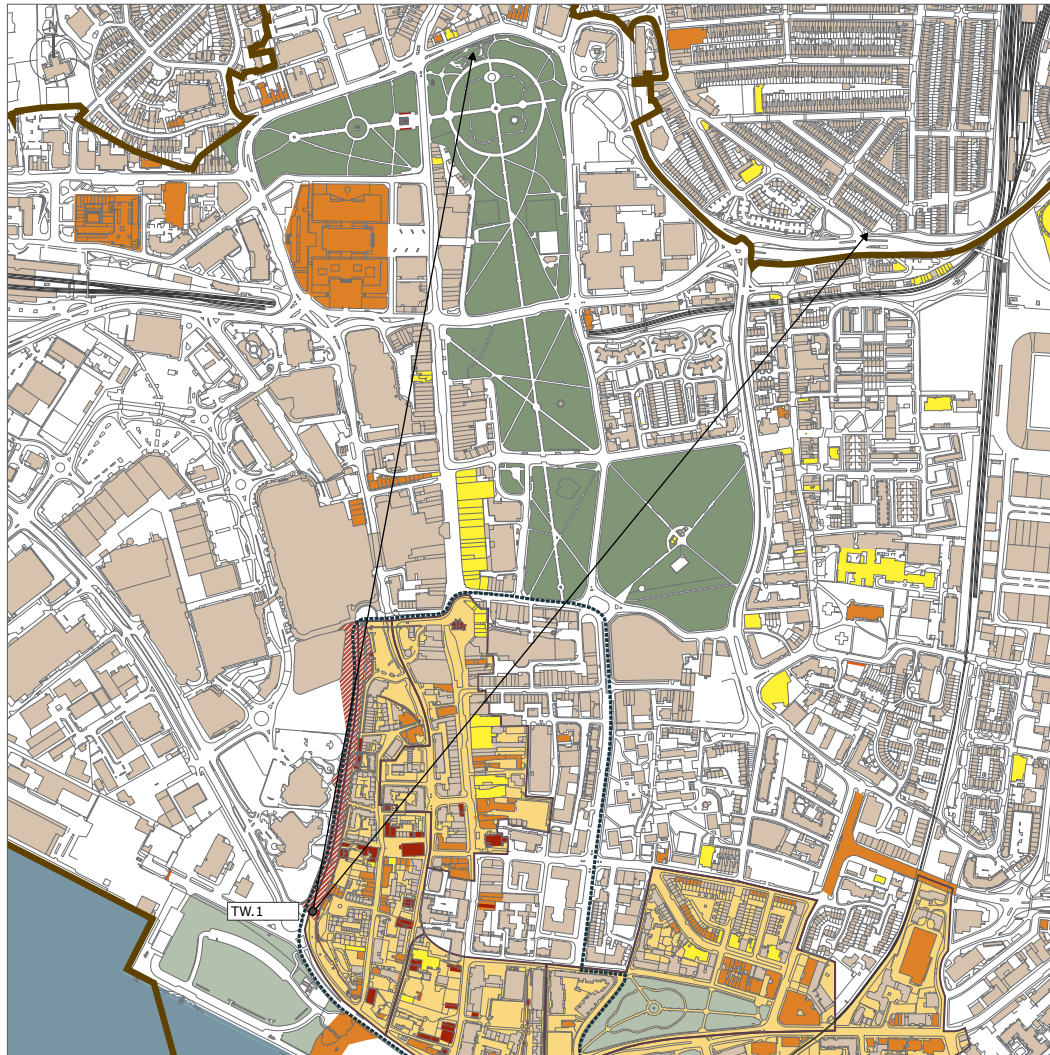


TW.1












Western Esplanade to Town Walls



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Figure.41 TW.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 cityscape view of the medieval town defences from Western Esplanade is probably the best place to experience the most uninterrupted and intact sections of Town Wall in the city. This location allows the appreciation of the grandeur and dominance of the defensive structures, including the West Gate, William Nycol Tower, The Arcade and Castle Water Gate to be delineated against clear sky. The boundary of the Old Town Conservation Area runs broadly along the line of the Town Walls to the western side of Western Esplanade so that much of the viewing place is within the Old Town Conservation Area.

