

39 Canute Road and Albert Road

Context

This character area comprises a section of Canute Road and the remnants of Albert Road Square. To the north and east is the Itchen Bridge and the industrial business parks of Character Area 40. To the south side of this section of Canute Road is Ocean Village (CA38), to the west Canute Road (CA23) continues into the conservation area of the same name and is of a different quality. The topography is flat.

This small area formed part of the Marsh that lay to the south of Saxon Hamwic, Canute Road marking the historic shoreline prior to the construction of the docks to the south. The area was undeveloped in the mid-nineteenth century. By 1877 Albert Road had been laid out and some development, probably associated with the developing port, had occurred between the two roads.

Grain

There is an uncomfortable mix of coarse and fine grain to this character area. There is a consistent building line to back of pavement to Canute Road and this continues round into the remnant of this part of Albert Road Square where the built form strongly defines this corner.

Scale

The height varies from three to four storey traditional buildings. This height variation is random in the street scene but culminates with the former Marsh Hotel, a corner public house of some quality, which addresses the corner well but is sadly dwarfed by the Itchen Bridge which looms above its roof in the skyline on looking east.

Uses

Canute Road comprises modern warehousing for imported fruit and vegetables. Albert Road Square is now entirely residential but has two former public houses/hotels; the Marsh Hotel and the Royal Albert Hotel.

Public Realm

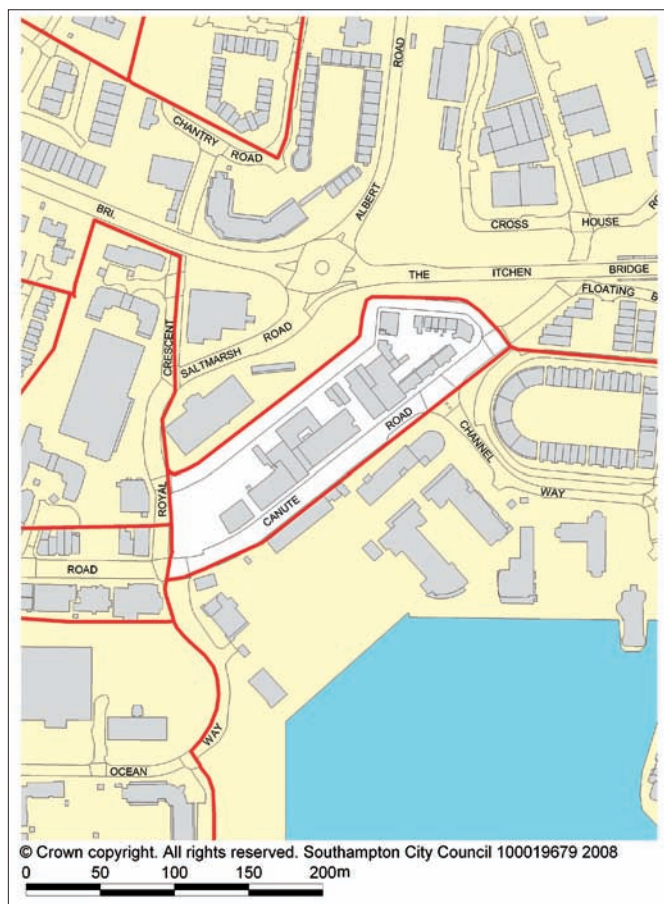
The public realm is poor and is not helped by the close proximity of the Itchen Bridge approach which manifests itself in the streetscene as a sheer six metre wall of stained reinforced shuttered concrete.

Connectivity

This area is well connected to adjacent character areas but feels forgotten and lost.

Views

Local views looking south along Canute Road and from the Itchen Bridge are terminated by the striking composition and presence of the former Marsh Hotel which wraps around the corner created by the junction of Albert Road South and Canute Road.



There is a glimpsed local view of St Mary's Church spire originating from Ocean Village which passes over the character area.

Building types

Warehouses and storage, private houses and public houses. The public houses have distinctive single storey flanking wings (though to the former Albert Hotel one of the wings is a twentieth century addition).

Architectural qualities

The architectural quality of the two former hotels is high and reflected in their Grade II listed status. The remaining buildings in Canute Road are not architecturally accomplished but have carefully considered scale and proportion and appear to function affectively.

Heritage Assets

The area is considered to possess a high degree of evidential value due to fact the character area historically formed part of the Marsh. The Marsh 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. The southern tip of one of the mill ponds may have extended into the northern part of this area. There is the potential to yield significant evidence for past activity in the area and as such the area is within a Local Area of Archaeological Importance.

