

04 Carlton Crescent & Carlton Place

Context

This character area is at the northern fringe of the study area and lies on gently rising land to the north. It comprises of two roads leading from London Road which connect to Bedford Place. The planned street pattern and buildings are an important survival of late Georgian development outside of the historic core of Southampton. This was a period when trade and passenger traffic through the port was increasing. In the early nineteenth century this area lay adjacent to the parks of some large houses and the late eighteenth century failed development of the Polygon lay to the south-west.

Grain

The built form to Carlton Crescent follows the sweeping line of the road leading from London Road but becomes more fragmented to the northern section of the road with straight terraces and a pronounced kink in the road. Buildings comprise very grand broad-fronted detached/semi-detached and terraced villas. The spacing and gaps between buildings are important on the outer sweep and form memorable townscape when viewed from near its junction with London Road. The plot grain is medium but the architectural detailing to individual buildings gives the appearance of a more fine grain of townscape. The building line is consistent to back of pavement or set back from small area railings to semi-basements. Density is medium to high and enclosure is comfortable and consistent throughout.

Carlton Place comprises a more modest townhouse and is of a finer grain with the street section providing more significant enclosure and sense of intimacy. This is in contrast to the wider streets and set-back houses with gaps to Carlton Crescent.

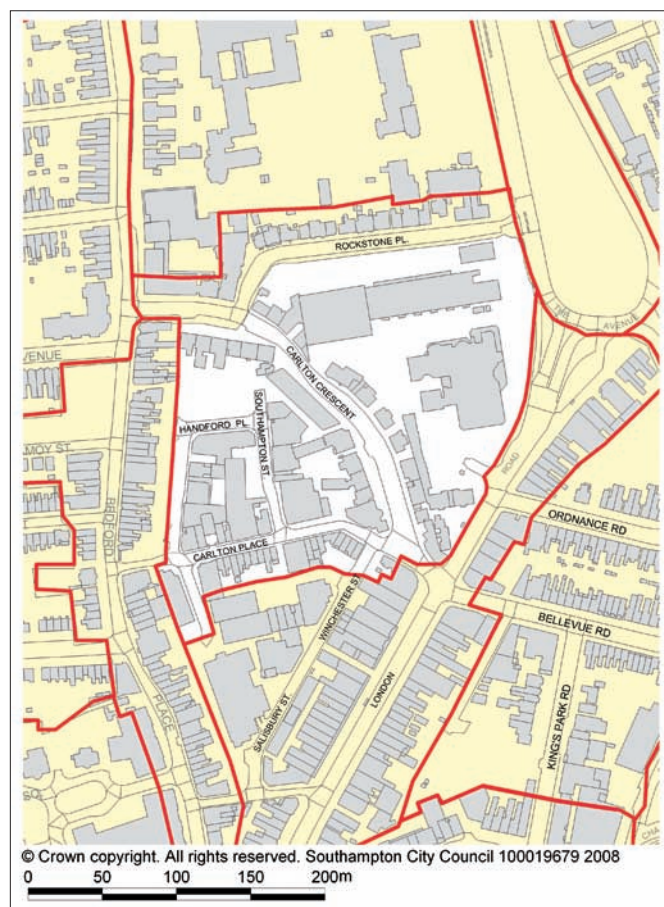
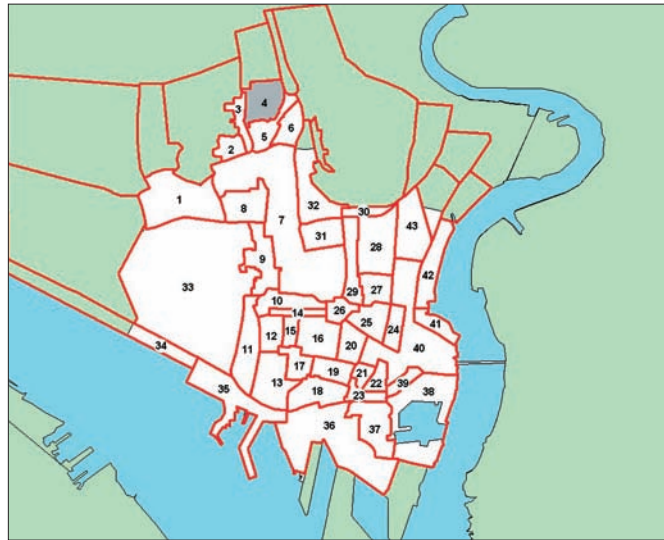
Scale

The built form is a grand historic three and four storeys to Carlton Crescent to the back of pavement with strong parapet eaves lines throughout. Roofs are largely hidden from view and principal rooms are raised by semi-basements.