The foreground comprises a large expanse of historic paving and stuccoed The Pig in the Wall (The Royal Standard Inn). The line of the Town Walls, tree line on Western Esplanade and sky, converges to a point at the far end of the walls, where certain modern elements of the central shopping area of the city are visible. These include the modern Northern Above Bar development.

The view is contained to the west by the Grand Harbour Hotel, The Quays Swimming and Diving Complex and the recently completed Watermark WestQuay leisure, retail and shopping complex.

Kineticism

The view point is variable and results in radical changes to the quality of the view with relatively little movement. On moving west from the viewpoint across the road, Castle House will quickly become apparent above the parapet of the walls. Similarly, on moving west the strong contrast of the red brick which forms the houses to Biddlesgate and Postern Courts when seen against the white and pale cream/beige of the stonework becomes more apparent. On travelling north or south along Western Esplanade there are changing but complementary views of the Town Walls in which the varied construction phases and adaptation of the defences can be read and appreciated.

Highly Sensitive



Existing View

Photography information

Viewpoint location: 50°53'55" N 1°24'26" W (grid reference)

Date and time: 25/11/16 14.00

Field of view: Restricted by buildings + trees



Location of heritage assets in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings

Development within the Old Town at a similar height to the parapet of the Town Walls sweeps the eye to the centre of the view

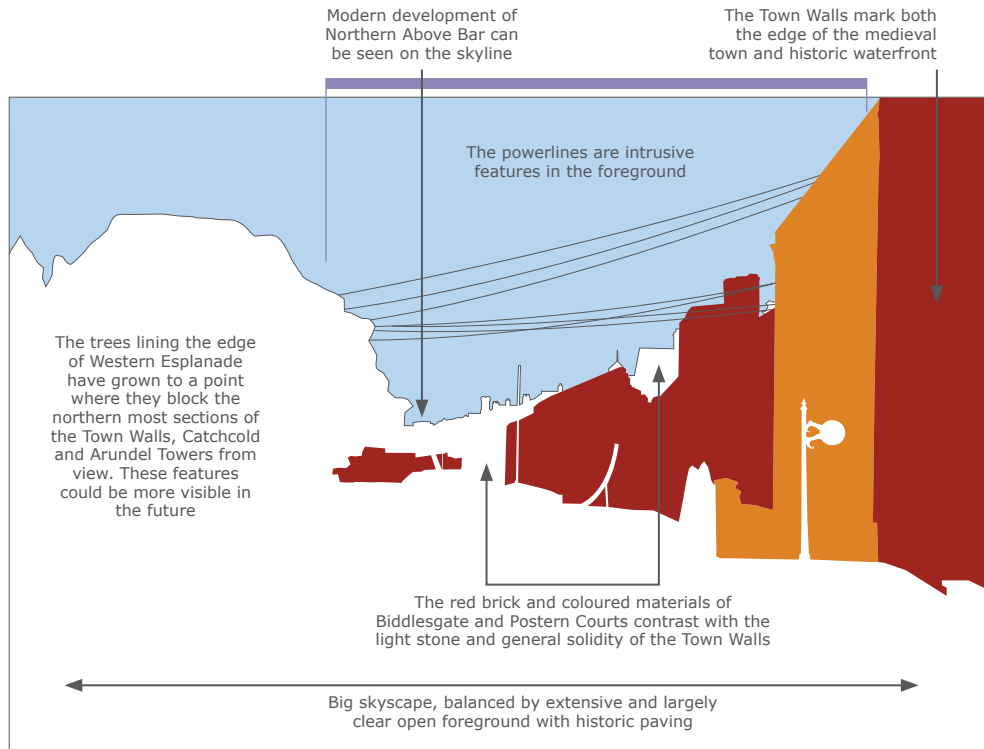


Figure.42 Heritage assets simplified in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings



Seasonal / night-time variations

Mature trees along the western side of Western Esplanade screen views of the Quays Swimming and Diving Complex and buildings further behind associated with WestQuay. By night, The Pig in the Wall is the most highly floodlit element of the view, drawing the eye (21.15, 09.05.2017). This particular section of the Town Walls is unlit in the view.

