

25 Maryfield and Marsh Lane Environs

Context

This area is bounded by the docks railway branch line to the east, the Duke Street, Richmond Street and College Street tall building cluster of CA20 to the south and the City College Campus to the north. The area gently falls from west to east towards the junction of Evans Street and Threefield Lane.

This area forms the south-western extremity of Saxon Hamwic and may have formed part of the precinct associated with the minster church of St Mary's (an area probably larger than the present-day burial ground). There was some medieval occupation of the area including the lost site of the chapel of St Andrew and the Chantry on the site of the later Deanery but the area largely consisted of agricultural land until the mid-nineteenth century.

Grain

The area is of a medium to coarse grain. There is a combination of tenure and building types but the overall density is high at between 70-100 dph. The internal streets are wide but comfortably enclosed by the built form. Townhouses are built to back of pavement.

Scale

The height of buildings falls into two groups. There are the townhouse clusters set around a series of connected green spaces which are at a domestic three storey. These are interspersed with small five storey blocks. Fronting Marsh Lane, there is a flat block of seven storeys with a staggered slightly offset group of eight storey blocks beyond. These groupings form significant landmarks in the streetscene.

Uses

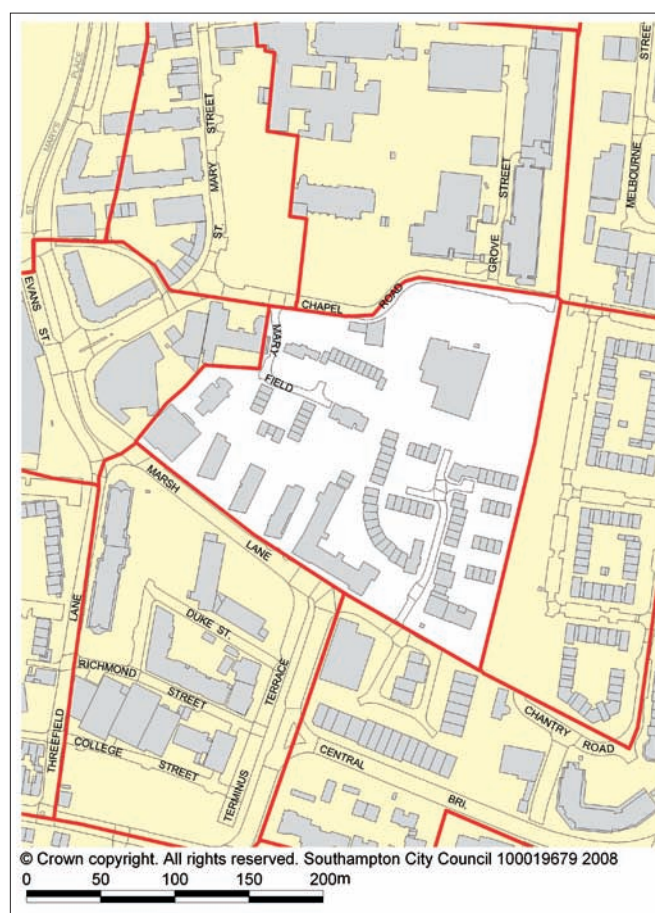
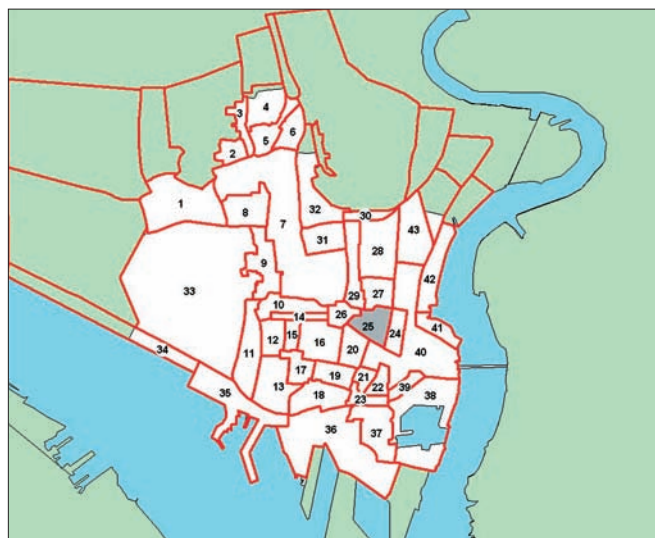
The area is entirely residential. The three eight storey blocks are student halls of residence.

