

27 Southampton City College Campus and St Mary's Church

Context

This character area has a high degree of overlap with the St Mary Street character area (CA29) which takes in the front (western) section of the churchyard and the west elevation of the church and college to reflect the important role in both community and townscape terms that these buildings play in St Mary Street. To the north is the Golden Grove Estate (CA28) and to the east the docks railway branch line and beyond the industrial sheds of Melbourne Street (CA40). St Mary's Church with its magnificent spire sits to the south and west of the college campus which wraps round the churchyard. The church sits slightly raised from the level St Mary Street.

St Mary's Church is on the site of the Saxon minster church which served Saxon Hamwic. The college buildings to the north of the church originated as a workhouse. Prior to the building of the workhouse there had been a poor-house on the site which had itself replaced some almshouses.

Grain

The buildings within the campus and the church are of medium grain but well proportioned and architecturally accomplished throughout. The converted workhouse which now forms the City College principal building with central cupola is set well back from the road in its own grounds as is the church on roughly the same building line.

Scale

Built form is of three storeys generally with the church equivalent to three and a half storeys. The spire of the church stands at approximately twenty five metres and is a major historic landmark in the Southampton skyline. This can be seen from some considerable distance. The spire is also glimpsed from a significant number of vantage points around the city. It is worth noting that the view south is dominated by the tall buildings cluster to character areas CA20 and CA25.

Uses

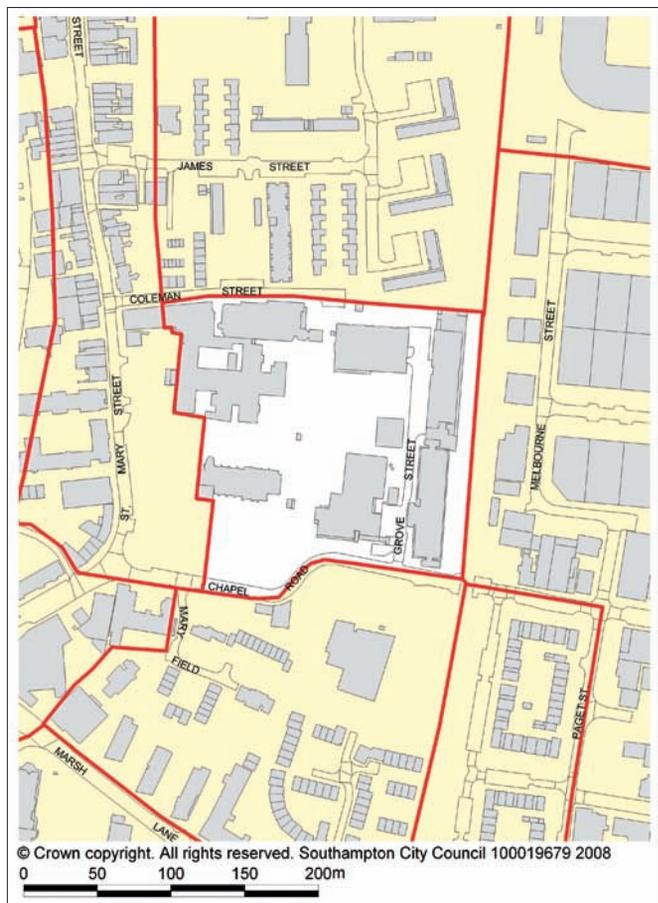
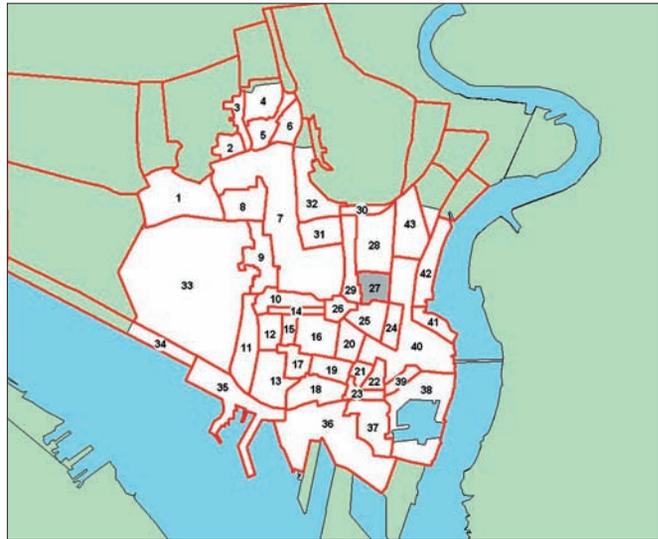
Ecclesiastical and educational.

