



DOLPHIN SQUARE  
CITY OF WESTMINSTER

HERITAGE STATEMENT for PLANNING APPLICATIONS 1 AND 2

DECEMBER 2021

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## 1.0 INTRODUCTION

1.1 Citydesigner ('the consultancy') has been commissioned by The Dolphin Square Estate S.a.r.l ('the applicant') to provide heritage advice on the proposed alterations to the Dolphin Square Estate ('the Estate') by GRID architects ('GRID') and Sally Prothero Landscape Architects ('SPLA'). This Heritage Statement by Citydesigner presents an assessment of the effects of the proposals, covered in Planning Applications 1 and 2, on relevant heritage aspects of the Estate.

1.2 The Dolphin Square complex of buildings and their gardens together form the principal part of the Dolphin Square Conservation Area. The buildings, designed by Stanley Gordon Jeeves, were completed in 1937. The buildings were considered to not have sufficient architectural merit to warrant statutory listing by English Heritage (now Historic England) but the whole Dolphin Square development is identified as an 'unlisted building of merit' that makes a positive contribution to the Dolphin Square Conservation Area. The gardens, designed by Richard Sudell, were included in Historic England's Register of Parks and Gardens in 2018, and are registered at Grade II.

1.3 The proposals involve:

**Planning Application 1** - *Installation of mechanical ventilation and heat recovery; replacement windows with double glazed timber framed sash windows; replacement central heating plant distribution and apartment emitters and provision of air source heat pumps; roof insulation; installation of photovoltaic cells to the roof spaces; provision of fan assisted smoke extract ventilation at roof level; alterations to and replacement roof level balustrades and terrace screens; provision of dry riser inlets, including all necessary enabling works.*

**Planning Application 2** - *Alterations to the Chichester Street main entrance to provide a double height glazed entrance lobby, extensions to the amenity block to provide physical connections between the internal and external amenity spaces and improve accessibility to the Moroccan Gardens; replacement, rationalised and consolidated plant, installation of new air source heat pump enclosures, rejuvenation of the landscaped gardens, including all necessary enabling works.*

### Assessment Methodology

1.4 The local planning authority (as decision-maker) is expected to take account of the statutory requirements set out in the Planning (Listed Buildings and Conservations Areas) Act 1990, Section 72 when considering development relating to conservation areas.

1.5 National policy requires the significance of heritage assets potentially affected by development, including any contribution made by their setting, to be described in sufficient detail to enable the potential impact on their significance to be fully understood.

1.6 Significance is defined in the glossary of the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic". Paragraph 194 of the NPPF requires an applicant "to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance." This approach to proportionality in assessment is also confirmed in HE's Advice Note 12: Statements of Heritage Significance.

1.7 The assessment of significance is summarised in HE's Advice Note 12 as "an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance" (para 10, p4). The assessment approach is set out in chapter 3 of this guidance document and includes: an understanding of the form and history of a heritage asset; an analysis of the surviving fabric; and an analysis of the setting where there are changes being proposed to it. The special interest of a heritage asset is classified into archaeological interest, architectural and artistic interest, and historic interest. Only the latter two types of 'interest' are relevant to this report.

1.8 The consultancy visited the site buildings to study their fabric; assess how the buildings have developed over time; identify original details; consider if their setting contributes to significance; and to consider the contribution they make to the character and appearance of the conservation area. Information from site visits was supplemented by historical research into primary and secondary sources to understand the historical development of the Estate.

1.9 Paragraphs 194 to 208 of the NPPF set out the policies for assessing proposals that affect designated and non-designated heritage assets. These policies require the assessor to establish whether the significance of heritage assets is better revealed/enhanced or harmed as a result of new development. The potential effects, aligned with national policy terminology, are:

- To better reveal or enhance its significance;
- Cause no effect to its significance;
- Cause 'less than substantial harm' to its significance; or
- Cause 'substantial harm' or 'loss of significance'.

1.10 There are two ways in which new development can affect the significance of heritage assets:

- i. by direct changes to the fabric of heritage assets; and
- ii. by changes to the settings of heritage assets as a result of the proposed development.

In the case of the proposed development, both of the above paragraphs apply.



Fig. 1.1: Existing aerial view of the Dolphin Square Estate (marked in red).

### The design development process

1.11 The analysis of significance informed the design development process at the earliest stage. The emerging proposals were then reviewed continually to determine whether harm to significance would arise through the proposed interventions, how any harm arising could be minimised, how the design might better reveal the significance of the heritage assets affected and how the design may contribute positively to the surrounding townscape. In addition to internal reviews, the design team met with WCC officers at virtual meetings and on site. Feedback from WCC officers was taken into account by the design team to refine the design over various iterations.