Public Realm

The public realm is basic but adequate and there are some good green spaces within the character area which link the groups of townhouses and flat blocks. These are soft landscaped. The retention of the dressed stone gate piers, wall and cast iron gates to the north side of Marsh Lane, which now encloses the Deanery halls of residence, are a positive historic feature in the streetscene as is the remnant survival of historic street finishes adjacent.

Connectivity

Unfortunately the retention of the boundary wall (to the north side of Marsh Lane) despite its clear architectural and historic value has formed a significant barrier between the built form and the adjacent public realm.



There was a lost opportunity of linking this area with the existing housing to the north-west and establishing a pedestrian link to St Mary Street.

Views

There are important local views towards St Mary's Church spire across the character area from raised vantage points on the Itchen Bridge approach.

Strategic views to St Mary's Church spire and towards the campanile of the Civic Centre, both from the Itchen Bridge pass across or very close to the north-east corner of the character area.

Building types

Large floorplate purpose-built flat blocks and halls of residence and three storey town houses with integral garaging.

Architectural qualities

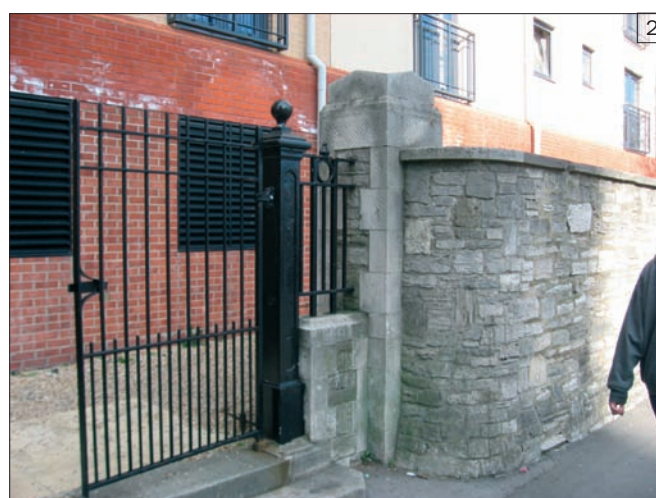
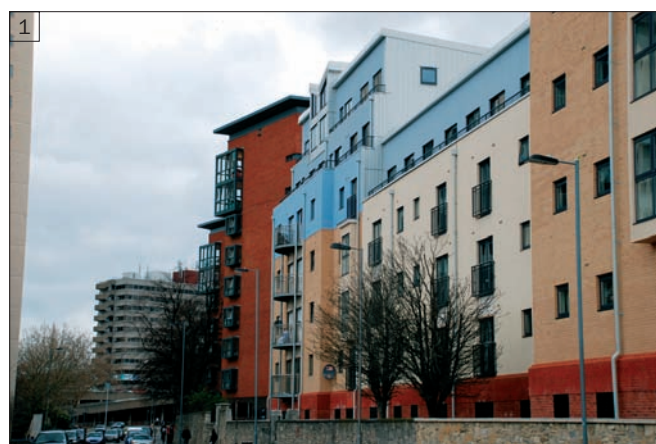
There is some attempt at articulation through the use of projecting oriel windows, balconies and balconets and a good use of coloured render to break these monolithic buildings down and the variation in window size and use of French windows breaks the larger block to Marsh Lane down into manageable bays. The townhouses are restrained and simply detailed.

Heritage Assets

The area is considered to possess a high degree of evidential value due to fact that it adjoins the southern edge of the graveyard of St Mary's Church, the Saxon minster church of Hamwic. It is believed that the precinct of the minster was larger than the present graveyard and the discovery of burials to the south of the churchyard suggests that it extended further south, possibly into the northern part of this character area. Archaeological evidence of Saxon Hamwic is regarded as being nationally important. In addition to the potential for Saxon remains, evidence for medieval occupation and the post-medieval development of the area is of interest and value. Accordingly the whole of the area lies within a Local Area of Archaeological Importance to reflect this potential to yield significant evidence for past activity in the area.

