

### **31 Kingsland Estate**

#### **Context**

Kingsland Estate is bounded on the west and the south by the Central Parks (CA7) of Palmerston and Hoglands respectively. To the east is St Mary Street (CA29) but this is the other side of Kingsway – the busy wide-laned thoroughfare which links Six Dials to the east side of the city and the Itchen Bridge. To the north is the mainline railway set in a cutting. Both the railway and the road can be easily navigated by foot.

The eastern part of this area lay within the Saxon settlement of Hamwic; the western part was formerly part of the agricultural lands of the town. Development commenced in the early nineteenth century creating a grid of streets and terraced houses. The historic character of the area has been almost entirely lost – both in terms of the survival of historic buildings and the removal of the original street pattern.

#### **Grain**

There is a fine to medium grain to the character area and a high density of between 80-100 dph. The flat blocks are arranged informally to the north of the character area in sequence in single and up to three blocks in a group thus 3:2:1:2. The remainder of the area is of a fine grain arranged in terraces of fixed building line and enclosing communal gardens and parking courts.

#### **Scale**

Buildings are a consistent three storeys in height, the exception being the mission hall at two storey but with a hall rising to two and a half storeys.

Given the fixed scale of these buildings there are glimpses of St Mary's spire from within the character area. Views to the park are enclosed by built form and terminated by trees.

#### **Uses**

Residential, with amenity space to include a well-used children's play area within the estate.

#### **Public Realm**

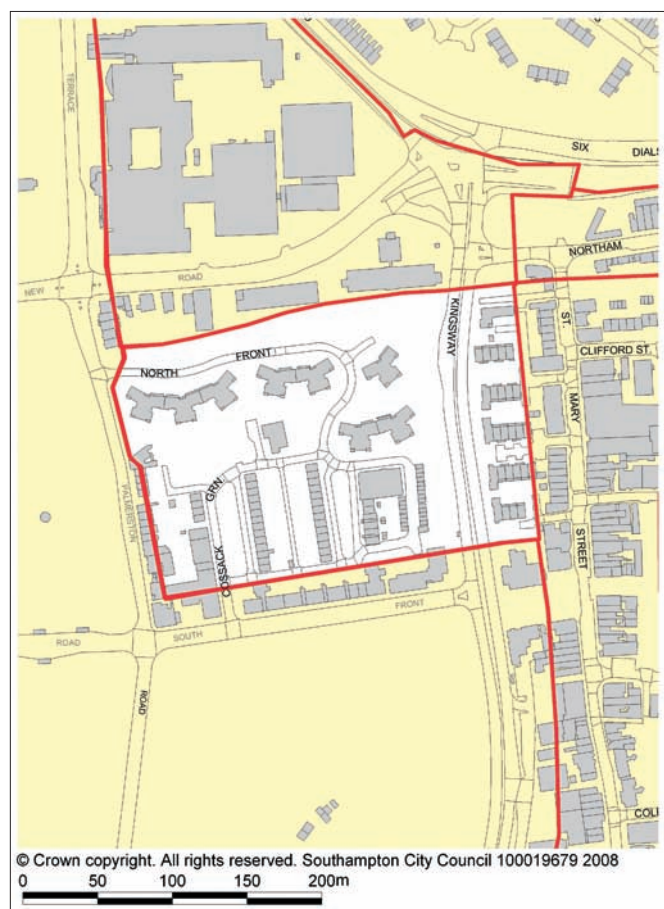
Modern and adequate. There are some good individual trees, and groups, particularly screening the road to the east.

#### **Connectivity**

There is relatively good connectivity for the pedestrian and the footpaths to and from St Mary's which lead on through the parks to the city centre appeared well-used.

#### **Views**

There is a series of glimpsed views to St Mary's spire throughout the estate. Views west and south out to the parks are strongly terminated with mature trees.



The strategic view to the campanile of the Civic Centre from Itchen Bridge passes over the south-west corner of the character area.

### Building types

Low rise flat block clusters and terraced townhouses.

### Architectural qualities

There is a degree of quality and endurance to the designs with the sense that they are simple but work very well. The spatial qualities of the estate are self-evident and the building clusters appear in spacious surroundings and attractive settings. The addition of colour in pastel shades to the facades is very attractive and enlivens the terraces immensely.

### Heritage Assets

The area is considered to possess a high degree of evidential value due to fact that the eastern part of the area lies within the known extent of the Saxon settlement of Hamwic. Therefore, any areas that have not been destroyed by modern development are regarded as being of national importance. A large north-south ditch of Saxon date is known to run through the area but it is uncertain whether it served as a western boundary to Hamwic or as an eastern boundary to settlement or another feature to the west. The area lies within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

There are no listed buildings or locally listed buildings within the character area. The Mission Hall of 1882 warrants local recognition not only for its social values (both historically and presently as a community centre for Kingsland) but as a building of some quality; of local brick and good proportions and with a positive re-use for the community.

