



Woolston Riverside

Southampton



Place
Southampton, England

Date
2004–

Client
SEEDA
South East England
Development Agency

Cost
£300,000,000

Area
12 Hectares

Architect
Richard Rogers
Partnership

Community Consultants
Community Action
Network

**Environmental
Consultant**
Campbell Reith Hill

Planning Consultant
Drivers Jonas

Traffic Engineer
Alan Baxter Associates

Cost Consultant
Davis Langdon

Access Consultant
Drivers Jonas

Our proposals will greatly improve views out over the water – a sensitive ecological intervention that will create a truly unique site



The site presented the practice with a complex problem in terms of urban regeneration – a vacant shipyard on the river Itchen in Southampton, directly adjacent to both a ‘Special Protection Area’ (wildlife habitat) and an existing sewage works.

The approach to the creation of a masterplan for this 12 hectare site was to exploit the existing deep water dock at the north of the site by retaining that portion of the site as a shipyard, but with facilities tailored to emerging trends in the industry. Other smaller scale facilities (such as offices and welfare facilities) surround the employment zone and create a buffer zone to the existing inland residential community.

To the southwest of the site, alongside the riverside wildlife reserve, a series of high density residential blocks create dramatic vistas out to the river estuary. The layout of the residential areas creates a new, more indented shoreline,

adding significant area to the existing nature reserve. This will enhance the wildlife habitat and improve views out across the water from the site. Further inland, the scale of residential blocks decreases to create a seamless relationship with the existing buildings and street patterns.

The existing retail centre north of the site is diverted and extended into the new masterplan area and culminates in a new town square, surrounded by a mix of building types and accommodation, and also opening out to the waterfront, where the scheme will include a new landmark multi-use complex formed from the refurbishment of one of the existing industrial buildings. The overall proposal is intended to provide a framework for sustainable redevelopment which complements (rather than competes with) the existing town centre, enhancing the site’s rich industrial heritage and providing a new vibrant quarter for the 21st century.