

Recommendation	Site score: A – high Solely office scheme would not be commercially viable, however this is a prime development site and an element of office development would be suitable as part of a master mixed use scheme, being a strategic gateway into the city, to include public realm.
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Site Name: Carlton Crescent			
Site Ref:		LSH Ref	26
Borough:	Southampton	Size (ha)	
Description of Site and Location:	<p>CCAP prime existing office area AP2 Carlton Crescent is located within a conservation area and historically, has been a strong employment area due to its vicinity to the Law Courts. The majority of the buildings outlined on the plan, are Grade II Listed buildings, which were converted from residential to office use many years ago.</p> <p>The area has been a popular location for Barristers Chambers and solicitors' offices due to its close proximity to the Law Courts. However, the influence of the Law Courts is now less and there is a general move for office use in other areas of the city. The City Centre Action Plan is concentrating on the area between the train station and the waterfront as the area for CBD.</p> <p>It is well connected, both in terms of infrastructure and amenities. The area is serviced by a good bus service and the train station is less than one mile away. The Bedford Place and London Road retail areas provide a good mix of banks, sandwich bars, café's, local supermarkets and public houses. St Ann's school to the west.</p> <p>However, over recent years we have seen a few of the Grade II buildings converted back to their original use, as they no longer suit a modern office working environment.</p>		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		Yes	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Yes	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		No	
Market Appraisal	Potential for conversion of existing listed buildings to residential uses.		
Adjacent land use and conflicts	Mixed use location with residential, commercial and retail.		
Known constraints and infrastructure requirements	Listed buildings and a conservation area.		

<p>Recommendation</p>	<p>Site score: B – above average</p> <p>This site is protected and should be retained for the marine quarter use or similar employment related uses.</p>
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