

3.4 The strategic views - fixed and kinetic

A total of 21 strategic views have been identified (Fig.16). All of the strategic views are seen from places within the city centre and from the River Test on approaching Southampton from places that are publicly accessible and well used. Each view has specific characteristics that contribute to an appreciation of the heritage significance of the city centre. They include the key heritage assets, other historical assets ranging from Grade I to Grade II listed buildings, locally listed buildings, conservation areas, registered historic parks and gardens to scheduled ancient monuments, as well as significant buildings, structures and public spaces. Together, these views represent at least one of the following four categories:



Southamton Panoramas - panoramas across substantial parts of the city centre



Cityscape Views - views from a city space, building or group of buildings within the city centre setting



Parks Prospects - broad prospects from within the Central Parks and along the network of footpaths



Waterfront Prospects - broad prospects from along the River Test.

It should be noted that not all strategic views include a highly sensitive view or sensitive view zone (Fig.15), depending on the nature of the view involved (for eg. STMIC.1, CCC.5, WF.6).

Each strategic view has also been assigned a fixed or kinetic status:



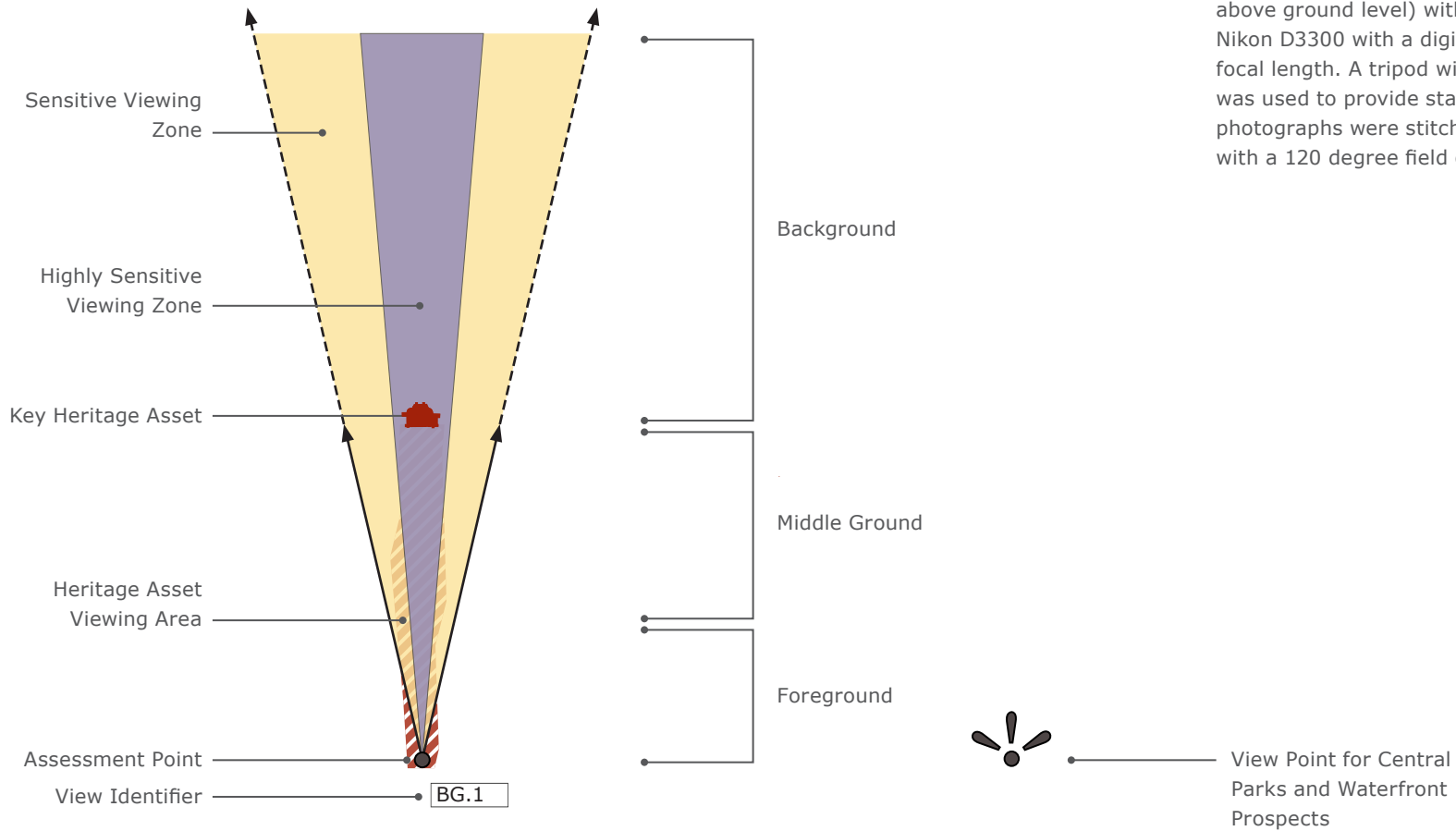
Fixed - are defined by a single point. Movement away from this point will fundamentally change the composition and dynamics of the view. In some cases it will result in complete loss of the visual connection with the key heritage asset. For example, in views from East Park to the Civic Centre (CCC.4), the physical nature of the viewing point is such that a single viewpoint which captures the essence of the view is only possible. Subtle changes from that fixed point will effect the quality and character of the view. This type of view is sometimes dependent on the significance of the viewing point itself (such as Arundel Tower and WF.1), which was intended to provide the fixed view of the subject matter. However, in most cases in the city, the fixed view points were not designed but are defined by circumstance, often in addition to relatively recent development.



