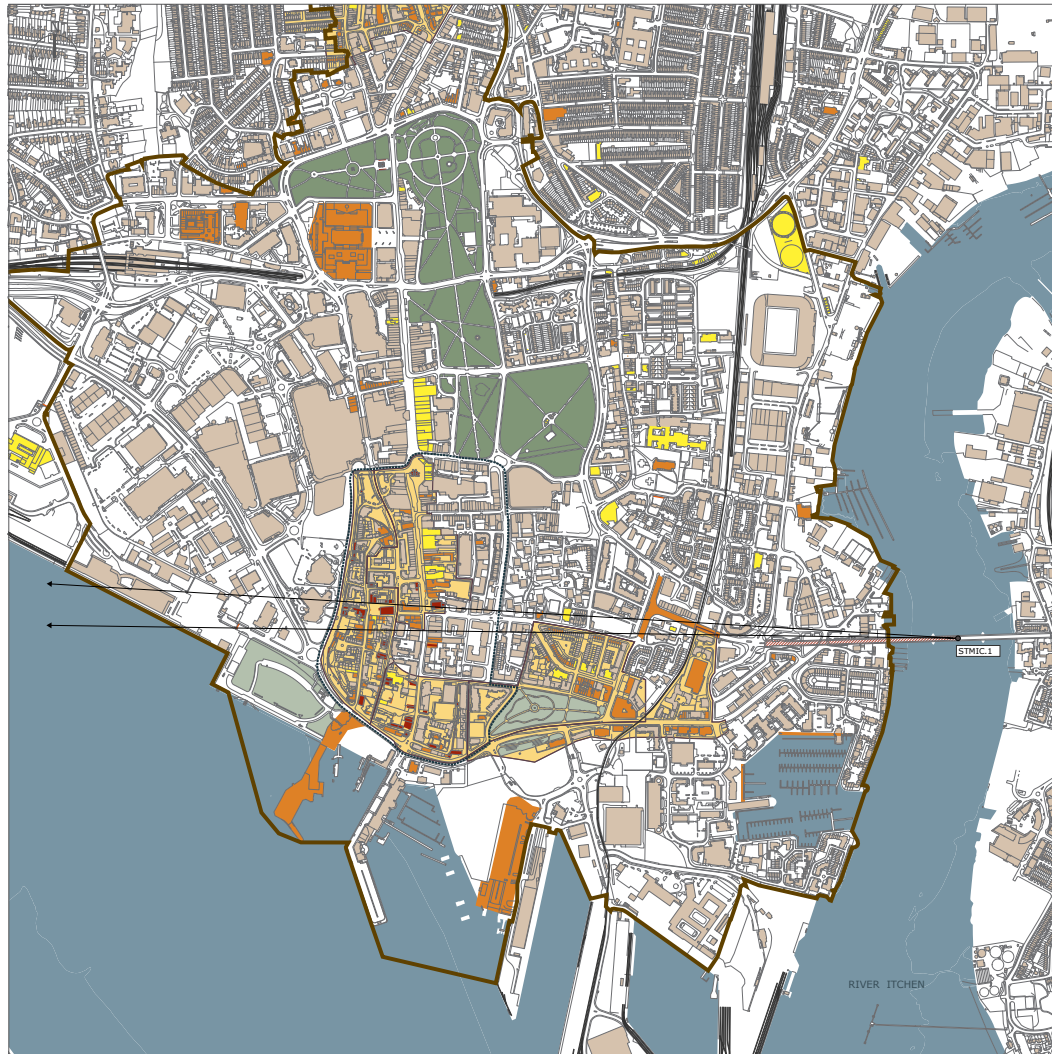


# STMIC.1












## Itchen Bridge to St Michael's Church



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**Figure.20 STMIC.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

Itchen Bridge is a clearly defined, busy and exposed place from which to experience a wide panorama of the city centre. The foreground is dominated by the bridge and low rise undistinguished commercial, industrial, large service yards and residential buildings. The tree line of Central Park provides a break in built form to the northern extent of the view.