The two former hotels, Marsh Hotel and Albert Hotel, are Grade II listed. The hotels are well designed buildings of aesthetic value though their setting is somewhat marred by the Itchen Bridge. Historically, they have associative value as they reflect a period of great expansion and a complexity and depth to the city (with a number of quarters) where uses and built form (relatively large purpose built hotels in close proximity to each other) reflected the function of this part of the City as a transitional area relating to the docks. The Canute Road Conservation Area abuts the western boundary of the character area. The Frog and Frigate Public House is of local interest and associative value. It represents a survival of the former commercial uses within the area related to the historic success of the docks. The building is much altered and in a poor state of repair.

Materials

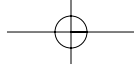
Red brick (some handmade and some machine/wire-cut). Some grey headers in a diamond pattern (diaper work) to the former Marsh Hotel. Natural slates to roof and some natural slate hanging.

Condition

Fair to poor. Some of the areas to the rear of Canute Road are in a poor state of repair.



- 01 The Frog and Frigate Public House – a much altered but important early building in the character area
- 02 The Grade II listed former Marsh Hotel, with distinctive diaper brickwork to the façade.
- 03 A view looking west along Canute Road from the Itchen Bridge



Ownership

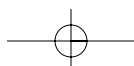
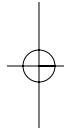
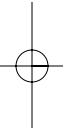
Multiple ownerships, various tenure.

