



Access Survey, and areas Proposed for Access Improvements

Legend

 Internal steps / barriers to access

 External steps / barriers to access

 New compliant ramps and improved garden access, such as re-laying uneven paving and removing trip hazards, increasing seating. Refer to G.A. Dwg for details

Summary of Improvements by Garden

East Side

E1: Paths levelled, central path widened, steps removed within garden. Bridge is a historic feature so not accessible across

E2: Step at garden threshold removed

E3: Garden made more accessible by providing two short ramped sections to overcome steps, in location shown. Original steps retained in other location.

E4: New fully accessible ramp installed to replace existing, non compliant one.

E5: Paths relaid level

West Side

W1: Re levelling paths and removal of steps/steep ramp in and on main path

W2: Change of step to ramp to enable access to all garden while retaining historic fabric

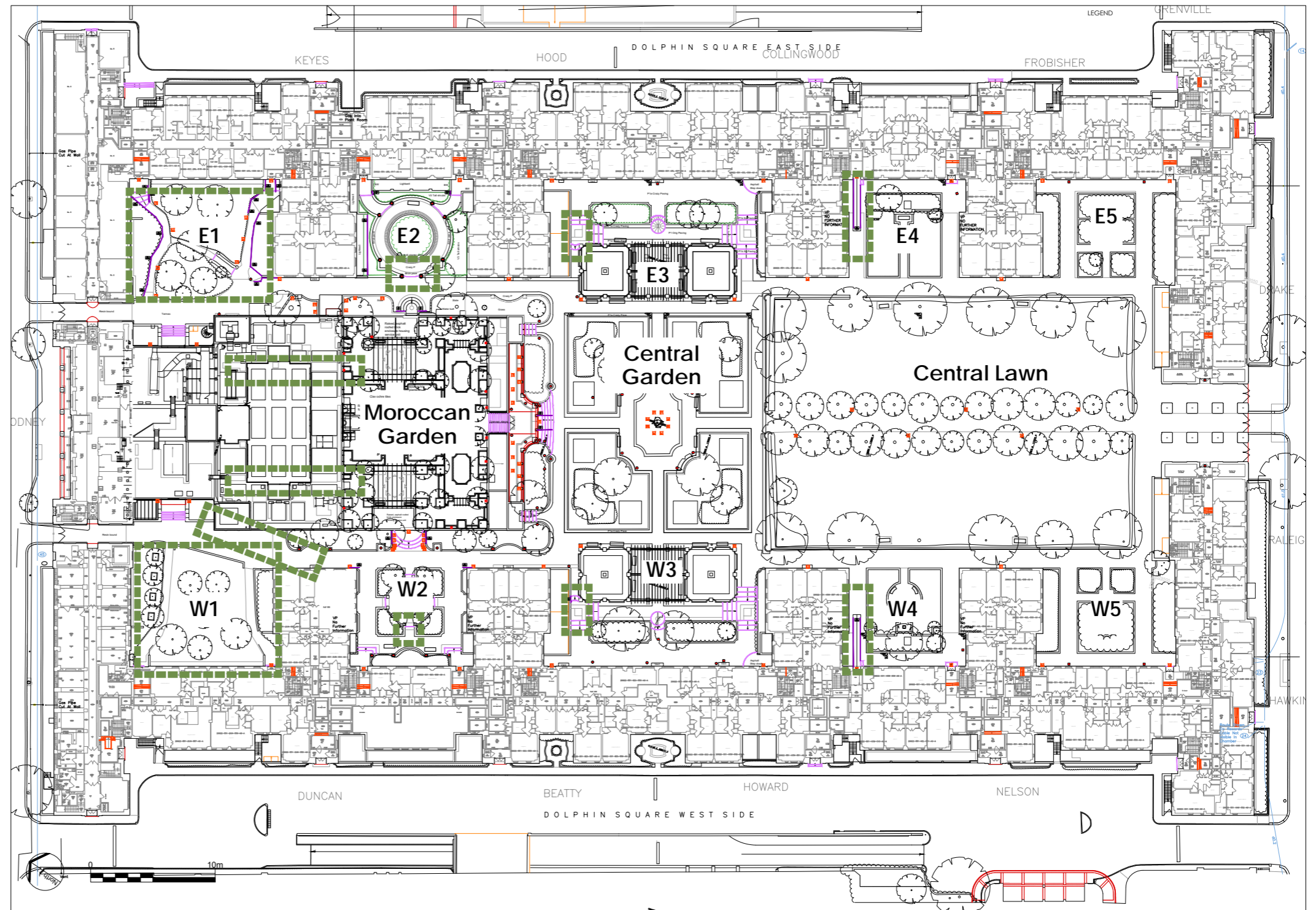
W3: As E3 above

W4: As E4 above

W5: As E5 above

Moroccan Garden:

- New access to the garden from the building via terrace / ramps
- Central Gardens and Central Lawn:
- Re-levelling paving, more seating



10. Access Improvements

Accessibility: from the building interior into the recess gardens

Accessibility across the full range of issues we now consider in any design, was not a design determinant in the 1930s. This included for wheelchair users, those who find steps and stairs difficult or impossible, and people with visual impairment.

Whilst the internal circulation at each floor of Dolphin Square is level, this is principally the result of elevational concerns, allowing the horizontal bands of the external elevations to run straight like a great contemporary liner.

However there are level changes between the ground floor corridor and the gardens, and with the East and West Carriageways. In most cases the level change between corridor and internal threshold to the gardens is two or three steps down; as with the Carriageways.

Ad hoc ramps and paving alterations within the gardens have eliminated some single steps, but no attempt has been made to render these gardens accessible from the building, or within themselves, apart from the provision of identical very utilitarian ramps to Collingwood and Howard. These do not comply with current Building Regulations: AD M1 would require kerbs on each side, hazard paving, a shallower slope and longer landings. The adjacent steps are very narrow and of excessive and uneven heights.

