

28 Golden Grove Estate**Context**

The Golden Grove Estate is bounded by St Mary Street (CA29) to the west and railway lines to the north and east. To the south is the City College campus (CA27).

By the mid-nineteenth century terraced housing had been built within the southern part of the area and there was a brickfield within the northern part which subsequently became the site of the Gaol.

Grain

The estate has a mix of fine, medium and coarse grained buildings set in groups with common buildings lines to the groups. There is comfortable enclosure throughout despite the imposing Albion Towers to the centre of the estate.

Scale

There is a wide variation in storey heights ranging from small one to two storey courtyard houses in terraces through groups of four and five storey blocks to the edges of the estate culminating in the grossly out of scale sixteen storey Albion Towers which is a defining landmark particularly from the Central Parks for some distance.

Uses

As well as residential there is a school and modern church and good public amenity areas including a large children's play area and a basketball court. The former doctor's surgery is now a community building. The area is generally well-maintained and feels safe. The orientation of blocks means that most areas enjoy passive over-
looking from some viewpoint.

Public Realm

Public realm is adequate and well-maintained with a good number of mature trees interspersed between buildings, grassed areas and a children's play area.

Connectivity

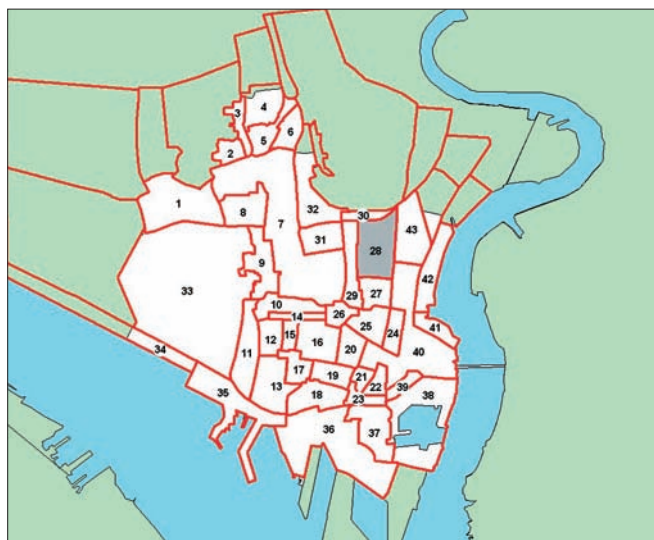
The area is well connected to St Mary Street to the west but otherwise is very poorly linked to adjacent areas particularly Chapel to the south. There is pedestrian access to the rail crossing used to access the football stadium.

Views

There are glimpsed local views to St Mary's spire and more developed open views east to the football stadium the roof structure of which dominates the skyline.

Building types

Flat blocks (grouped), courtyard houses, Board School and modern church.



Architectural qualities

There is an attractive simplicity to the small scale courtyard houses within the estate. These houses are laid out to streets (which are lawned) and appear very well-maintained.

The remaining flat blocks though well-maintained are architecturally uninspiring.

The Evangelical church is notable for its simplicity in design with subtle signals as to its use.

Heritage Assets

The area is considered to possess a high degree of evidential value due to fact that the character area lies within the area of Saxon Hamwic, an area of national importance for its remains of Saxon settlement and wholly lies within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

The digging of brickearths in part of the northern end of the area in the nineteenth century will have at least damaged evidence for the Saxon settlement although deeper features such as rubbish pits and wells may survive.

The Evangelical church is of a striking design and could be considered to have aesthetic value in heritage terms and the school to the eastern side of the estate is reminiscent of the Board schools of the late nineteenth century and is an imposing brick building. Both are locally listed buildings.

Materials

Buff brick, flat felt roofs to the courtyard houses. Large panel prefabricated construction to the slab block.

Condition

The condition of this character area is fair to good.

Ownership

Ownership is predominantly Southampton City Council but there are a small number of privately owned properties.

Intervention

- The rear elevations to St Mary Street are particularly unattractive dead frontage. There may be some scope for redevelopment to provide flats above shops to St Mary Street and a positive frontage to the Estate.
- Consideration should be given to improved landscaping adjacent to the footways.