Strategic view values and significance

Appreciation

- This view provides an observer with a real sense of the scale and solidity of the town's former sea facing defences. The quality of the stonework and the adaptation and alteration of parts of the wall are readily apparent. The former Royal Standard Inn (now The Pig in the Wall) is separately Grade II listed. From other vantage points close to the chosen view point, the spire of St Michael's Church is glimpsed above the parapet of the wall

Condition

- The Town Walls has been lost in places along this length diminishing what is otherwise a striking and strong reminder of the town defences of medieval Southampton. The viewing point means that the full scale and extent of the former town defences can be appreciated and are not encroached upon by the 15 storey Castle House which sits to the north-east of the viewpoint and is more apparent on moving west from the walls when travelling north along Western Esplanade
- The trees to the west side of Western Esplanade have helped reduce the impact of built form to the west but nonetheless close this view down and provide a picturesque character not unlike their appearance during parts of the C18 and most of the C19

Association

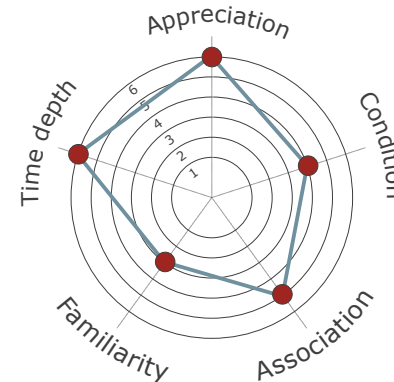
- This part of the towns defences comprises a series of gates which have variously been related to a number of events closely related to the importance of Southampton as a setting-off point for sea-based voyages around the world. These sections of the wall have been depicted in a number of paintings, sketches and photographs of C19 and pre-war Southampton. The distinctive sections of tall recessed arches repeated are a very notable and attractive element of this part of the Town Walls as are the survival of arched gates (Water Gate and The Postern)

Familiarity

- It is not clear how significant this view is locally and whether it is a regularly used and appreciated space. The completion of the second phase of the WestQuay shopping centre which sees major improvements to the public realm adjacent to the Western Esplanade may increase the use and appreciation of this part of the city

Time depth

- Sections of the walls seen in this view are at least 700 years old. This view, or something similar of the towns defences may have been possible from quays, or jetties built adjacent to the walls or from boats moored to structures associated with the various gates which were present along this western stretch of the sea-facing defences. What has changed over time is the enclosure of what would have once been a relatively open view lined one side by the stone defences. The open character of the view from the reclaimed land was present from c1930s to 1970s