Each recess garden has two doors giving access into the building: one usually leads into the staircase, providing Means of Escape, and the other, in all cases except Collingwood and Howard, leads up a few steps to the ground floor corridor which connect all the blocks on each of the building – Duncan to Hawkins and Nelson to

Grenville. So a ground floor resident, of whichever House, needing level access to the gardens must travel to the ramp outside Collingwood and Howard, on their side of the building. On the two Carriageway facades, each elevation has a single entrance with level access, which is fitted with automatic opening doors. To the East this is Grenville, two blocks south of the east ramp; to the West it is Beatty, which is one block north of the West ramp.

If you travel along the ground floor corridor to the Grosvenor Road exits, which are flush and have automatic doors, three steps separate you from these doors. But at this lower level there are lifts, which allow level access from Grosvenor Road to all upper levels. So it is the ground floor residents who face most difficulties in accessing the building.

A short steep demountable ramp is in place within the foyer of Duncan House to overcome its internal steps, but this is non-compliant and appears to be for moving suitcases and trolleys.

Access to the Moroccan garden at present is via the steps leading to the loggia and then a second flight of uneven and quite steep steps.

Accessibility within the Recess Gardens

East Side

E1 is level with the East pathway, and is accessible except for the Japanese bridge, although the central path is narrow and uneven. But both exits from the building have stepped approaches and three risers within the internal lobbies.

E2 is reached via a single step, making the rest of the garden inaccessible. Again, both exits from the building have stepped approaches and three risers

within the internal lobbies.

E3: the central paths are accessible, but shallow steps prevent access to the upper walkway and hence both exits from the building. These in any case have risers within the internal lobbies.

E4 is accessible and includes the non-compliant ramp to Collingwood. Ironically this blocks access around that corner of the garden, although the area can be reached via another path. The other exit from the building has steps both outside and within its lobby.

E5 is accessible and has flush exits from the building, but its internal lobbies have the usual steps.