### Report Structure

1.12 This report presents the summarised history of the Dolphin Square Estate with a focus on the key aspects that may be affected by the proposals (chapter 2), assessment of its significance (chapter 3), assessment of the effects of the proposals (split into Planning Applications 1 and 2) to that significance (chapters 4 and 5), assessment of effects on the settings and thereby significance of nearby heritage assets (chapter 6) and conclusions (chapter 7). Appendix 1 includes the registration description for the Grade II registered Dolphin Square Gardens.

1.13 This Heritage Statement should be read in conjunction with GRID architects' and SPLA landscape architects' Design and Access Statements ('DAS'), planning drawings and DP9's Planning Statement.



## 2.0 HISTORY OF THE SITE

### 2.1 INTRODUCTION

2.1.1 This chapter summarises the history of the site, based on historical maps, photographs and planning records obtained from archival searches. Further information has been obtained from architectural journals' articles published in 1937-8. The main published sources include the Dolphin Square Conservation Area Audit adopted by Westminster City Council in 2008; Dolphin Square, The History of a Unique Building, by Terry Gourvish (2014); Thomas Cubitt: Master Builder by Hermione Hobhouse (1995); and copies of 'The Dolphin' in-house magazine (Westminster Archives).

2.1.2 The chapter is subdivided as follows:

- 2.2 Early history
- 2.3 The Dolphin Square Residential Complex
- 2.4 Rodney House
- 2.5 The gardens

### 2.2 EARLY HISTORY OF THE AREA

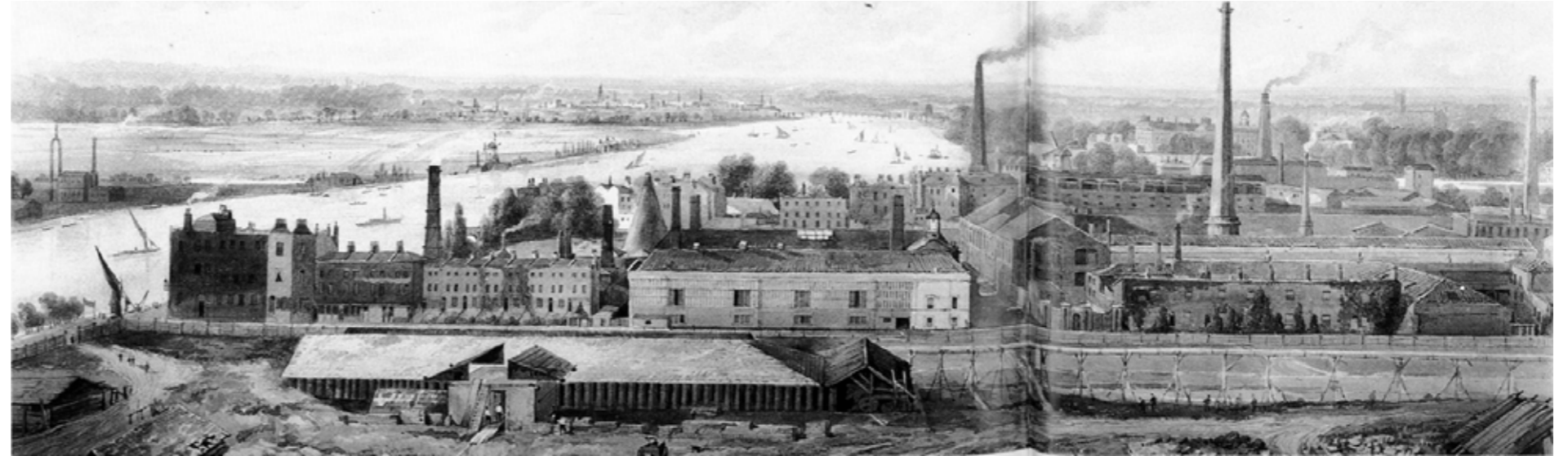


Fig 2.2: Circa 1839 Illustration of the Cubitt workshop which was located where the site lies today.

2.2.1 Until the 18<sup>th</sup> century, the area surrounding the site was originally known as Neat Houses and consisted primarily of market gardens and orchards. In circa 1825 the prolific developer Thomas Cubitt acquired the lease for the land and began laying out streets for housing. The area known today as Pimlico was built up according to his designs, eventually completed by 1875. The distinctive diagonal grid street pattern is said to evolve from a pre-existing road structure formed by Grosvenor Road (now Belgrave Road), Cross Lane (now Lupus Street), and Willow Walk (now Warwick Way). St

George's Square was originally laid out in 1839 as two streets, but by the late 1840s Cubitt altered the plan to a large square.

