

16 Holyrood Estate

Context

A large urban 'superblock' on a flat site bounded by Canal Walk on the west, Bernard Street on the south and Threefield Lane on the east. The character area adjoins CA14: East Street, and CA26: Evans Street and Threefield Lane's environs to the north, CA20: Duke Street, Richmond Street and College Street to the east and CA19: Oxford Street and environs to the south. This is an almost totally redeveloped area dating from 1950s – 60s, except for remnant earlier development on the extreme southern edge.

This area remained undeveloped agricultural land until the first half of the nineteenth century when it was developed for terraced housing. The area suffered bomb damage in WWII and this probably led to clearance for post-war redevelopment which has almost entirely changed the layout of the block in terms of street pattern, other than the survival of the early, possibly medieval Orchard Lane and Threefield Lane which provided access to the fields east of the walled town.

Grain

Open texture medium grain development with 'modern' planning which rejects conventional street alignment. Landscape settings between the buildings. The buildings are in staggered alignment, with the main axis being north-east/south-west. There is a slightly finer grain to the south-east corner (survival of Victorian terraced housing) and on north-west edge (to the rear of East Street shops).

Scale

Mainly four storey flat roof blocks with three nine storey point blocks towards southern edge. The church tower on Bernard Street is a local landmark of some note. The three point blocks also seen from adjoining areas to the south. The slab block to the east is clearly seen across the site as a negative landmark.

Uses

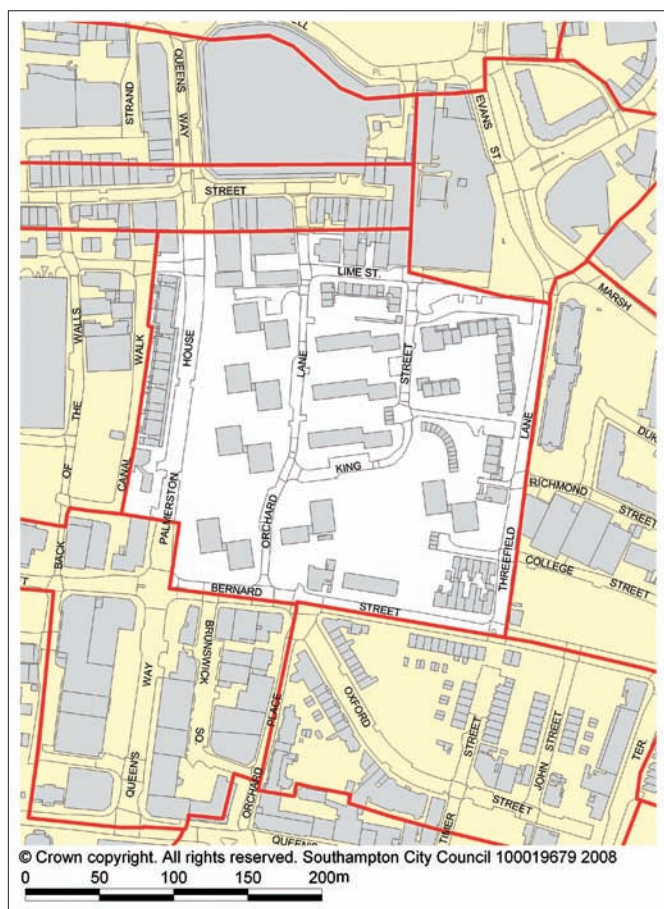
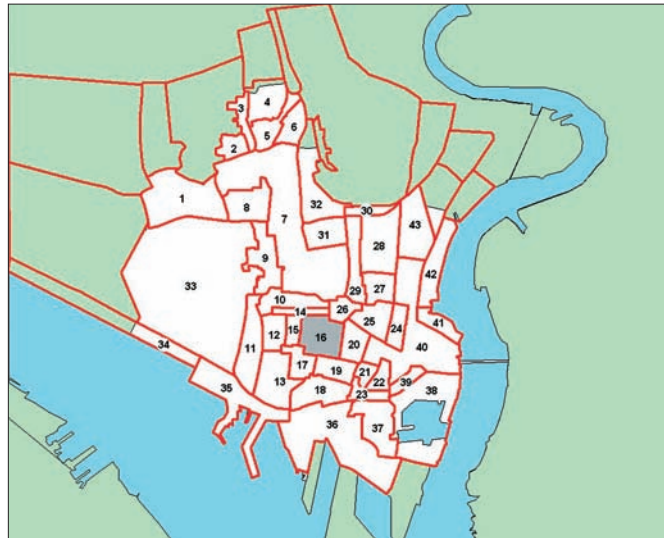
Predominantly residential. Church and public house (now converted to residential) on Bernard Street frontage. Some small businesses on northern fringe.

