

21 Captain's Place**Context**

This small character area lies to the east of the Oxford Street Character Area (CA19) and north of CA23: Canute Road character area. To the east is CA22: Royal Crescent Road and environs. CA22 and CA23 form part of the Canute Road Conservation Area. To the north is the south-west corner of Crosshouse, Central Bridge and Melbourne Street Character Area (CA40). This area is isolated from the waterfront.

The area lies within what was the Marsh south of Saxon Hamwic. The area remained undrained until the mid-nineteenth century.

Grain

The area is fine grain, high density (50-70 units dph). Building lines are consistent in groups and are set back from cul-de-sac feeder roads into the development. Some of the development fronts onto Terminus Terrace but steps back to the corner weakening this point in townscape terms.

Scale

The scale is three storey to the principal road frontage and four storey to flat blocks beyond. Low pitched roofs address the street frontages. The modest scale of these houses and flats means that views of the South Western House (Imperial Apartments) beyond are maintained though these are not the most attractive elevations.

Uses

The area comprises entirely residential properties.

Public Realm

Public realm is modern estate roads with cul-de-sac turning heads with part pavement and part shared surfaces.

Connectivity

This character area is extremely poorly connected to its neighbours. The development makes no attempt to integrate with its neighbours and has a single point of entry and egress. This is in part due to the landlocked nature of the site adjacent to the docks railway branch line to the east.

Views

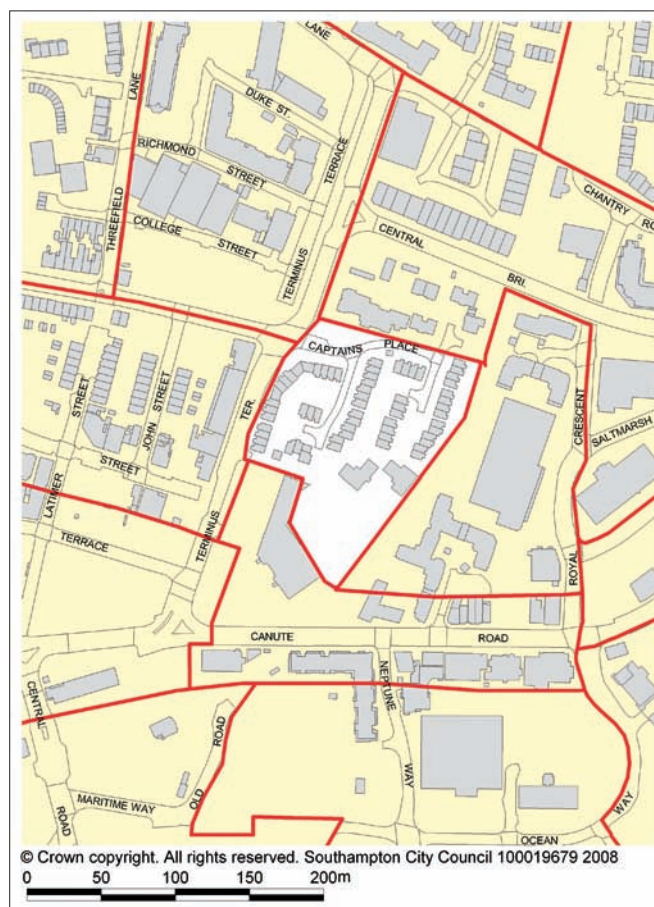
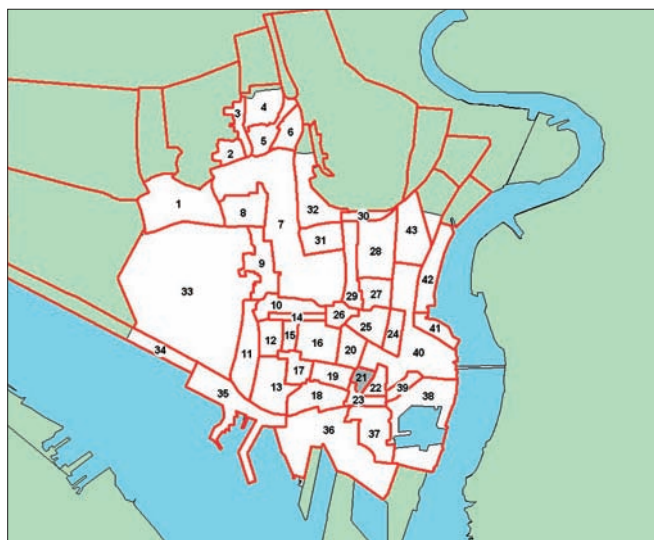
The strategic view south to Union Castle House runs along the western edge of the character area.