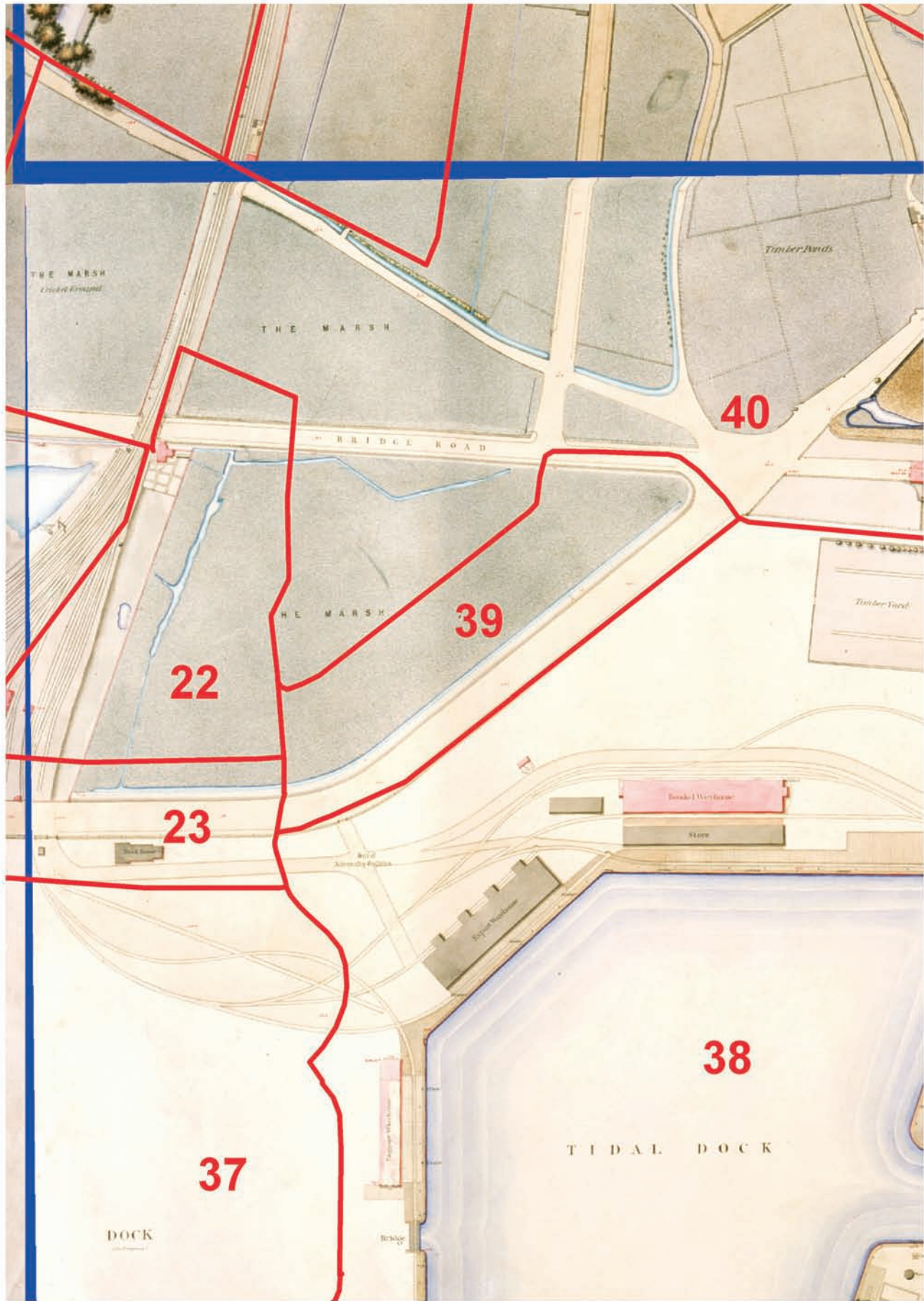
Intervention

- Improvements to the interface between the Itchen Bridge approach and Albert Road Square.

Key design principles

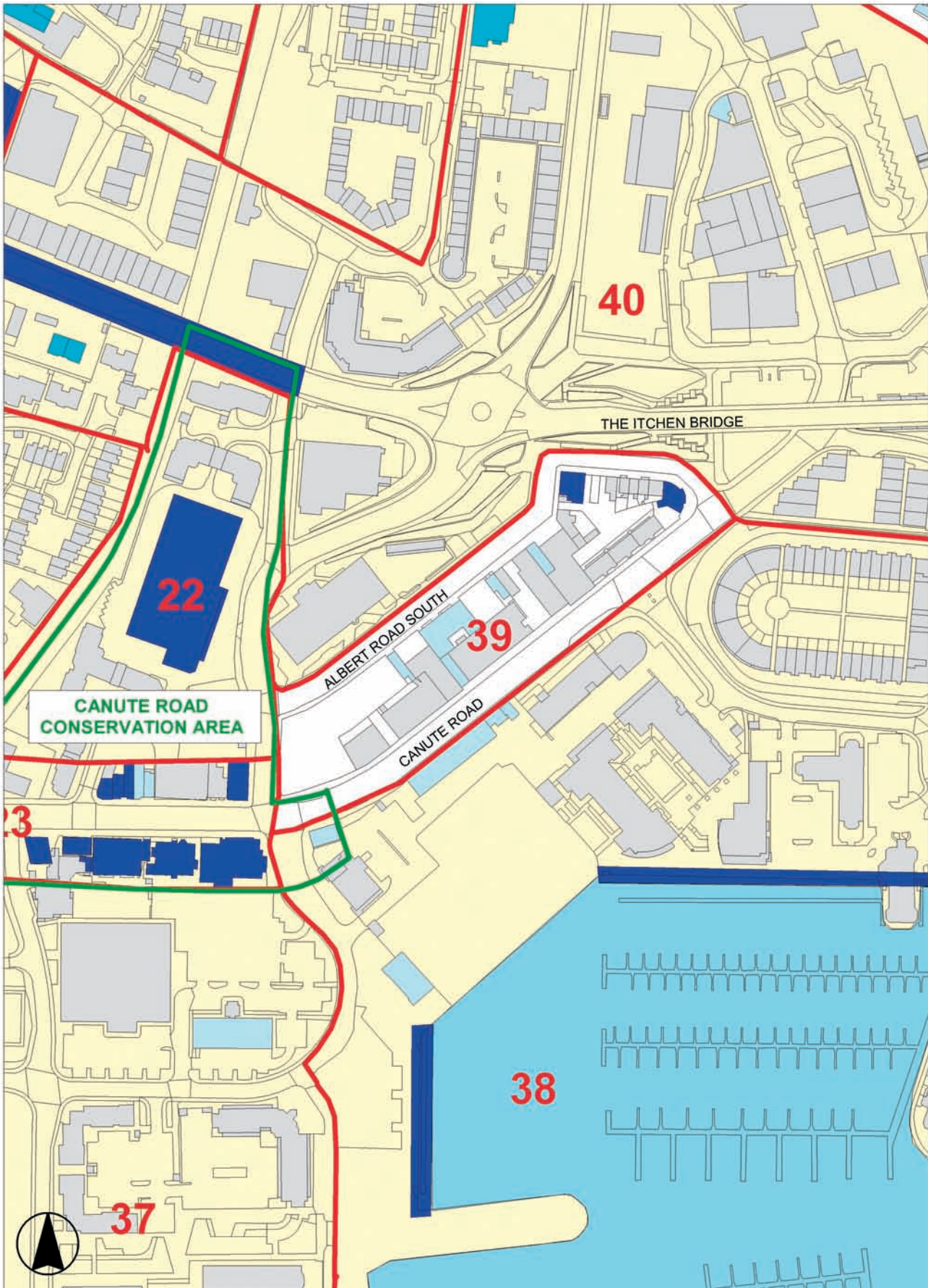
- Retain the fine grain of the surviving buildings from Albert Road Square.
- Seek to maintain enclosure to Canute Road with any new development along this road.