West Side

W1 is accessible from the main garden level and access route level, until the single steps outside each pair of exit doors both exits from the building have stepped approaches and three risers within the internal lobbies.

W2: its perimeter path is accessible as far as the three steps which give access into the building on each side, and which lead to internal steps. But the raised central area is reached on each of its four sides by a substantial step.

W3: like E3, the central paths are accessible, but shallow steps prevent access to the upper walkway and hence both exits from the building. These in any case have risers within the internal lobbies.

W4 is accessible and includes the non-compliant ramp to Howard, which like that to Collingwood blocks access around that corner of the garden. The other exit from the building has steps both outside and within its lobby.

W5 is accessible but has single steps at each exit from the building; again, there are steps within the lobbies.

Improvements from building to Recess Gardens

The only exit with potential for creating a new accessible route into any of the recess gardens is the south exit into E3, where the two existing steps could be replaced by a short non-compliant ramp at approximately 1:10. Outside its doors is the perverse single curved step down from the garden which could be filled in, solving an existing ponding issue. At present this would only give access to the top pathway of this garden, but an accessible route into the main garden level can be achieved by creating two short ramps at the north side of the garden, leading straight to the main East-West path which crosses in front of the loggia. These would only replace standard paved areas and retain the decorative tiled paving squares untouched. A similar arrangement could readily be achieved for W3.

Improvements within Recess Gardens

As noted above, access to all currently inaccessible areas of E3 and W3 can be created very simply and without significant alterations to existing paving layouts. The only other recess gardens with barriers to access within them are E2 and W2. E2 can be resolved by introduced a short ramped step on the line of the existing curved brick entrance step, although this would not be fully compliant and depending on layout could intrude slightly into the line of the main north-south walkway.

W2 is more easily resolved by ramping the access into the central garden area from the west side.



Proposed garden plan

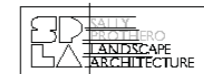
PROJECT Dolphin Square

DRAWING Tennis Court & Riverside Garden - Illustrative Plan

DWG NO
035_220

SCALE
NTS

DATE
Oct 2021



Rev A: Issued for Consultation 3.11.21, Rev B: Planning Issue 12.11.21



Covered seating shelter & storage

Key to Proposals

1. New 1930s style gates to Tennis Court Garden, privet hedge to be pruned to restore shape.
2. New planting to Grosvenor Rd street frontage.
3. Tennis court re-laid with club standard, porous, synthetic surface
4. New bound gravel, porous paving to path.
5. Covered seating shelter to boundary, with storage facility for folding seats / gardening tools. Climbing plants to columns.
6. Lawn levelled & re-turfed, and with spring bulbs.
7. Ornamental planting & anchor, relocated from Moroccan Garden.
8. New south & west facing seating
9. New york-stone paving to main entrance, granite setts lifted and relaid level on Grosvenor Rd entrance.
10. Timber seat on existing ledge.
11. Replaced barrier at existing river wall.

11.0 Tennis Court Gardens Existing & Proposals

Existing situation

The garden is flanked by mature plane trees on WCC land at the back of the footpath, to the north. Beneath the plane trees is poor quality planting and a line of misaligned bollards, adjacent to the back of the Grosvenor Rd footway, together with a redundant access track. (Fig 1)

The tennis court garden is currently in poor condition and problems described as follows:

- * the tennis court is uneven.
- * the paving is a loose gravel surface.
- * the former croquet lawn has a concrete up-stand.
- * the river wall has key-clamp railings
- * a poor quality chain link fence and mesh gate into the tennis court garden (fig 2)

Proposals

The proposals are designed to keep the majority of the spatial arrangement and function in place, such as the lawn, hedge, tennis court - but to revitalise it with:

- * new planting and drought tolerant flowering plants to add interest/biodiversity
- * the addition of a small shelter to enable use in all weathers.
- * resurfacing the tennis court to club standards in a porous surface. Refer to tree protection report and drawings for notes on levels and protection.
- * pedestrian paving be resurfaced in a porous resin bound gravel and york stone, improving accessibility