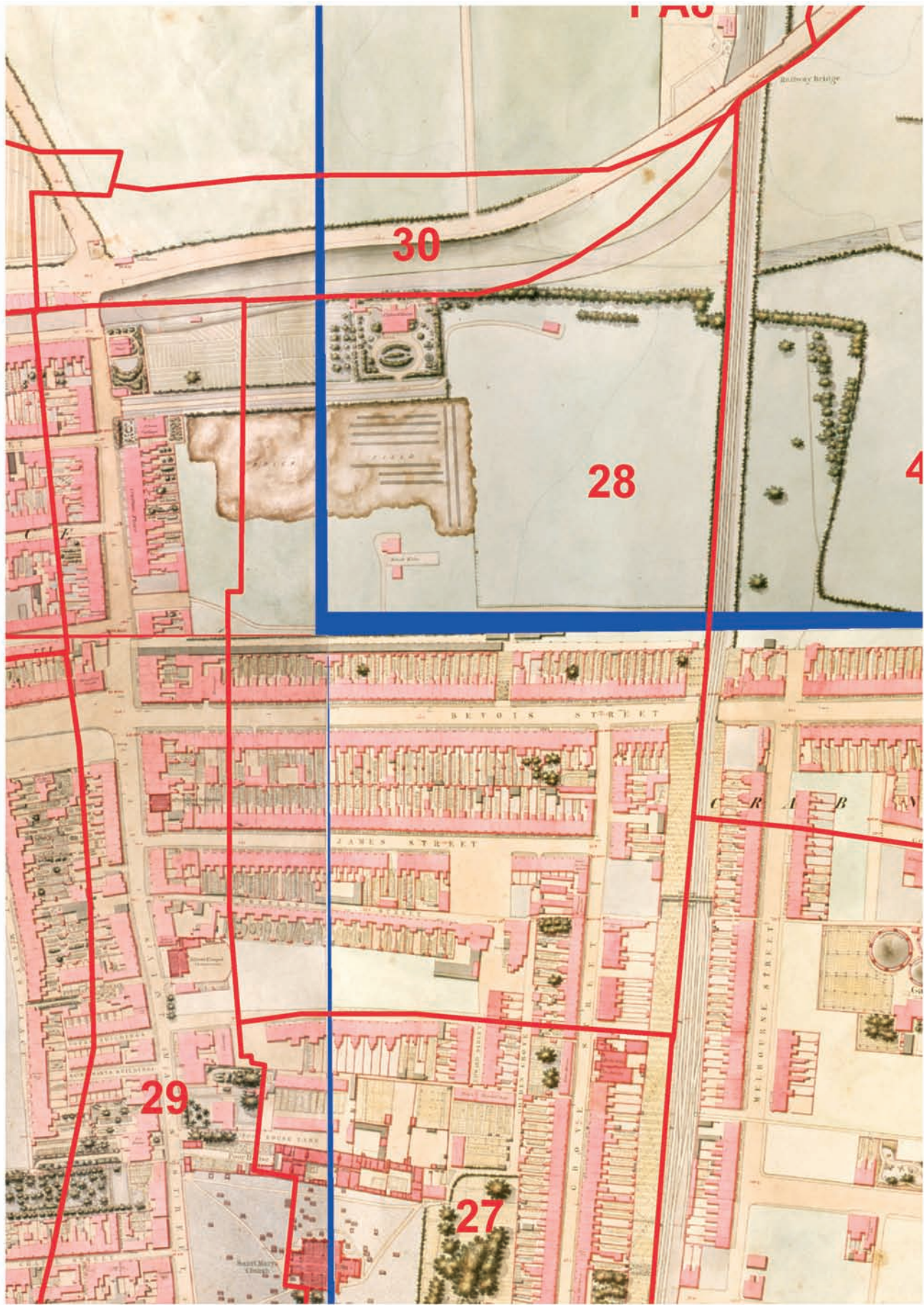
Key design principles

- Development and any proposals for improvement should have regard to the estate improvement plan,



