

## 22 Royal Crescent Road and Environs

### Context

The western boundary to the character areas comprises the branch line to the docks. To the north is the Grade II listed Central Bridge. To the east are the remnant dock warehousing of the mid-twentieth century and earlier to Canute Road, and to the south are the grander administrative buildings for the Docks which line the central section of Canute Road. The character area falls entirely within the Canute Road Conservation Area.

This area lies within the former Marsh, an area that remained undrained until the mid-nineteenth century.

### Grain

The buildings to this character area are coarse grained.

### Scale

The goods shed which dominates this character area is the equivalent of five storeys. Remaining buildings range between five to eight storeys with low pitched hipped roofs.

Camellia House at eight storeys is particularly prominent in extended views from the east particularly along the Bernard Street view corridor.

### Uses

The character area comprises a mini campus of halls of residence with the goods shed used for the parking of students' cars.

### Public Realm

The public realm is adequately maintained but uninspiring.

### Connectivity

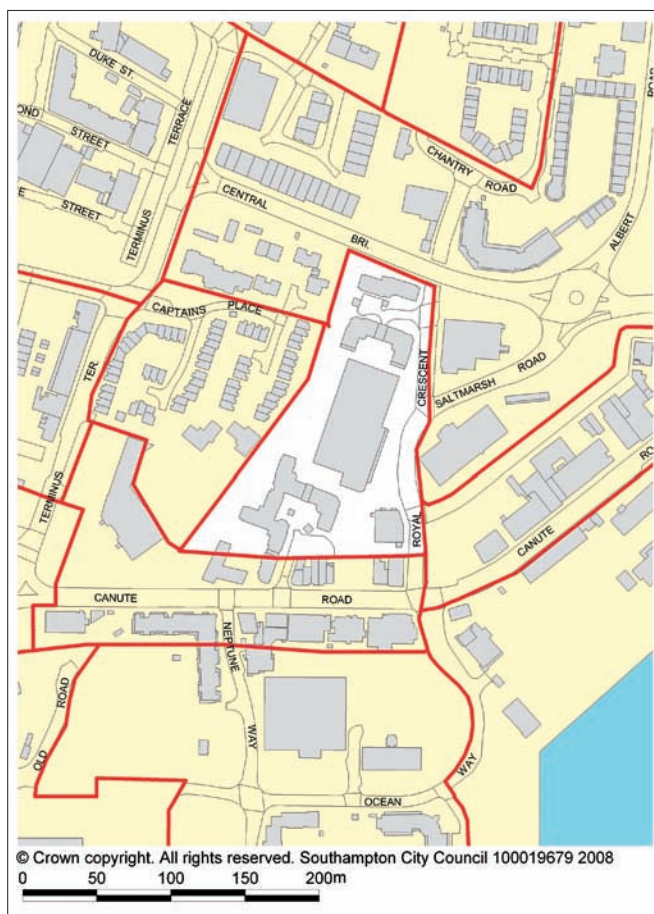
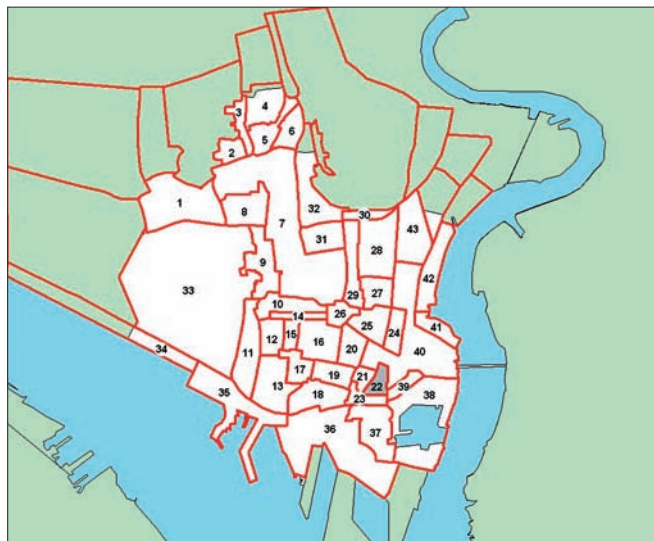
The pedestrian is able to gain public access across the site from north to south. A brick wall topped with fencing to the east and the docks railway to the west prevents connectivity to the adjacent east (CA39) and west (CA21) character areas.

### Building types

The goods shed is an early and large example of its type and is easily recognisable as such. The halls of residence are large flat blocks with pitched roofs.

