

19 Oxford Street and Environs

Context

This area is flat and is quite clearly delineated, with a distinctive positive character. It is bounded by Bernard Street on its north side, Orchard Place on its western side, Queen’s Terrace and Park to the south (CA23) and Terminus Terrace Street to the east where it abuts CA21 and CA23. Areas of post-war redevelopment arc from west to north (CA17 and CA16) to part of the east (CA20 and CA21).

The streets of this area were laid out over former fields of the town between 1802 and 1842. Oxford Street was an area of good quality housing built at a time when Southampton was a fashionable town and its prosperity, based on increasing passenger traffic, was increasing.

Grain

A relatively fine grained arrangement of streets and small plots, with only modest larger footprint buildings. The redeveloped areas have conformed to this pattern. There is a good sense of enclosure, especially to the main street; Oxford Street. There is relatively high density and plot coverage. Oxford Street is spacious with a 1 : 2 : 1 section ratio. There are continuous building lines mainly at back edge of footpath, but with residential buildings having very shallow private front areas. It should be noted that many of the shops have been converted from residential buildings (front areas can be found in the basements under the shop units).

Scale

The western end of Oxford Street has the tallest buildings – generally four storey semi-commercial in scale, extensive attic storey accommodation. Ridges are mainly parallel with the street. There is a more domestic scale to the north.

Uses

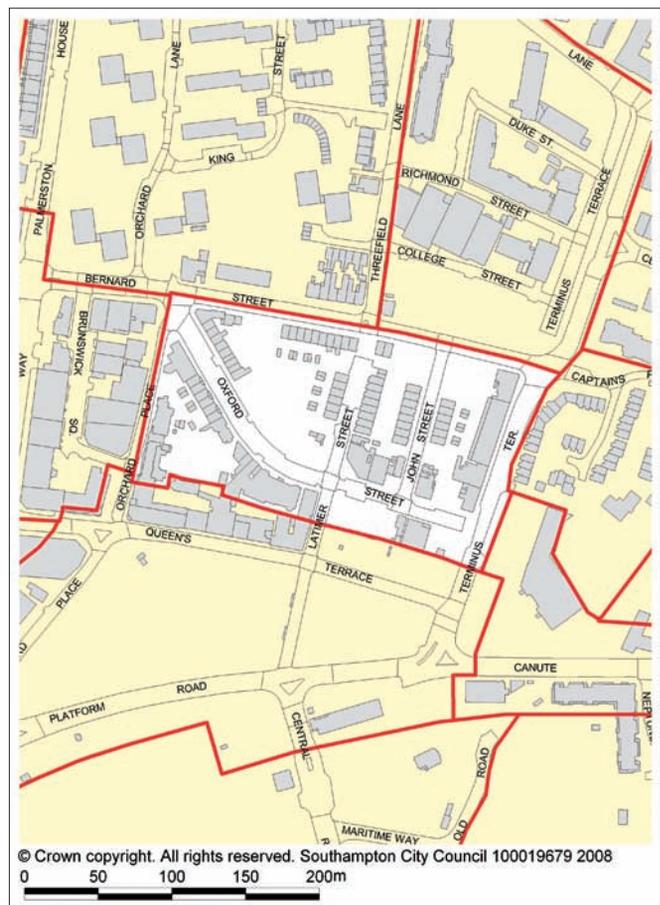
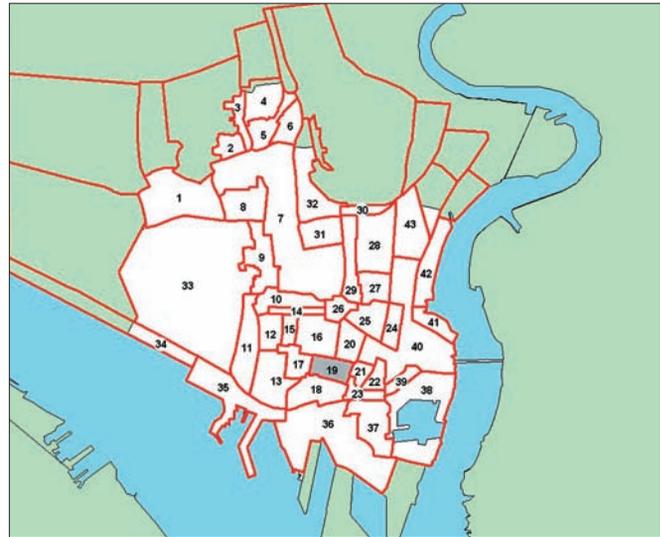
Residential, with mixed uses. Mixed uses include public houses, clubs, restaurants and newsagents and sandwich/takeaways.