2.2.2 To supply his various building schemes, Cubitt established a vast complex of workshops by the river in c.1839 (fig.2.2). This was located on the land now occupied by the current site. After fire damage in 1854 the works were leased to the War Department and became the Army Clothing Factory (see map at fig.2.3).



Fig 2.1: 1792-9 Horwood Map showing the area surrounding the site, known then as Neat Houses, as undeveloped and predominantly comprising market gardens (Motco website).

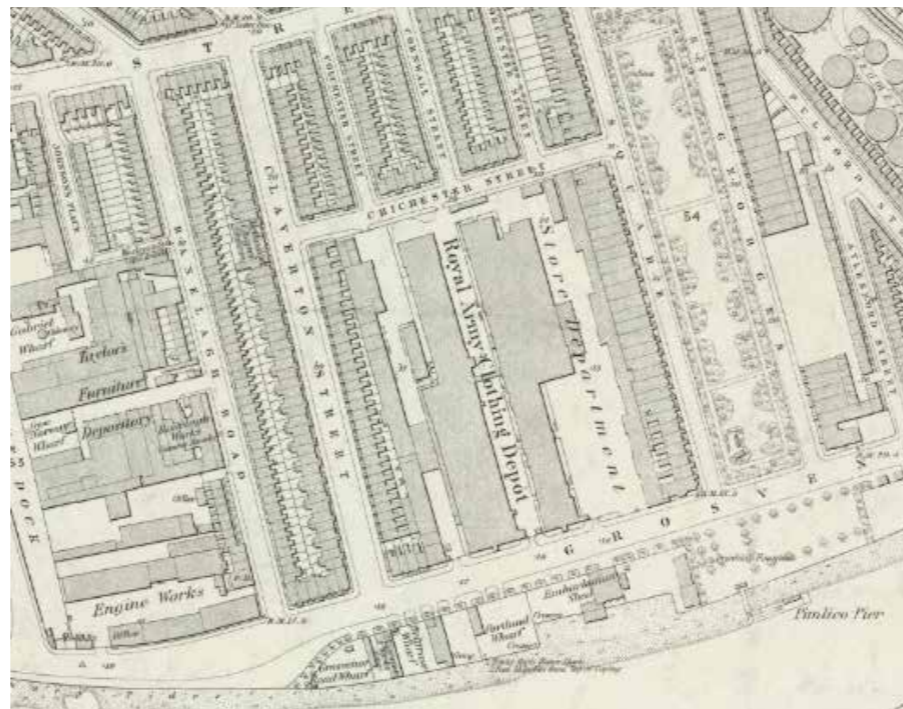


Fig 2.3: 1874 Ordnance Survey showing the former Cubitt workshops, by then occupied by the Army Clothing Department, and St George's Square to its east (National Library of Scotland).



Fig 2.4: 1913 Ordnance Survey showing the site prior to redevelopment as the Dolphin Square complex we see today (National Library of Scotland).



2.0 HISTORY OF THE SITE (CONTD.)

2.3 THE DOLPHIN SQUARE RESIDENTIAL COMPLEX

2.3.1 Following the closure of the Army Clothing Factory in 1933, the Frederick French Corporation of America acquired the land where Dolphin Square lies today. It planned a large residential development, to be known as Ormonde Court, an early sketch of which shows a densely developed block with a tall tower in the centre (fig.2.6).

2.3.2 By 1935, the scheme was passed on to the developer Richard Costain Ltd. Stanley Gordon Jeeves was appointed as architect, along with Cecil Eve and the engineer Oscar Faber. Planned as a high class, modern residential complex, approximately 1250 flats were built with a total population expected at 3000. The flats were designed in a series of 13 wings or houses grouped around open gardens, and enclosing on the north side a recreational centre with squash courts, a swimming pool, gymnasium, and restaurant. Beneath the courtyard, at basement level was a garage about 100 yards long and with accommodation for 300 cars. Access to it was provided by ramps leading down from the service roads on the east and west sides.

2.3.3 Credit for the naming of Dolphin Square was attributed to a relative of the Costain family. A J Costain, headmaster in Colwyn Bay, mentioned that his school magazine was called 'The Dolphin'. Continuing the nautical theme, it was decided that each of the 13 houses should be named after admirals and other well-known figures from the United Kingdom's distinguished maritime history.



