

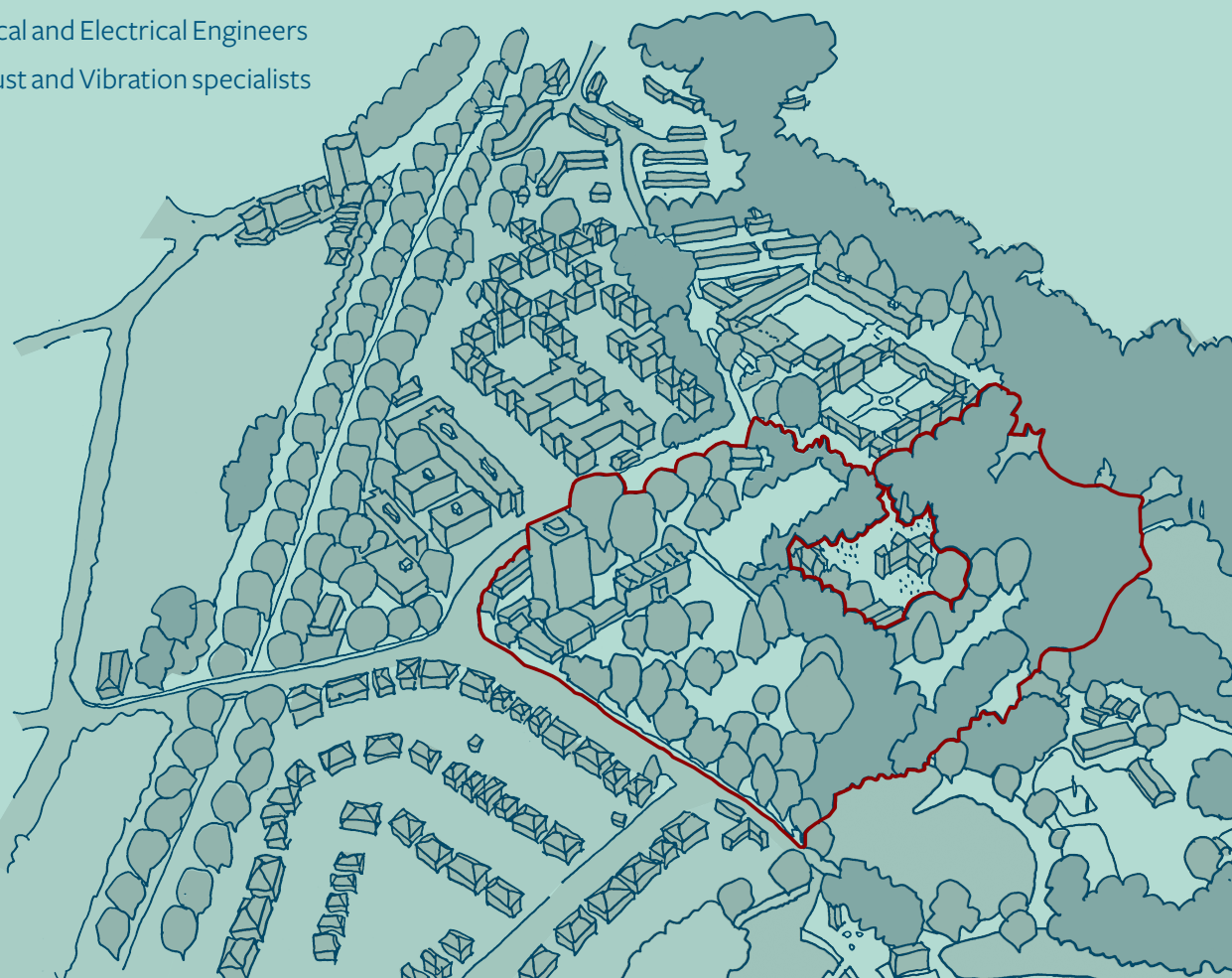
The University of Southampton is pleased to welcome you to this first public exhibition for the redevelopment of the South Stoneham site ('the Site') within the Wessex Lane Student Halls of Residence Complex.