There are two sections of medieval stone rubble walling, known as 'walls to the north and north-west of The Deanery'. These are valuable survivals of early fabric in Southampton and are of high cultural and illustrative value. This is reflected in their statutory Grade II listing.

The character area does not fall within a designated conservation area. The gates and gate piers to the north side of Marsh Lane (enclosing the site of the former school) are of local historic and architectural interest despite their associative and aesthetic values being heavily compromised by recent development.



- 01 Large scale development to Marsh Lane
- 02 Retention of gates, gate piers and walls to a former school on the site
- 03 The view to Marsh Lane from College Street

Materials

Red and buff stock bricks with clay tile roofs to the townhouses, red and buff stock brick and also coloured renders to the flat blocks. Profiled metal roofs.

Condition

Good.

Ownership

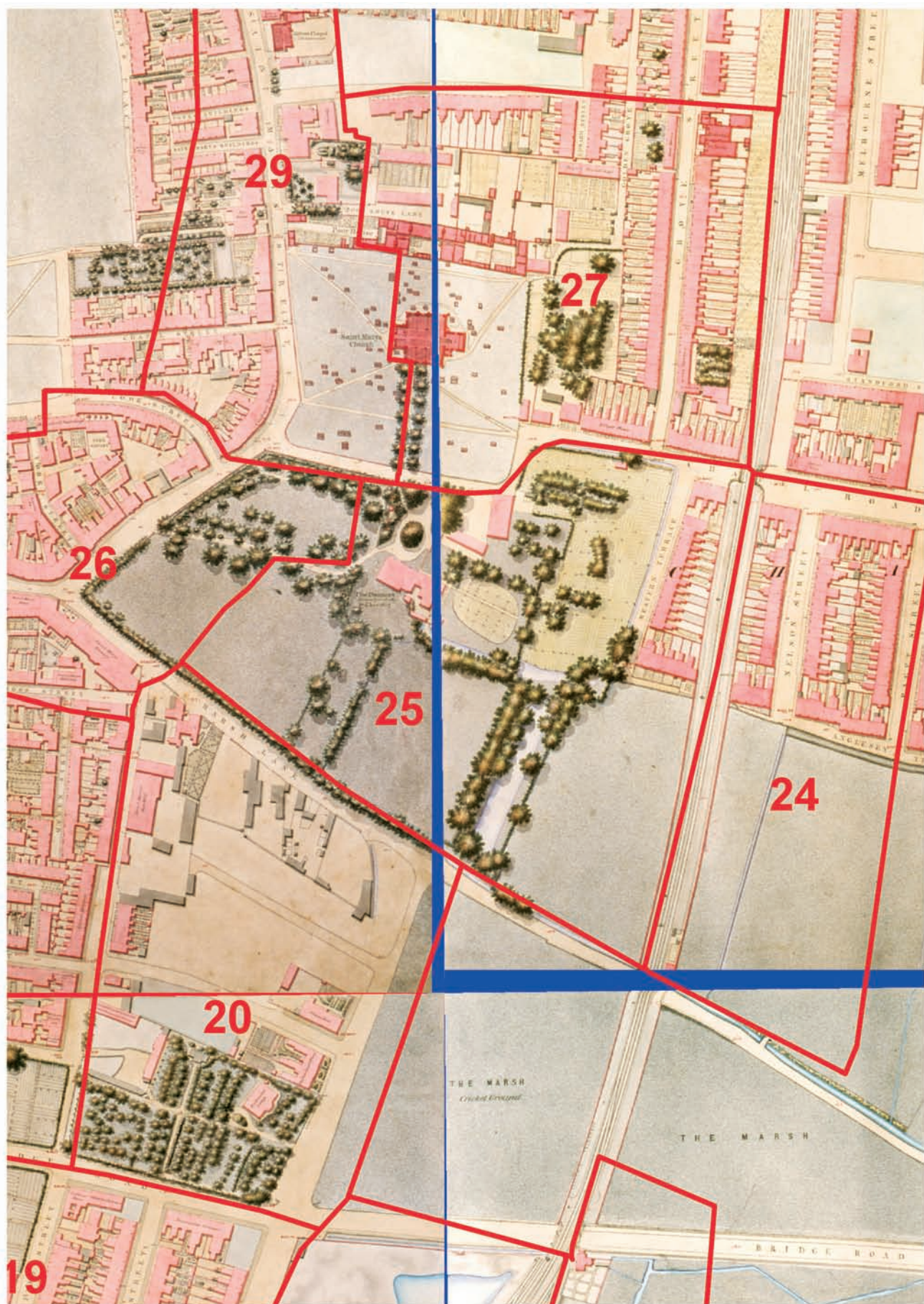
City College in part, housing association and private ownership.