Public Realm

Large proportion of space between buildings. Mainly green spaces with small trees. There is a line of large street trees on the Queensway frontage. Pockets of parking area. Footpath network.

Connectivity

Connection with Queensway is severely impaired by an almost continuous railing. A diagonal footpath runs through the site. There is direct connection to streets on the south and east of the site, but there is less perme-



ability to the north. Orchard Lane runs through whole area north-south and Queensway skirts the western edge though the western side reads as very much part of this development.

Views

Views east are dominated by Dukes Keep, the seventeen storey slab block to the east (in CA20). There is a glimpsed view through to the cupola of Central Hall (CA26) towards the northern part of the character area. There is also a local view towards the slender brick tower of St Nicholas on the north side of Bernard Street.

The strategic view towards St Michael's spire along Bernard Street (from the Itchen Bridge) travels along the southern boundary of the character area.

Building types

Predominantly flats. Some modest terrace houses on the extreme south-east corner. Church and former public house.

Architectural qualities

Early post-war modern style. Reminiscent of New Town neighbourhood planning. Horizontal emphasis on elevations, with recessed balconies. Flat roofs. The axis of Orchard Lane creates the most effective sense of place. Landscape is part of the design concept. Victorian terrace remnant plus eighteenth century pub. Good 1950s church with well-proportioned tower.

The two storey shopping parade facing Queensway, topped by four 4 storey towers spaced at regular intervals relates visually and conceptually to the 1950s neighbourhood on the east side of Queensway and is a well-considered and striking group which also appears to be a well looked after and well liked mixed use group of residential units above shops.

Heritage Assets

The area is considered to possess a moderate degree of evidential value due to the area being largely agricultural land accessed by lanes including Orchard Lane and Threefield Lane until the nineteenth century. Therefore, the archaeological potential of the area appears limited but the area lies within a Local Area of Archaeological Importance to reflect some potential to yield evidence for past activity in the area.

The early nineteenth century former public house, The Globe, is the only listed building in the character area. This building, though much altered is still considered to have cultural and social value. St Nicholas Greek Orthodox Church and is of some aesthetic (being a striking and well composed building in the street scene and spiritual value as a place of worship. It is a locally listed building which reflects these heritage values. There is a remnant of late nineteenth century terraced



- 01 Larger blocks are set within spacious grounds
- 02 Poor connectivity with Queensway
- 03 Trees are an important part of the estate

housing in the south-east corner of the character area, illustrative of the type of housing which once occupied much of this area of pre-war Southampton.

Part of the Bernard Street frontage faces onto the Oxford Street Conservation Area.

Materials

Pale grey bricks, exposed concrete fascias. Red brick church. Rendered public house. Dark red brick Victorian terrace.

Condition

Generally quite well managed with some evidence of erosion of quality. Some fencing in of semi-private space. Parking areas somewhat run down.