The wide background of the panorama includes a number of clusters of tall buildings and focal points. Moresby Tower at Ocean Village dominates the skyline. There is little order or prevailing character amongst the groups of large commercial and residential slabs and stepped towers around Ocean Village, Terminus Terrace or Charlotte Place. The view takes in the spire of St Michael's Church, the spire of St Mary's Church, the Civic Centre Campanile, the tree canopy of Central Parks and listed buildings within the Canute Road Conservation Area. Cranes and docked cruise ships (to Western Docks) can be glimpsed on the skyline.

The central tower and slender needle-like steeple of St Michael's Church can be clearly made out on the skyline. The tall building cluster at Terminus Terrace however, which consists of Richmond House, Mercury Point and Duke's Keep dominate and out compete with the church in the central part of the view.

### Kineticism

The view radically changes on travelling east to west over the apex of the bridge and when viewed from either side of the bridges pedestrian walkways. It should be noted that due to the extended nature of the views length subtle changes in the position of viewing to say either side of the bridge could have a significant effect on viewing potentially tall buildings at some distance.

### Seasonal/night-time variations

Trees around the western end of Itchen Bridge partially screen views of St Michael's Church. By night, the unlit church is not a prominent feature of the view.

Highly Sensitive



Existing View



Location of heritage assets in the view

Photography information

Viewpoint location: 50°53'56" N 1°23'5" W (grid reference)

Date and time: 29/11/16 10.30

Field of view: 120°

■ Grade I Listed Buildings and/or Scheduled Ancient Monument

■ Historic Parks and Gardens

■ Grade II and II\* Listed Buildings

■ Locally Listed Building

Few historic buildings are spread across the view of the city centre

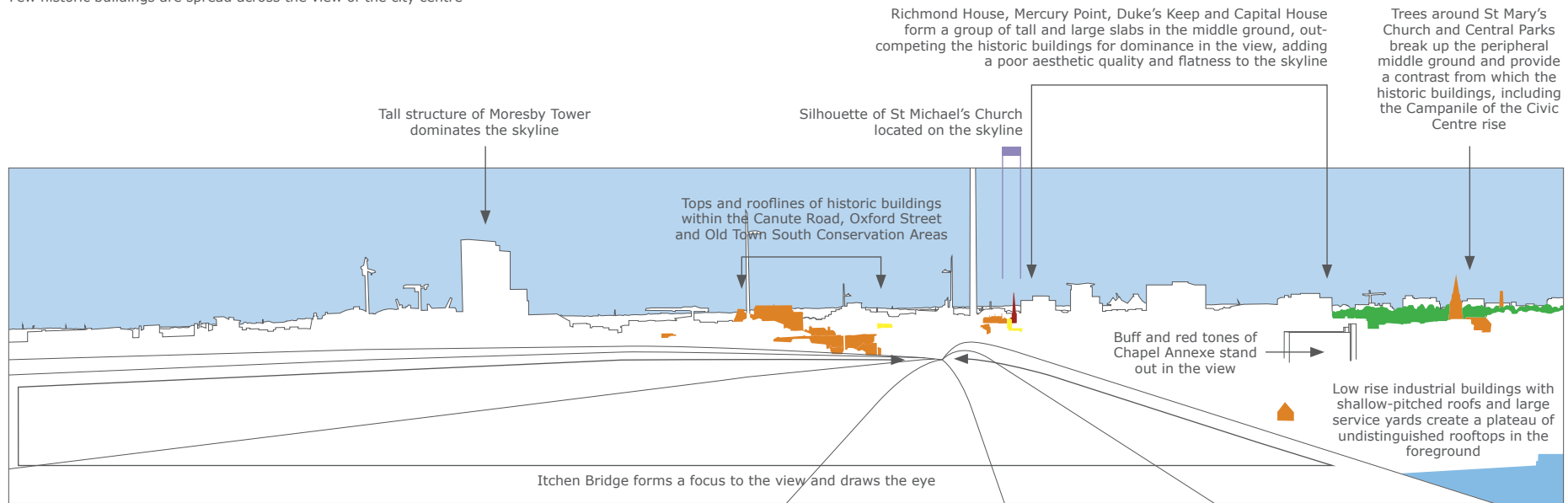
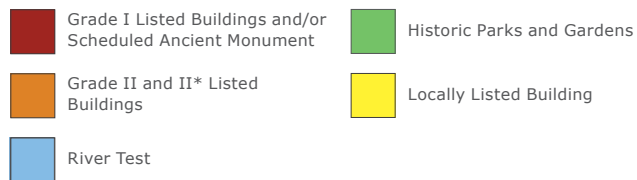