TW.1

Western Esplanade to Town Walls

How the significance of heritage can be sustained in this view

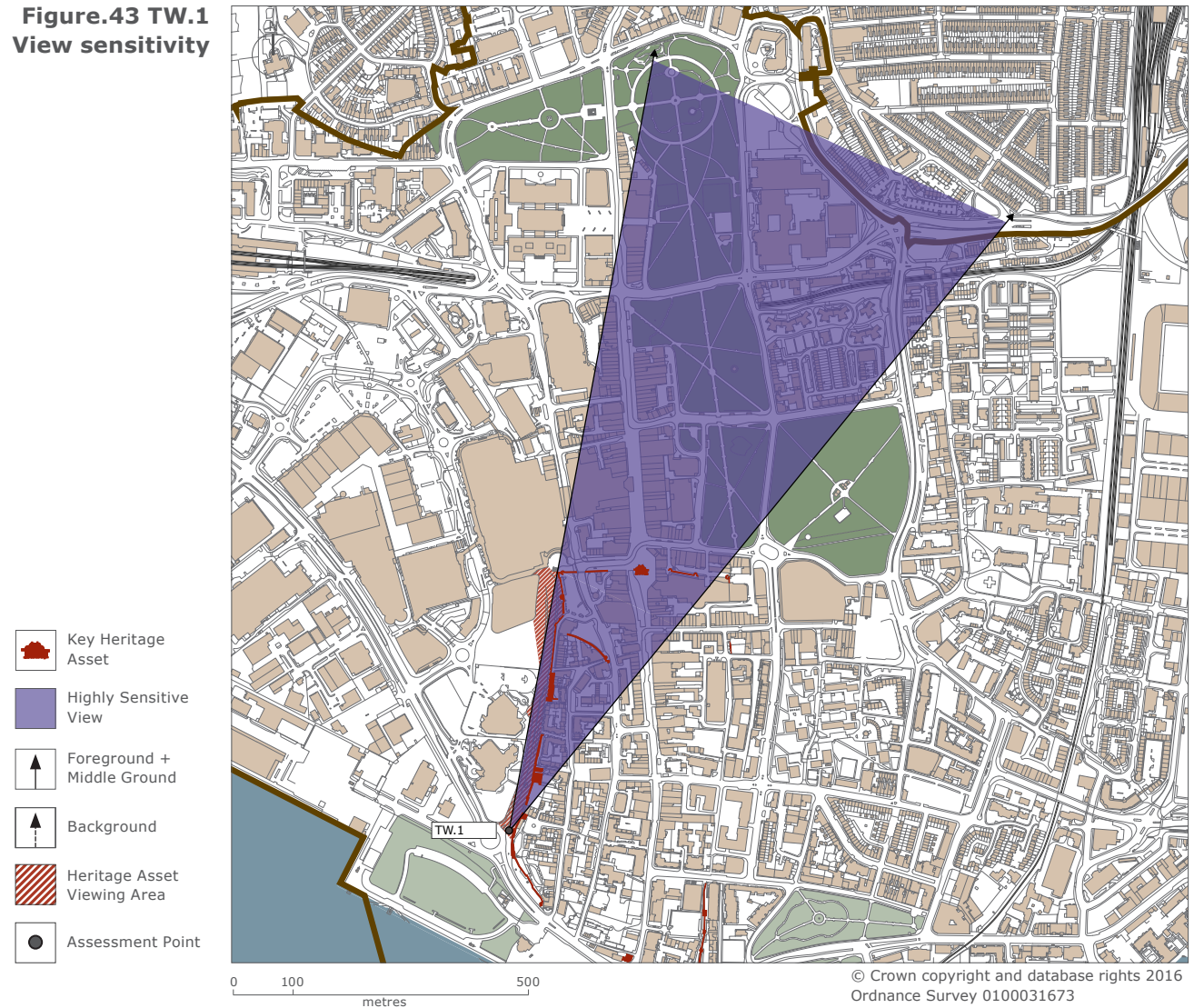
Foreground and Middle Ground

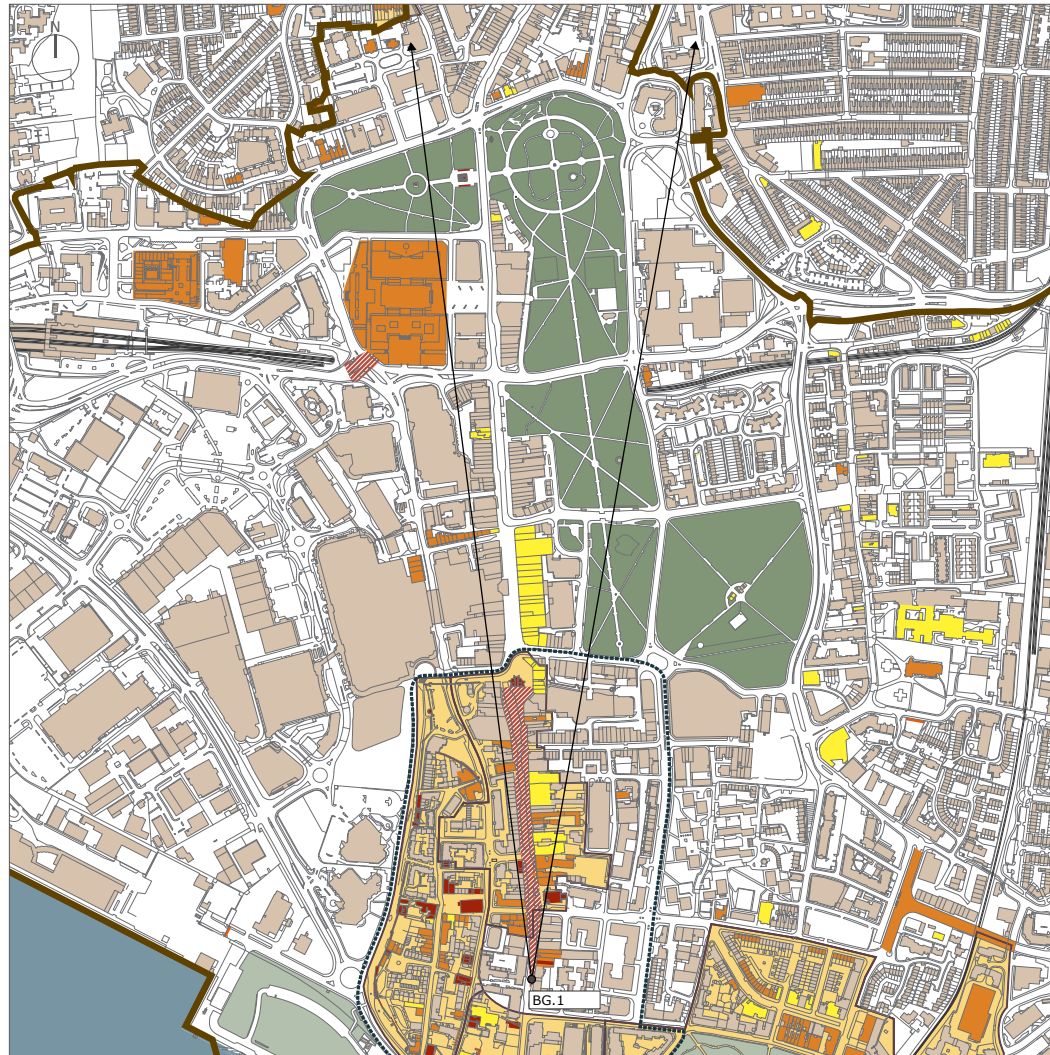
- The Highly Sensitive View should not be altered by development appearing above the parapet line of the Town Walls
- No development is expected in the foreground. The foreground and middle ground public realm needs to be managed to maintain a high quality and clutter free space at the base to the Town Walls which maintains the dominance of the Town Walls in the view
- Overhead lines crossing the Western Esplanade undermine the aesthetic quality and clear sky experience. There would be a benefit to removing the lines
- Landscaping should not encroach on the uninterrupted building line of the sections of Town Walls seen in the view
- The redevelopment of The Grand Harbour Hotel and The Quays Swimming and Diving Complex on the western side of Western Esplanade are not expected in the foreseeable future. However, when redevelopment of this side of Western Esplanade does take place, new development should not encroach any further on the space in front of the Town Walls
- The trees on Western Esplanade have grown to a point where they encroach on the centre of the view and obscure the far end of the walls, and views of Catchcold Tower and Arundel Tower. There would be a benefit in managing the trees to better reveal the historic fabric

Background

- Background development that would appear above the parapet line of the Town Walls and roofline of existing buildings within the Old Town should be refused
- Development in the centre background of the view should respect the established parapet line of the Town Walls and Forest View