Ownership

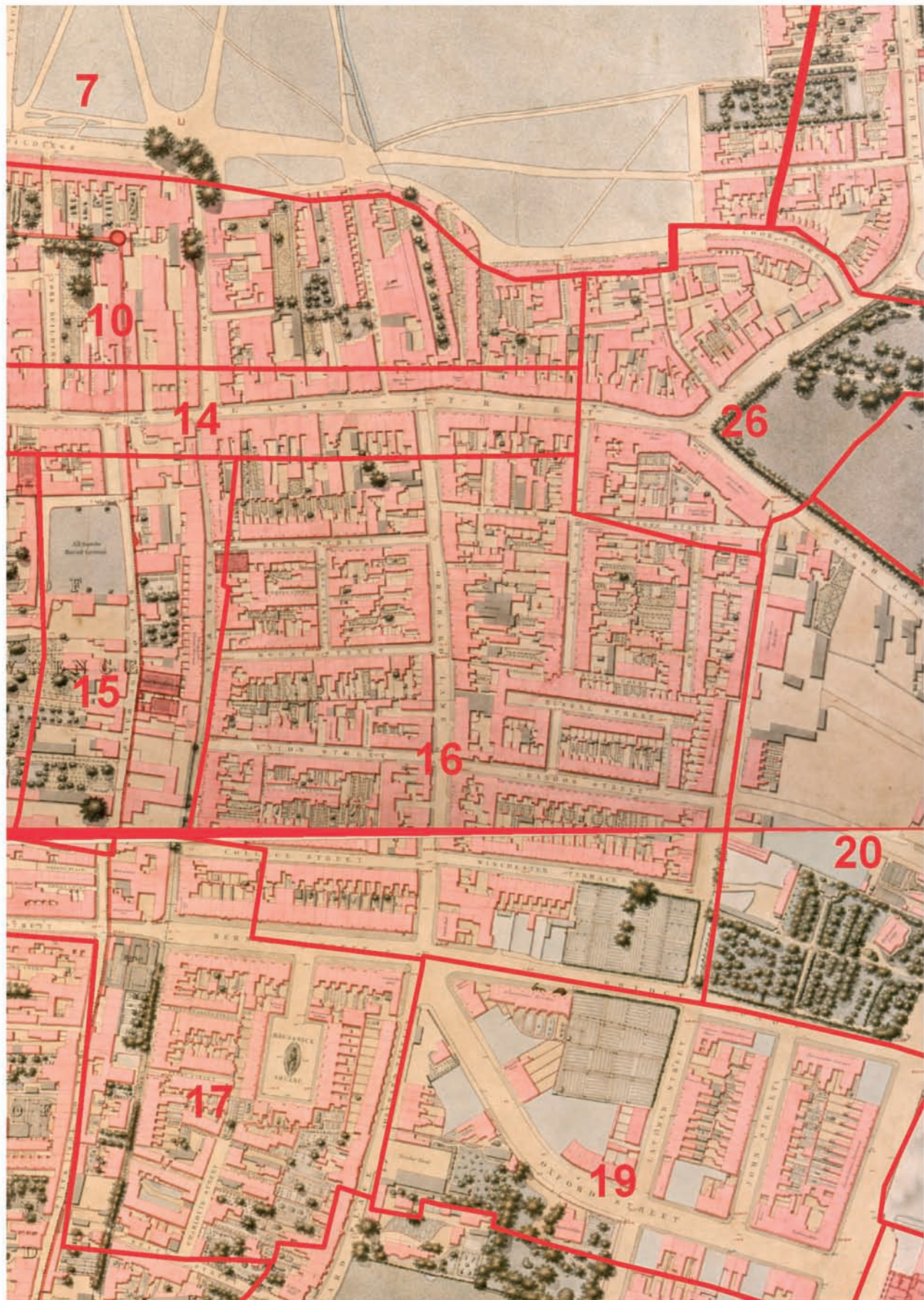
Mainly local authority ownership with some private householders.

Intervention

- A landscape plan and management plan for the communal spaces is required.
- Some small areas could be redeveloped more successfully and intensively.
- Remove unnecessary barriers to pedestrians combined with traffic calming measures (not speed bumps).

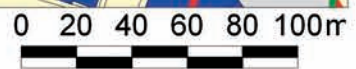
Design Principles

- Maintain and improve permeability.
- Increase the dominance of the pedestrian (particularly in relation to Queensway).