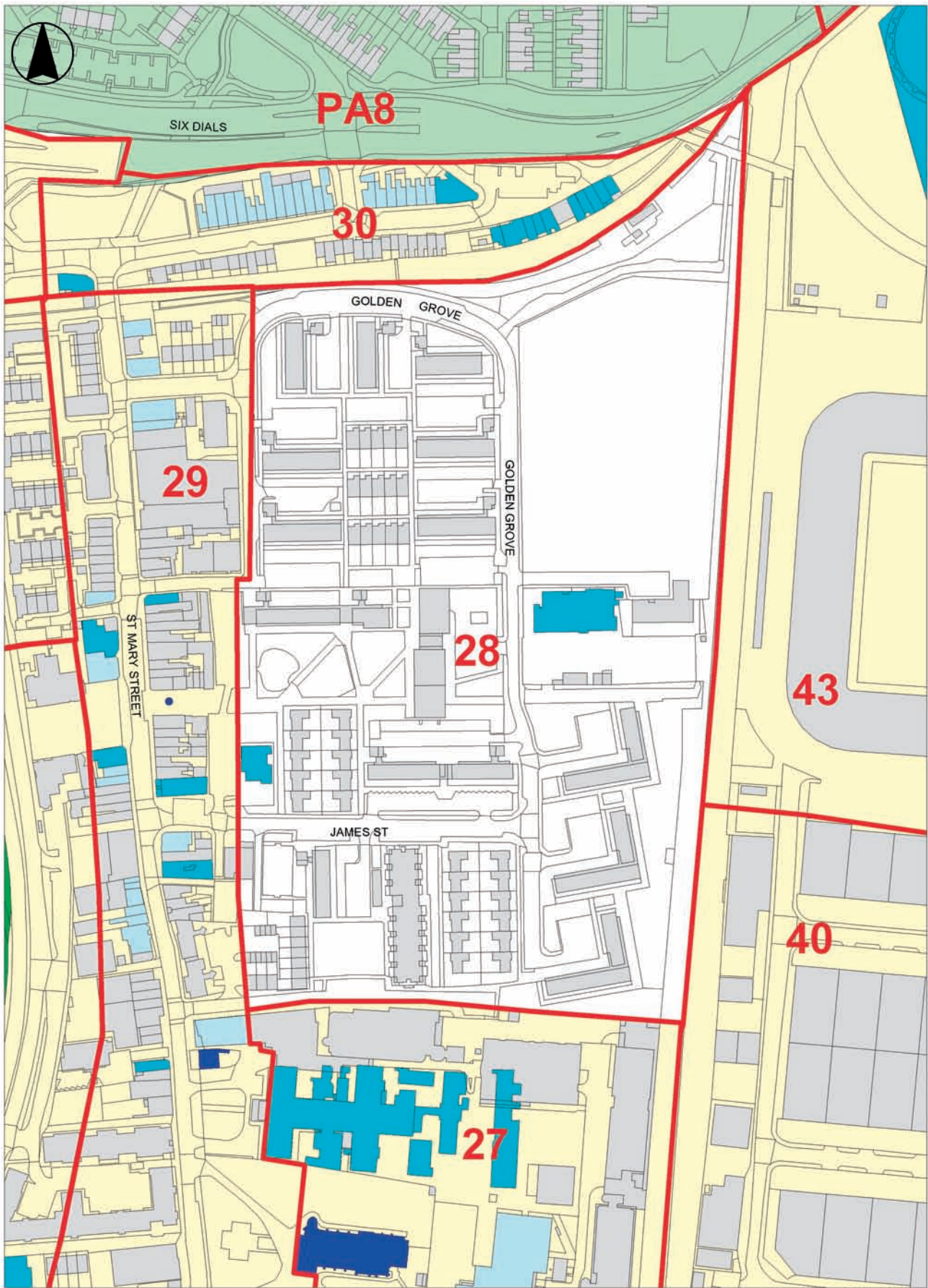
01 The evangelical church with Albion Towers (16 storeys) in the background
02 Variation in scale to building types within the estate
03 Glimpsed views to the spire of St Mary's Church are an important part of the townscape

some of which has been undertaken with some success.