Figure.43 TW.1
View sensitivity





0 100 500 metres

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Figure.44 BG.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 southern part of the High Street within the Old Town and Conservation Area offers the finest view of one of Southampton’s most important landmarks. The High Street remained the most important street of the town throughout the medieval period (during which time it was known as English Street). The street has maintained a fine grain based on a medieval plot pattern with consistent building lines accentuating the view along it. The mix of highly individual buildings with great attention to both architectural and material detail, notably the purpose-built banks, office chambers and commercial buildings provide a sense of the wealth, status and investment in the town during the mid C19 and early C20. Red and buff brick is seen in combination with other materials mainly creamy white (mainly Portland) stone and stucco render. Buildings are well articulated to corners with roofs generally hidden behind parapets (some decorated).

The Bargate is experienced in the centre of the vista from multiple points south from the monument along the historic commercial High Street. The view of the Bargate is fully framed by buildings on either side. There is an unimpeded view of the parapet and silhouette of the Bargate against the sky. It’s dominance in the view emphasises its former physical dominance in the historic townscape and high social status. From within the viewing place, the recently completed Northern Above Bar development is seen above buildings in the Old Town North Conservation Area as part of the backdrop to the Bargate.

Kineticism

The view changes on travelling north along the High Street as the relatively shallow slope of the street means buildings to the north become apparent the further south one views the Bargate. There is limited movement to east and west as the street enclosure strongly defines the view corridor limiting the kinetic nature of the view in this axis. However, it should be noted that due to the extended nature of the views length, subtle changes in the position of views to say either side of the High Street street have a significant effect on viewing potentially tall buildings at some distance.

Highly Sensitive Sensitive



Existing View



Location of heritage assets in the view

- 123+124 High St (GII)
- 165-168 High St (GII)
- Bargate (GI)
- Star Hotel (GII*)
- Dolphin Hotel (GII*)
- 36+37 High St (GII)
- Holyrood Church (GII*)
- Red Lion Inn (GII*)
- 56 High St (GII)
- 57+58 High St (GII)

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

Photography information

Viewpoint location: 50°53'55" N 1°24'14" W (grid reference)

