

PA05 Fitzhugh (former New College site)**Context**

- This character area is immediately north of the study area and is bounded to the south by CA4: Carlton Crescent. To the west is PA4: Polygon and Bedford Place suburb and to the east is PA6: The Avenue.
- The area is flat.

Grain

- Buildings are of a medium grain.
- Groups of buildings sit around open landscaped areas.
- The grouping of buildings is informal.

Scale

- Generally three to four storey.

Uses

- Former educational.

Public Realm

- The former campus is well-treed making for a very pleasant setting for the built form.

Connectivity

- The area is well accessed from The Avenue but there is no access across the site to Carlton Road.
- There is no access from Rockstone Place.

Views

- Views are limited due to the mature tree cover throughout the character area.

Building types

- Purpose-built educational buildings – classrooms, church, residential accommodation.

Architectural qualities

- The church, particularly the imposing east gable, is an important building in the street scene.

Heritage Assets

- St Edmunds Roman Catholic Church (Grade II listed).
- The area abuts The Avenue Conservation Area.



The imposing gable of the Grade II listed St Edmunds Roman Catholic facing The Avenue

Materials

- Red brick, plaster, clay tile and slate.

Condition

- Reasonable.

Ownership

- University of Southampton.

Intervention

- None at present.

Key design principles

- Encourage innovative and high quality architecture and the use of competitions for new buildings to stimulate and invigorate the users of the site.