The re-development of the Site will encompass the following stages:

1. Demolition of all 1960s buildings
2. Maintenance works to the Grade II* listed Manor House and grounds
3. Replacement student accommodation
4. Restoration of the Manor House for occupation

This exhibition has been developed to outline the first stage of redevelopment plans in advance of submitting a planning and listed building application for the demolition of the 1960s buildings. The University of Southampton has appointed several specialists to advise on demolition and redevelopment of the Site:

- Environmental consultants
- Civil and Structural Engineers
- Conservation Architects and specialists
- Architects
- Planning consultants
- Ecologists and Arboriculturalists
- Transportation Engineers
- Mechanical and Electrical Engineers
- Noise, Dust and Vibration specialists



02 SOUTH STONEHAM EXHIBITION & CONSULTATION THE EXISTING SITE

The Wessex Lane Student Halls of Residence Complex has evolved since the acquisition of the Connaught, Montefiore and South Stoneham sites in the 1920s. Significant alterations to the Wessex Lane estate were made between the 1960s and 1990s.

In 2005 there were concerns about the function and suitability of student facilities and rooms around the Manor House and those facilities were subsequently closed as structural issues arose.

The Tower has since been scaffolded and the Manor House taken out of use and boarded up to protect against vandalism.

The Itchen Valley Conservation Area and the Grade I listed St Mary's Church and its surroundings bound the Wessex Halls of Residence to the south along the River Itchen and east to Monks Brook.



Wessex Lane Student Village



1 South Stoneham Tower



2 South Stoneham House



3 St Mary's Church



4 South Stoneham Grounds



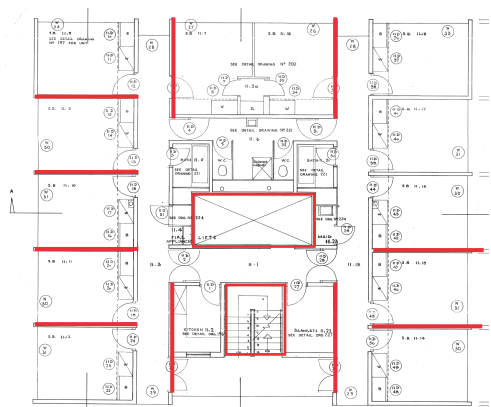
Wessex Lane Student Village

REFURBISHMENT vs NEW BUILD

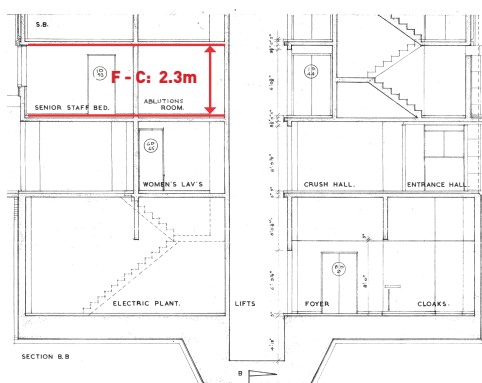
The accommodation on the Site was once home to 215 university students and staff. With changing standards and expectations, the buildings are no longer fit for purpose and were last used by the university in 2005.

Refurbishment of the 1960s buildings has been considered but dismissed on the grounds that:

- The concrete construction does not allow for easy adaptation of room sizes and sanitary provision, which are below today's standards
- The low floor to ceiling height prohibits installation of modern day services and utilities
- It would not be possible to install a suitable passenger lift in the tower, restricting accessibility
- The existing buildings perform badly from an energy perspective
- The infrastructure has reached the end of its serviceable life
- The Tower is much larger in scale than the Manor House and is an unappealing visual barrier to it, particularly at the junction of Woodmill Lane and Wessex Lane.
- Demolition of the 1960s buildings enable more appropriately located, scaled and designed replacement accommodation to be integrated and the Manor House and grounds re-established as a key visual asset at the junction



Tower block first floor plan - structural cross walls highlighted



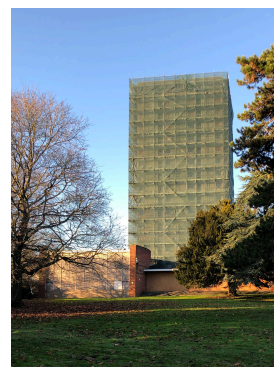
Tower cross section - low floor to ceiling height



1960s tower block and South Stoneham Manor



Porter's Lodge



South Stoneham Tower



Warden's Lodge



Junior Common Room (JCR)



Tower Interior

The University's vision is to re-establish the South Stoneham site as part of the Wessex Halls of Residence Campus.