Fig 2.6: 1934, early concept by Frederick French Corporation, with a central 23 storey block.



Fig 2.7: 1934, original concept by French & Co, featuring a consistent 10 storey block.

2.3.4 The southern section of the complex was completed by December 1936 and consisted of eight houses named after the admirals Nelson, Howard, Hawkins, Raleigh, Drake, Grenville, Frobisher and Collingwood. The northern part comprising Beatty, Duncan, Hood and Keyes and Rodney House, was completed from 1937 with the majority of the flats available for occupation in the summer of 1938. Dolphin Square Ltd was established to facilitate the management of the property.

2.3.5 Sir Nikolaus Pevsner, architectural critic and writer, noted that Dolphin Square was "the largest self-contained block of flats in Europe" and as late as 1992, no other building in Europe had a greater number of self-contained units under one continuous roof.

2.3.6 The Architecture and Building News of 1<sup>st</sup> January 1938 reported that the whole structure was designed in reinforced concrete, faced externally in brick and stone. The engineer Oscar Faber supported the use of reinforced concrete and designed the walls to be independent of the main structure, to assist in minimising bomb damage in the event of war. This proved to be an asset, as during WWII the destruction inflicted by aerial bombing appears to have primarily affected just the roof and 7th floor of Frobisher House, at the south of the complex (see Bomb Damage map at fig.2.8).

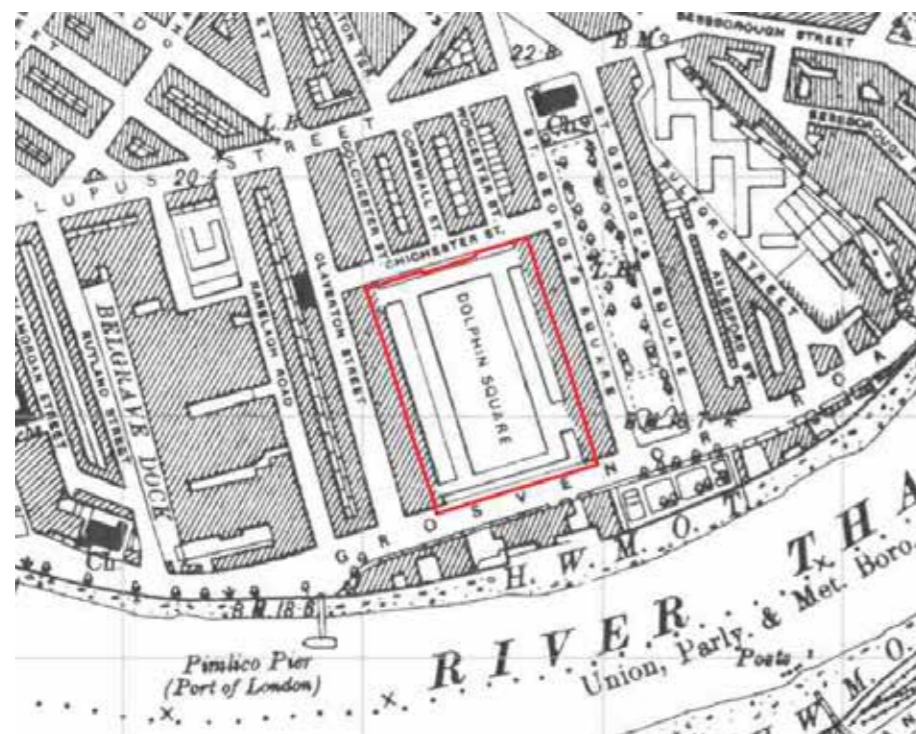


Fig 2.5: 1938 Ordnance Survey showing the Dolphin Square development in progress (CGL Engineers).



Fig 2.8: 1939-45 London County Council Bomb Damage Map (London Topographical Society) showing the footprint of the new Dolphin Square complex and the minor bomb damage to Frobisher House.



Fig 2.9: 1951 Ordnance Survey showing the layout of the complex and the names of each 'house' (National Library of Scotland).



2.0 HISTORY OF THE SITE (CONTD.)



Fig 2.10: 1937 proposed elevation to Chichester Street by the architect Gordon Jeeves (from Dolphin Square in-house archives).