The cast concrete Adam and Eve statues (1951) in Cossack Green have a high degree of artistic merit and value. They were made at the John Cass School of Art in London and presented by the architects of the estate. As such they are good examples of their type and illustrative of the early use of public art in post-war estate housing. They are awaiting local listing (November 2008).

### Materials

Steel frames with concrete cladding and rendered finish. Flat roofs. The Mission Hall is red brick with stone dressings and a natural slate roof.

### Condition

Fair to good.

### Ownership

Ownership is predominantly council-owned with small numbers of privately-owned properties and housing association properties.



- 01 One of the terraces of townhouses in the estate
- 02 A network of paths link the blocks with each other and a busy pedestrian route linking the parks to St Mary Street
- 03 The Mission Hall, dated 1882, an important survival of local importance within the estate.

### **Intervention**

- Potential to building upon the already present landscaping and increase the opportunities for public art within the informal spaces or the squares.
- The present good standard of maintenance and repair should be maintained.

### **Key design principles**

- Maintain the use of colour in future improvement programmes.

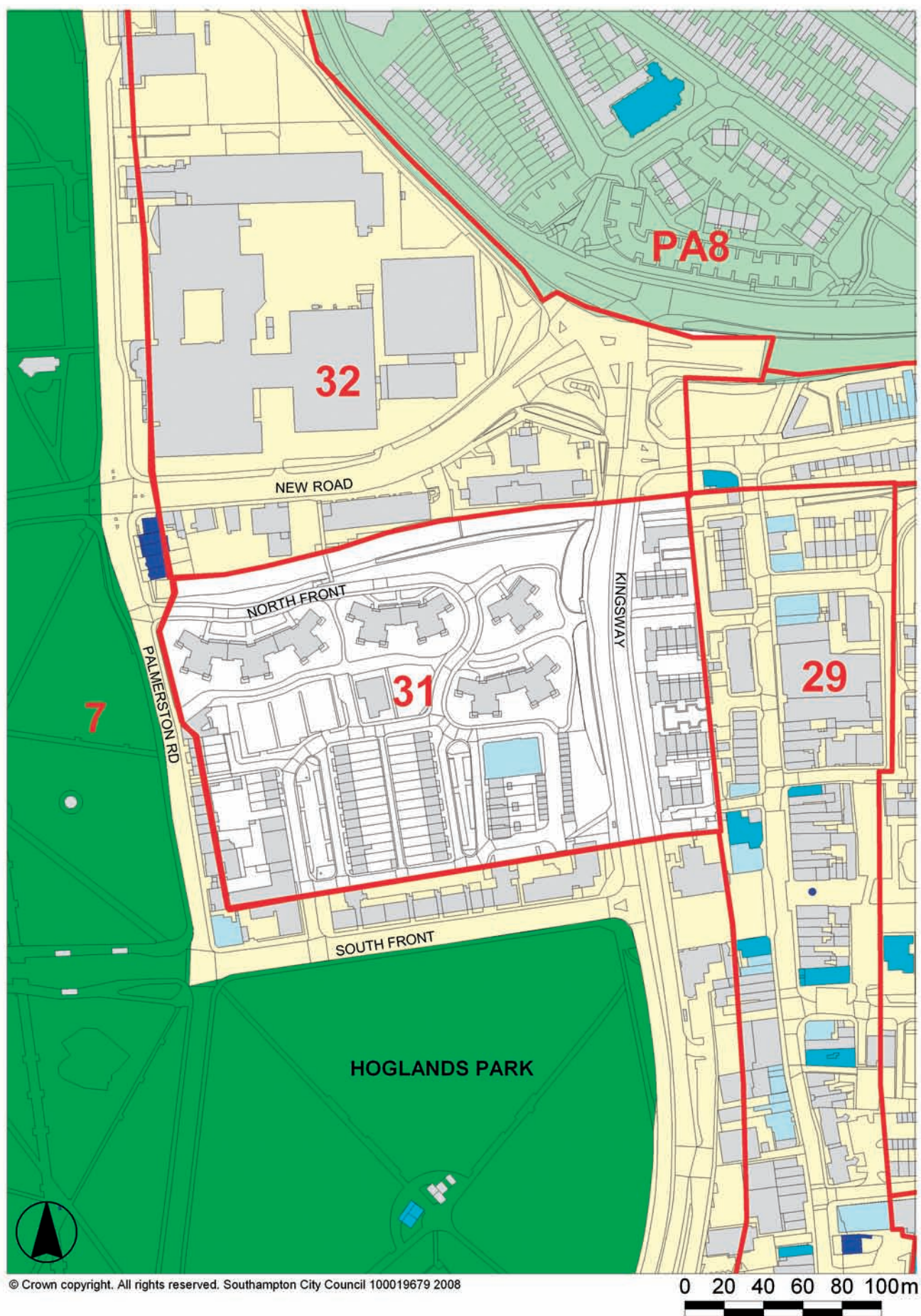




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### Heritage Assets





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## Townscape