Carefully designed, located and scaled replacement accommodation is being considered with Historic England and Southampton City Council to connect the Site to the remainder of the Campus by creating a collegiate feel along Wessex Lane.

Key principles which have been agreed with Historic England include:

- Putting the Manor House back into active use
- Improvement of the visual presentation of the Site to the Public Highway
- Visual connection with the Manor House on entry to the Site at the junction of Woodmill Lane and Wessex Lane
- Creation of new high quality student accommodation
- Preservation of the quality of the landscaping down to the River Itchen
- Any new build should frame the Manor House and not dominate it

The University is considering a mix of accommodation including low rise townhouses and accommodation blocks, supported by a variety of facilities including café, fitness suite and study area. No replacement tower is being considered.

Re-development plans are still being developed. Details of these and the proposed works to the Manor House will be shared at subsequent exhibitions.



1 A strong campus identity



2 Replace the unused 1960s buildings



3 Make South Stoneham Manor the centre



4 Support the Manor with new uses

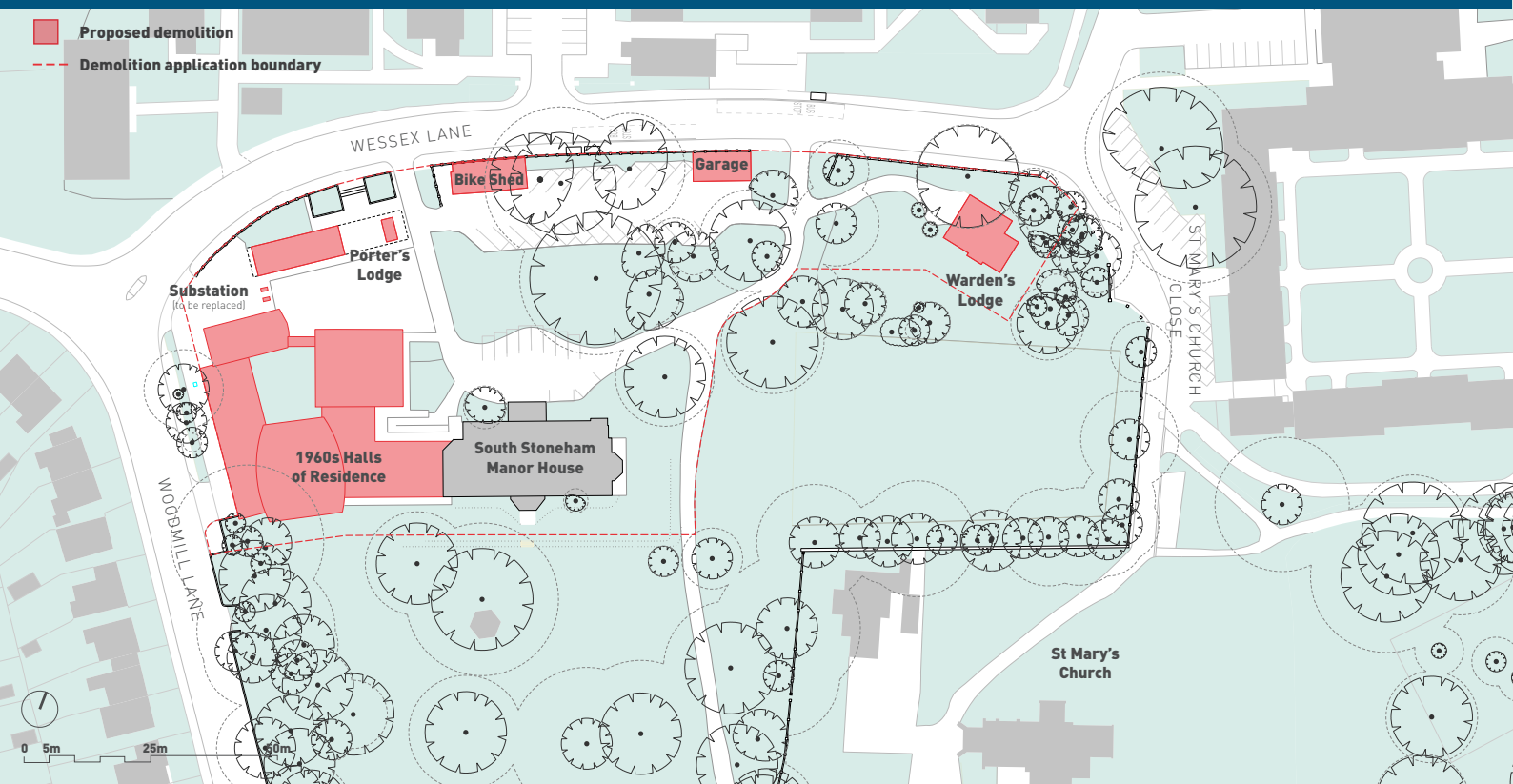


5 Enjoy the unique landscape

INITIAL DEMOLITION WORKS

The 1960s buildings highlighted red on the plan are proposed for demolition in preparation for future development. The University has engaged with Southampton City Council and Historic England regarding how best to proceed with this demolition. The sequence of activities is anticipated to be as follows:

- The site will be secured with hoarding
- Welfare facilities and car parking for contractors will be established within the site
- All asbestos and other contamination will be removed by licensed contractors
- Noise, dust and vibration monitoring equipment will be established on the site boundaries