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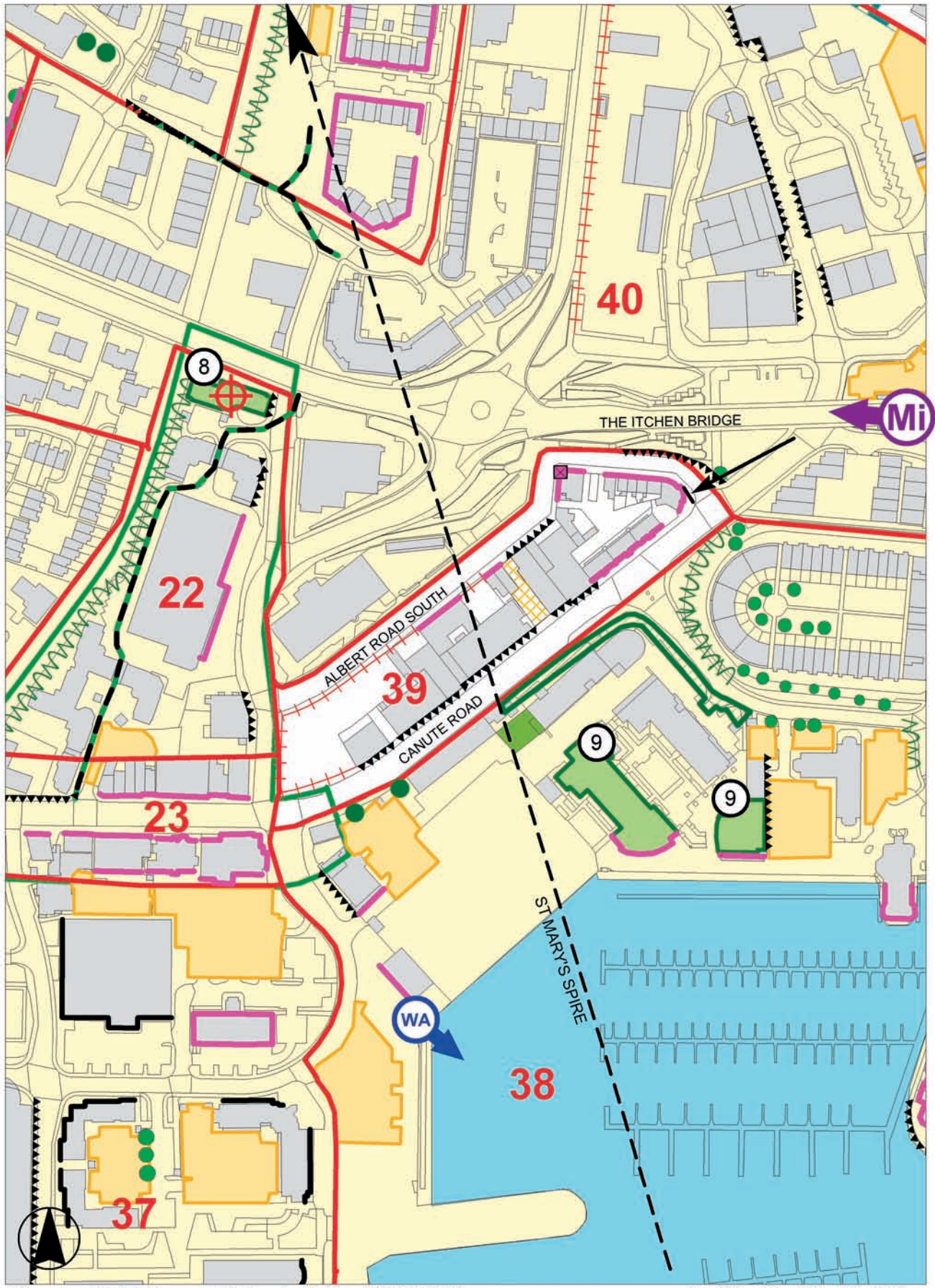




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Heritage Assets



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Townscape