Public Realm

Pavements at east end of Oxford Street used for seating areas for public houses and restaurants. There is a lively atmosphere and the area feels safe and vibrant. Elsewhere, railings delineate public/private realm. There is survival of historic cast iron lamp standards which contribute to the sense of an historic streetscape.

Connectivity

This character area is well connected in all directions. Oxford Street is the main spine, with most connections to the north, south and east. Pedestrian predominance on many internal streets.



Views

There are good views funnelled along Oxford Street particularly to the east. The view east is beautifully terminated by the Grade II* listed Terminus Station.

There are strategic views south along Terminus Terrace to the cupola of the Customs and Excise Office and the strategic view west along Bernard Street towards St Michael's spire runs along the northern border of the character area.

Building types

Three to three and a half storey town houses, flats above shops/public houses and restaurants. New flats along the western boundary (Orchard Place).

Architectural qualities

Mainly nineteenth century and early twentieth century, with later additions on west and southwest side. There is a richness and variety of architectural features along the length of Oxford Street with lively Edwardian commercial buildings on the north side and good art nouveau ceramic detailing on the London Hotel (No.2 Oxford Street) to the corner of Oxford Street and Terminus Terrace. At No.1 Oxford Street (at the junction with Bernard Street) is an attractive Edwardian Ham Stone building formerly a bank.

Otherwise, early nineteenth century stuccoed town houses, simple and well-proportioned with some porches. A notable feature is the bow-fronted oriel at first floor, especially along the middle section of Oxford Street and the eastern end of the Bernard Street northern frontage. Some mid-twentieth century terraces refer to these forms and features.

The fine Italianate Terminus Station by Sir William Tite with its small cupola and arcading terminating view at east end of Oxford Street is deserving of its Grade II* status.

Heritage Assets

The area was agricultural land until the early nineteenth century. The area is considered to possess a moderate to high degree of evidential value due to archaeological sites excavated in Orchard Place which revealed evidence for dispersed medieval occupation in the area. Parts of an undated cemetery were also been found here in the nineteenth century.

The area contains a comparatively large number of listed buildings dating from the early to mid-nineteenth century. A significant group with a high degree or aesthetic value (being good representative buildings from various architectural periods, some with shopfronts of the nineteenth century reflecting the continuation of commercial uses in the area) are found along Oxford Street east and west of Latimer Street.



- 01** Oriel bays to Grade II listed townhouses, Bernard Street
- 02** Imaginative use of materials survive in the buildings of this character area
- 03** The commercial core of Oxford Street has a distinctive sense of place

There are several locally listed buildings (one of which is being redeveloped and now consists only of its facade – August 2008) and a small number of buildings that make a positive contribution to the character of the area (for example the Court Jesters Public House with its Edwardian frontage on Terminus Terrace).

The character area lies wholly within the Oxford Street Conservation Area which reflects the historical, aesthetic and social values of the area. The area is enhanced by its mix of uses well matched to the historic building stock.

Materials

Predominantly stucco and render, brown-red brick and some terracotta. Buff brick and some slate hanging are also seen. Roofs are largely hidden behind parapets but where seen are traditionally natural slate.

Condition

Generally very well-maintained by householders and owners of retail and commercial frontages.