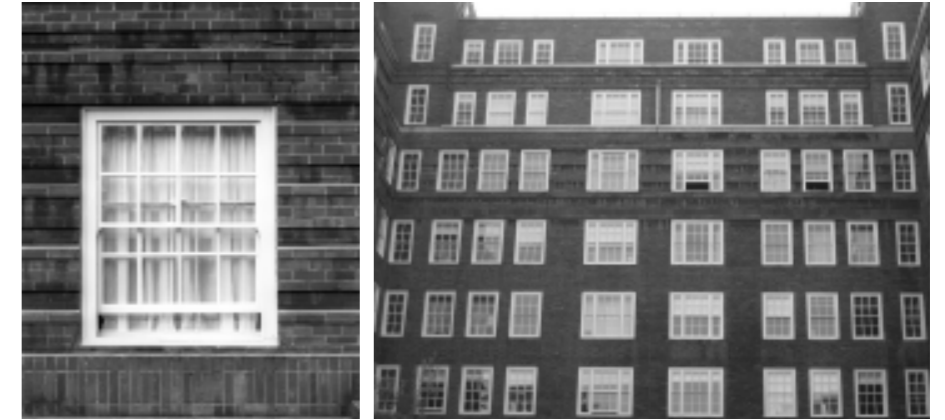


Fig 2.12: Photographs of windows from the Conservation Area Audit . On the left is a standard '6 over 6' window as on Rodney House's frontage. On the right, standard 6-over-6 interspersed with 6-over-6 sashes with margin lights.



Fig 2.11: View of Dolphin Square's internal courtyard with, at the centre of the image, the south frontage of Rodney House and the pavilion with the Spanish and Mexican garden on its roof (published in the Architect and Building News journal of 1938, RIBA Library).



Fig 2.13: The Dolphin Square Estate (marked by the red outline) within the Dolphin Square Conservation Area (boundary marked in green outline).

2.3.7 Dolphin Square Conservation Area was designated in 1990 including the Dolphin Square residential complex and part of the Thames river frontage. The Dolphin Square Conservation Area Audit was adopted as a Supplementary Document in 2008.

2.3.8 The Audit sets out the history of the complex, along with a detailed description of the aspects that make up the character and appearance of the conservation area. The most striking aspect of the character of Dolphin Square is its monumental scale in neo-Georgian style. The complex dominates its immediate surroundings and is a highly visible landmark on this part of the Thames. From the outside, it appears monolithic and impenetrable. The high walls of red brick are sparsely detailed and the building line unbroken by gaps. Inside the courtyard, the building line is more varied and roofs are stepped, giving a less severe appearance. This, combined with the attractive and generous landscaping in the courtyard, contributes to a more informal and intimate space.

2.3.9 The complex has a strong sense of uniformity with the buildings laid out as a series of 13 wings or 'houses' usually ten storeys high but seven on the Chichester Street frontage. There are eight four-bay wide projecting sections into the central courtyard. The eighth floor is defined by a continuous stone band and above this, the top two storeys of the roofline are stepped. The outer facades' top storeys have stone banding, while the inner facades have horizontal bands of projecting brick at ground, first and eighth floor levels. Further differences in detailing and facing is found on the external facades at the four corners of the development, which are slightly projecting and faced in stone to the third floor. The uniformity of the facades is enhanced through the repeated patterns of the windows- all are square-headed timber sliding sash in design but with a mixture of 2-over-2, 4-over-4, 6-over-6 and 8-over-8 lights (fig 2.12). The regularity of the window pattern creates a coherent rhythm and 'breaks up' the large scale of the brick elevations.

2.3.10 The whole of the Dolphin Square complex is identified as an 'unlisted building of merit'. The Audit states that 'the complex is of significant historical and architectural interest as an example of high-density 1930s housing, being the largest example of self-contained flats in Europe when built. The development also uses high quality materials and detailing.'



## 2.0 HISTORY OF THE SITE (CONTD.)

### 2.4 RODNEY HOUSE

2.4.1 Rodney House is the main entrance block from Chichester Street, consisting of the complex's northern residential wing and a lower central projecting pavilion into the internal courtyard. The estate's reception, shopping arcade, serviced apartments, leisure centre and brasserie are all located within this block. The original main entrance featured free standing columns and a central portico flanked by three bays on each side (fig.2.13).

