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Ordnance Survey 0100031673

Figure.53 CCC.4
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 is a recently designed vista created as a result of the Northern Above Bar development within the city’s cultural quarter at Above Bar Street. The view is looking west from East Park which forms part of the Historic England registered Central Parks.

The framed subject of this closed view is the gabled Guildhall facade of the Civic Centre with its impressive hexastyle Ionic portico. Above the entrance and set centrally above the portico rises the tall, gently tapering tower with clock, open bell stage and low pyramidal roof. The foreground is dominated by parkland.

Kineticism

This view has a limited appreciation corridor and its full appreciation when the Civic Centre Campanile is aligned with the pediment of the colonnaded façade is very limited but can be seen from a series of points on a linear viewing area running east-west. Moving west the Campanile is less apparent.

Seasonal/night-time variations

Guildhall Square is one of the city’s key public spaces. Within the Cultural Quarter it is regularly used for seasonal events, community activities and promotional exhibits, both during the day and evenings. At this time of year a tall Christmas tree can be seen on the square. The loss of tree cover makes the impact of more recent developments more dominant in the view.

Photography information

Viewpoint location: 50°54’29” N 1°24’11” W
(grid reference)

Date and time: 14/12/16 11.15

Field of view: 120°

Highly Sensitive



Existing View

130-132 Above Bar St

Central Parks - East Park (GII*)

Civic Centre Campanile (GII*)

Northern Above Bar



Location of heritage assets in the view

Grade II and II* Listed Buildings

Historic Parks and Gardens

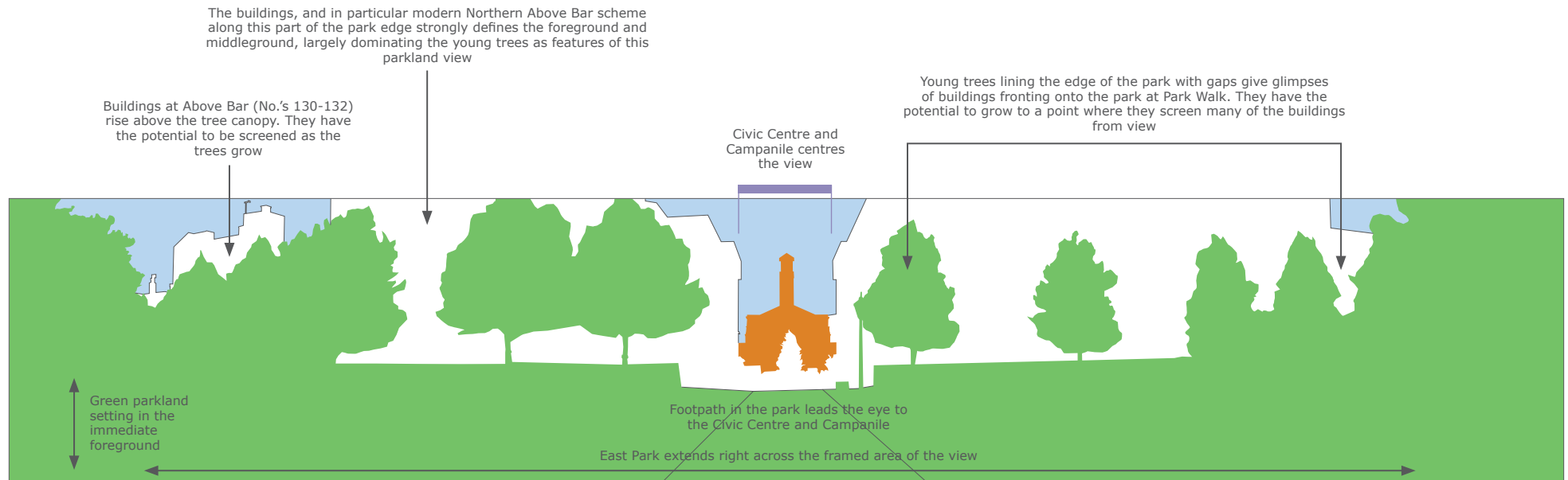


Figure.54 Heritage assets simplified in the view

- Grade II and II* Listed Buildings
- Historic Parks and Gardens

Strategic view values and significance

Appreciation

- The view is intended to celebrate and express the architectural quality and cohesiveness of the Civic Centre where the impressive slender clock tower sits above the pediment to the colonnade creating a symmetrical composition of considerable quality. This is the best designed view from the registered East Park which celebrates a building of city significance. There are no other designated heritage assets in this view