- The scaffold to the tower block will require modification and some removal prior to works commencing
- The Manor House will then be disconnected from the adjoining structures and buildings secured
- Demolition materials will be segregated and responsibly recycled
- The tower will be stripped of its external fabric and then lowered by de-construction
- Once all buildings are cleared from site, the basement, foundations and existing redundant drainage will be excavated
- The site will be re-profiled to existing surrounding contours and prepared for future development works
- It is anticipated that the demolition will take approximately 9 months



ENVIRONMENTAL CONSIDERATIONS

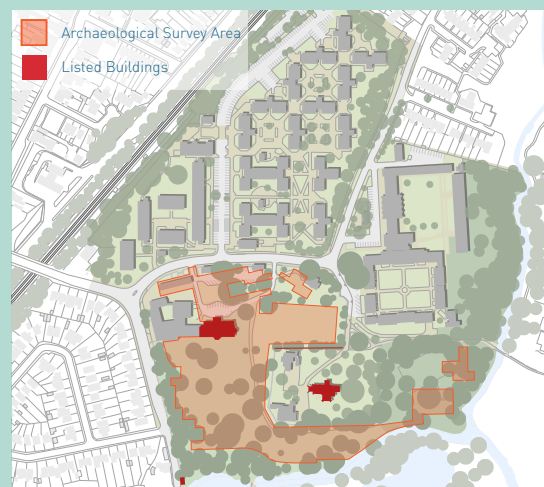
Conservation and Archaeology

The demolition site is within a Conservation Area.

The 1960s buildings are considered to have a detrimental impact on the setting of the Grade II* Listed Manor House and grounds.

Opinion has been sought from Historic England and Southampton City Council on the demolition of all 1960s structures surrounding the Manor House.

Radar surveys have been undertaken and show that there are little to no archaeological remains which would be affected by the demolition proposals. A watching brief is proposed during demolition to provide a record of any archaeological deposits found.



Archaeological survey area

Trees

An arboricultural survey has been undertaken by specialists who have advised on tree quality, life expectancy and protection.

Minor amendments are proposed to a small number of low grade trees (category C) and shrubbery directly adjacent to the demolition areas. These are shown red on the adjacent plan.



Indicative tree amendments at demolition stage

Ecology

Ecological surveys have been undertaken to identify the likelihood of any protected species being present within the demolition area, including a Bat Survey.