Ownership

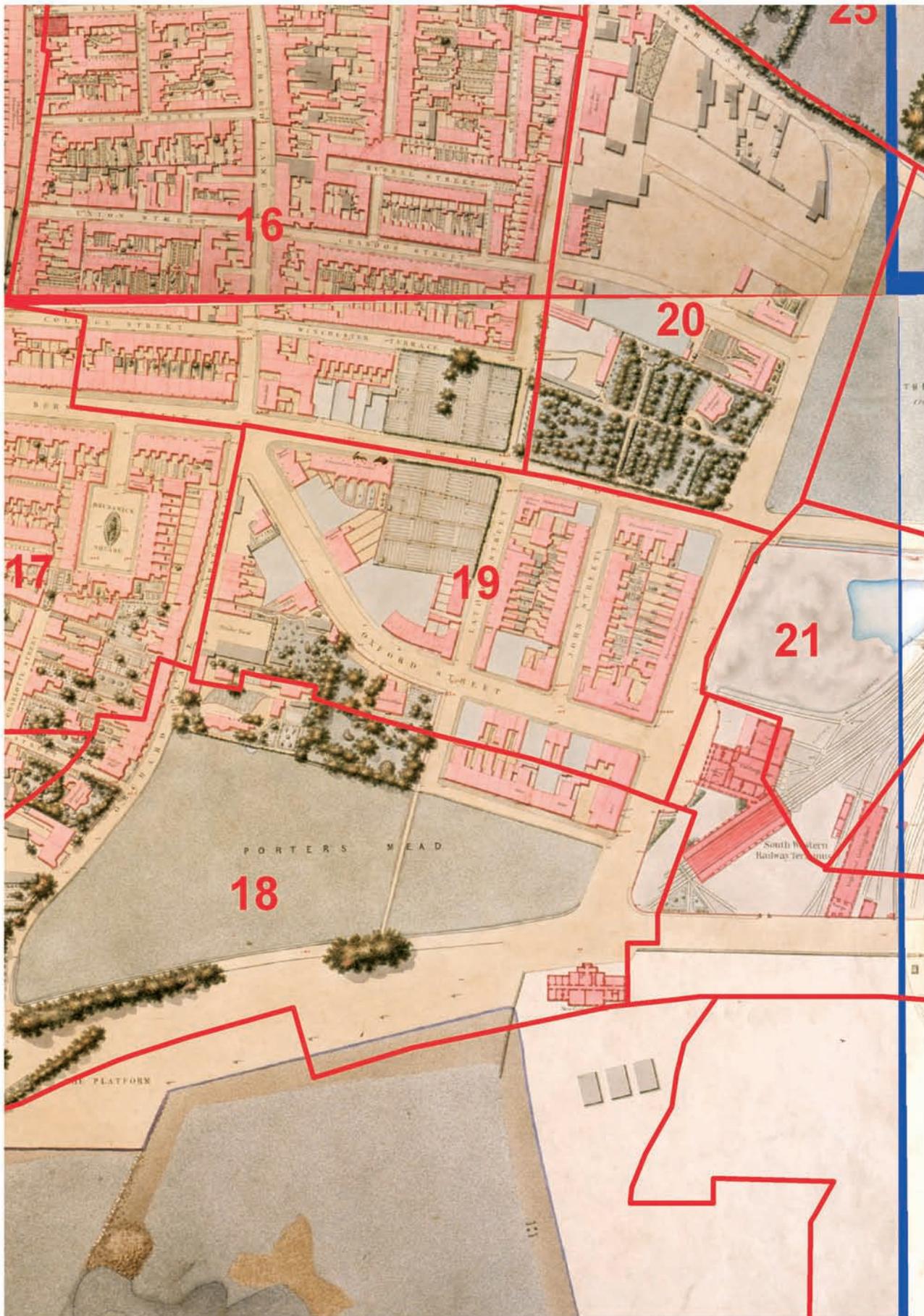
Multiple private and commercial ownership.

Intervention

- Possible shared surface area on east end of Oxford Street.