2.4.2 With the completion of the southern half, the developer realised there was a significant demand for small furnished rooms with a bathroom attached. The decision was made to modify the internal layout of the northern part and, in particular, Rodney House. London County Council accepted the modification of the flat designs and the change in the internal layout of the northern wing of Dolphin Square. The council also agreed to Jeeves's changes to the building line of Rodney House to Chichester Street, reducing the setback from almost 9 feet to 7 foot six inches in order to accommodate an arcade for shops. By February 1938, eight shops including a baker (Barrett & Pomeroy), greengrocer (Freshfruits), delicatessen (Dolphin Stores), chemist (Victoria Pharmacy) and hairdresser (Kyrle's) were provided, along with a newsagent/tobacconist, a lending library, and a travel agency kiosk. Likely altered in the 1980s, secondary glazed elements and a canopy were added to the facade (fig.2.14). In 2006, the Tooley and Foster Partnership removed the glazed elements, entrance doors and canopy, with new full height windows, central doors, and paving installed at ground floor level (fig.2.15). The Chichester Street frontage of Rodney House is composed of typical 8-over-8 fenestration, however on the ground floor, there are small uPVC casement windows which are not in keeping with the materials and detailing of the rest of the buildings.

2.4.3 The central projecting pavilion in the internal courtyard to the south of the amenity block of Rodney House has a raised covered area and copper roof on stucco columns with gardens above. The gardens, originally known as the Spanish/Mexican gardens and part of the overall landscaping plan, were remodelled in the late 1990s and renamed the Moroccan gardens (fig.2.11 and 2.19). The history of the landscaping is set out in the next section.



Fig 2.13: Undated photograph of Rodney House's Chichester Street entrance.

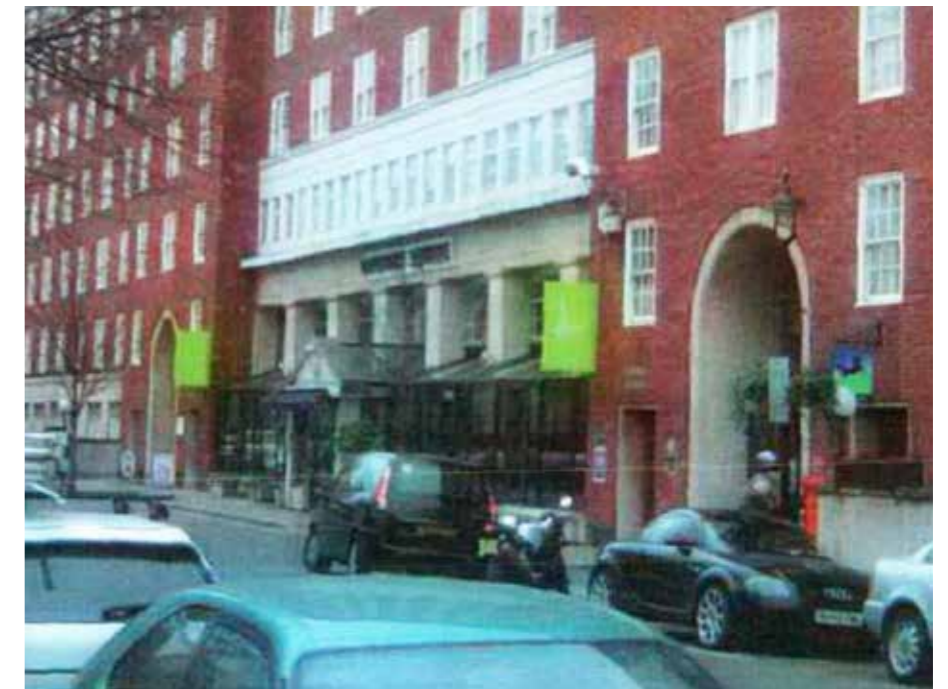


Fig 2.14: 2006 photograph of the main entrance of Rodney House to Chichester Street with projecting glazed pavilions.



Fig 2.15: 2016 photograph showing the current Chichester Street entrance of Rodney House, with alterations carried out in 2006, i.e., the glazed elements removed and alterations to the ground floor windows.



## 2.0 HISTORY OF THE SITE (CONTD.)

### 2.5 DOLPHIN SQUARE GARDENS

2.5.1 The Dolphin Square gardens, designed by landscape architect Richard Sudell for the “health and enjoyment of Dolphinians”, were one of the largest private gardens in London and provided a variety of environments: an unbroken expanse of lawn, with a background of seasonal flowerbeds and formal beds, and more intimate, informal areas within the recesses between the building’s projecting wings. Themed gardens were built in the four northernmost recesses, following Dutch, Italian, Japanese and Old English traditions, and a Spanish and Mexican garden on the roof of the amenity block.



Fig 2.16: View from the pavilion towards the gardens from The Builder journal of 1937 (RIBA Library).



Fig 2.17: View of the pavilion on the south side of Rodney House from The Builder journal of 1937.