Kinetic - defined as having elements of consistency whilst also being able to be experienced in ways that relate to, are caused or are produced by motion. The kinetic, or dynamic, nature of a view refers to the way in which it changes as the viewer moves through a HAVA.

However, for the purposes of this study whilst the view may be experienced from one or more points within the HAVA or viewed as a kinetic viewing experience seen during movement through the area with subtle changes to the view, the fundamental characteristics and subject matter of that view (for example a clear view of the Campanile to the Civic Centre) are nevertheless maintained. One of the key questions asked of the view is; how does the extent of the HAVA and your ability to move around it contribute to the experience of the view as a fixed point or kinetic viewing experience? This is described in each view where there is some change within the HAVA. For example, in views from Mayflower Park to St Michael's Church (STMIC.3), there are multiple points from within the park from which to enjoy a similar view which takes in the church spire and the town walls. In some cases, there is separate consideration and explanation of how the visibility and appearance of the key heritage asset may change as the viewer moves around the HAVA. This may include a description of the asset's visual relationship to other features in the view. Some views will have a more extensive HAVA than others, but in each case the optimal point has been chosen which best illustrates the view at the present time. Please note for the parks and waterfront views, these must be kinetic by virtue of the fact that different to other views they have no fixed defined focal point but are made up of and are part of a series of elements which contribute to the overall viewing experience. This is particularly the case from the water where a number of strategic heritage assets enjoy a degree of separation from other buildings but are then completely obscured as the view unfolds on moving towards or away from the heritage asset (in the case of the waterfront, the city as a whole).

Fig.15 Elements of a strategic view






Photography

For all of the strategic views a fixed height camera (at 1.6m above ground level) with a fixed focal length has been used: Nikon D3300 with a digital 18-55mm Kit Lense set to a 35mm focal length. A tripod with horizontal and vertical spirits was used to provide stability, particularly where a series of photographs were stitched together to create a panorama, with a 120 degree field of view.