- * new railings on the river wall (not affecting levels or the river wall itself)
- * level and flush access lawn with bulbs
- * the boundary hedge reduced to its original width and 2m height
- * replace the poor quality mesh gate with railing gate. (Refer detailed drawings 035_270)

Planting to WCC Land

To improve the visibility and appearance of the frontage from the main road it is proposed to:

- * prune & replant with ground cover, the Westminster city council land beneath the plane trees, with species able to withstand dry shady conditions and negligible maintenance.
- * resurface /re-set the access into the gardens in reused granite setts.

remove the existing redundant access into the site (fig 1) replace with planting.
proposed to replace the key clamp railings with similar with more appropriate high-quality railings

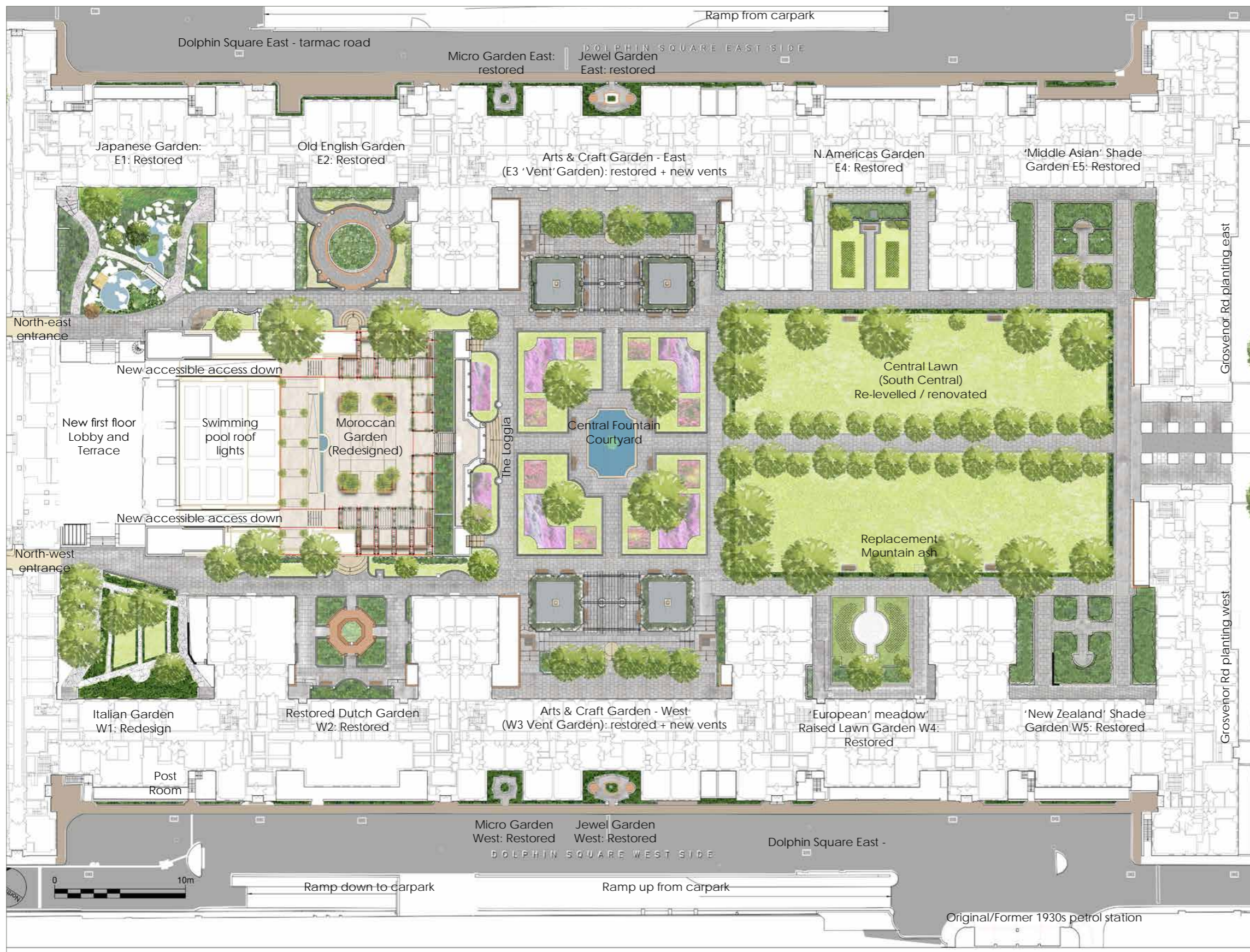
1. Redundant access track on WCC land, proposed for removal and return to low maintenance planting