Date and time: 09/11/16 11.30

Field of view: Restricted by buildings

The view is framed by the buildings along the historic mixed use High Street

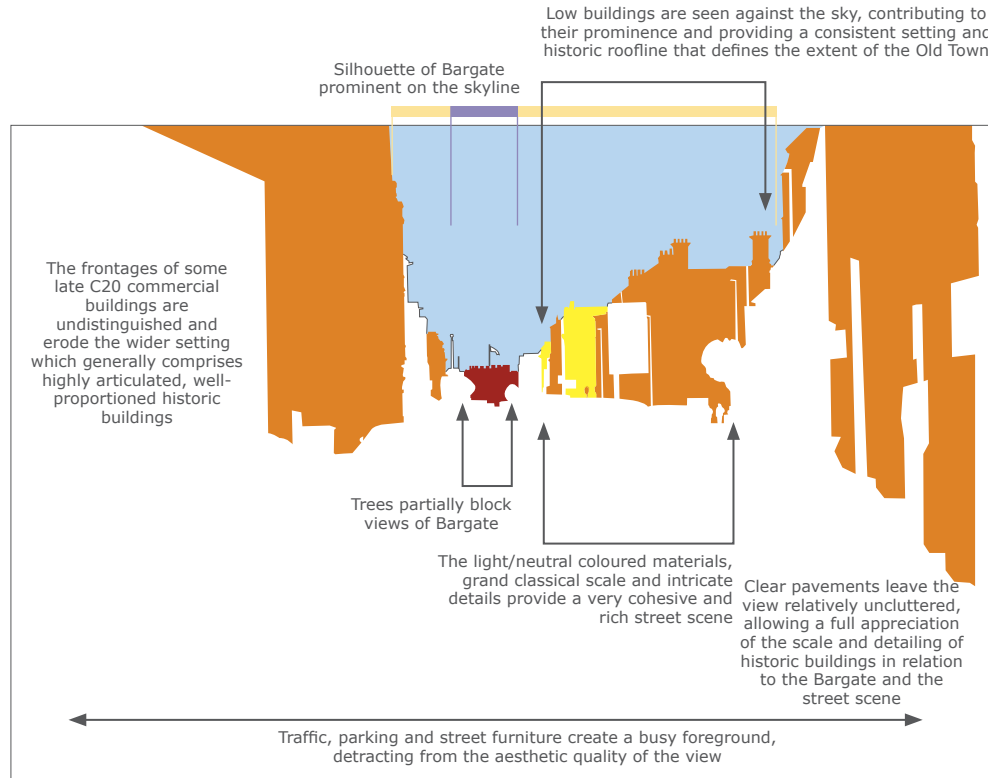


Figure.45 Heritage assets simplified in the view

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



Seasonal/night-time variations

The trees along the High Street screen some of the Bargate during the summer months, although the top of the Bargate is easily visible. The weekly street market with its stalls and large vans placed around the Bargate also temporarily block views. During the winter and festive period, decorations, such as Santa and his sleigh, and associated structures (scaffold) can be seen in front of and directly above the Bargate. At night (20.40, 09.05.2017) the Bargate is unlit.

Strategic view values and significance

Appreciation

- This view is experienced along almost the entire length of High Street to the south of Bargates but is perhaps most strongly appreciated from the junction of High Street and Bernard Street adjacent to the Holyrood Church

Condition

- There has been very significant erosion of the immediate and wider setting of the view subject. Most of this as a result of the damage sustained during WWII bombing raids and later early C20 traffic relief measures

Association

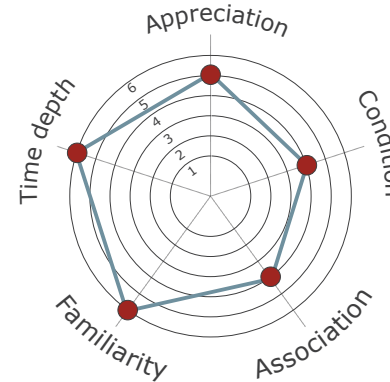
- There are numerous sketches, paintings and early photographs of this view pre and post truncation of the walls and the post-war rebuilding. There are a high number of designated heritage assets which also form part of this view

Familiarity

- This is a locally cherished view. Local events such as the street market and the recent use of tables and chairs to the front of cafes and restaurants provide an animated and valuable juxtaposition of the historic character with modern street uses and opportunities to view and appreciate the Bargate in its historic setting

Time depth

- This view has been present for at least 800 years although the Holyrood Church may have partially obscured the view from south of the church as it projected into the High Street. Some of the buildings in the foreground are C19 in date but sit on medieval plot divisions and build