Building types

Modern townhouses and modern blocks of flats.

Architectural qualities

The townhouses have the very minimum of articulation and there is no hierarchy to the window proportions to



the facades. Some houses have projecting porches which form balconies at first floor which provides some articulation but this does not respond to the established character of buildings in adjacent character areas (which are also conservation areas).

Heritage Assets

The area is considered to possess a high degree of evidential value due to the fact that the Marsh, which occupied this part of the study area, was an important resource for the people of medieval Southampton; it provided grazing for cattle and horses and clay was dug from the area, the pits being filled with rubbish. Consequently, areas that have not been compromised by modern development may have some archaeological interest whilst the formation of the Marsh is also of interest. The area is within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

There are no listed or locally listed buildings within the area. The character area is adjacent to two designated conservation areas, the setting of which it is desirable to preserve or enhance.

Materials

Red brick and modern interlocking clay tiles.

Condition

Good.

Ownership

Multiple private ownership.

Intervention

- Improve relationship of existing buildings to corner of Captain's Place and Terminus Terrace

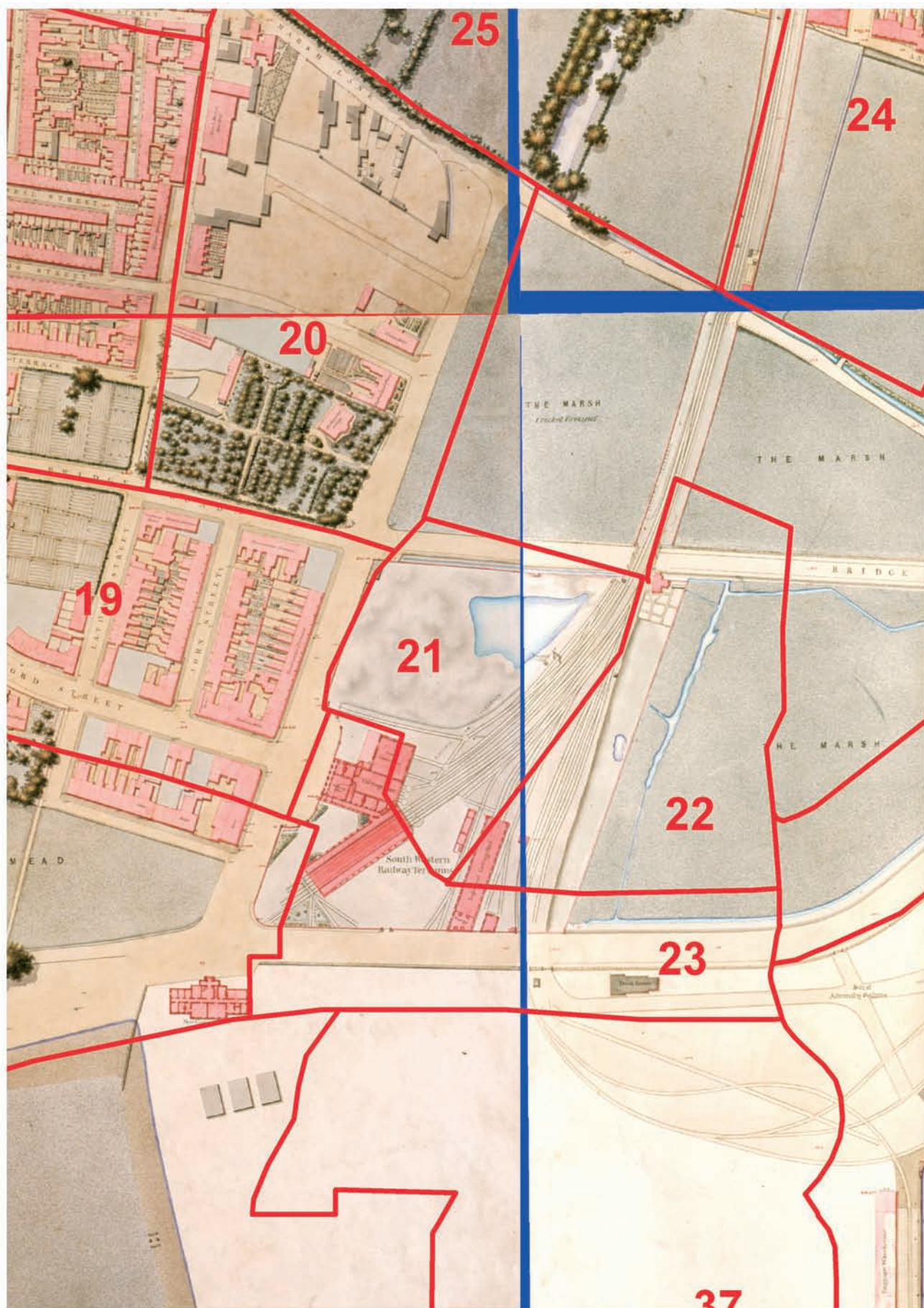
Key design principles

- Take any opportunities to improve the connectivity of this area.



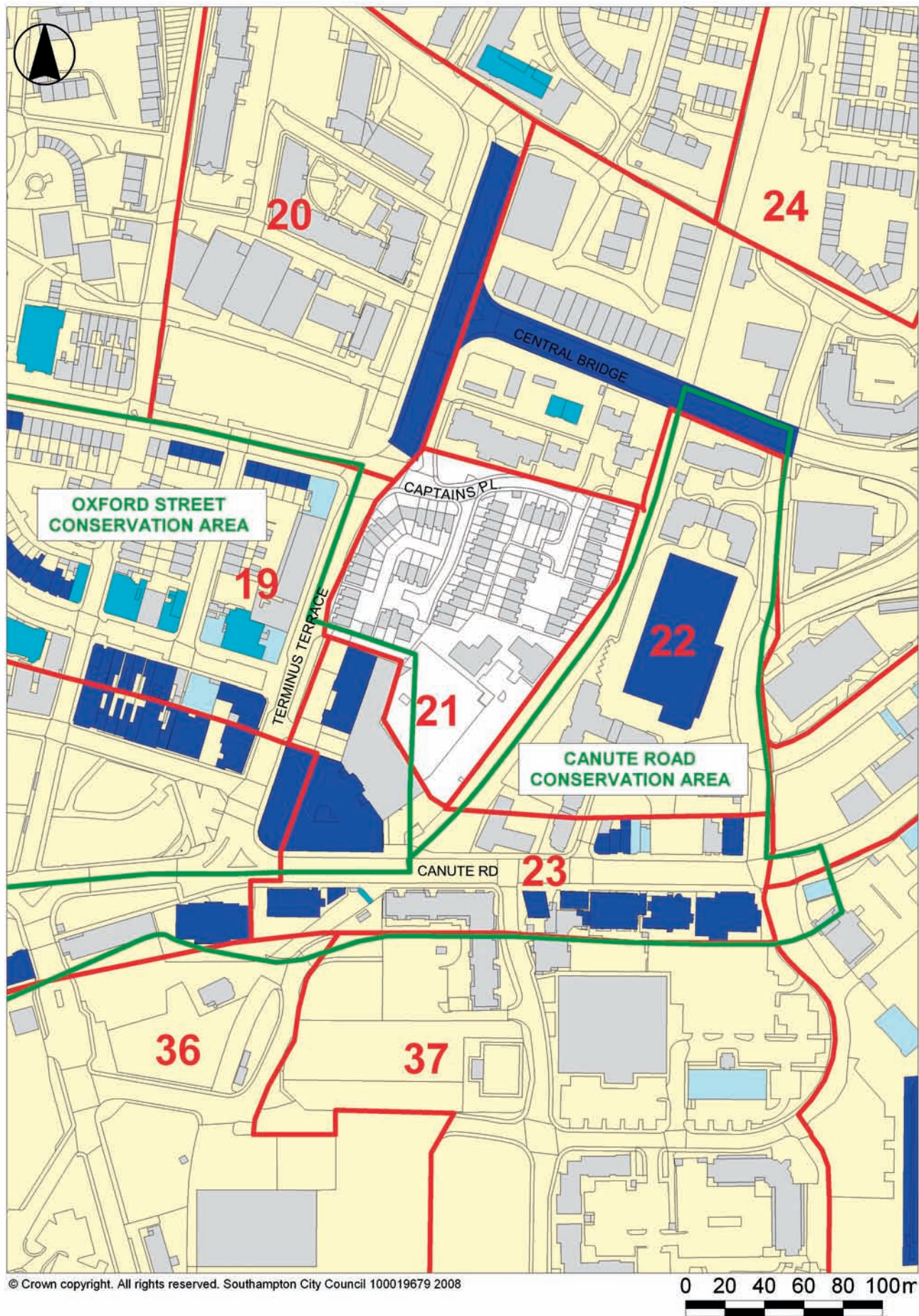
01 View of Captain's Place showing its relationship with South Western House beyond