Carlton Place is two and three storey back of pavement and of a more modest domestic scale. Views are enclosed by the built form within this character area but the massing of buildings does not feel oppressive.

Uses

There is a mix of uses within the character area from small independent shops to public houses and office and residential uses side by side. Notably, the legal profession has a number of establishments conveniently located adjacent to the magistrate courts which back on to Carlton Crescent. There is a quiet respectable institu-



tional business character to this area with a number of ancillary uses; restaurants, bars and independent shops servicing the offices.

Public Realm

The public realm is of a high quality with a good survival of historic street finishes (Purbeck stone kerbs and pavements) helped by the presence of traditional cast iron railings with gates and stuccoed gate piers. Traditional cast iron lamp standards survive. The survival of a small number of street trees adds to the street scene and the recently completed pavement re-alignment and material improvements provide a good setting for the historic buildings.

Connectivity

The character area acts as a valuable and well-used link between Bedford Place and London Road. Carlton Place in particular is a well-used link. It is disappointing that the link to the relatively recently completed law courts is via a multi-storey car park, a building which dominates some views between the houses on the north side of the Crescent.

Views

There are a number of key local views from the junction of Carlton Crescent and London Road into the character area. The corner building to the southern side of the Crescent forms a focal point for these views and the crescent is then seen unfolding beyond as a series of villas. The compositional quality of this street is best appreciated from this vantage point.

Building types

The large detached, semi-detached and terraced villas and townhouses of the early nineteenth century predominate. These comprise private flats, apartments and office uses retro-fitted into these buildings. None of the villas (Carlton Crescent) or townhouses (Carlton Place) remain as single family dwellings. There remains a mix of uses particularly to Carlton Place where shops and offices occupy ground floors with residential above. Historically, these buildings are likely to have been houses with shops added later and conversion and subdivision to flats or ancillary accommodation for the shops above.

Architectural qualities

The Crescent was constructed around 1830 and is a set piece and must be viewed both as individual well-detailed buildings of high quality and as a collective architectural composition. It is overtly classical in its execution with rusticated ground floors and projecting moulded cornices to parapets, string courses and central window hoods on console brackets. Arched ground floor openings accentuate the principal rooms of these buildings and emphasise the hierarchy and proportions of their facades. Projecting doorcases, balconets,



- 01 View looking n along Carlton Crescent
- 02 Historic paving and area railings – Carlton Crescent
- 03 Carlton Place – modest early nineteenth century terrace

shallow curving bays and full height bow windows help enliven and articulate the facades. There is a high degree of rhythm and repetition to the facades which helps them to be read as one composition.

Carlton Place appears to be slightly later and more piecemeal in its construction. However, there is a fine group of smaller townhouses with projecting first floor oriel bow windows refined with multi-paned curving sashes. A consistency to the groups of townhouses provides a sense of place with the late Georgian facades stripped to very basic well-proportioned elevations (Nos. 8, 8A, 9 and 10). Further along Carlton Place The Pensioners Arms expertly turns the corner to Upper Banister Street and the inset double height round-headed arches continue the late Regency theme of other sections of the character area.

Heritage Assets

The area is considered to possess a high degree of evidential value due to the survival of its Regency terraces and the potential for evidence for Roman occupation having been found within the area. During the medieval period the area was agricultural land. The area lies within a Local Area of Archaeological Importance to reflect this potential to yield evidence for past activity in the area.

The majority of buildings on Carlton Crescent are listed Grade II. They possess a high degree of architectural quality due to their design and cohesive compositional qualities as a group. There are a number of small groups of listed buildings along Carlton Place including No 32 which incorporates an early nineteenth century indoor riding school. The school is an important survival and has historical illustrative value as a rare survival of this building type as well as forming an important part of the townscape of Carlton Place. The remaining unlisted historic buildings are mostly nineteenth century buildings, which have aesthetic significance as planned townscape, though some of these values have been lost, mainly through the removal of historic fabric (windows, doors, roofs). However, due to their townscape (design) value they are considered to make a positive contribution to the character and appearance of the area.