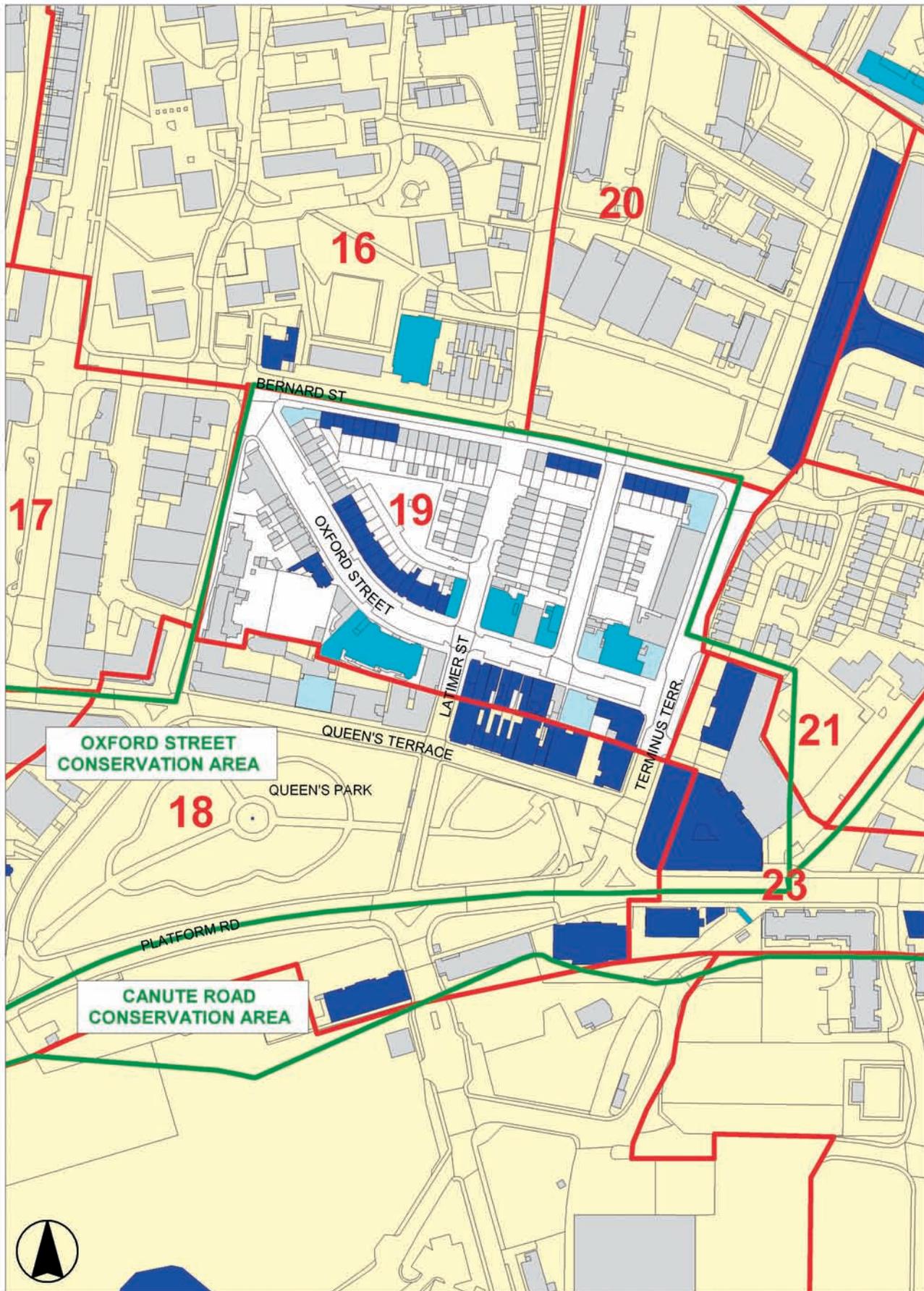
Key design principles

- Maintain the careful mix of residential to commercial outlets.
- Carefully consider scale which is consistent and sensitive to significant change in this character area.
- Reinstate traditional features – windows, shop windows, doors and architectural detailing wherever possible as part of any refurbishment/ redevelopment schemes.