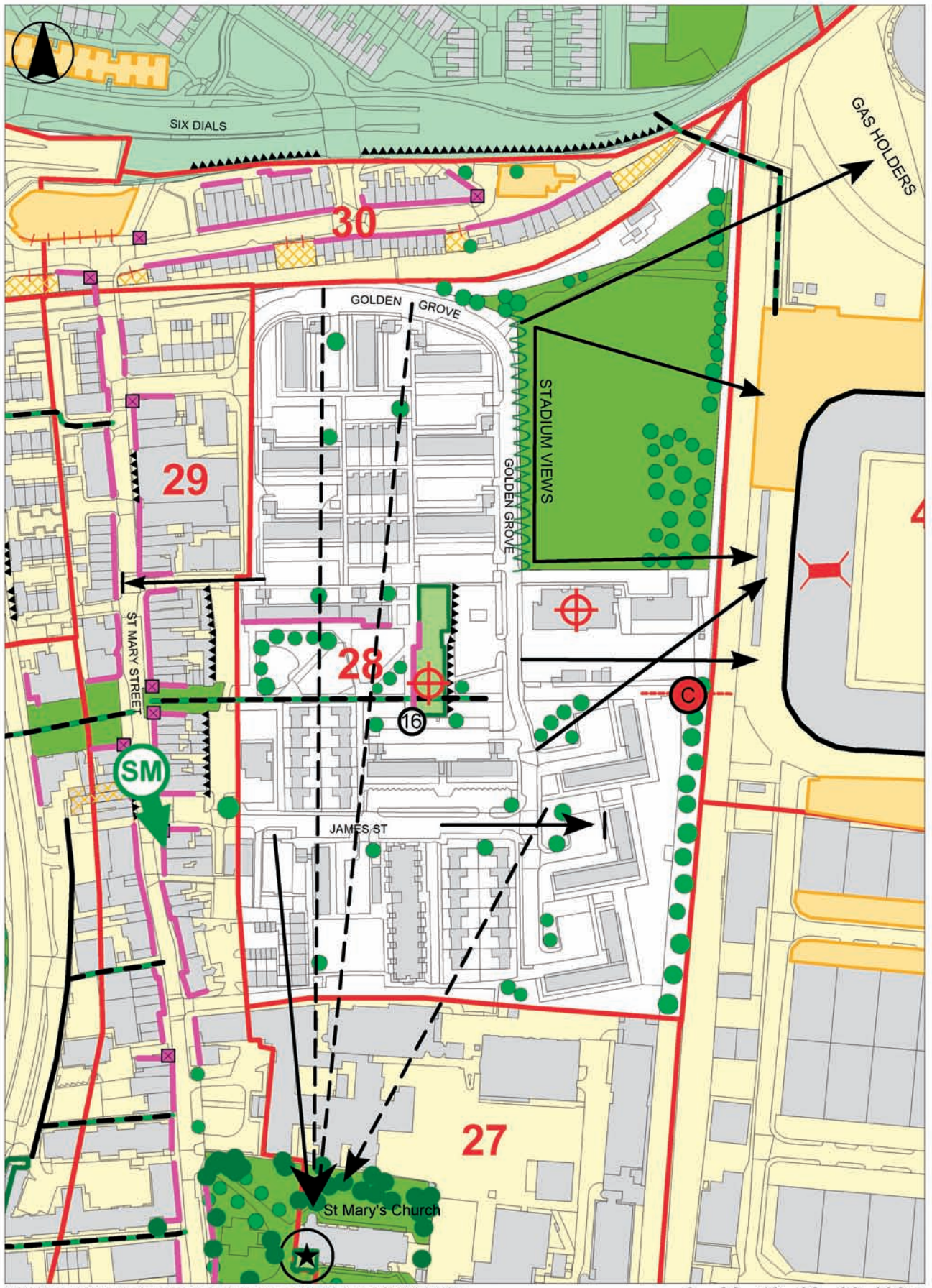
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Heritage Assets



Townscape