The compositional quality of the historic built environment, together with parts of the adjacent Character

Areas 3 and 5, is acknowledged in the designation of the Carlton Crescent Conservation Area.

Materials

Traditional materials are predominant with the widespread and consistent use of painted stucco and natural slate roofs. Natural slates are also used as a wall cladding to exposed elevations. The stucco or render is consistently painted white and this is an important part of the cohesive character of this area. The survival of cast iron area railings is a notable feature and when combined with the traditional street surfaces makes for very attractive historic townscape.

Condition

The condition of buildings, streets and spaces is very good, with a regime of repair and maintenance being evident throughout.

Ownership

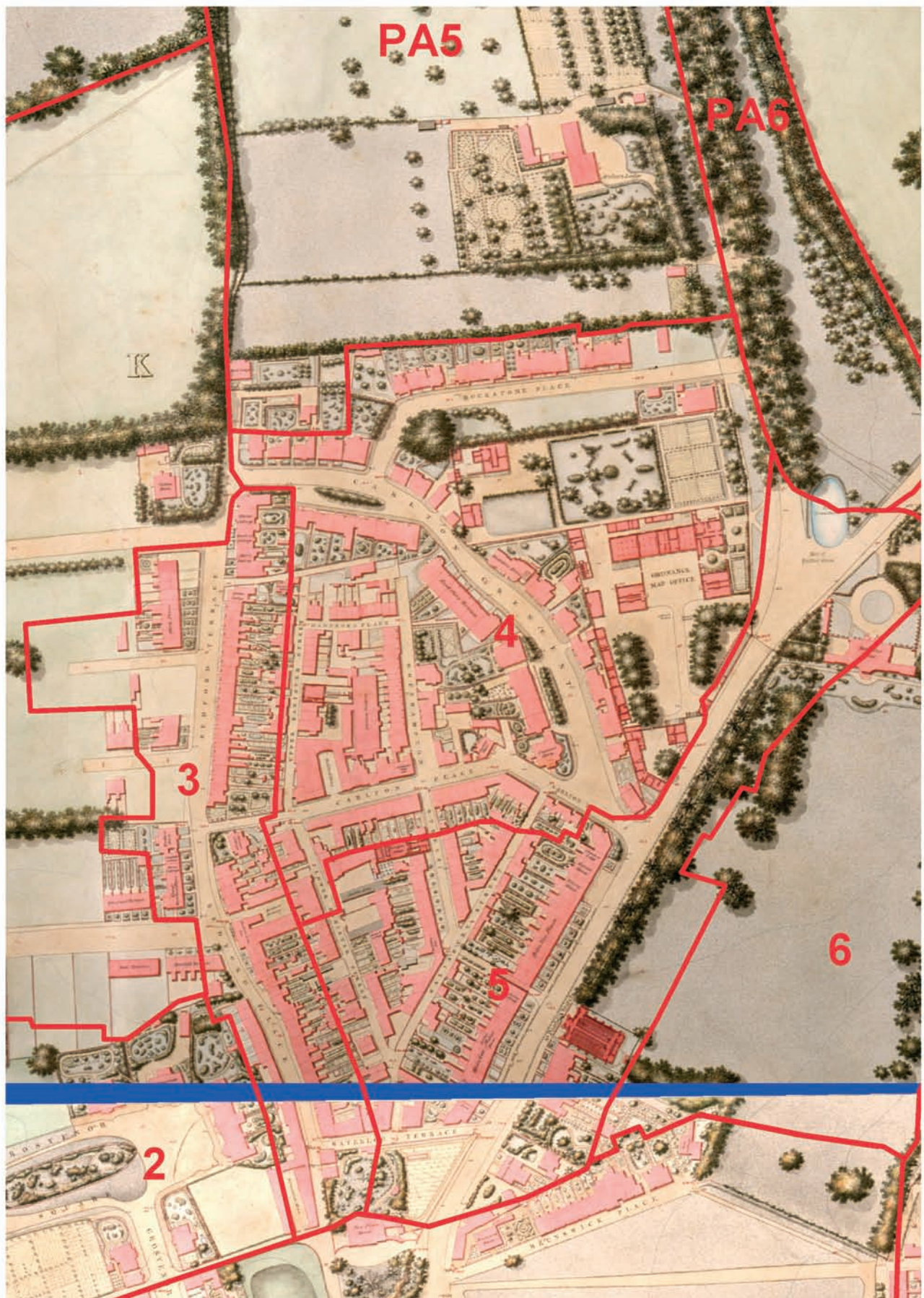
There is a mix of private leasehold owners for flats and institutional ownership for office conversions and modern office space.