### Architectural qualities

The goods shed, believed to be the design of Sir William Tite, is in a flamboyant mid-nineteenth Gothic style. There are eight tall windows to the principal (east) elevation. Each has Gothic arched recesses with thin stone hood mouldings. There is a canopy over four of these windows. The early date and high quality architectural styling of the shed is reflected in its Grade II listed status.



The halls of residence are of indifferent architectural quality. Whilst there has been some attempt to enliven the facades with changes in brick colour to provide panels of lighter brickwork, the overall effect is disappointing and does not diminish the basic general lack of proportion or hierarchy in the building.

### 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, the area has some archaeological interest whilst the formation of the Marsh is also of interest. Therefore the area is within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

The goods shed is Grade II listed and reflects the ports historic links to the railway. The entire character area is within the Canute Road Conservation Area. The conservation area reflects the significance of this area as forming a significant part of the historic infrastructure of the port terminus. The goods shed in particular has cultural, illustrative and associative value reflecting the scale and importance of the railway and its close historic links with the docks.

### Materials

Traditional red brick with natural slate roofs. For the modern buildings red and salmon stock bricks and artificial slate roofs.

### Condition

Good condition.

### Ownership

Solent University.

### Intervention

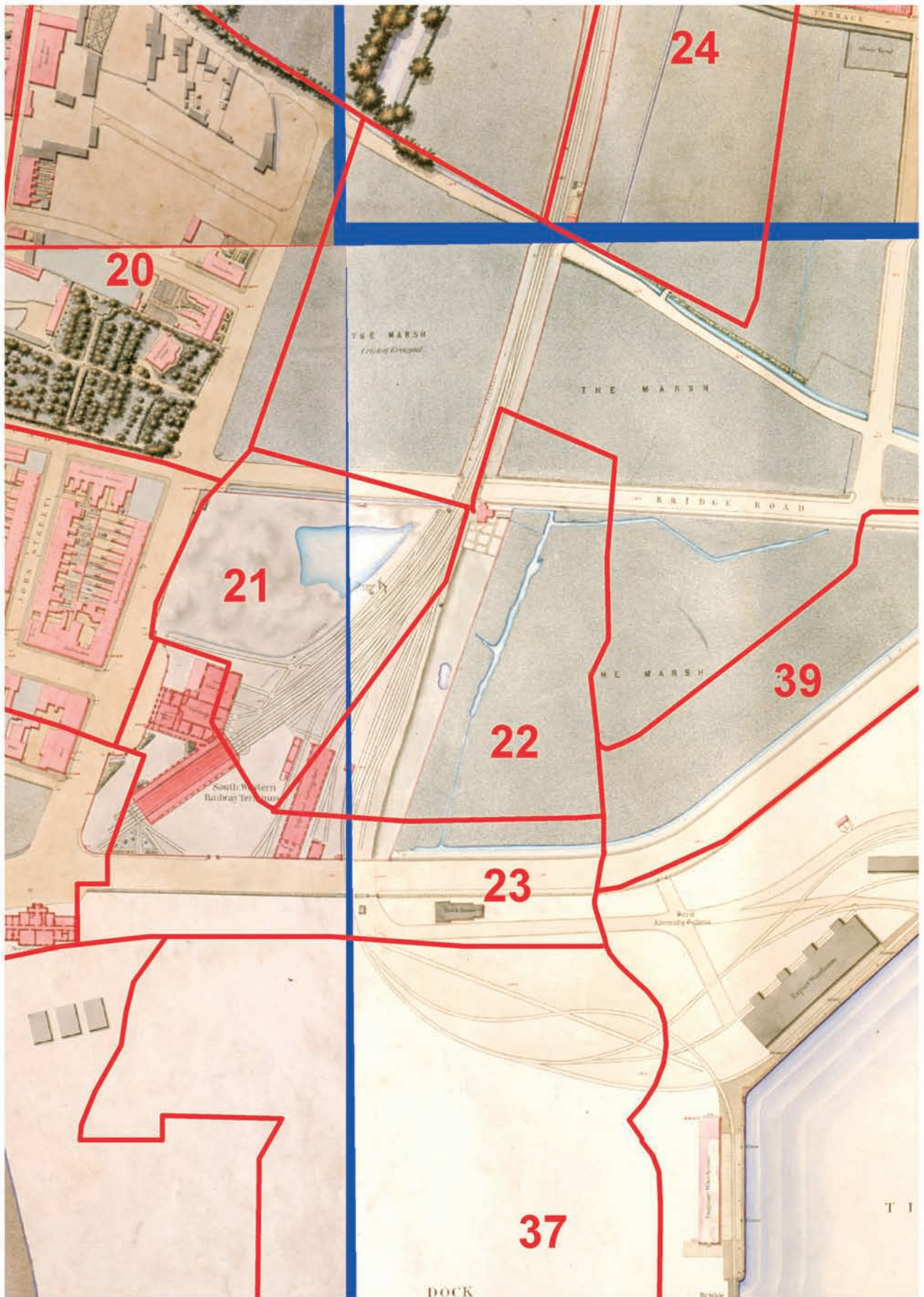
- Potential access from Royal Crescent Road.