Figure.21 Heritage assets simplified in the view





**Strategic view values and significance**

Appreciation

- This wide panorama emerges on climbing the bridge from the east and diminishes on descending the bridge to the west. The heritage assets within the view when taken as a city group are best appreciated from the apex of the bridge although the view to St Michael's Church is better revealed and framed by existing tall buildings on descending the bridge to the west. The chosen viewing point does not have heritage significance given its relatively recent inception

- These views were not present prior to 1977 although it is possible that similar views of the city may have been had from elevated areas of Woolston in the late C19/early C20. This view however is very much a late C20 construct and so historic association is very weak

Familiarity

- This view is appreciated locally by regular users both bus, car based and pedestrians of the bridge generally to and from their places of work. Given its relatively late inception its familiarity has not been cemented or consolidated by age. The view does not tend to be a natural processional route to explore the city but is more a functional necessity for its users. It is unclear how many of these users would look to appreciate the values and significance of these heritage assets in these views in any meaningful way

Condition

- A number of existing and proposed tall buildings (either approved but not built or at pre-application stage - Nov 2016) sit within this panorama. The backgrounds to both St Mary's Church and the Campanile of the Civic Centre have been partially encroached upon by tall buildings (most notably Skandia House and University of Southampton Mayflower Halls). The strong tree canopy line of the Central Parks has been broken by a series of buildings to the west. The spire of St Michael's Church is framed by modern tall buildings (Richmond House), which is accentuated on travelling west and descending the bridge

Association

- The bridge was opened in 1977. Prior to this a chain ferry ran from Woolston to the city and before the chain ferry there was a 'ferry' service through at least the C19. The alternative was Northam Bridge to the north

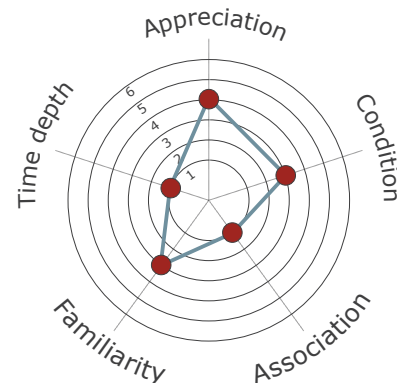


**Changes in the view**

Western end of Itchen Bridge and the Viewing Place where less of St Michael's Church can be seen in the view. The Church is framed by Erikson House, the lighting column and the bus stop sign. Trees in the foreground are likely to screen much of the Church during the summer months.