Intervention

- Continued replacement of modern street surfacing with traditional materials and detailing.
- Removal of all modern lamp standards from the public highway. Replacement where possible with bespoke lighting attached to buildings and using the buildings to reflect light where possible.
- Widening of pavements and planting of more street trees.
- Removal of yellow lines and designation of a no-parking zone – signed at the entrances from London Road and Bedford Place.
- Improvement to the signage and ground floor treatment of Avondale House.

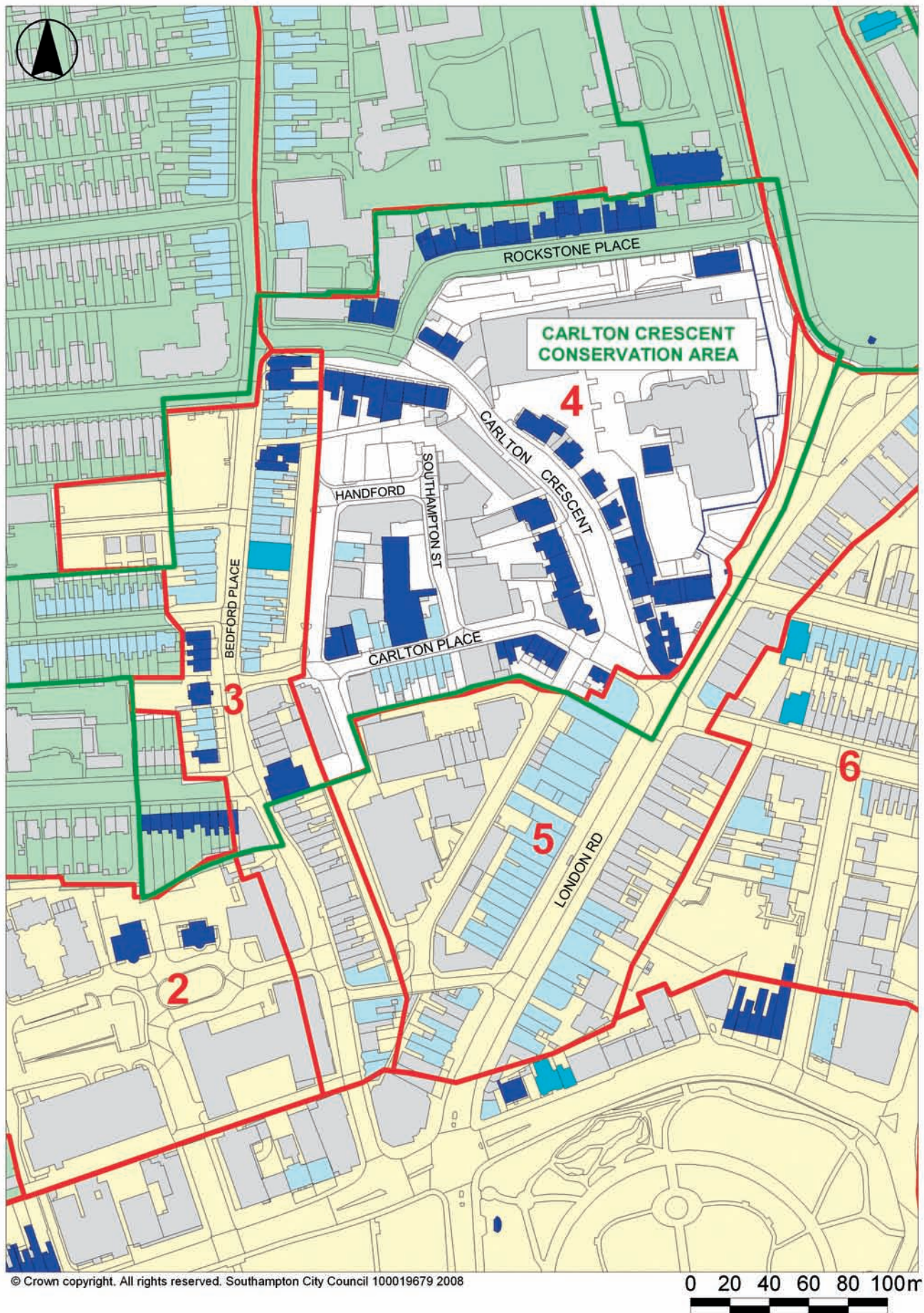
Key design principles

- Any proposals for development should respond positively to the overt and clearly readable classical architectural language of the dominant buildings in the character area.
- Parking should be taken away from the roads and the forecourts of the buildings wherever possible.
- The proportions and hierarchy of facades should respect their neighbours in any proposals for redevelopment which relate to the listed terraces.