### Key design principles

- Proposed development should not further compromise the setting of the goods shed.
- Uses for the goods shed should maintain the open character of the structure.

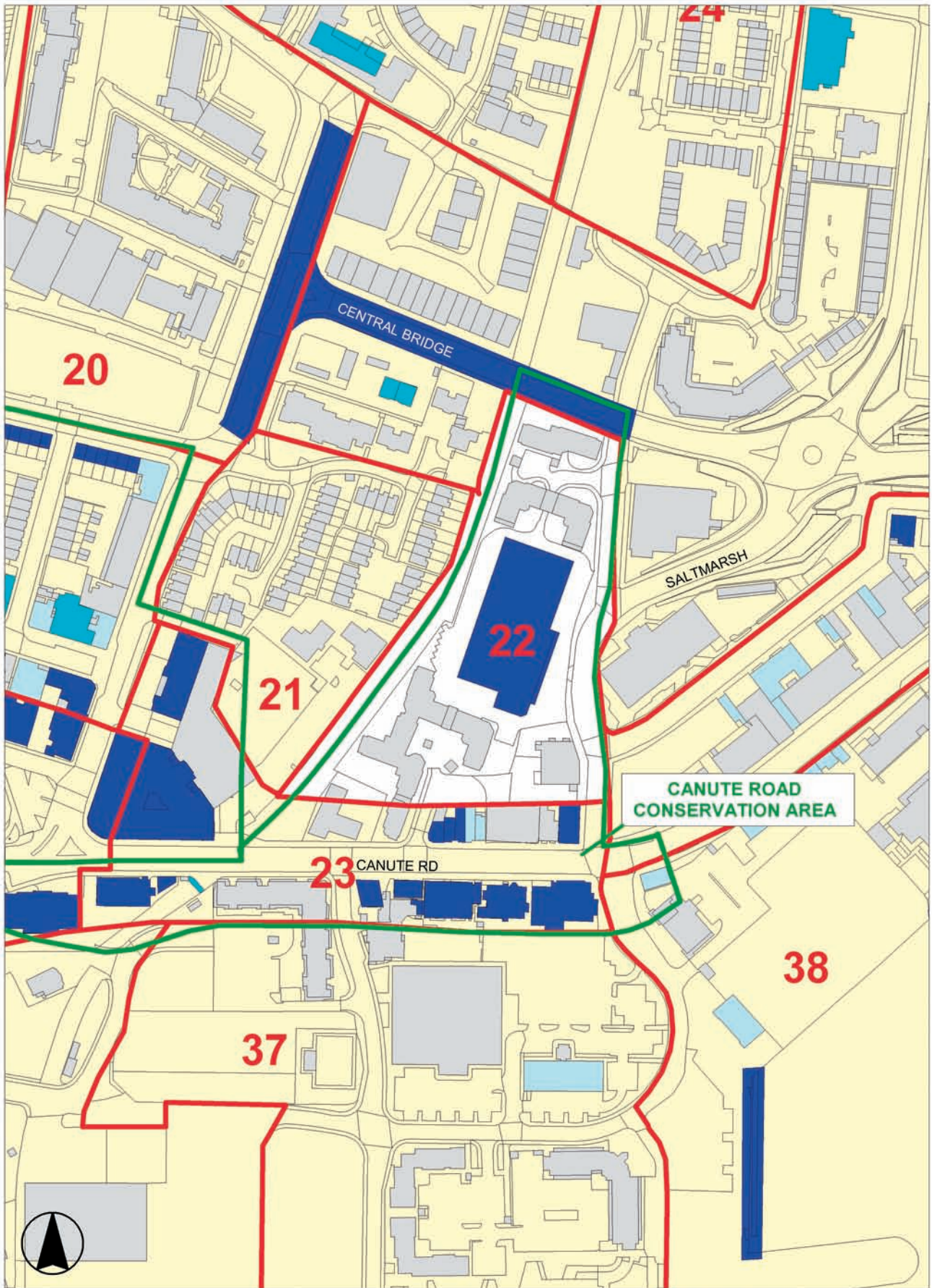


- 01** Halls of Residence and Goods Shed seen from Central Bridge  
**02** The scale of the built form is an important characteristic of this area  
**03** The Grade II Goods Shed is an important historic landmark in Southampton