Condition

- Given the relatively recent formation of this designed view, as a result of the Northern Above Bar development, it is in very good condition

Association

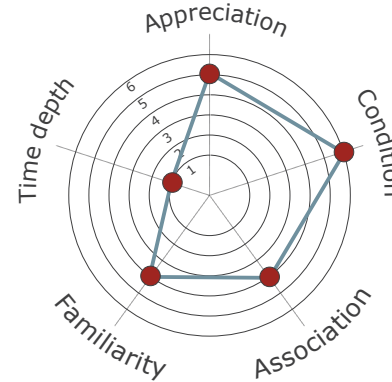
- The view in and of itself has very limited direct association. However, the subject of the view is highly significant. The Civic Centre is a powerful symbol of city pride with a confident scale designed as a new administrative hub for the city. It was designed by architect E Berry Webber. The Civic Centre also has strong associative values relating to the artistic community of Southampton. The Civic Centre is also the home of the recently opened SeaCity Museum which is located in an extension to the north-west corner of the Civic Centre

Familiarity

- This view has the potential to be highly valued by local people and become a major part of the familiar and cherished local scene. The strong wayfinding qualities of the designed vista and its strong termination with a familiar and formal civic structure are likely to be memorable in local and visitor alike. This view is set upon and part of a sequence of well-used paths through Central Parks

Time depth

- Whilst the gardens and earlier open space associated the back of Above Bar has been present for some considerable time and in a structured formal capacity as pleasure gardens since c1850s, the open view to the Civic Centre is relatively recent (less than 5 years old). The Civic Centre was completed in 1939 so the view would not have been achievable prior to this date. The view was an aspiration and completion of a project which saw the major redevelopment and refurbishment of Guildhall Square to the immediate east of the colonnaded façade of the Guildhall and the creation of the planned vista from East Park



How the significance of heritage can be sustained in this view

Foreground and Middle Ground

- No development should take place in Guildhall Square
- Vegetation in the foreground, if it is not controlled, could obscure the vista and close the gap between the buildings

Background

- The dominance of the Civic Centre and Campanile in the view emphasises its status. For this reason, it would be inappropriate for any development in the background to become visible above or behind it

