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**Figure.59 STMIC.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 formal designed vista looking west into the Old Town where the Church can be seen for almost the entire length of Bernard Street.

The foreground and middle ground comprise Bernard Street and the buildings fronting it. The building lines, road, rooflines and sky, converges to a point at the far end of the street, where a good proportion of the elements of the Grade I Listed St Michael's Church are clearly visible. The fine steeple added to the church as a landmark for shipping, ashlar tower and eastern window are the focus of the view. The Church dates from c1070 when Norman immigrants were settling in this quarter of the town, although its present form is much later in date and is a combination of changes to the buildings fabric over a long time period.

The Church is partially obscured by 129 High Street (National Westminster Bank) which is a Grade II* Listed Building.

The boundary of the Oxford Street Conservation Area runs along part of the southern side of the street.

Kineticism

This view has a constrained appreciation corridor strongly determined by the enclosure formed by development along Bernard Street although the spire is considerably higher than the parapet heights of enclosing built form to the street. The degree to which the full extent of the church is revealed changes through the viewing area with, at its best, a partial appreciation of the east window and the window to the south chapel.

Seasonal variations

In the summer months trees on the southern side of Bernard Street partially screen St Michael's Church. In winter more of the Church is visible.



Existing View



Location of heritage assets in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings

Photography information
 Viewpoint location: 50°53'57" N 1°23'54" W (grid reference)
 Date and time: 14/12/16 11.55
 Field of view: Restricted by buildings

The view is framed by the buildings and trees lining the street leading to St Michael's Church

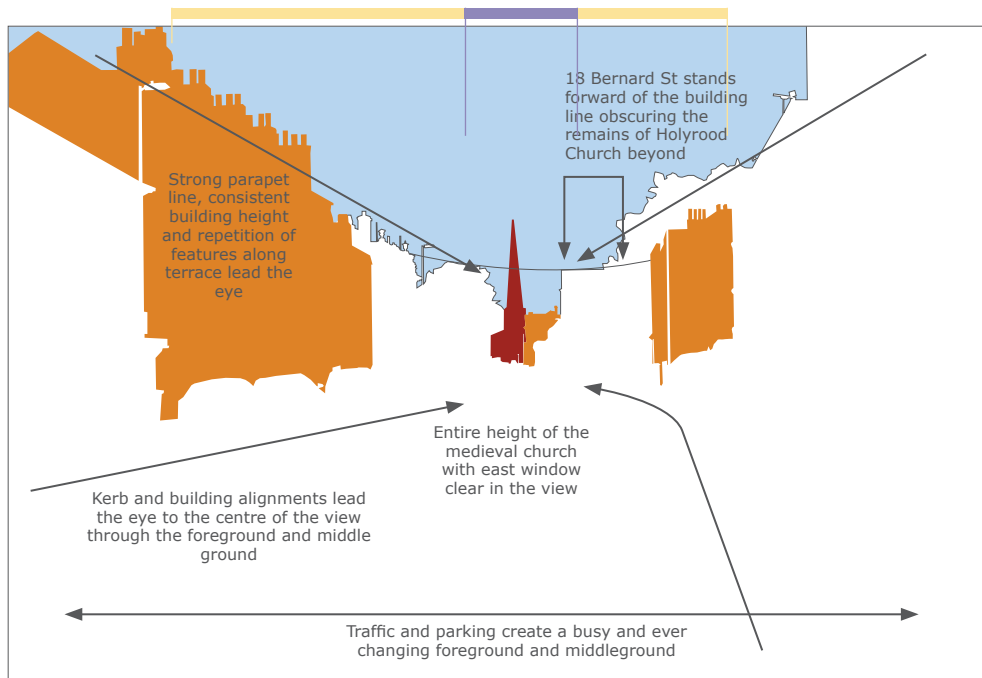


Figure.60 Heritage assets simplified in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Grade II and II* Listed Buildings



Night-time view

The silhouette of St Michael's Church is striking in the early part of the evening (20.25, 09.05.2017). However, the church is not floodlit at night.