Fig.16 City centre strategic views





Southampton Panoramas

 	CCC.1	Itchen Bridge to Civic Centre
 	STMIC.1	Itchen Bridge to St Michael's Church
 	STMIC.2	Town Quay to St Michael's Church
 	STMIC.3	Mayflower Park to St Michael's Church
 	WF.1	Arundel Tower to River Test
 	WF.2	Town Walls to River Test
 	WF.5	Cuckoo Lane to River Test
 	WF.6	Havelock Road to River Test





Cityscape Views

 	TW.1	Western Esplanade to Town Walls
 	BG.1	High Street to Bargate
 	CCC.2	West Quay Road to Civic Centre
 	CCC.3	Western Esplanade to Civic Centre
 	CCC.4	East Park to Civic Centre
 	CCC.5	London Road to Civic Centre
 	SMIC.4	Bernard Street to St Michael's Church
 	WF.3	French Street to River Test
 	WF.4	Bugle Street to River Test

Parks Prospects

 	CP.1	East Park and Watts Park Footpath CP.1W (view west) / CP.1E (view east)
 	CP.2	East Park, Palmerston Park and Houndwell Park Footpath CP.2N (view north) / CP.2S (view south)

Waterfront Prospects

 	WF.7	Isle of Wight Ferry to City Centre
 	WF.8	Hythe Ferry to City Centre



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Figure.17 CCC.1
View, viewing area
and assessment point



- Extent of View from Assessment Point
- Heritage Asset Viewing Area
- Assessment Point
- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings
- Historic Parks and Gardens
- Locally Listed Building
- Conservation Area
- Old Town
- Waterfront
- City Centre

Summary of view

The summit of Itchen Bridge is a clearly defined, busy and exposed place from which to experience a wide panorama of the city centre. The foreground is dominated by the bridge, River Itchen and riverfront. There is a strong sense of looking into and across the city centre due to the riverfront and middle ground in particular, which consists of low rise undistinguished commercial, industrial and residential buildings. St Mary’s Church and the tree line of Historic England registered Central Park provides a significant break in built form across the middle section of the view.

The city wide background of the panorama includes a number of clusters of tall buildings and focal points. There is little order or prevailing character amongst the groups of large commercial and residential slabs and stepped towers around Terminus Terrace or Charlotte Place. The view takes in the spire of St Michael’s Church, the spire of St Mary’s Church, the Civic Centre Campanile, the tree canopy of Central Parks and listed buildings within the Canute Road Conservation Area. Cranes and docked cruise ships (moored at Western Docks) can be glimpsed on the skyline. The upper part of the Campanile can still be made out on the skyline though it is the groups of large scale and tall commercial buildings that dominate the skyline.

Kineticism

The view radically changes on travelling east to west over the apex of the bridge and when viewed from either side of the bridges pedestrian walkways. It should be noted that due to the extended nature of the views length subtle changes in the position of viewing to say either side of the bridge could have a significant effect on viewing potentially tall buildings at some distance. This includes views of St Mary’s Church which block views of the Campanile at the mid section of the bridge.