An Ecological Management Plan will be put in place.

Sustainability

Demolition material will be segregated and recycled responsibly. The nature of demolition material may require on site crushing. Management of this process will be agreed with Historic England, Southampton City Council and the Environmental Health Officer.

A Waste Management Strategy will be required as part of the Contractor's Proposals.

An Environmental Management Plan will be put in place.

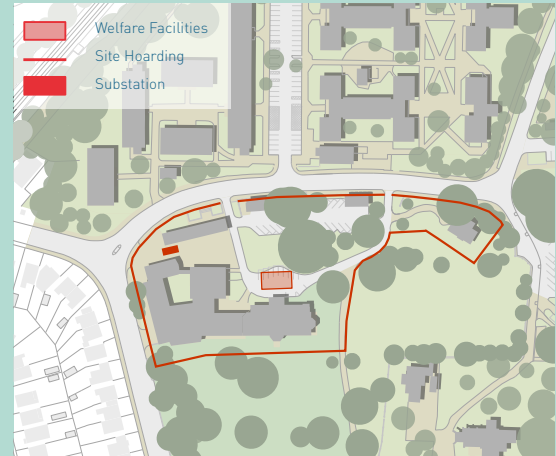
DEMOLITION CONSIDERATIONS

Site Set Up

A hoarding will be erected to bound the demolition site and contractor compound areas.

It is proposed that the welfare facilities be placed in front of the Manor House to prevent heavy vehicle movements adjacent to the Listed building.

Roving security patrols will be in place.

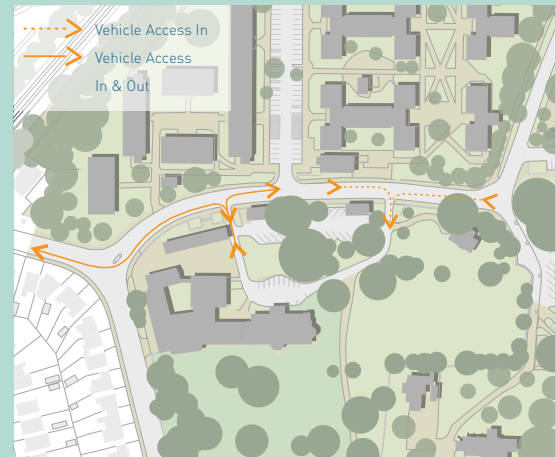


Indicative site set up

Contractor Vehicle Access

It is proposed that construction vehicles will enter and exit the site off Wessex Lane, through the existing driveway entrance.

Provision will be made for contractors to park their vehicles on site.



Indicative vehicle access

Noise, Dust and Vibration

Noise, dust and vibration consultants will advise on the provision of environmental monitoring during the demolition and asbestos removal works.

Environmental Monitoring Plans will be required as part of the Contractor's Proposals.

Asbestos Removal

Surveys by Asbestos consultants have identified some asbestos and removal will be undertaken by specialist contractors in accordance with the Control of Asbestos Regulations 2012.