Public Realm

Public realm is fair to good but is characterised by some excellent tree groups to the churchyard, and the robust enclosure to the churchyard by the finely detailed wall of stone with brick dressings.

Connectivity

There is very limited connectivity through this character area other than the pedestrian routes through the churchyard. The City College is a private security-



controlled campus. The elevation to the Golden Grove Estate is similarly impenetrable.

Views

The spire of St Mary's Church designed by G.E Street is an historic landmark of city significance and can be seen from as far north as Bevois Hill and north-west from Northam Bridge, both over a mile away.

There are a number of local views focussed on the spire of St Mary's Church. There is also a good view of the church and spire from the south-east corner of the churchyard.

There are three strategic views to the spire from the Itchen Bridge, Hanover Buildings and the Central Parks. There is a strategic view to the campanile of the Civic Centre which passes over the character area just to the north of the church.

Building types

Good example of a Victorian Church. Former workhouse, converted to college buildings. Functional bespoke college buildings to Chapel Road.

Architectural qualities

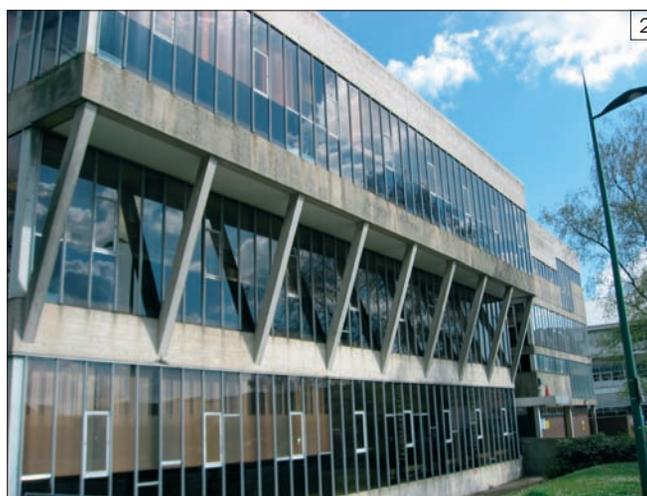
There is considerable architectural quality in old and new buildings with the church of St Mary attributed to the highly acclaimed and successful Victorian church architect G. E. Street and the survival of the early to mid-Victorian workhouse in a recognisable, readable form and some accomplished additions to the college from the 1960s and late twentieth century.

Heritage Assets

The area is considered to possess a high degree of evidential value due to fact that St Mary's Church is on the site of the minster church which served the Saxon settlement of Hamwic. The minster stood within a precinct that was probably larger than the present-day churchyard based on the evidence of graves being found outside the area of the churchyard. Whilst settlement shifted from Hamwic to the higher ground to the west by the late Saxon period, St Mary's remained the mother church of Southampton through the Middle Ages. As an important element of mid-Saxon Hamwic, the area is regarded as being of national importance for its archaeology and St Mary's Church is Grade II listed.

The Church of St Mary, despite its rebuilding as a result of bomb damage, has significant associative, aesthetic and spiritual values within its community. It is also a landmark of considerable importance within the wider city community. Views to St Mary's spire represent the important link between Saxon and medieval Southampton.

The City College complex incorporates buildings from the nineteenth century workhouse. The older structures



- 01 The juxtaposition of old and new – college buildings on St Mary Street
- 02 1960s block fronting Chapel Road, part of the college campus
- 03 Views to the spire of St Mary's Church from Chapel Road

are locally listed buildings. These buildings are of considerable historic significance with associative, cultural and aesthetic values, the latter particularly in terms of the design; their institutional form which is still readable today. The 1960s building with projecting upper storey, expressed frame and curtain walling to Chapel Road is a bold architectural statement of its time and has some aesthetic value and makes a positive contribution to the area.

