

PA10 Northam – Belvidere**Context**

- This area lies between PA09: the residential suburb known as Northam and the River Itchen working waterfront (PA11: Belvidere) to the north-east of the study area. CA43: St Mary's Stadium, lies to the south-west and CA42: Itchen Shore – working wharfs, is to the south-east.
- The landform is flat.

Grain

- There is a medium grain to development with remnant elements of a former finer grain.
- Buildings are mostly small to medium sized detached industrial units with low, sometimes flat roofs. Some are pitched to the road with ridges running parallel and other present (unusually) a series of gables to the street. Some have office accommodation fronting manufacturing/storage space behind. Consistent building lines to streets.

Scale

- Predominantly single storey units on an industrial scale (probably equivalent to one and a half residential storeys). Some two storey built form – offices and a school building with large traditional double height classroom and hall spaces.

Uses

- Light industrial, storage and manufacturing. School building (primary school and nursery) and a small number of residential units.

Public Realm

- Functional, wide roads, significant on-street parking throughout, no soft landscaping or trees.

Connectivity

- Reasonably well-connected with a series of streets, some restricted to pedestrian access only, creating a circuit for access to industrial units.
- Not particularly inviting for the pedestrian due to the lack of defined footpaths along Peel Street (where much of the manufacturing processes can be found – these often spill onto the street).

Views

- Views to the southern edges of the gas holders and glimpses to St Mary's Stadium throughout.
- The view east along Cable Street is successfully terminated by the school buildings to the eastern side of Peel Street.

Building types

- Purpose-built (mostly post-war) industrial units.
- Late nineteenth century school buildings to north end of Peel Street.



Peel Street – industrial heart of character area

- Former public house now residential.
- Purpose-built car showrooms.
- Turn-of-the-century terraced houses (remnant survival Kent Street).

Architectural qualities

- The school buildings are good examples of the period retaining much of their original features, to include windows, doors, decorative brickwork and decorative ridge tiles and natural slate roof.
- Some early forms of industrial/prefabricated buildings (for example the curved roof and façade of Workmobility, on the corner of Peel Street and Belvidere Terrace).

Heritage Assets

- Late nineteenth century school buildings.
- Unusual early purpose-built industrial buildings.
- Nineteenth century former public house building (No.98 Northam Road) to corner of Northam Road and road north of Guildford Street.

Materials

- Traditional – red brick, natural slate roof, decorative clay ridge tiles, timber windows.
- Modern – brick, metal cladding, rendered blockwork, profile metal and asbestos sheeting to roofs.

Condition

- Fair.

Ownership

- Small businesses. Private owners. Southampton City Council/Hampshire County Council.

Intervention

- Pedestrianise or restricted access or shared surface to street outside school.

Key Design Principles

- Maintain the modest and almost consistent scale of this area to provide this type of flexible space for small businesses.