Figure.55 CCC.4 View sensitivity

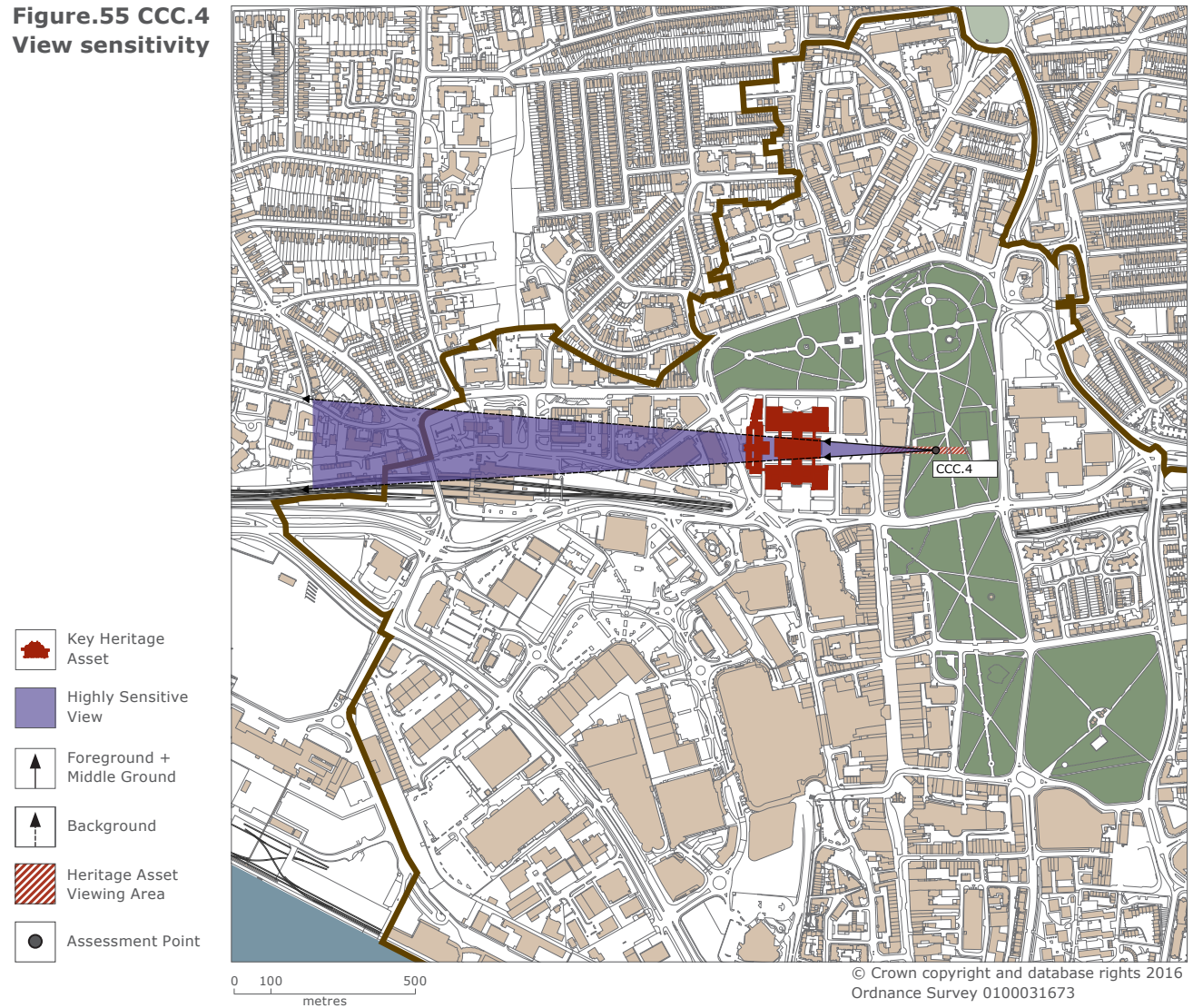




Figure.56 CCC.5
View, viewing area
and assessment point



- 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 is a designed vista created on the historic line of London Road looking south west. It is centred on the Civic Centre Campanile which rises above the tree line of the Historic England registered Watts Park and East Park, both part of the larger registered Central Parks within the city centre.

Traffic, parked cars, associated street furniture and shop signs dominate the immediate foreground. In the middle ground the series of tall lighting columns compete for dominance within the gap in the townscape at the far end of London Road and detract from the view of the Campanile as the focal point.

Part of the viewing place is bounded by the Carlton Crescent Conservation Area to the north.

Kineticism

This view has a limited appreciation corridor strongly determined by the enclosure formed by development along London Road. The extent to which the Civic Centre Campanile is centred in the view varies throughout the viewing area. The gently tapering Campanile remains the dominant feature and focal point in multiple views along London Road. The integrity and degree of separation of the Campanile from the buildings and building line of London Road varies depending upon which side of the street the view is appreciated from.

Seasonal/night-time variations

Trees in Watts Park partially screen the base of the Campanile during the summer months. In the winter, more of the tower is visible. At night, the Campanile is floodlit. The myriad of commercial shopfronts, signs and street lighting along London Road are dominant elements in the view.

Highly Sensitive





Existing View

Central Parks
- Watts Park
(GII*)

Civic Centre
Campanile
(GII*)



Location of heritage assets in the view

-  Grade II and II* Listed Buildings
-  Historic Parks and Gardens

Photography information
 Viewpoint location: 50°54'43" N 1°24'14" W
 (grid reference)
 Date and time: 14/12/16 10.50
 Field of view: Restricted by buildings