Strategic view values and significance

Appreciation

- This view takes in a number of designated heritage assets which collectively form a group of considerable quality given their architectural and historic significance. This includes to Bernard Street the Grade II listed former Globe Public House (No.75) to the north side and the Grade II listed 83-85 Bernard Street and No.87-95 Bernard Street to the south side. These houses to the south as well as No.1 Oxford Street to the corner of Bernard Street and Oxford Street lie in the Oxford Street Conservation Area. Flanking the tower and framing part of the East window of St Michael's church is the Grade II listed No.126 High Street to the south and the Grade II* listed Nat West bank (No.129) to the north. Nos. 126, Nat West bank (No.129) and St Michael's Church all lie within the Old Town Conservation Area

Condition

- This view is in moderate to good condition. The Job Centre (No.18 Bernard Street) to the north side of Bernard Street cuts forward of the building line obscuring the remains of Holy Rood Church beyond. The height and detailed design of this building has had a detrimental impact on the quality of this view and the height of this building in particular competes and partially-dominates a large proportion of the church beyond, although the spire is still the dominant feature in the view. Parts of Bernard Street have been redeveloped post-war with indifferent architectural responses. However, development has maintained the building line and historic scale of Bernard Street

Association

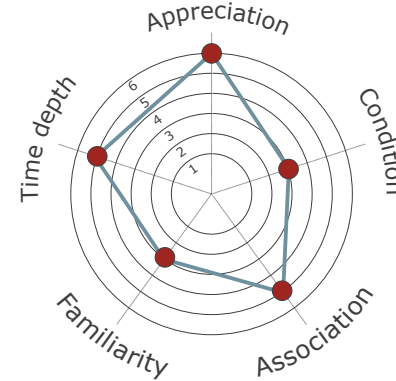
- The Grade I listed St Michael's Church has stood on its site in some form for at least 700 years. It is strongly associated with the liturgical core of the medieval town. As such, its historic association with people who have shaped Southampton is high

Familiarity

- Whilst not a well-frequented pedestrian route through the city this view has the potential to be highly regarded by local people given the strong role St Michael's Church spire has in the townscape of this part of the city. This is one of the best uninterrupted views which takes in the entire height of the church (both tower and spire). Elsewhere the view is limited to the spire only (eg. STMIC2, STMIC3)

Time depth

- Bernard Street is largely the construct of the late C18/early C19 with the rapid expansion of the town in that period associated with the success of the port and later the arrival of the railway in the early C19. The eastern sections of the town defences were demolished in the C19. Prior to this, the view would have been partially-terminated by the walls but with the spire of St Michael's Church projecting above
- All of the buildings now associated with this view date from the C19 although they define plots and buildings lines which are, particularly in the case of the Old Town, considerably older