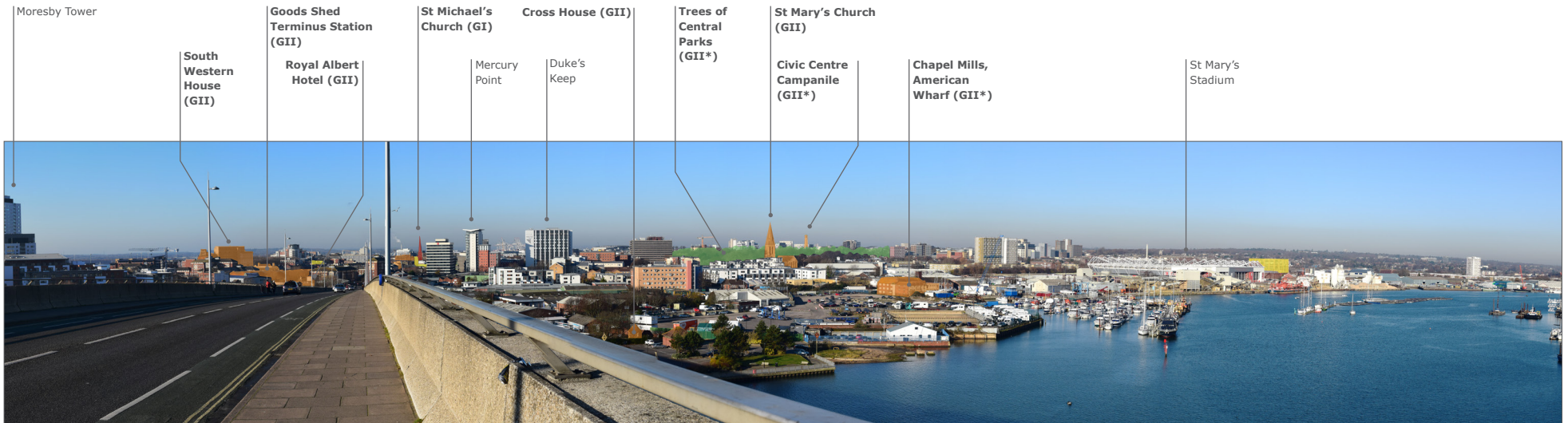
Seasonal/night-time variations

During the summer months the canopies of the trees at Central Parks develop a green band amongst the middle ground and background of built form in the view. By night the Campanile is floodlit making it visible. On match evenings, the glow and noise from St Mary’s Stadium becomes a dominant element in the view.

Highly Sensitive Sensitive



Existing View



Location of heritage assets in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings
- Locally Listed Building
- Historic Parks and Gardens

Photography information

Viewpoint location: 50°53'56" N 1°23'5" W (grid reference)

Date and time: 29/11/16 10.30

Field of view: 120°

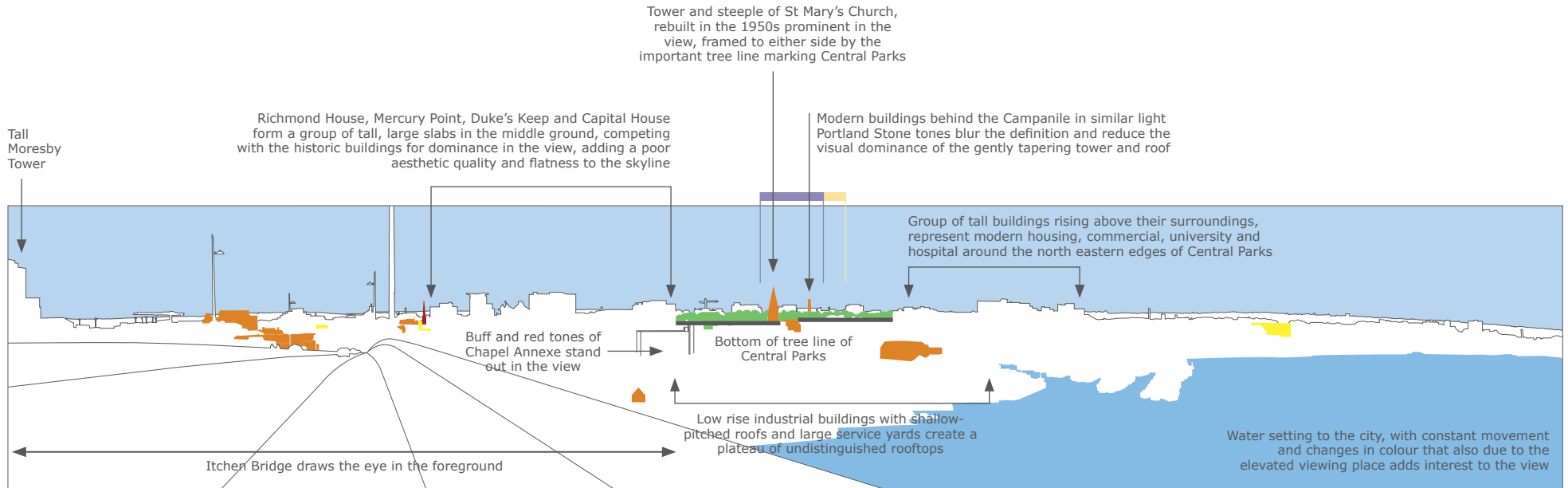


Figure.18 Heritage assets simplified in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings
- Historic Parks and Gardens
- Locally Listed Building
- River Test