2. Poor quality gate proposed for replacement, and overgrown hedge - to be restored.

3. General view across tennis court and river

4. Showing key-clamp railings and loose gravel surface, raised lawn edging, all proposed for replacement. Neighbouring 135 Gloucester Rd development site in the background.





Soft Landscape

- 1. Rose beds /Mixed beds around central fountain relaid symmetrically (roses pruned to reduce ht) rest replanted.
- 2. Mixed Herbaceous Beds. Re-formed symmetrically and replanted.
- 3. Planting generally: replanted retaining specific structural shrubs.
- 4. Privet hedge - reduce height to 1m and interplant where gaps to rejuvenate. Reshape to regular formal hedge
- 5. Central horse chestnut Avenue, regularly pollarded.
- 6. Lawns. Returfed, with areas of lawn meadow, replant lost tree.
- 7. Tree removals: Refer to Plan TR1.
- 8. Moroccan Garden: New Planting to suit new layout, refer detailed plans.

Hard Landscape

- New 600 x 600 PC paving, with new crazy paving edging detail. Metal edge to demarcate between. (Suds drainage to Central Lawn).
- Restore, lift & relay PC slabs, to central area.
- Moroccan Garden - redesign- Porcelain paving pergola & raised beds, refer detailed dwgs.
- E1 - Japanese garden. Restored with new stone paving, bridge restored, bound gravel path, planting/gravel, 50%. TBC
- E2: English Garden. Lift and relay brick edging, new PC conc crazy paving, replant
- W1: Italian Garden: re-lay with stone angular crazy paving, dwarf hedge, statuary, replant.
- W2: Dutch Garden. Original brick + step paving - lift and re-lay/repaint, outer paving: new PC. Replant.
- E3 & W3: New patterned screen behind refurbished trellis to screen sustainable energy equipment.
- Refurbished urns supplemented with new to the same patterns.
- PC conc paving slabs to outer pavements & create dropped kerbs.
- New, compliant ramps to E4 & W4.
- All benches refurbished, new added

Overall Masterplan with Gardens numbered

12. Heritage Impact Assessment: Gardens

Philosophy for Restoration & Redesign

After many decades of ad-hoc repairs, the refurbishment of Dolphin Square brings about the opportunity for a combination of conservation, restoration and limited new design. New design is proposed only where the original has been previously removed, or new sustainable energy necessitates change.

The rationale for conservation is described in Chapter 6, so it is not repeated here. However the items that will change and how that change has been managed is discussed below, on a garden by garden basis:

Heritage Impacts, Change, and Benefits by Garden

E1: Japanese Garden

Restoration of hard fabric where it remains, namely Japanese bridge, rockwork, 'river', cascade, general layout. Renewed paths in a UK stone, rounded crazy paving. All replanted with Japanese Plants.

Heritage Impact: Positive restoration/conservation of one of the early Japanese Gardens in London, which has links to notable Japanese designer S.Kusomoto.

E2: English Garden

We have no detail of the 'English Garden' (if indeed this was intended to be English), but proposals include re-laying paving, which will also remove the step at the junction with the main paths to improve accessibility. New planting, transplanting some Japanese Camellias to the Japanese garden and planting with 'English' plants.