Intervention

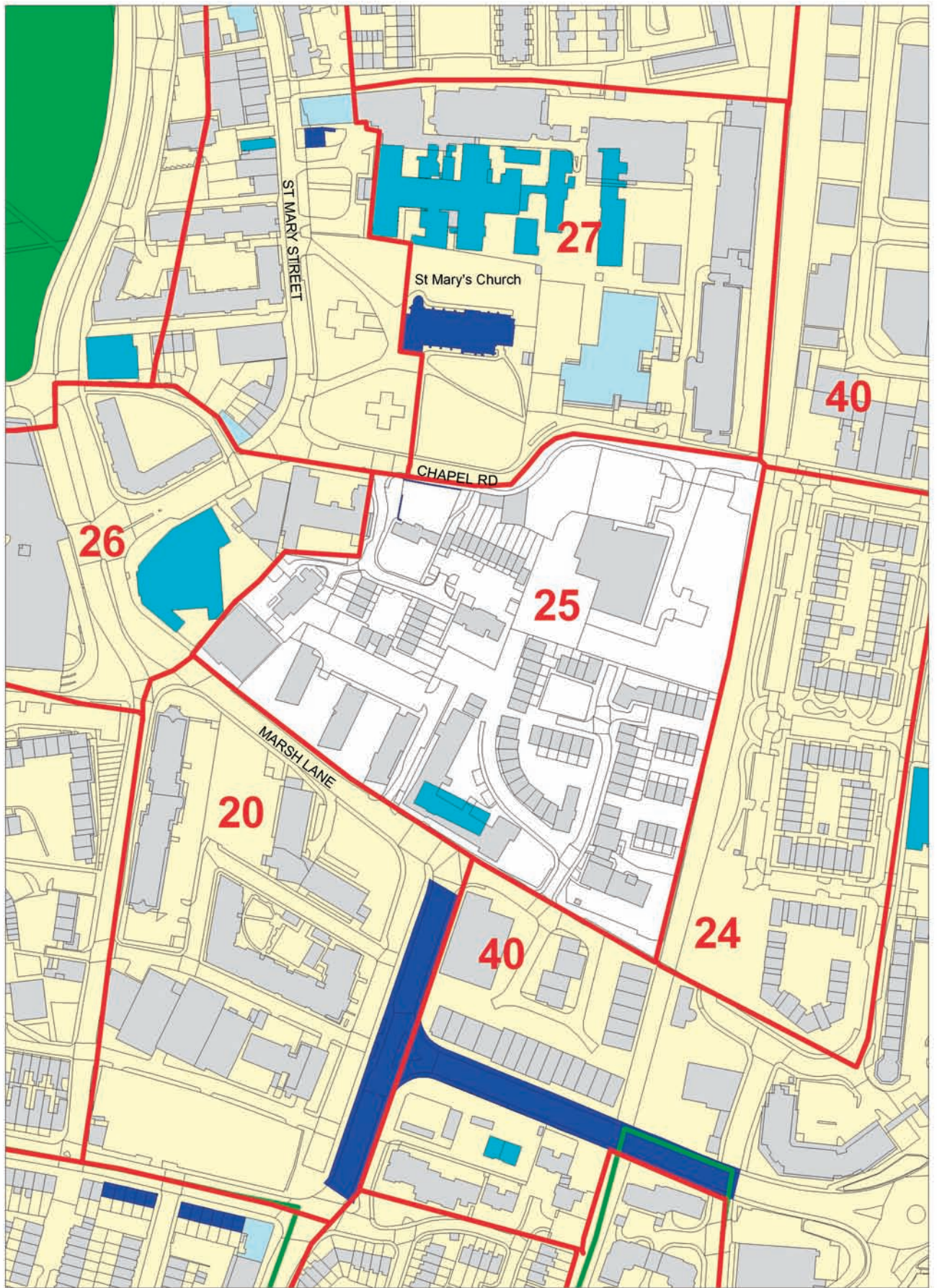
- Ensure connectivity with the proposed scheme to the north of the character area.