Changes in the view

Zoomed in view of the Campanile and St Mary's Church details



Strategic view values and significance

Appreciation

- This wide panorama emerges on climbing the bridge from the east and diminishes on descending the bridge to the west. The heritage assets within the view when taken as a city group are best appreciated from the summit of the bridge. The Civic Centre's Campanile is appreciated with degrees of separation from other buildings and other heritage assets (such as St Mary's Church spire). Within the chosen view the Campanile can be clearly seen above the tree line of Central Parks and separate from other tall buildings and heritage assets in this view. The chosen viewing point has low heritage significance given its relatively recent inception

Condition

- A number of existing and proposed tall buildings (either approved but not built or at pre-application stage - Nov 2016) sit within this panorama. The backgrounds to both St Mary's spire and the Civic Centre Campanile have been partially encroached upon by tall buildings (most notably University of Southampton Mayflower Halls and Northern Above Bar developments). The strong tree canopy line of the Central Parks has been broken by a series of buildings to the west

Association

- The bridge was opened in 1977. Prior to this a chain ferry ran from Woolston to the city and before the chain ferry there was a 'ferry' service through at least the C19. The alternative was Northam Bridge to the north

- These views were not present prior to 1977 although it is possible that similar views of the city may have been had from elevated areas of Woolston in the late C19/early C20. This view however is very much a late C20 construct and so historic association is very weak

Familiarity

- This view is appreciated locally by regular bus, car and pedestrian users of the bridge generally to and from their places of work. Given its relatively late inception its familiarity has not been cemented or consolidated by age. The view does not tend to be a natural processional route to explore the city but is more a functional necessity for its users. It is unclear how many of these users would look to appreciate the values and significance of these heritage assets identified in the views in any meaningful way

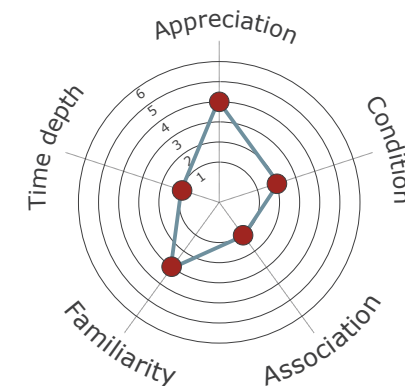
Time depth

- This view was not present prior to 1977. Its time depth is very shallow



Changes in the view

Mid point along the Heritage Asset Viewing Area of Itchen Bridge where St Mary's Church blocks views of the Civic Centre Campanile. The Church and wide tree line of Central Parks remain clear and prominent in the panorama.