Heritage Impact: Negligible impact in removing

step, therefore access improvements, beneficial restoration overall.

E3 & W3: 'Vent' Gardens

These are characterised by the original Arts and Crafts stone piers and walkways to disguise the original vents from the carpark below.

These will be slightly altered in that the sustainability strategy demands that the Air Source Heat Pumps (ASHP) are located in the basement. These will protrude into the garden space.

These will be clad in a reflective brushed steel screen, with etched photographic image of vegetation. The original trellis and planting will be reinstated. On plan there will be no change, but the ASHP will protrude higher than present. Refer to detail Dwgs 265 (existing) and 266 (proposed)

Heritage Impact: Minor overall. Mitigated by the design of the planting, reinstatement of the original trellis and detailing of the reflective screen around the ASHP, which will reflect light to a certain extent behind the planted trellis. It can be argued that the impact is outweighed against sustainable energy benefits.

E4: North Americas 'Meadow' Garden

Restored original paving layout using new material. Planting proposed to be on a geographic theme, although we have no details of the original theme. This will include american flowering plants surrounded by lawn.

Heritage Impact: Positive, in restored original paving and added planting interest.

E5: Mid Asian Garden

This is one of the most shady gardens despite being west facing. Restored original paving layout using

new material. Planting again on a geographic theme, including those found in Siberian woodland glades.

W1: Italian

No details of the original are known. Therefore a new design is proposed with replacement of hard paving to a new layout, within the constraints of tree levels and threshold levels. To include gravel, topiary and planting to give a simple, formal, garden with renewed planting and greater access and seating.

Heritage Impact: No adverse impact on heritage, positive overall change to access, flora and paving.

W2: Dutch Garden

The original layout is largely intact in terms of layout and this is to be restored and replanted. Restoration of paving and planting.

Heritage Impact: Positive heritage impact through restoration of fabric and original themed planting.

W4: European Meadow

The current layout is largely retained with new timber seating that is more in keeping than the existing replica concrete benches. The memorial is to be relocated to the centre, and restoration of paving and planting to include more wildflowers, capitalising on the existing flora present, and continuing the geographic planting theme.

Heritage Impact: Positive, in restored original paving and added planting interest and renewed furniture.

W5: New Zealand

The current layout is largely retained with new, restored paving, planting and seating. This is the most shady of all gardens so a planting theme of

ferns and shade tolerant New Zealand flora will fit the conditions.

Heritage Impact: Positive heritage impact through restoration of paving, seating and planting

Moroccan Gardens:

The existing 1990s scheme will be replaced in their entirety with a new scheme that takes many cues from the original. These include a pergola structure to three sides, with seating, a central albeit it relocated further south lion fountain and planting beds. Due to the ramps from the remodelled first floor cafe area, an intermediate terrace will be installed to ensure access is accessible for all.

Heritage Impact:

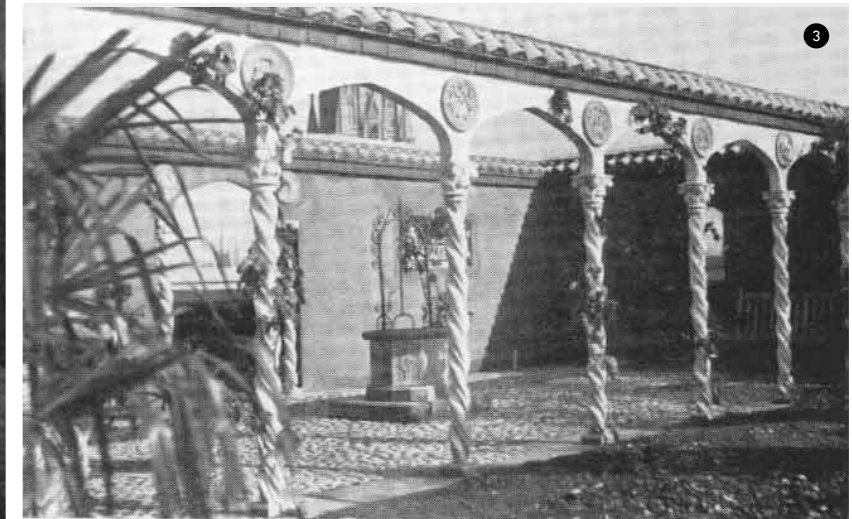
The original scheme has changed at least 3 times, so no adverse impact on heritage. There is positive overall change to access, structure, planting, amenity (seating and fountain) and paving. The structure of the layout reflects the original scheme in many respects.

