

PA07 St Mary's Road (Commercial core)**Context**

- This area lies immediately east of CA32: Solent University, Charlotte Place and environs. To the east and south is PA8: Newtown and Queensland.
- St Mary's Road is the small commercial core of this part of Southampton.
- The land is steadily rising from south to north and there is a sharp level change between this area and Charlotte Place to the west.

Grain

- Fine grain.
- Consistent building lines to the back edge of pavement.
- Roofs pitched to the road, ridges parallel.

Scale

- Traditional grand three storey.

Uses

- Former Drill Hall now leisure centre.
- Purpose-built late nineteenth century shops with residential accommodation above.
- Residential accommodation converted to offices.
- Nightclub.
- Furniture storage.
- Public house/bar.

Public Realm

- The public realm is in poor condition with standard materials, excessive signage, over-engineered traffic junctions and no trees or areas of soft landscaping.

Connectivity

- The area is well-connected to its neighbours with a traditional grid street pattern feeding into the residential suburbs to the north, east and south.

Views

- Towards the southern end of this character area there is a distant view to the football stadium along Brinton's Road.

Building types

- Purpose-built Victorian shops with accommodation above.
- Drill Hall.



The former drill hall (seen with the crenellated tower) is a memorable building in the townscape

Architectural qualities

- This road has a high degree of architectural quality despite being in a very poor state of repair and with much alteration to ground floor shops and to windows.
- The former Drill Hall is a striking building in the street scene with its crenellated tower forming a strong central feature in the facade.

Heritage assets

- Victorian terraces of 1899.
- Former Drill Hall 1869.

Materials

- Red brick, natural slate has largely been replaced with concrete interlocking tiles.

Condition

- Very poor.

Ownership

- Private, small businesses, possible high degree of absent landlords.

Intervention

- Much needed improvements to the design and material quality for shopfronts and signage.

Key design principles

- Must ensure that future development to the west side of St Mary's Road respects the scale, rhythm and plot division seen on the east side of the road.