How the significance of heritage can be sustained in this view

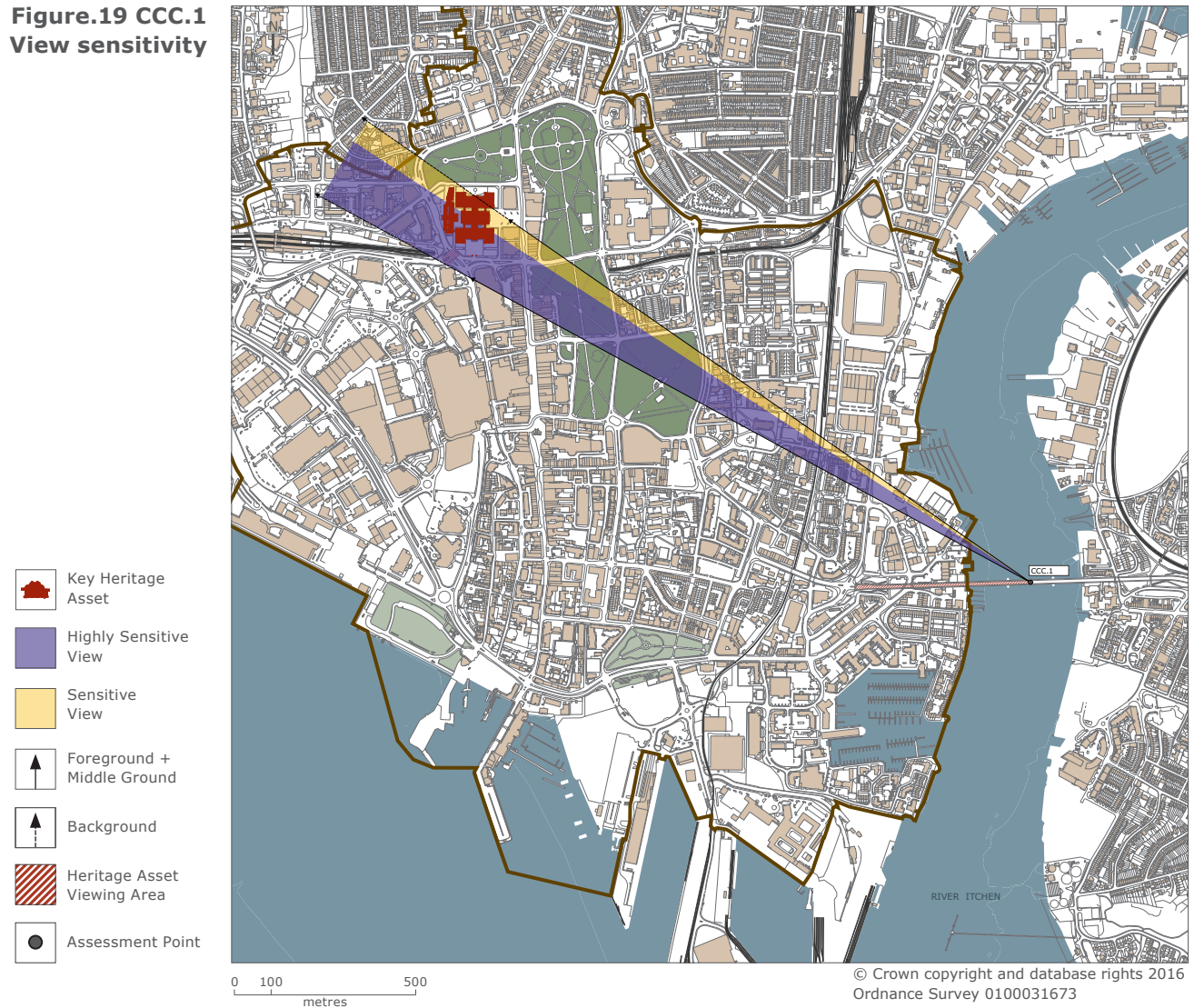
Foreground and Middle Ground

- The location forms part of a busy bridge. The relationship between the Civic Centre Campanile, the tree line of Central Parks and St Mary’s Church are important elements of the view. The relationship, and the elements themselves, are integral as a group to the viewer’s ability to recognise and appreciate the upper part of the Campanile
- Development within the Highly Sensitive View should be very carefully considered
- The opportunity presented by any new development on the riverfront and middle ground to improve the quality of the panorama will need to be assessed against its impact on the Civic Centre Campanile, tree line of Central Parks and St Mary’s Church as the viewer moves through the Heritage Asset Viewing Area. Development should respect the visual depth of the view and defer to the Highly Sensitive View
- Development that breaches the bottom of the tree line of Central Parks or blocks the tower and steeple of St Mary’s Church which make an important contribution to this view should be refused

Background

- Existing development in the background of the view has begun to compromise the dominance and clarity of the Civic Centre Campanile because of its size, horizontal emphasis, colour and visual proximity. This condition should not be worsened
- The silhouette of the Campanile should not be altered any further by new development appearing in its background
- It is essential that development in the background of the view and within the wider Sensitive View is subordinate to the Campanile and that the clear sky background profile of the upper part of the tapering tower, open bell stage and low pyramidal roof remains

Figure.19 CCC.1 View sensitivity



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