Central Gardens and Grand Lawn:

Replanted Central Fountain beds, and lawn re-turfed, with additional spring wild flower margins and spring bulbs. Paving in the central rose gardens to be lifted and re-laid pending successful trials. New paving to match original, with crazy paving edging.

Fountain to be re-tiled with 1930s style tiles to replace the 1990s ones, when the fountain needs replacement.

Heritage Impact: Positive heritage impact through restoration of fabric and original themed planting.



1. fig 59 c Derry and Toms Tudor garden

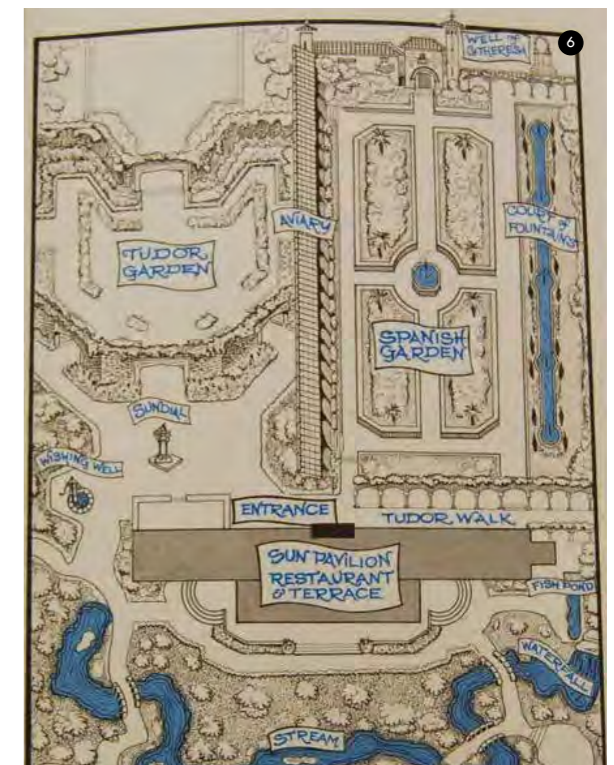
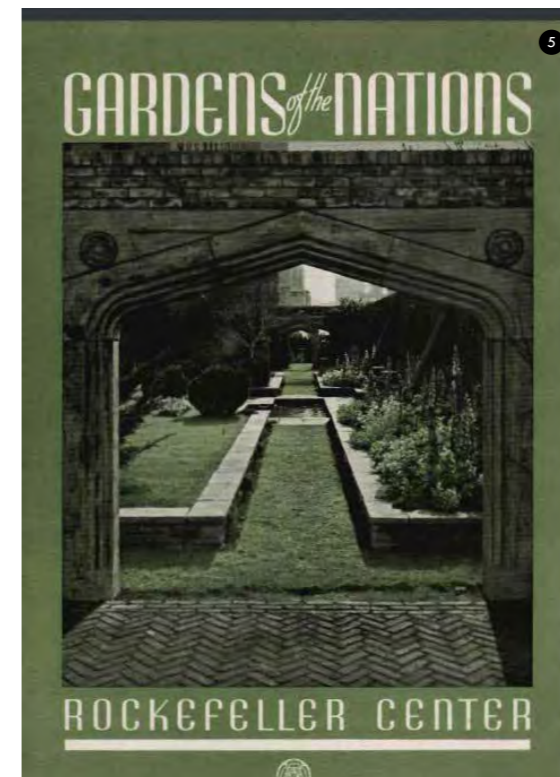
2. fig 60 gardens of the nations rockery garden

