

PA11 Millbank

Context

- Bounded by the Itchen River to the south-east, this character area continues the working waterfront identified on CA42: Itchen Shore – working wharfs but is outside the study area.
- Landform is flat.

Grain

- Coarse grained.
- Series of large detached industrial scaled sheds with ridges generally running perpendicular to the waterfront.
- Low pitch roofs.

Scale

- Single storey industrial scale probably equivalent to one and a half storeys domestic scale.
- Some two storey office accommodation with flat roofs.

Uses

- Mostly light engineering and storage facilities to include; builders' merchants, marine engineering, boat chandlers and storage, marina parking and facilities, boat storage.

Public Realm

- Functional and uninviting for the pedestrian.
- Millbank Street relieved by the mature trees to the Millbank Estate to the west side of the northern end of Millbank Street.

Connectivity

- This area is relatively poorly linked to the surrounding character areas, partly due to its river setting and partly due to its uses facing onto the river.
- Millbank Street is the main north-south link with other roads branching out often to cul-de-sacs to the east.

Views

- Glimpses to the waterfront, in particular Belvidere Wharf cranes.
- Glimpses to the distinctive St Mary's Stadium roof and to the gas holders – both local landmarks.

Building types

- Purpose-built sheds and storage facilities.
- Cranes to working wharfs.

Architectural qualities

- The cranes to the wharf sides have a sculptural quality and are notable local landmarks.



Marine Parade: strong industrial character relating to the waterside uses

Heritage Assets

- Iron works – foundry buildings surviving, now part of waste processing area.
- Remnant buildings from earlier periods of the working riverside.

Materials

- Brick – various types and colours, mostly modern.
- Profiled metal, Perspex type plastics or asbestos sheeting for roofs.

Condition

- Fair.

Ownership

- Various small to medium scale business, some local authority controlled land.

Intervention

- A long term aspiration to create a more publicly accessible waterfront with a mix of leisure (marina/boating type interests) and working uses – boat building, repair, refurbishment.
- Long term future of the former iron works building. Potential for conversion?

Key Design Principles

- Maximise access to the river.
- Maintain the ruggedness of the surviving wharfs.
- Maintain a modest scale to this part of the river.
- Carefully consider all surviving elements from earlier phases of development of the waterfront in future regeneration programmes.
- Consider the entire Itchen River waterfront as an holistic area for regeneration as well as its constituent character areas (some in and some out of the study area).