How the significance of heritage can be sustained in this view

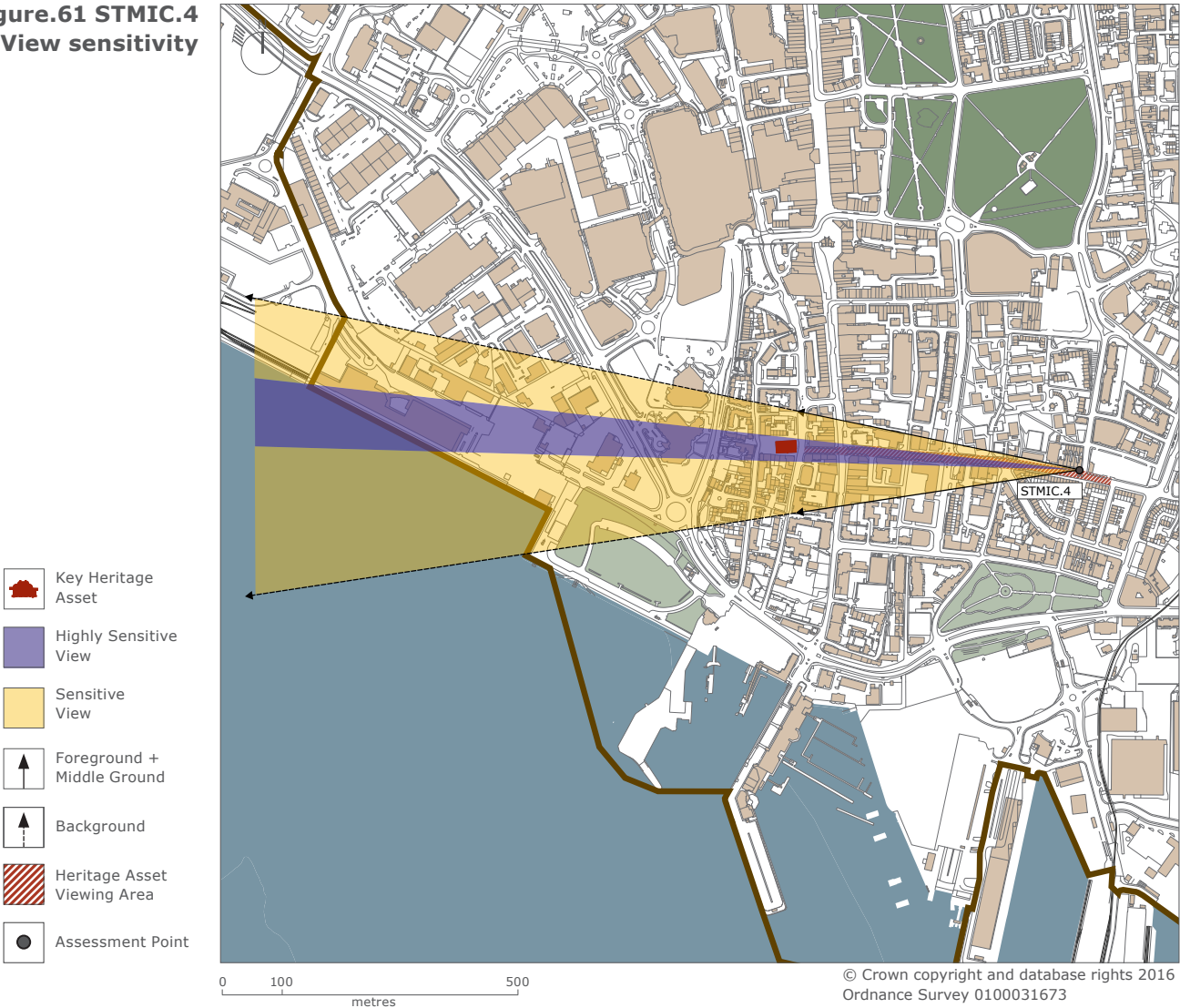
Foreground and Middle Ground

- Development within the Highly Sensitive View should be no taller than 5 storeys provided it does not impact on the view from St Michael’s Church from the Itchen Bridge (STMIC.1)
- New development in the middle ground should not close the space between the roof of the south chapel and the tower of St Michael’s Church
- Development within the wider Sensitive View should preserve and not dominate the strong parapet and roof line along the southern and northern sides of Bernard Street
- Tree growth in the middle ground is beginning to diminish the viewer’s ability to see a clear view of the Church and its elements from the ground up. Tree growth should not obscure the view of St Michael’s Church
- There is an opportunity in the future, with the redevelopment of St Cross House on the northern side of Bernard Street to draw the building line and height back to reveal more of the historic group and composition at the far end of the view - the remains of Holyrood Church and 129 High Street