3. Spanish garden at Derry and Toms from Hancock website

4. Selfridge's department store roof garden designed and maintained by Marjory Allen and Richard Sudell during 1920s and destroyed by enemy action WW2

5. Fig 61 Gardens of the Nations visitor handbook

6. Fig 59 b Derry and Toms plan



Appendix: The landscape architect Richard Sudell

Richard Sudell (1892-1968) had until comparatively recently faded into the background, even though it was on his initiative that crucial preliminary discussions took place with other designers resulting in the eventual formation of the Institute of Landscape Architects.

As a communicator writing on all aspects of gardening and design, his output has probably not been surpassed within the profession. He edited *Landscape and Garden* (1934-39 a quarterly journal and the subsequent bi-monthly *Journal of the Institute of Landscape Architects* 1947-c1955), devoted to landscape architecture and garden design for the ILA. One of the roles of the journal and an aim of the Institute as set out in its constitution was to help inform its members and the public about landscape design. Through Sudell's endeavours he kept his readers and himself informed about everything useful he could find on the subject. He wrote over 40 practical books, including *Landscape Gardening* (1933, reprinted four times up to 1948) and which included contributions from many of his contemporary landscape architects.

He had a column with *Ideal Home* magazine from 1928, and was gardening editor (1930-1950s) of the *Daily Herald* newspaper. Most of his writing was to help ordinary people better understand how to design, care for and enjoy their gardens; this was his focus. He was appointed Associate of the RHS (1929) for distinguished service to horticulture; and elected President of the ILA (1955-57).

He set up a design practice in London in 1919. His known projects includes landscape to the De Havilland Aerodrome Administrative Building, Herts (opened 1934); Dolphin Square Gardens, London

(opened 1938) EH Grade II; the Memorial Garden at City of London Cemetery (1950s) EH Grade 1; Merton College Sports Pavilion, Oxford (1966) with architect Michael Dixey, EH Grade 1. Sudell was involved in the design of crematoria, sportsgrounds, allotment gardens, and with Dixey some private housing estates. From this list Dolphin Square was the largest and most significant of these projects, and it had most impact on the greatest number of people.

Sudell was also actively involved with the Prison Gardening Association, the Roehampton Garden Society (where he lived the London in the early 1920s) and later the London/ National Gardens Guild to encourage growing flowers (some in window boxes) in deprived areas.

In comparison with many of his professional colleagues, he came from a humble background and throughout his life he followed a different path than most. After leaving school at 14, he trained for six years as a gardener at Larches House, Preston, (EH Grade II listed); briefly at Ribby Hall, Wrea Green (where Mawson's had previously been commissioned to do some alterations) and then for two years worked for a landscape contractor. He spent 1914-15 working at RBG Kew as a gardener.

Not a Quaker he was a conscientious objector and although he next enrolled as a student at Woodbrooke College Bourneville, he was arrested and imprisoned three times with hard labour from 1916. Marjory Allen would have known some of what Sudell endured as, prior to their marriage, her husband Clifford Allen was also imprisoned three times as a conscientious objector.

Articles on Dolphin Square by Sudell have yet to be found. For such a prolific author this absence remains an enigma. With the Selfridges roof garden he and Marjory Allen had arranged a contract to maintain the garden for three years after completion, but there is no information that he had made a similar arrangement to oversee the Dolphin Square gardeners' work with Costain.

The first seven years for any new garden is a formative and critical period. With the gardeners leaving for the war just a year after the project was completed, and then the damage caused by the bombing, did these events alter the gardens too much? There was a different threat for Sudell in December 1941. Parliament's second National Services Act broadened the scope of conscription and men up to the age of 60 were required to do some form of National Service, this included military service for those under the age of 51. Sudell was 50 in 1942.