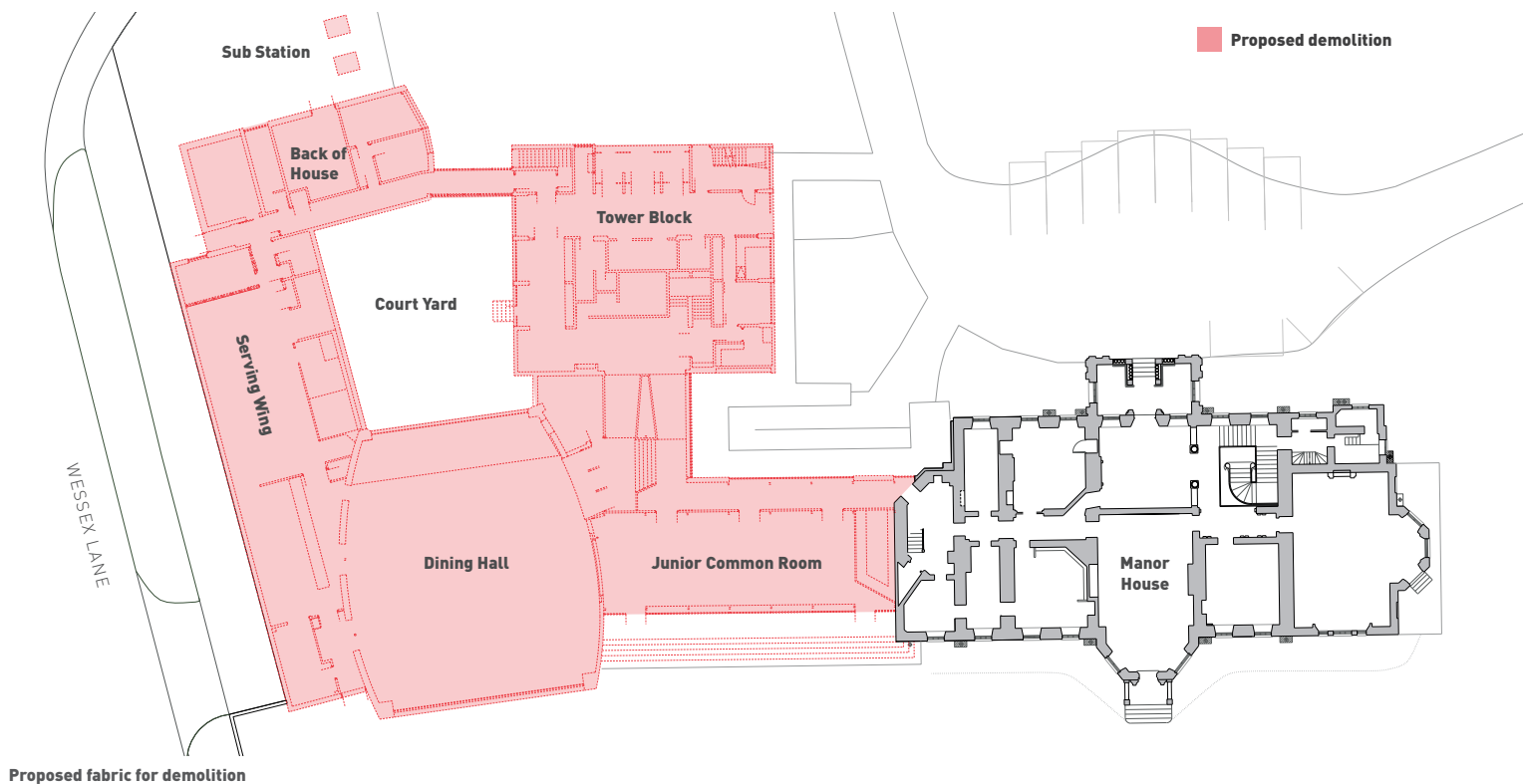
Time Frame

It is anticipated that demolition will take approx 9 months

The 1960s buildings are joined to the Grade II* listed Manor House via a single storey lightweight steel structure at the western end.

Structural engineering advice has been sought to ensure the Manor House is protected when the building is decoupled throughout and after demolition.

When the 1960s building is removed, the western wall of the Manor House will be made good within the advice, guidance and monitoring by Conservation Architects, Historic England and Southampton City Council.



South Stoneham Manor House



Western elevation - Removal of link building

The first step will be to review the feedback received from this public consultation. Following this, the target dates for next steps are shown below.

Submit planning application for demolition

Target Date: mid November 2020

Commence demolition activities

Target Date: Spring 2021

Have Your Say

As part of this first Public Consultation on the proposed redevelopment of South Stoneham, we invite you to submit your comments and queries on the demolition stage.

Please share any questions you may have about the proposed works using the following methods:

Write to us at:

FREEPOST RTHT-TBHY-ZJJR
University of Southampton
PMU – Bassett House
Highfield
Southampton
SO17 1YN

Email* us at:

EstateDevelopment@soton.ac.uk

Visit the website:

www.southampton.ac.uk/stoneham

*Your information will be protected in compliance with Data Protection Regulations

--- Existing 1960s buildings to be removed

■ Indicative masterplan framework