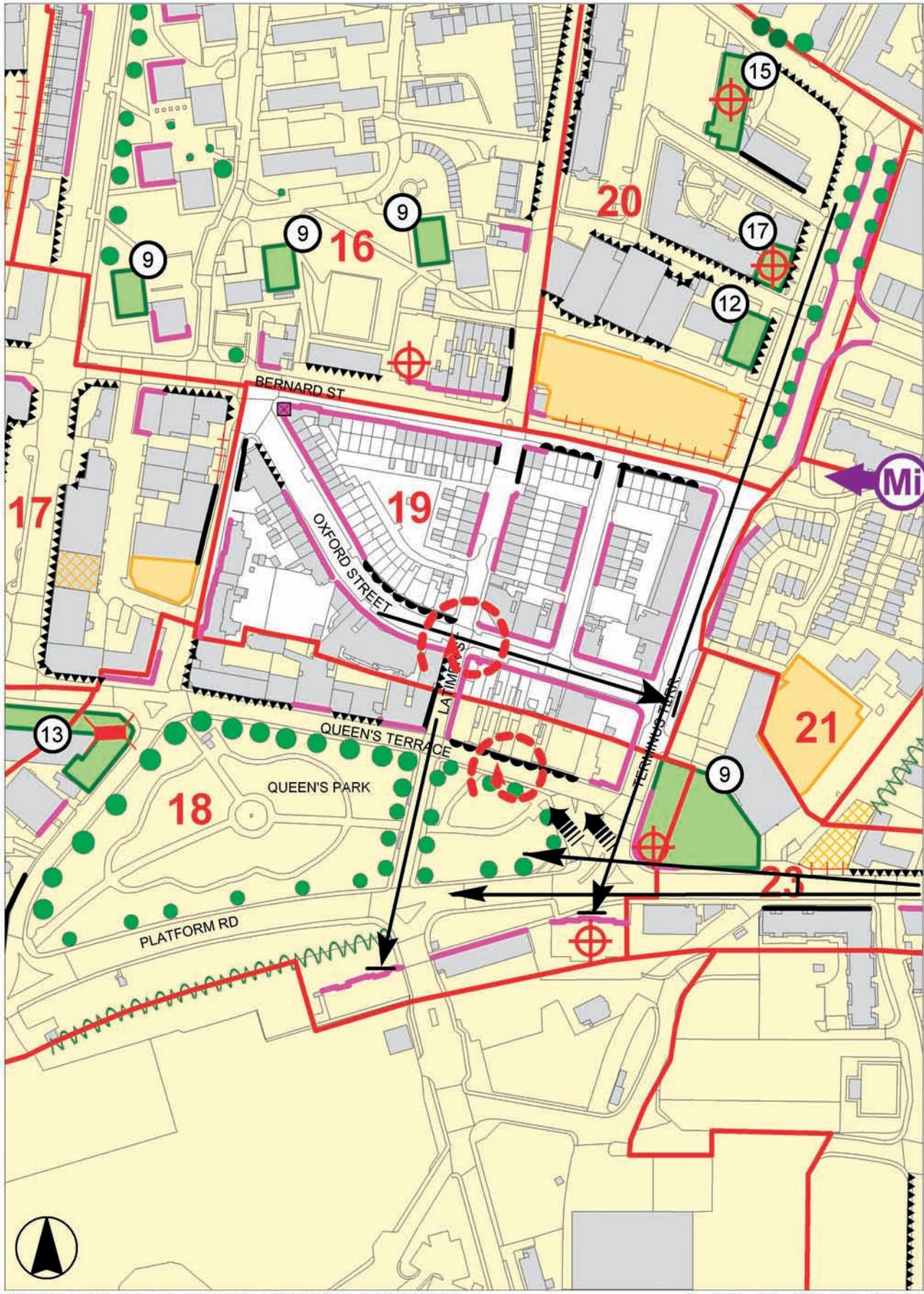
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Townscape