Fig 2.18: The Spanish and Mexican gardens in the late 1990s (Millhouse Landscapes website).

2.5.2 The planting adopted for Dolphin Square, which “provided colour and interest throughout the seasons and with appropriate plants concentrated in the areas of the greatest light and shade”, would have been the norm for large scale garden designs of the time. The Japanese and Mexican native plants forming part of the ‘nationally themed gardens’ would have been of interest, but the thousands of bulbs and the types of flowers such as pansies, primroses, crocuses, snowdrops and roses would have been a common sight in a large public garden. The geometric layout appears to have had a straightforward north-south axis highlighted by a central pathway with lawns to either side.

2.5.3 The elevated Spanish and Mexican garden originally featured Mediterranean themed pots and planting. The Mexican ingredient was cacti. It was reported to have had a central surface of blue, green and yellow tiles set in a geometrical design around a picturesque wellhead with brick and tile scroll-work, stone columns, and trellis screening would have enclosed the garden. In the late 1990s, Millhouse Landscapes were commissioned to remodel the Spanish and Mexican garden, including fitting automatic irrigation and lighting systems (fig 2.18). The remodelling was completed in 2000, following which they were referred to as the Moroccan gardens.



Fig 2.19: Recent photograph of the remodelled Moroccan (previously Spanish/Mexican) gardens.

2.5.4 In 2018 Dolphin Square Gardens were registered at Grade II, for the following principal reasons: (i) *design interest: as a high-quality landscaping scheme providing a series of garden environments;* (ii) *rarity: one of few surviving substantial interwar landscaping schemes to a private housing estate;* (iii) *historic interest: one of a limited number of schemes known to survive by Richard Sudell, an important and influential figure in the development of mid-C20 landscape design;* (iv) *illustrating the fashion of the period for themed gardens, incorporating designs inspired by several nations’ landscaping traditions;* (v) *degree of survival: the overall structural layout survives very well, notwithstanding the reconfiguration of the former Spanish/Mexican garden and one of the western recessed gardens.* Further details on the history and reasons for registration can be found in Appendix 1 of this report.



### 3.0 HERITAGE SIGNIFICANCE OF DOLPHIN SQUARE ESTATE

#### Assessment of Significance of the Dolphin Square Estate (the principal part of the Dolphin Square Conservation Area)

- 3.1 The Dolphin Square Estate was designed by the architect Gordon Jeeves and built between 1937-38, and regarded as the largest block of flats in Europe at the time. The residential complex lies between Chichester Street and Grosvenor Road, and along part of the Thames river frontage. It is on a 7.5 acre site and also provides recreational land on the river frontage side of Grosvenor Road.
- 3.2 Dolphin Square Estate forms the principal part of the Dolphin Square Conservation Area which was designated in 1990. The Estate as a whole is identified as being an 'unlisted building of merit' and the main contributor to the character and appearance of the conservation area. The complex of buildings have historical and architectural interest as an example of high-density 1930s housing, being the largest example of self-contained flats in Europe when built.
- 3.3 The history and description of the character and appearance of the conservation area is set out in the document 'No. 45 - Conservation Area Audit and Management Proposals Dolphin Square', produced by the City of Westminster. The conservation area boundary is shown in fig. 3.2.
- 3.4 The most striking aspect of the character of the Estate is the monumental scale of the Neo-Georgian style complex of buildings. It dominates its immediate surroundings and is a highly visible landmark along this part of the Thames. The buildings form a continuous, mostly 10-storey block, which encloses a generous open central space. Communal and public facilities, the sports building and a restaurant, were built as pavilions inside the courtyard garden. The overall layout ensures that the high building densities are balanced by carefully planned open spaces, providing residents with good views and bringing daylight into the apartments.
- 3.5 The high walls of red brick are sparsely detailed and the building line unbroken by gaps. Yet, inside the courtyard, the building line is more varied and roofs are stepped, giving a less severe appearance. This, combined with the attractive and generous landscaping in the courtyard, contributes to a more informal and peaceful space, which feels quite sheltered from the busy routes around. The riverside setting is key to the area's character. There a number of other properties located along the riverside that are included in the conservation area. These are relatively modern additions, dating from the mid-1990s and early 21st century, with conventional architecture of the period.
- 3.6 Rodney House is the main entrance block to Dolphin Square from the north, consisting of the northern 'house' and a lower central projecting pavilion in the internal courtyard. The Estate's reception, shopping arcade, serviced apartments, leisure centre and brasserie are all located within this block. This frontage has gone through various changes over time, as described in chapter 2.0.