Time depth

- This view was not present prior to 1977. Its time depth is very shallow





# STMIC.1

## Itchen Bridge to St Michael's Church

### How the significance of heritage can be sustained in this view

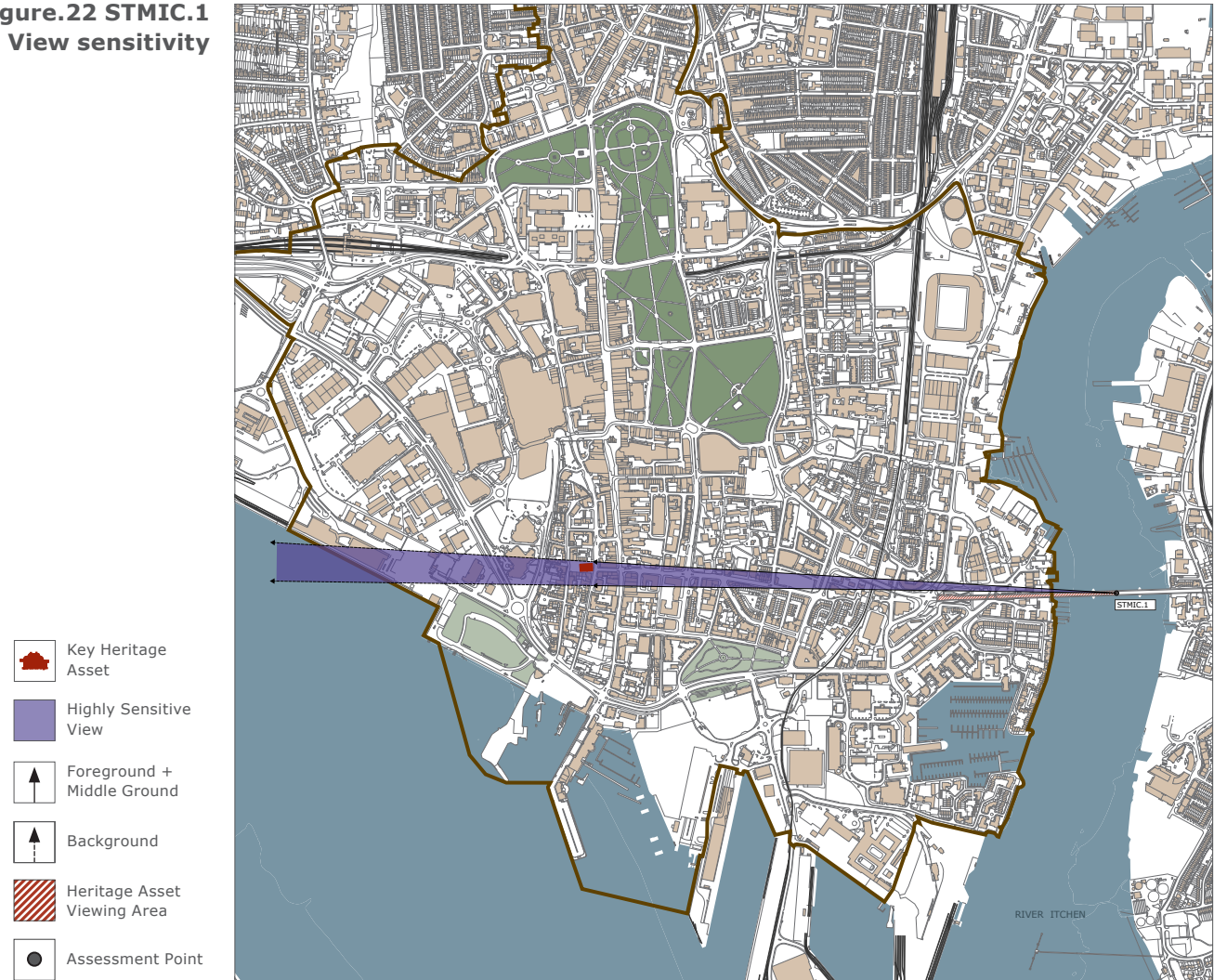
#### Foreground and Middle Ground

- The clear view of the tower, steeple and windows of St Michael's Church should not be obscured by development in either the foreground or middle ground. Development that blocks views of these features within the Highly Sensitive View should be resisted
- The future development of St Cross House on Bernard Street offers the opportunity to pull back the building line of any new development to reveal more of St Michael's Church in the view

#### Background

- The landmark vertical elements of St Michael's tower and steeple are recognisable in this view largely because they are seen clearly against the sky and are framed by Richmond House and Holiday Inn with a strong horizontal emphasis. It is essential that the clear sky background profile remains
- Development that appears behind the silhouette of St Michael's Church should be resisted

Figure.22 STMIC.1  
View sensitivity



0 100 500  
metres

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# STMIC.2

# Town Quay to St Michael's Church



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**Figure.23 STMIC.2  
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

This panorama to the spire of St Michael's Church within the Old Town is from the west side of Town Quay. It takes in a number of buildings which form the southern extent of the walled town and waterside features. The view is almost due north but its full extent is to the north-west and north-east. The wider view is constrained by development which now forms part of Town Quay to the east of the viewing area but is more open to the west of the view, taking in the water's edge at Royal Pier and Mayflower Park and the dockside infrastructure to the port which includes City Cruise Terminal and the large cruise ships.

The viewer is able to make out a number of the historic buildings and defensive structures associated with the medieval town's defensive and administrative structures, though the foreground is a large expanse of parked cars and miscellany of security and utility structures that detract from the quality of the panorama.

