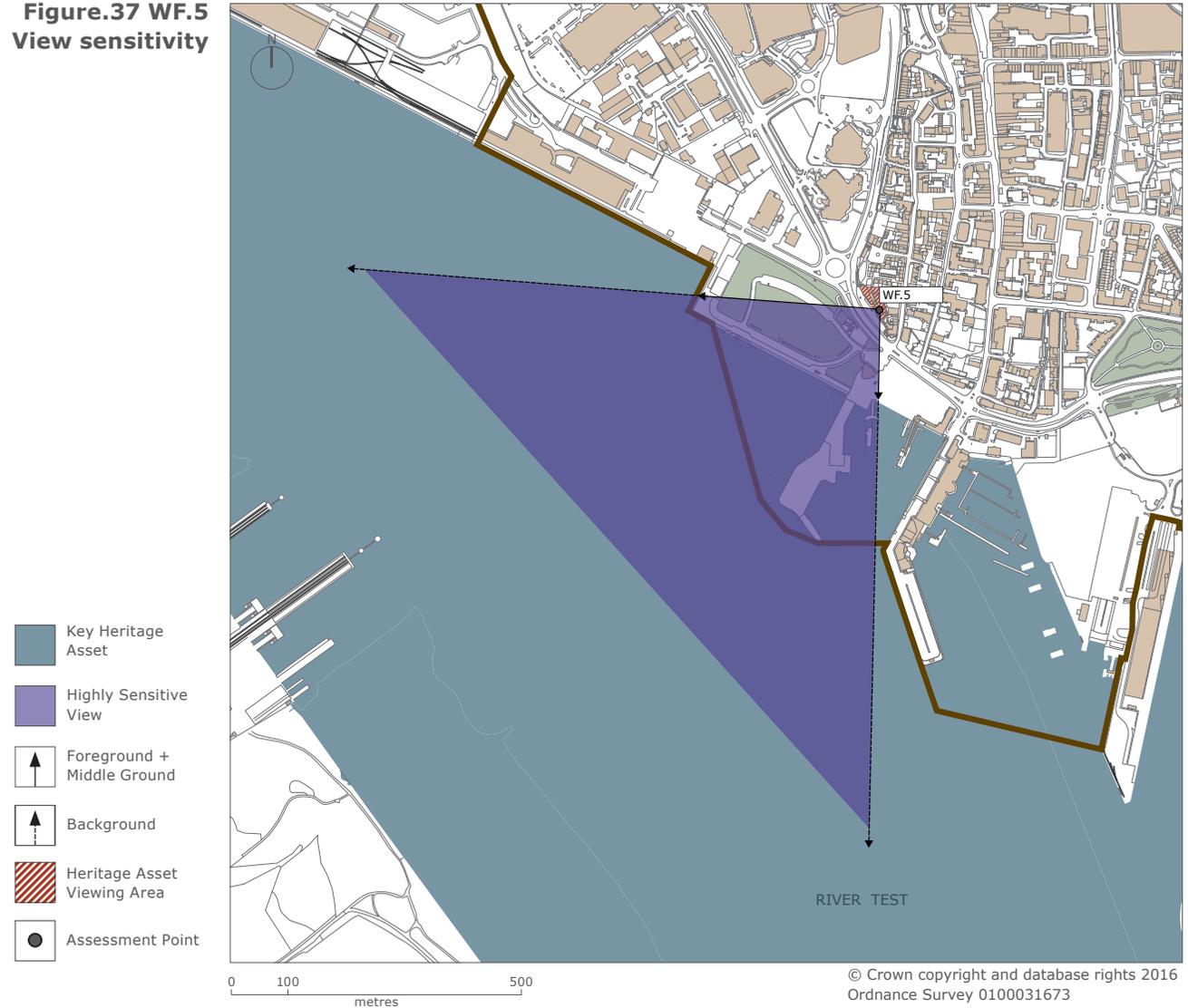
Foreground and Middle Ground

- The foreground and much of the middle ground of the panorama is dominated by open green space and trees, balanced with a clear and wide expanse of sky
- The clear view of the River Test across the centre of the view should not be blocked by development
- The prominence of the riverscape should not be reduced by development visually crowding or over-powering the view by way of a canyon effect
- Vegetation in the fore and middle grounds could be managed to improve the quality of the view and reveal more of the waterfront to the viewer

Background

- The background to this panorama is formed by the River Test, wooded western shore and Marchwood Sea Mounting Centre. Views to the shore should remain free from further development

**Figure.37 WF.5 View sensitivity**





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Ordnance Survey 0100031673

**Figure.38 WF.6**  
**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 panorama is from the elevated junction of Havelock Road and Western Esplanade. The foreground consists of a large expanse of tarmac and busy road junction. Skandia House contains the view with the brick Halls of Residence at Fitzhugh Street prominent in the foreground breaking the skyline. In the middle ground low rise large commercial units and hotels fill the centre of the view.