Materials

Ashlar stonework with natural slate roof to the church. The former workhouse is a deep red brick with natural slate roofs. College building to Chapel Road – expressed concrete frame and shuttered concrete finish and fully glazed screen walls. The upper storey is projected on raked supports.

Condition

Good.

Ownership

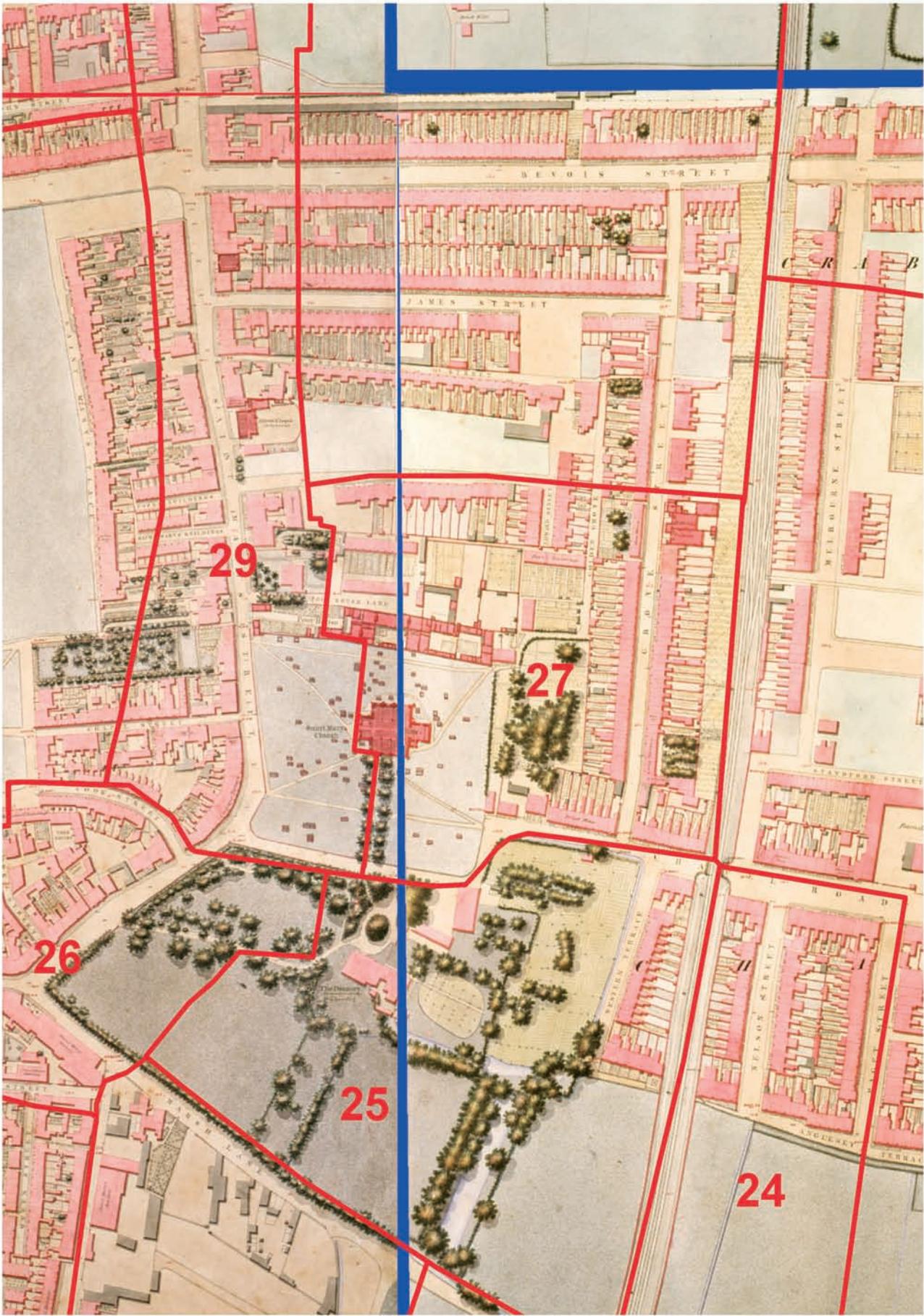
Church of England and institutional.