### Kineticism

The viewing area is relatively limited due to the constraints of the quay width. However, the view can be appreciated and buildings better-revealed on moving north along Town Quay towards the edge of the Old Town. On moving across the quay better division between the spire of St Michael's Church and Castle House can be achieved so as to give the spire more emphasis. The spire is particularly attractive and dominant when seen in the context of traditional roofscape rather than the backdrop of Castle House.

### Seasonal/night-time variations

The presence of cruise liners, Red Jet Ferry and parked cars in the foreground provide changing elements in the view. The annual Southampton Boat Show also provides a major change to the foreground to the area in front of and at Mayflower Park.

Photography information

Viewpoint location: 50°53'39" N 1°24'23" W  
(grid reference)

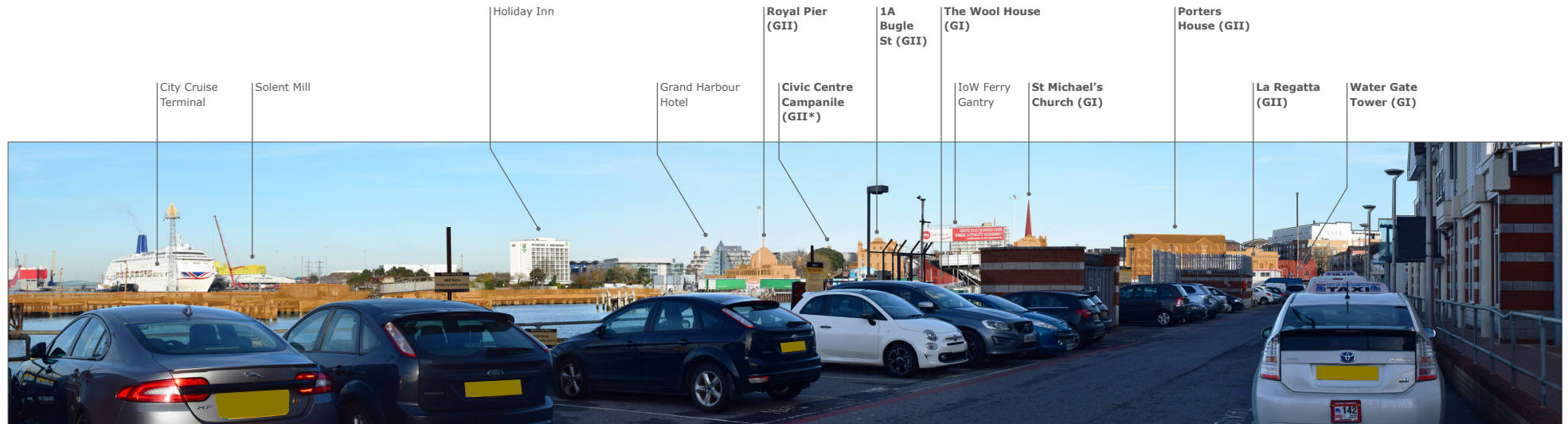
Date and time: 25/11/16 9.50

Field of view: 120°





Existing View



Location of heritage assets in the view

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



An expansive area of sky balances the foreground and middle ground, with a changing waterscape that adds drama to the view

