

## PA05 Fitzhugh (former New College site)

### Context

- This character area is immediately north of the study area and is bounded to the south by CA4: Carlton Crescent. To the west is PA4: Polygon and Bedford Place suburb and to the east is PA6: The Avenue.
- The area is flat.

### Grain

- Buildings are of a medium grain.
- Groups of buildings sit around open landscaped areas.
- The grouping of buildings is informal.

### Scale

- Generally three to four storey.

### Uses

- Former educational.

### Public Realm

- The former campus is well-treed making for a very pleasant setting for the built form.

### Connectivity

- The area is well accessed from The Avenue but there is no access across the site to Carlton Road.
- There is no access from Rockstone Place.

### Views

- Views are limited due to the mature tree cover throughout the character area.

### Building types

- Purpose-built educational buildings – classrooms, church, residential accommodation.

### Architectural qualities

- The church, particularly the imposing east gable, is an important building in the street scene.

### Heritage Assets

- St Edmunds Roman Catholic Church (Grade II listed).
- The area abuts The Avenue Conservation Area.



The imposing gable of the Grade II listed St Edmunds Roman Catholic facing The Avenue

### Materials

- Red brick, plaster, clay tile and slate.

### Condition

- Reasonable.

### Ownership

- University of Southampton.

### Intervention

- None at present.

### Key design principles

- Encourage innovative and high quality architecture and the use of competitions for new buildings to stimulate and invigorate the users of the site.