Intervention

- Remove cars and provision for parking from church graveyard.

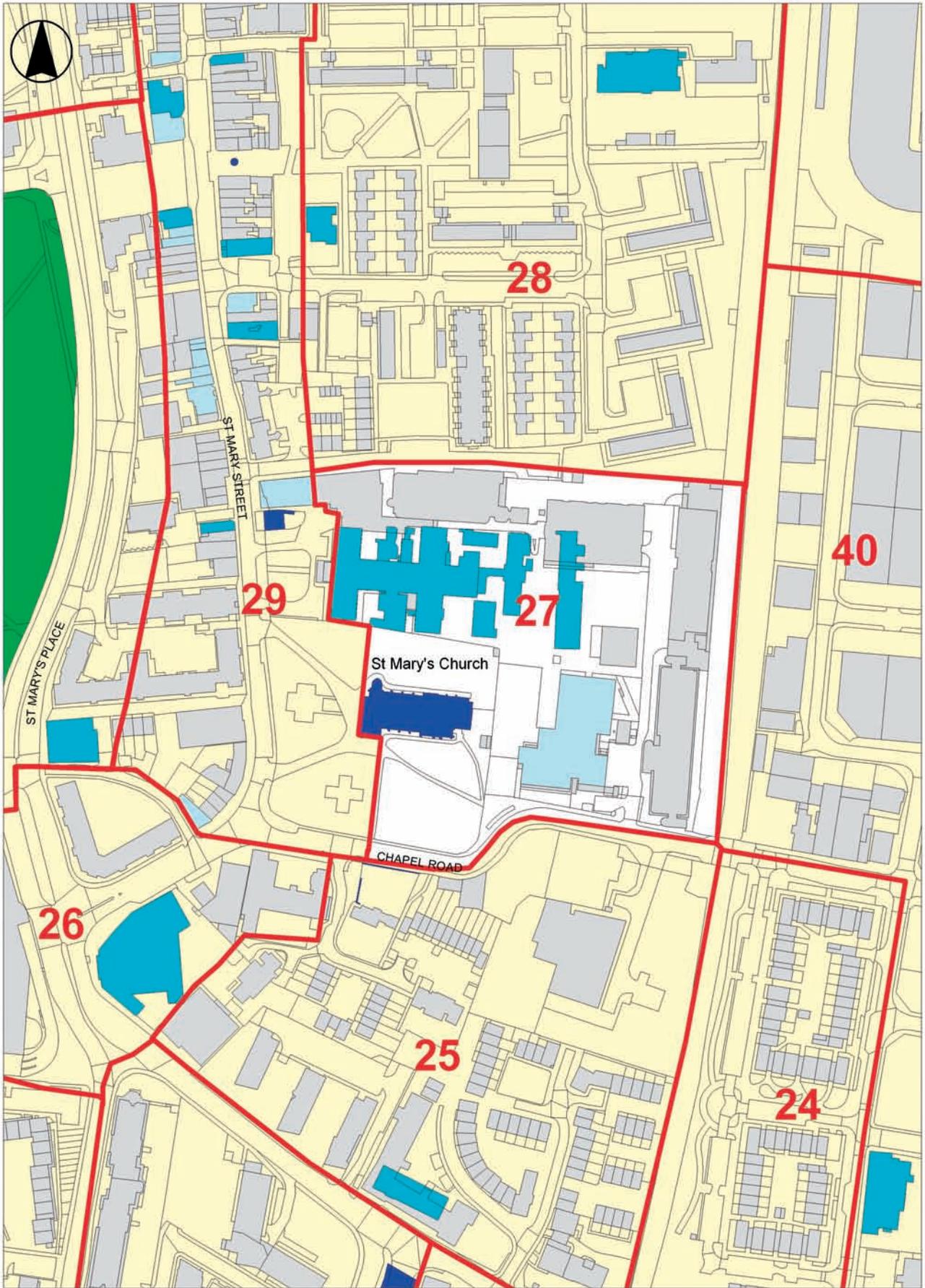
Key design principles

- All new development should have regard to the impact on significant views of the spire of St Mary's.
- All new development should have regard to the setting of St Mary's Church particularly the open, tree-lined churchyard which forms such an important part of its character and townscape quality.