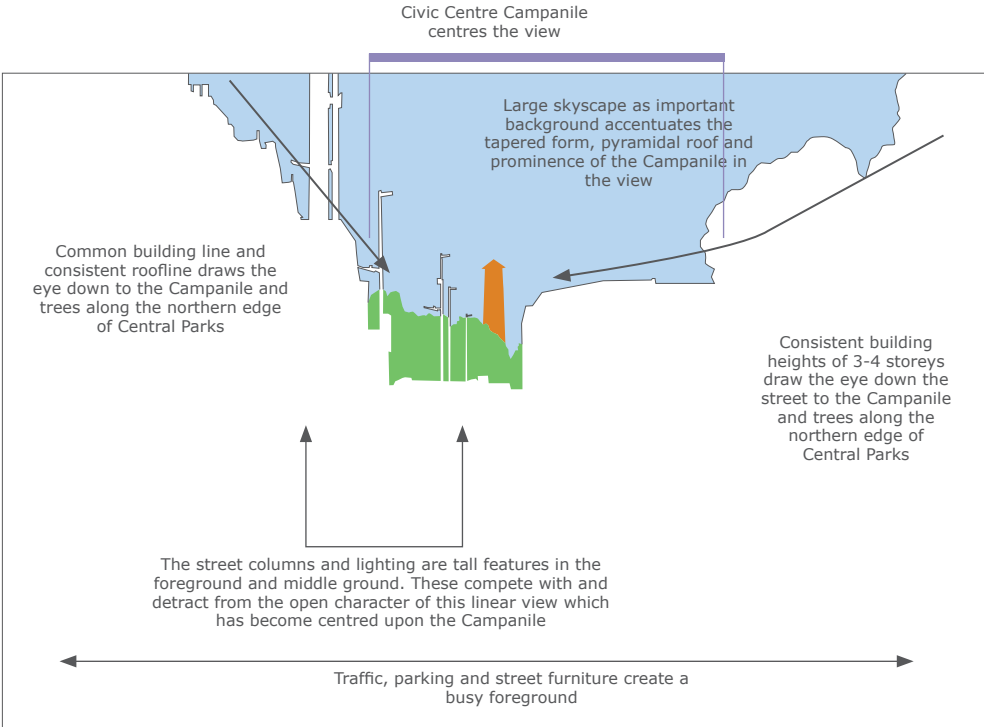


Figure.57 Heritage assets simplified in the view

- Grade II and II* Listed Buildings
- Historic Parks and Gardens

Strategic view values and significance

Appreciation

- The view is intended to celebrate and express the dominance of the Civic Centre on the City. The Campanile was orientated on the plan of the Civic Centre so as to close this view along London Road. When built the Campanile was the tallest structure in the City with the intention of being seen throughout the city. This vista is one of the best preserved planned views of the campanile and takes full advantage of existing historic routes within the city plan. It is set within the middle ground of the Grade II* listed registered park and garden which forms a green foreground to the tower in the summer. The buildings lining London Road are mostly late C19 or C20 in date and form a near continuous and consistent building line providing comfortable enclosure to the street. A section of the north-west side of London Road sits within the Carlton Crescent Conservation Area to the north of the viewing point but does not form part of the viewing area itself

Condition

- This view is in very good condition with the subject and its context retaining their roles and meaning. There has been some recent development to the corner of London Road and Brunswick Place. This has retained dominance of the Civic Centre Campanile in the view and continued to strengthen the framing qualities of the development to London Road

Association

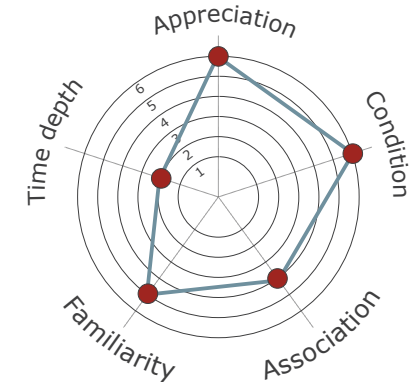
- The Civic Centre is a powerful symbol of city pride with a confident scale designed as a new administrative hub for the city. It was designed by architect E Berry Webber. The Civic Centre also has strong associative values relating to the artistic community of Southampton. The Civic Centre is also the home of the recently opened SeaCity Museum which is located in an extension to the north-west corner of the Civic Centre. This view perhaps best articulates the intention to make the Civic Centre appear to be the 'heart' of the city by way of an architectural construct which appears to have been designed into the historic fabric of the existing street plan. The middle ground park setting has significant historic association although it is not directly related to this view

Familiarity

- This view has the potential to be highly valued by local people and become a major part of the familiar and cherished local scene. The strong wayfinding qualities of the designed vista and its strong termination with a familiar and formal civic structure are likely to be memorable in local and visitor. This view forms part of a regularly used route by pedestrian and motorist alike and as such has the potential to be highly valued

Time depth

- This view was created by the completion of the Civic Centre in 1939 although the street plan to which it responds is at least late C18/early C19 in date and probably sits upon an earlier route into and out of the historic town



How the significance of heritage can be sustained in this view

Foreground and Middle Ground

- Development within the Highly Sensitive View should sit below the level of the bottom of the clock at the Campanile in order to preserve it's status as the focal point of the view

Background

- Development should not be higher than the height of the Civic Centre buildings unless it can be demonstrated that it will not impact on this open skyline within the Highly Sensitive View
- It is of critical importance that the Campanile should continue to be clearly seen against clear sky
- Lighting columns that compete for the space around the Campanile should be considered for removal to lessen their visual impact in the view

**Figure.58 CCC.5
 View sensitivity**