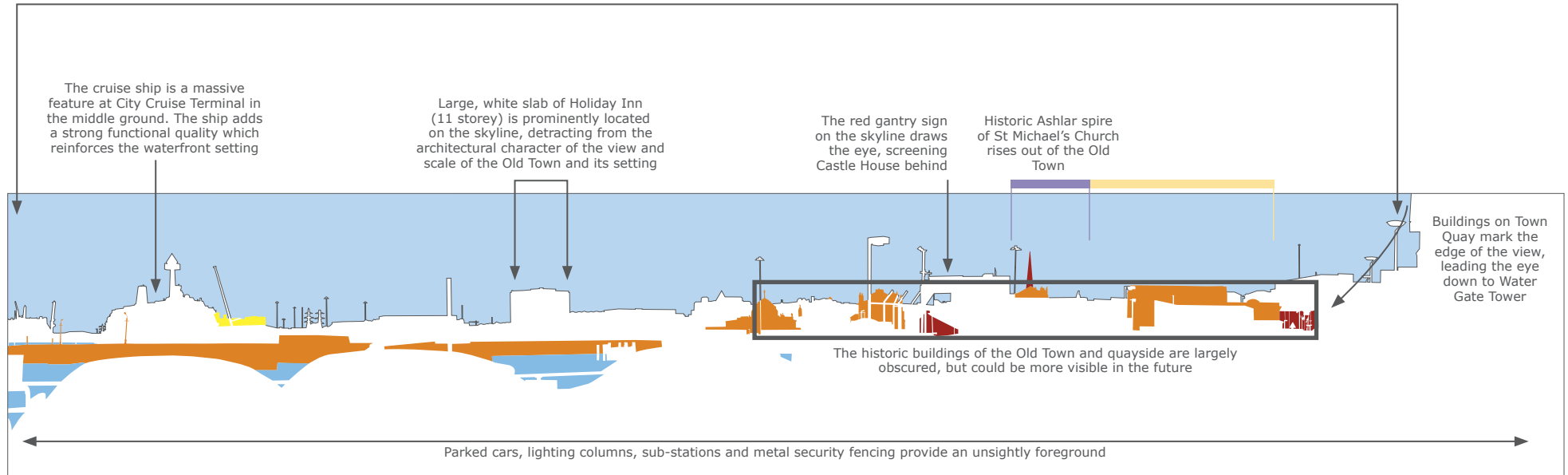


Figure.24 Heritage assets simplified in the view

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

**Changes in the view**

Red Funnel Ferry docked at Town Quay dominates the middle ground, blocking views of Royal Pier, the Old Town behind and redefines the skyline



**Strategic view values and significance**

Appreciation

- The spire of St Michael's is set within a varied townscape which forms part of the Old Town Walls South Conservation Area. Of particular note is the grouping relationship of heritage assets in this view which include 88-90 French Street (Grade II), an excellent example of an Art Nouveau warehouse, the gable of which sits below (in some views) the spire of the church. The remaining designated heritage assets in the view comprises (from east to west) Seaway House (Grade II), Geddes Warehouse (Grade II), Watergate Tower (Grade II) and Scheduled Monument, The Wool House (Grade I), 1A Bugle Street (Grade II), the entrance terminus to the Royal Pier (Grade II). The grouping of these buildings, particularly the glimpses of the stone of the Old Walls plus the varied and interesting skyline created in-part by the heritage assets give this view a strong appreciation of some of the key heritage assets which make up this part of the city. These form a very appropriate and high quality setting for the longer views to the spire of St Michael's Church

Condition

- This view has a number of negative interventions which are regrettable and erode what is otherwise an attractive composite of some of the key heritage assets at this gateway to the city. Castle House is an ever-present modern (post-war) addition to the skyline which due to its orientation of the long axis east-west is clearly seen and dominates the skyline in some views from the viewing area

- The modern roof extensions to Telephone House are poorly designed and extremely prominent and dominant in these views although peripheral to the key viewing corridor to St Michael's spire. Due to the relatively short focal length to built form, various structures, mostly notably the gantry to the vehicle ramp to the red Funnel ferry and other structures on Town Quay and Royal Pier (notably fencing) reduce the general quality and clarity of this view. The degree of harm varies through the viewing area. The very poor physical condition of Royal Pier which can be seen in the context of this view detracts from the quality of the view but is somewhat lost given other more prominent modern interventions

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 former wall have been depicted in a number of paintings, sketches and photographs of C19 and pre-war Southampton. The distinctive survival of arched gates (Water Gate and The Postern) are a notable characteristic of these views

Familiarity

- This view is a familiar local scene for regular users of Town Quay terminal to and from the Isle of Wight with most of these users being on-foot. In this respect, it is a regular viewing place whereby the visitor and regular user alike would gain their bearings of the city on arriving by sea. The spire of St Michael's sub-consciously is likely to be a familiar and cherished local landmark which aids this wayfinding from the waterfront

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 a quay, 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. It may also have been possible from boats and arriving and leaving the historic city. 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 to the west. The open character of the western periphery of this view in terms of the reclaimed land was present from c1930s to 1970s. What has also changed fundamentally over time is that the former town walls would have appeared as a strong defensive feature with only relatively small gates allowing access from the various quays and jetties. A spire of some description would have been visible however above the defences from at least the C15