How the significance of heritage can be sustained in this view

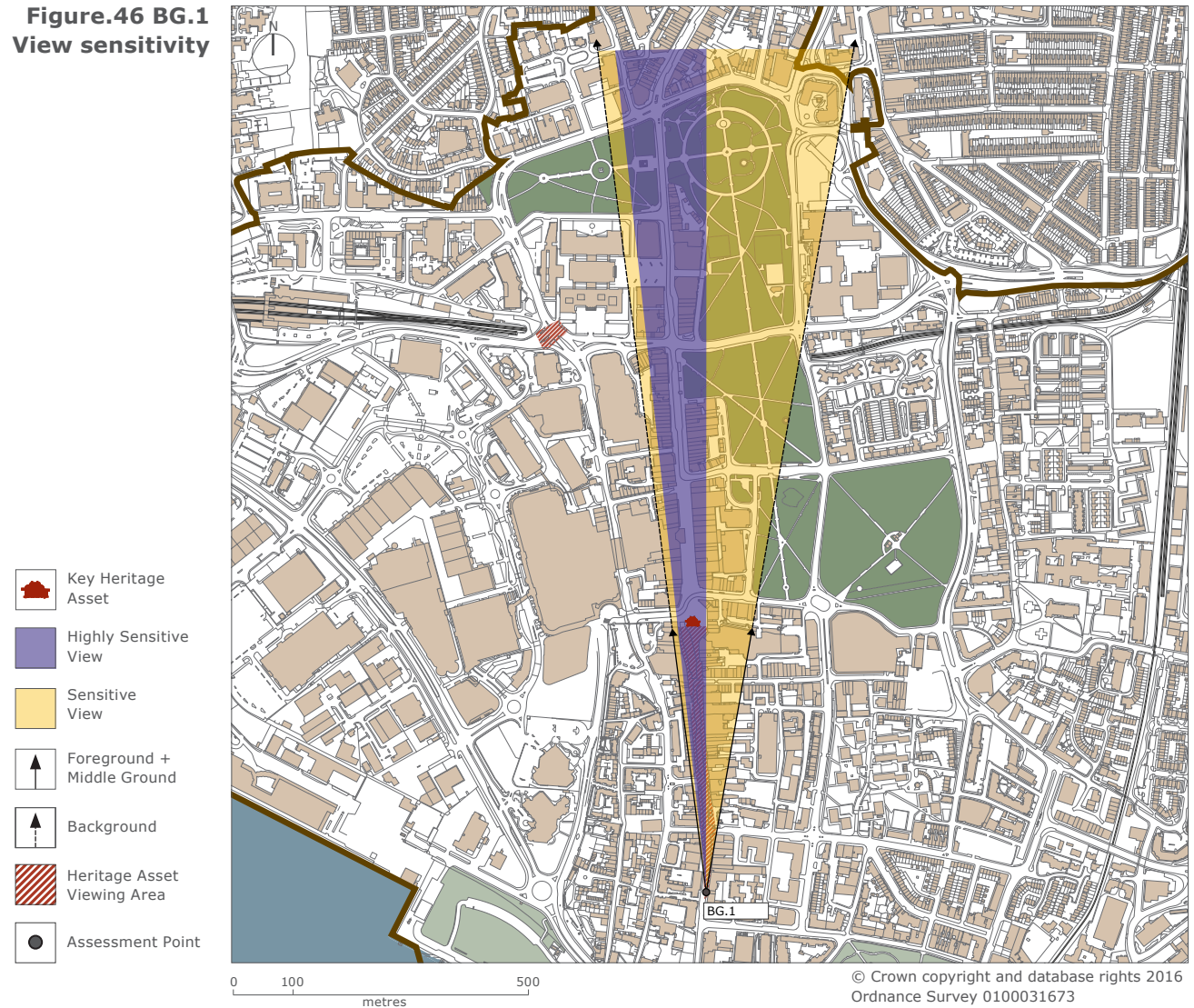
Foreground and Middle Ground

- While development in the foreground and middle ground is unlikely, changes to buildings or landscaping should be of the highest architectural quality. They should respect the high townscape quality which comprises individual buildings of considerable architectural and historic significance that tend to be narrow and vertical in mass and scale, with well articulated facades and rooflines within the Old Town North Conservation Area and Old Town
- Traffic and street furniture (signs, lighting columns, CCTV, parking meters) detract from the experience of the viewing place
- There would be benefit in an area-wide approach to reducing street clutter and improved traffic management
- Trees can diminish the viewer's ability to see the Bargate

Background

- There is a clear backdrop of sky and clarity of the form of the Bargate. Development must not breach the skyline of the Bargate or its crenallated parapet
- Development that would appear above the height of the Bargate when viewed from within the viewing area should be resisted
- New development may become visible in the background above the High St and Old Town setting to the Bargate (eg. East St/ Hanover Buildings/ Vincent's Walk/ Sussex Rd/ Park Walk). Such development within the wider Sensitive View will only be acceptable if it is sensitively designed, respects the heritage assets in this view by exhibiting a vertical emphasis, and does not undermine the dominance of the Bargate as the focus of the view

Figure.46 BG.1
View sensitivity



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