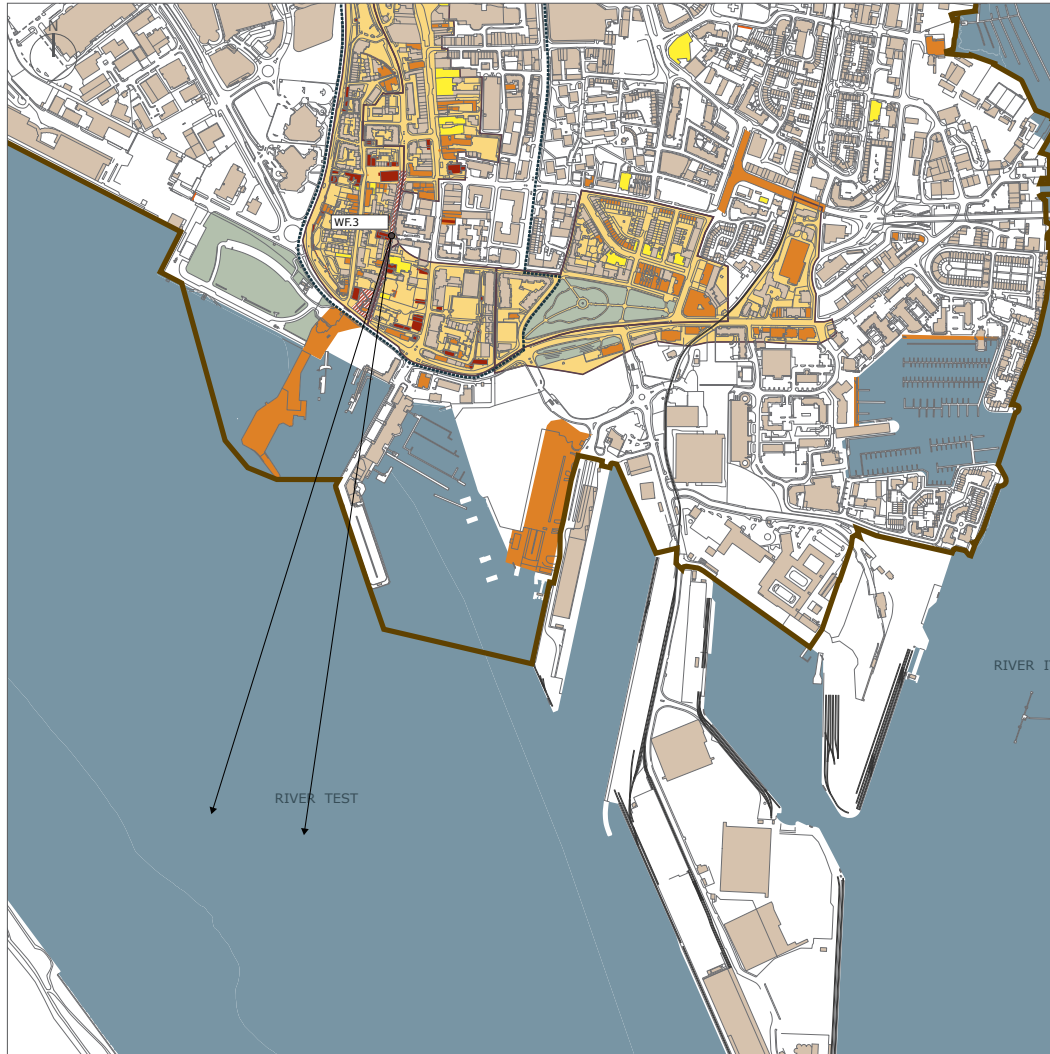
Background

- St Michael’s Church and its steeple are recognisable in this view largely because it is seen clearly against the sky. It is essential that the clear sky background of the Church remains. No development should appear in the backdrop within the Highly Sensitive View

Figure.61 STMIC.4 View sensitivity



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Figure.62 WF.3
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
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Summary of view

This is a strongly defined vista looking south along the narrow and gently curving French Street within the Old Town to the River Test. The view is enclosed for much of its length by built form to either side of French Street. The gantry over the vehicular entrance to the Red Funnel Isle of Wight Ferry and trees on the street partially close the view of the waterfront.

Kineticism

This view has a constrained appreciation corridor strongly determined by the enclosure formed by development along French Street. This diminishes towards the southern end of French Street meaning that on travelling south the open character of the view and a better appreciation and revealing of the riverside can be had. On moving north the view corridor narrows due to the kink of the building line to French Street.

Seasonal/night-time variations

Seasonal variations do not affect the way in which the waterfront is perceived in this view. At night, the floodlit Red Funnel Terminal dominates the view.

Sensitive Highly Sensitive



Existing View

| | | | |
|--------------------------|------------------------|------------------|---|
| St John's Council School | The Weigh House (GII*) | Mission Hall | 88+90 French St (Eagle Warehouse) (GII) |
| | | IoW Ferry Gantry | Rear wall to Registry Office + yard (GII) |



Location of heritage assets in the view

- Grade I Listed Buildings and/or Scheduled Ancient Monument
- Locally Listed Building
- Grade II and II* Listed Buildings

Photography information

Viewpoint location: 50°53'55" N 1°24'18" W (grid reference)

Date and time: 25/11/16 14.20

Field of view: Restricted by buildings

This view would, historically have been terminated by the medieval wall enclosure to the town