The view looks south-west through to west-south-west across lower ground to the north and south of Western Esplanade. The view includes the western docks and its infrastructure and the far (western) edge of the River Test. This view frequently includes one or more docked cruise liners which reinforces the spatial relationship between the city and water.

Whilst currently there is no clear view of the River Test within this panorama, as a major development zone within the city centre it is expected that redevelopment of the area provides the opportunity to create a clearer visual connection with the waterfront.

**Kineticism**

There is some degree of kineticism within the viewing area although the wide subject area and non-focussed nature of the view means that its character changes little despite the viewing area being relatively large.

**Seasonal/night-time variations**

The trees along Havelock Road and Western Esplanade in the foreground and middle ground screen buildings from view during the summer months. Docked cruise ships at Mayflower Cruise Terminal and Western Docks can also be seen in the distance.

Photography information

Viewpoint location: 50°54'26" N 1°24'26" W  
(grid reference)

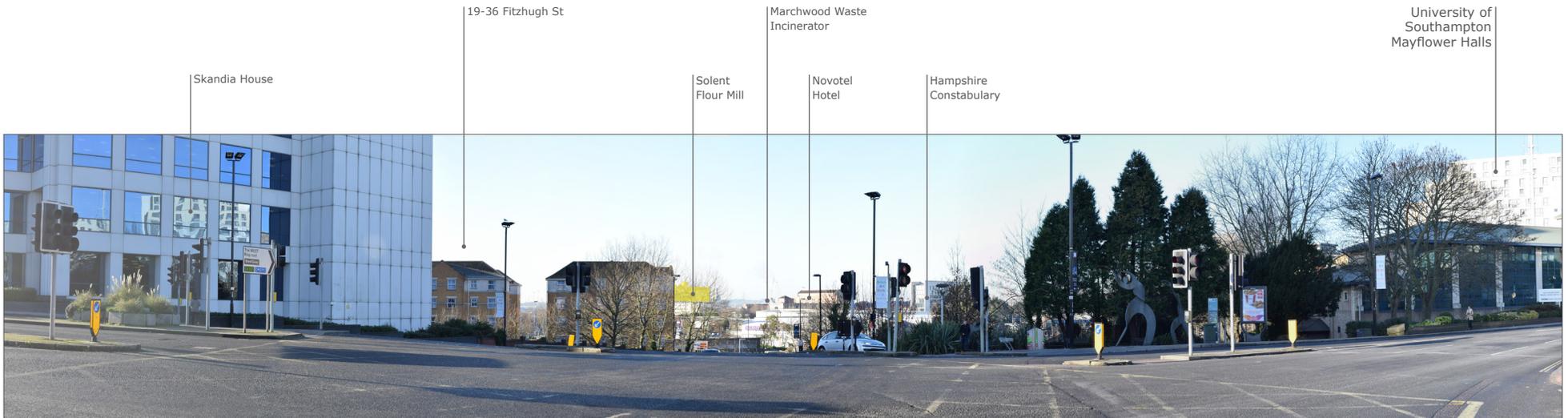
Date and time: 05/01/17 10.45

Field of view: 120°

Sensitive

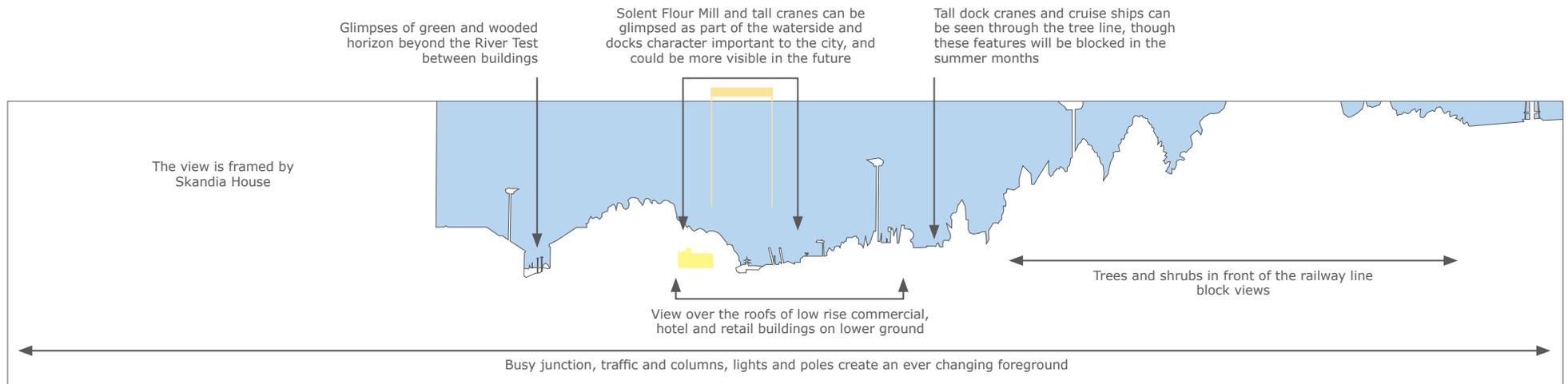


Existing View



Location of heritage assets in the view

 Locally Listed Building



**Figure.39 Heritage assets simplified in the view**

 Locally Listed Building

## Strategic view values and significance

### Appreciation

- The viewing area could be considered to form the wider setting to the Grade II\* listed Civic Centre and takes in an open vista which was originally intended for this civic building; that of the open water channel which is of such importance to the strategic location of Southampton. The view includes the locally listed Solent Mills and iconic large scale cranes which sit to the dock edge and form such an important part of the skyline to Southampton in numerous glimpsed views across the city

### Condition

- Recent development (within the last 10 years) to the foreground and middle ground has encroached upon the open view and eroded the open, uninterrupted view of the waterside and dock infrastructure

### Association

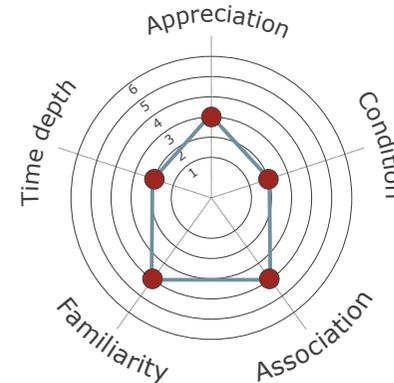