02 Captain's Place from College Street Car Park

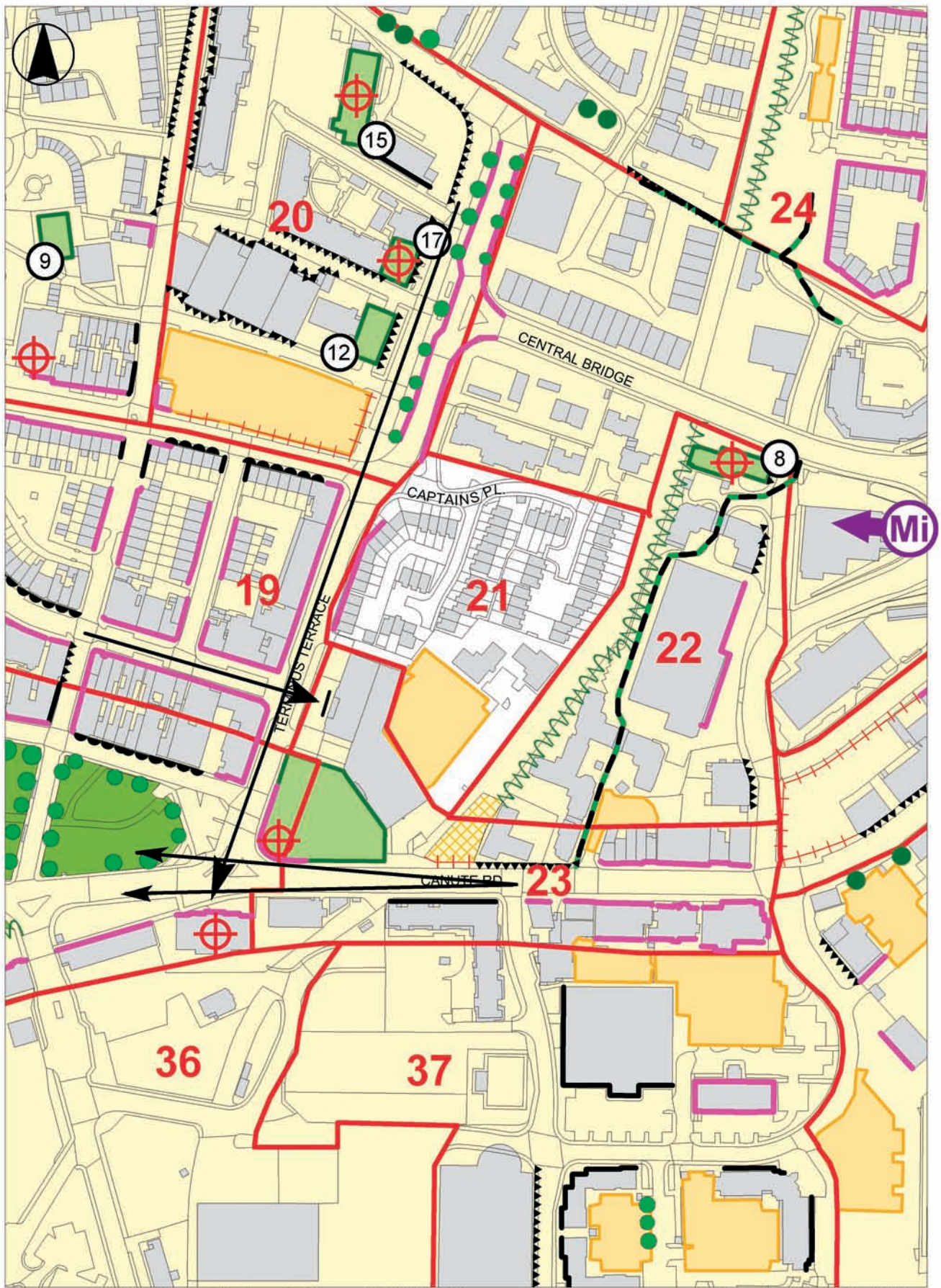


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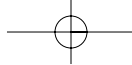
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Heritage Assets



Townscape



Southampton City Council

City Characterisation Project