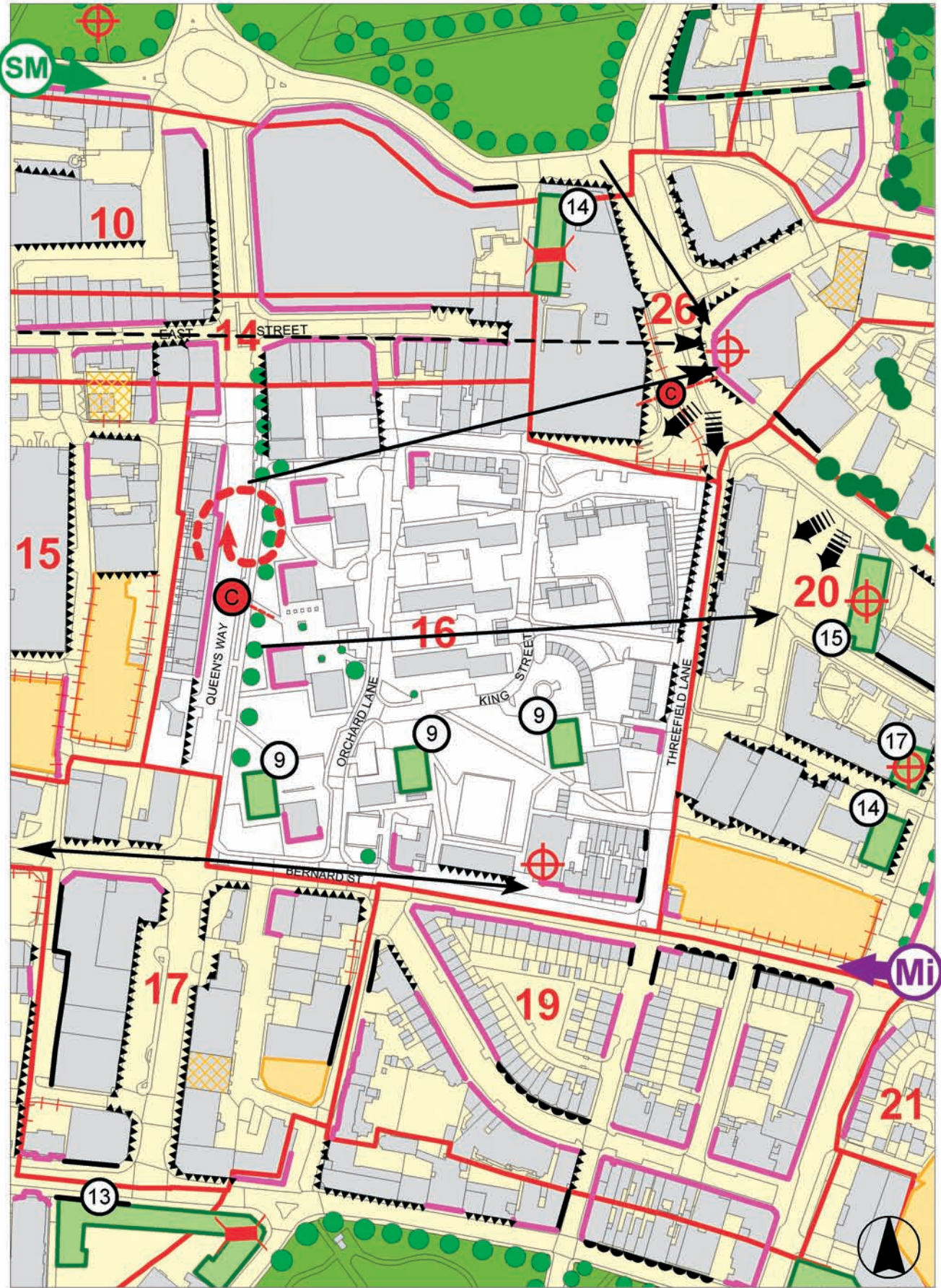




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Heritage Assets



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Townscape