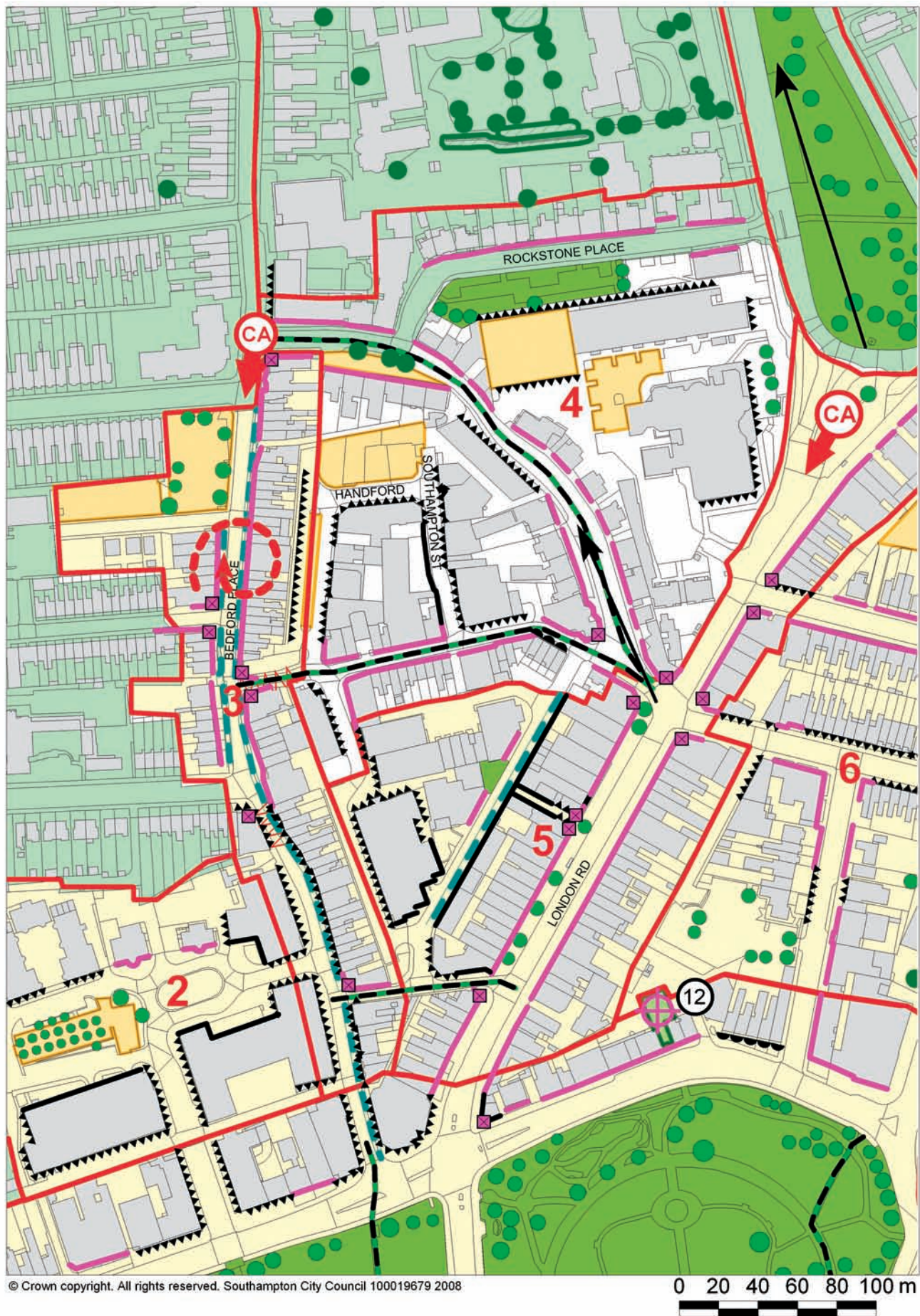


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Heritage Assets



Townscape