Key design principles

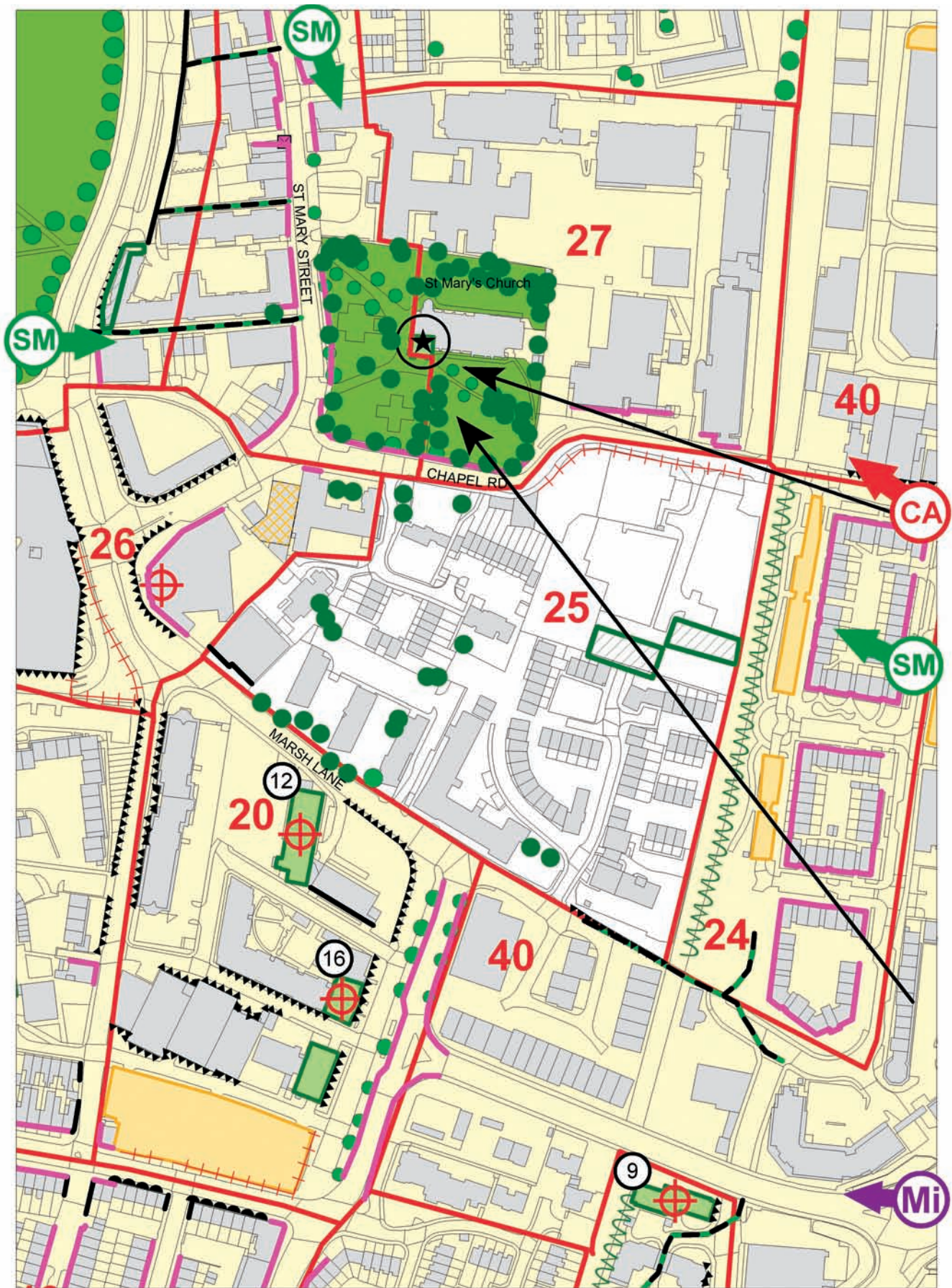
- Maintain the mix of townhouses and flat blocks linked by green spaces for children's play, sitting out.
- Pay special regard to the impact of height and scale on the setting of St Mary's Church and spire.
- Secure active frontage to Chapel Road.



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Heritage Assets



Townscape