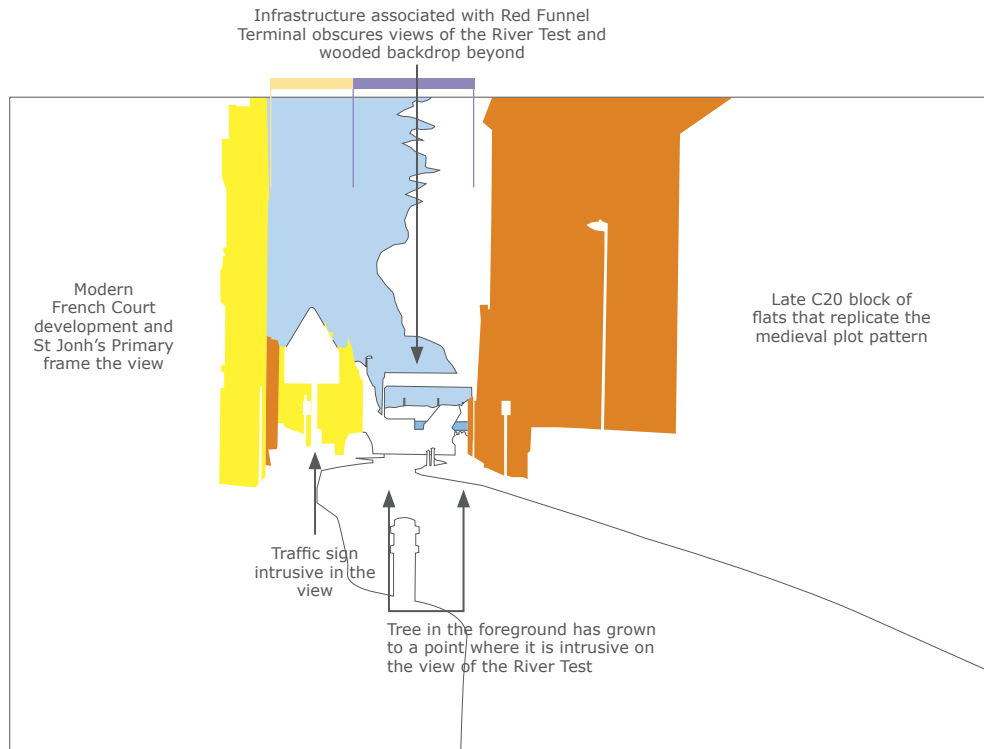
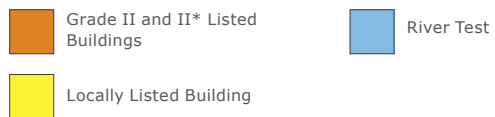


Fig.63 Heritage assets simplified in the view



Changes in the view

Red Funnel Ferry docked at Town Quay redefines the skyline

Strategic view values and significance

Appreciation

- A number of buildings lining French Street are Grade II listed including Nos.89-90 French Street, the East End Wall to County buildings, both the west side and the remains of a C15 house (later corn store) which is Grade II listed to the east side of the street. The extent of the view within French Street lies within the Old Town Conservation Area. Given the subtle but significant variation in the building line of French Street the designated heritage assets define a loose group of historic buildings but the view includes a series of gaps and modern buildings in the street scene which diminish the appreciation of the grouping
- There is an open character to the termination of the view with glimpses of the tree-lined far (western) shore of the River Test being an important positive quality

Condition

- This view is in poor to moderate condition. It is somewhat marred by the presence of significant infrastructure associated with the entrance and egress of vehicles to and from the Isle of Wight ferry

Association

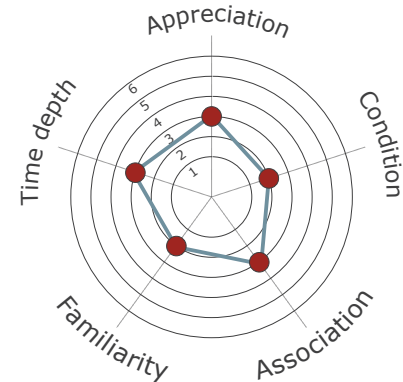
- French Street formed part of the medieval walled town and is named as such on account of French settlers who inhabited this part of the walled town. The street was historically terminated to the south at the town defences but was close to the Water Gate. As such, it is likely to have some association with the quays and jetties which would have inhabited this water-based access and egress to and from the walled town. The view in and of itself has no strong associations

Familiarity

- This view is unlikely to be of high value to local or visitors alike as despite the fact the water can be viewed in this vista, it is significantly eroded by the presence of the ferry terminal. This may change when ferries are docked as the distinctive colour and form of the ferry when docked may form a wayfinding point for visitors looking to use these facilities

Time depth

- French Street alignment and plot division is medieval in origin. This view however has fundamentally changed with the demolition of the town defences to this part of the waterside in the C19. Prior to this the view would have been terminated by the walled enclosure to the town