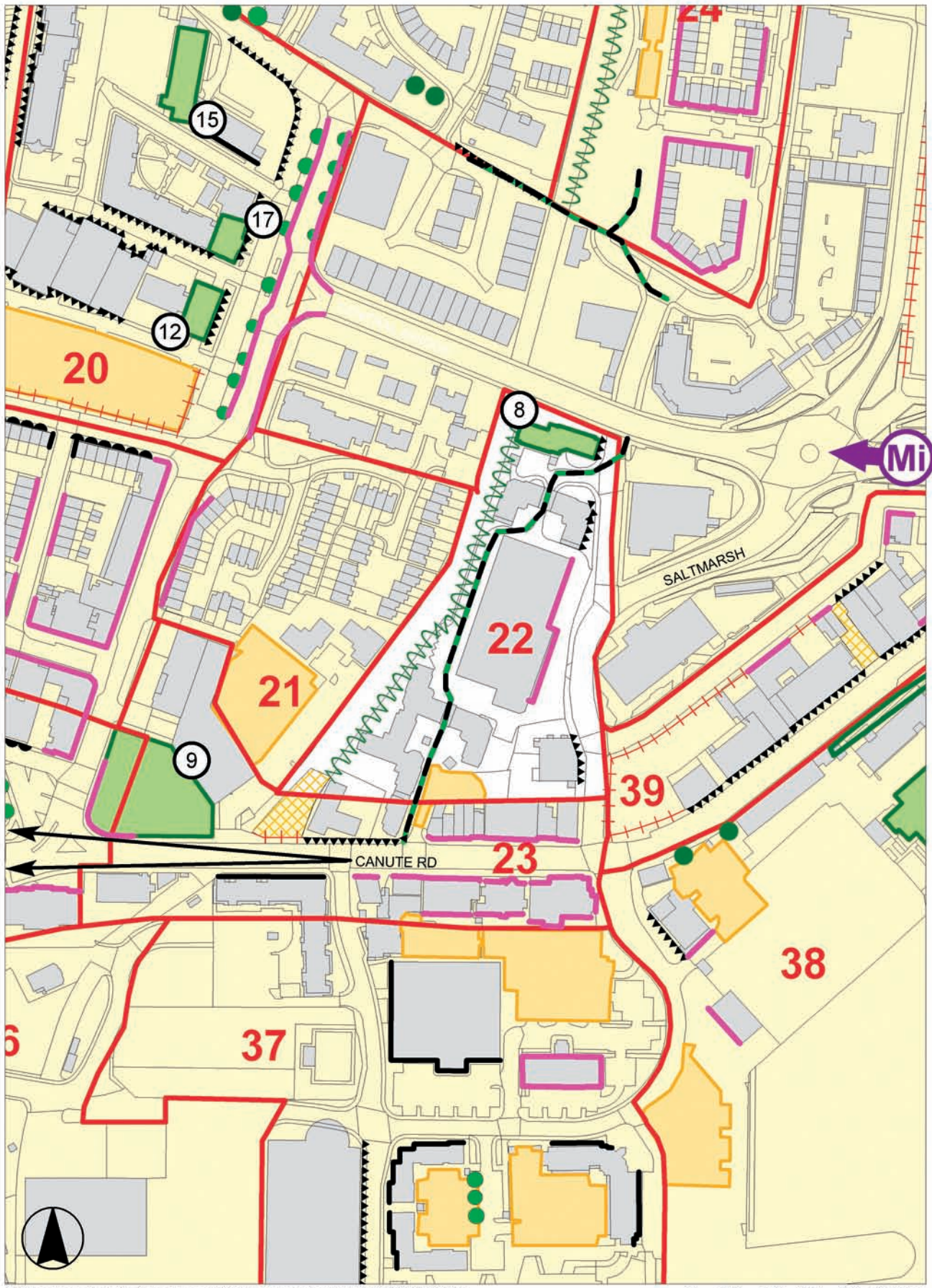
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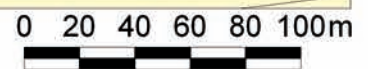


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**Heritage Assets**



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**Townscape**