- The Civic Centre is a powerful symbol of city pride with a confident scale designed as a new administrative hub for the city. It was designed by architect E Berry Webber. The Civic Centre also has strong associative values relating to the artistic community of Southampton. The Civic Centre is also 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 is likely to have formed part of the concept of the placement of the Civic Centre and its designed setting. The view is representative of typical views of the waterside and its use as a popular embarkation and return point for cruise ships

### Familiarity

- This view has the potential to be valued by local people and become part of the familiar and cherished local scene. However, the rapid recent development of Western Esplanade has diminished the value of this view and it is questionable whether it is a locally valued view given the apparent lack of management of the area in relation to this view

### Time depth

- Whilst this viewing area may have been present for some time (certainly from the C18 onwards) its character has much changed with the principal subject matter, that of the waterside and its dock infrastructure, developed through the early C20 in its present form. Whilst the draft of water has been present for a considerable time, its character and extent has radically changed over time



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

Foreground and Middle Ground

- This panorama provides a sense of the relationship between the city and waterfront with glimpses of dock infrastructure and cruise ships in the background, whilst there is no actual view of the River Test. In order to create a visual connection with the waterfront in the centre of the view, new development would need to cut a path through the view and sit below the line of the River Test - along the identified Sensitive View
- As a Major Development Zone within the city centre there is considerable opportunity to introduce new development in the foreground and middle ground, ensuring that views to the River Test are preserved or better revealed by proposed development

Background

- The background to this panorama is formed by the River Test, the Marchwood Waste Incinerator with its silver grey reflective dome, and woods on the western shore

**Figure.40 WF.6**  
**View sensitivity**