How the significance of heritage can be sustained in this view

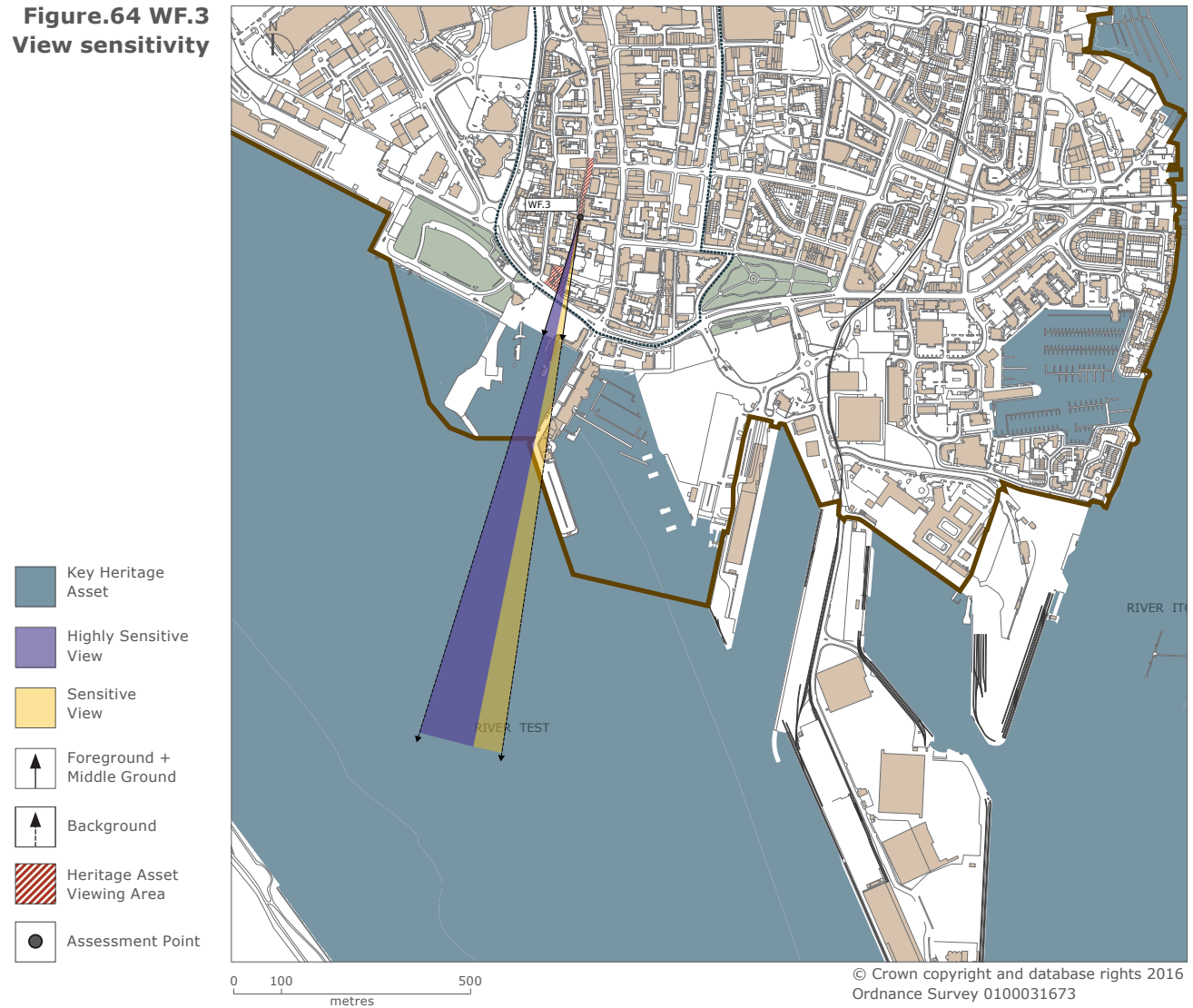
Foreground and Middle Ground

- No development shall project above the established ridge and parapet lines of development to either side of French Street from the view point south
- Potential development within the wider Sensitive View that would appear above the roofline of 93 French Street should contribute to the richness of the skyline and respect the strong vertical composition of this view
- Trees along the western side of French Street have grown to a point where they obscure and reduce the view of the riverscape
- Traffic signs and refuse bins in the foreground undermine the quality of the view along the street. Viewers would benefit from a reduction in the height of signs and removal of unnecessary and unsightly street furniture

Background

- No development should appear in the space between the buildings at the far (southern) end of French Street within the Highly Sensitive View

Figure.64 WF.3
View sensitivity



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