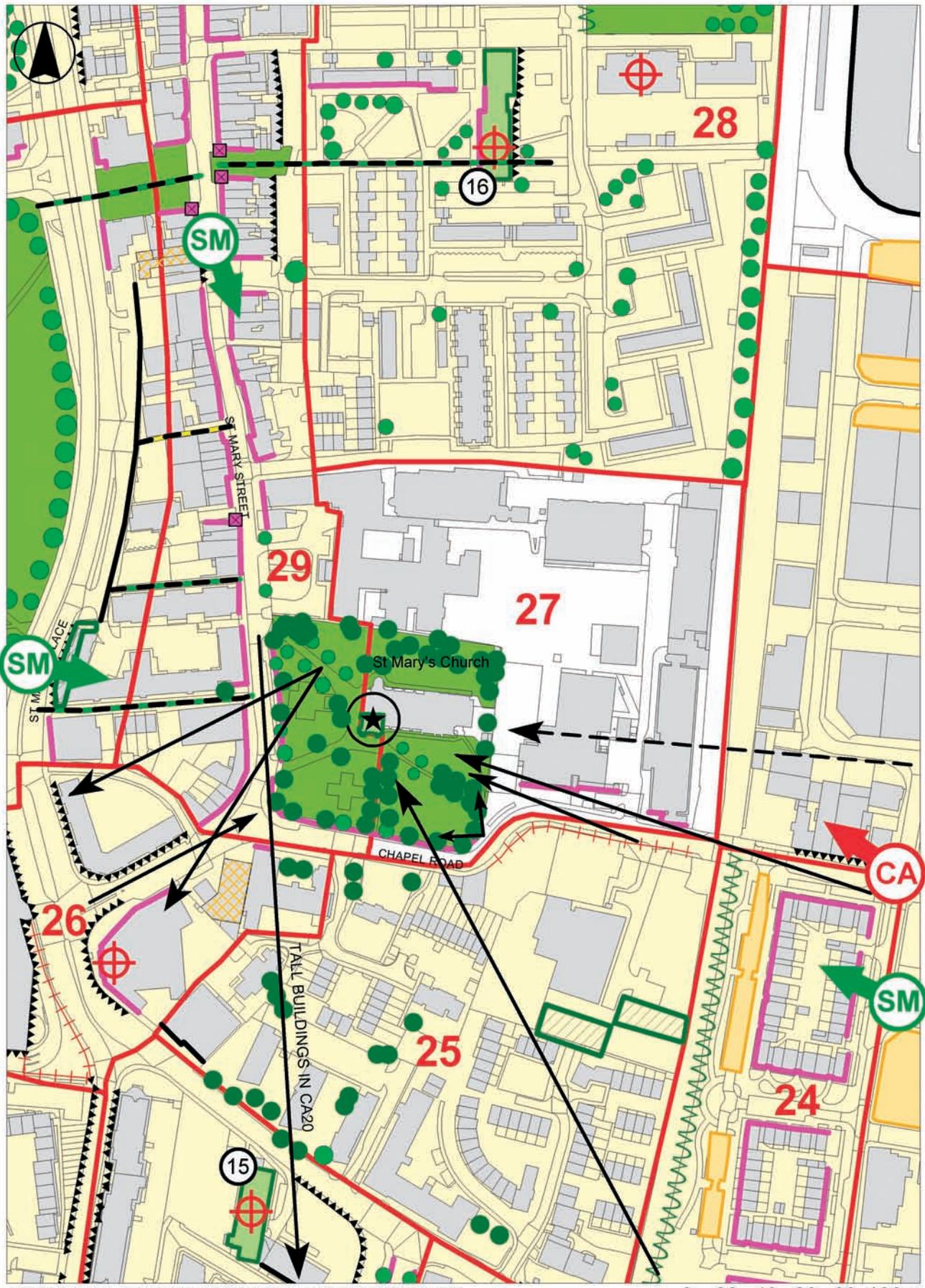


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Heritage Assets



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Townscape