Fig. 3.1: Current aerial view of the buildings and gardens that comprise the Dolphin Square Estate.

- 3.7 Adjoining this, to the south within the courtyard, is a single storey pavilion with a raised covered area and copper roof on stucco columns. This area leads to the 'Moroccan Gardens' that are located on the roof of the central pavilion.
- 3.8 In 2004, Historic England ('HE', then English Heritage), assessed Dolphin Square for listing and decided that it did not meet the statutory criteria for listing. In 2018, the Dolphin Square gardens were registered at Grade II, for the reasons set out in paragraph 2.5.4 in chapter 2 and in Appendix 1.
- 3.9 Within its confines there are elements which can be categorised as not of significance such as the character and appearance of the major elements of the amenity buildings, located within the internal courtyard, although certain details such as its three elevations, are of secondary significance in relation to the whole. Since interiors are not considered significant elements of a conservation area, the exterior quality of the amenity buildings contributes little to the overall composition. A series of external photographs, relevant to the proposed alterations, are included at the end of this chapter.
- 3.10 External details are of subtle Art Deco style, adding a sophistication and refinement to an otherwise homogeneous red brick bulk. These are minor in substance but high in significance through their decorative role. Fenestration is 'hole in the wall' and Georgian in proportion, of a regular distribution across wall surfaces. This general character is of medium significance.

- 3.11 The elements that are significant about Dolphin Square are its plan form, being a rectangular quadrangle with multiple inner 'towers', which articulate an inner landscaped garden space, its extensive use of brick, and regular white-painted sash windows of various patterns. Its size is also of high significance, giving the building a certain status within its townscape and, through its overall scale, a dominance and rather austere quality that is recognised as good.

#### Gardens

- 3.12 The Dolphin Square buildings are laid out around a large rectangular internal courtyard which is of high significance. The green open courtyard at the heart of Dolphin Square is a key part of its character and is accessible to the public. Designed by Richard Sudell, the gardens were an early priority in creating an attractive and cohesive environment for the residents. The gardens are accessed through pedestrian archways and are, as such, completely separated from traffic and the routes around. The scale of the buildings that enclose the gardens give them a secluded and intimate character.
- 3.13 The courtyard is built over an underground car park and contains ornamental gardens. Features include a central pool with a bronze sculpture of dolphins, raised beds faced with Cotswold stone containing bright floral planting, seats and pergolas, used to hide vents. There is also a raised 'sun garden' (over the sports club) originally known as the Spanish/Mexican Gardens. This was re-modelled in the late 1990s and early 2000s and has since been renamed Moroccan Gardens.
- 3.14 There are also a number of large trees along Grosvenor Road, outside the Dolphin Square complex, which make a significant contribution to the area's character and help soften the buildings' appearance and reduce the impact of the road and traffic.

#### Riverside buildings (outside the Site)

- 3.15 The buildings on the south side of Grosvenor Road are more varied in form. They include a petrol station and restaurant, part of the boating club, and substantial residential development from the late 20<sup>th</sup> century including Millennium House by Berkeley Homes in 1994, No.129 Grosvenor Road designed by Owen Luder and built in 1996 and River Lodge built in 2005. There is also a plot of land with a tennis courtyard and lawn, under the same ownership as Dolphin Square but outside the Estate. The buildings along the river frontage, surrounding the filling station, are considered to neither detract from nor enhance the character of the conservation area and these are identified as making a neutral contribution to its significance.



3.0 HERITAGE SIGNIFICANCE OF DOLPHIN SQUARE ESTATE (CONTD.)

**Sensitivity to change**

*The Building*

3.16 Though a completed building, it is also sufficiently robust to accept change within the realms of its overall well-established inward looking community character.

3.17 There is both a need and a desire for change. It is apparent that the building could be given a 'lift' both in its appearance and in the way it provides public benefit. The building elements can, therefore, accept a considerable amount of change without affecting its integral significance, or its contribution to the character and appearance of the conservation area.

*The Gardens (Grade II registered)*

3.18 As noted in HE's description, the main elements of significance lie in their design by Richard Sudell, consisting of a rich variety of spaces, including a series of themed gardens with high quality landscaping inspired by different nations, and the high degree of survival of the overall structural layout except for the Spanish/Mexican Garden which was reconfigured between 1990 and 2000 and renamed the Moroccan Garden. It is also a rare surviving example of substantial interwar landscaping schemes to a private housing estate. The gardens would be able to accept some sensitive changes that do not harm these fundamental aspects of their significance.

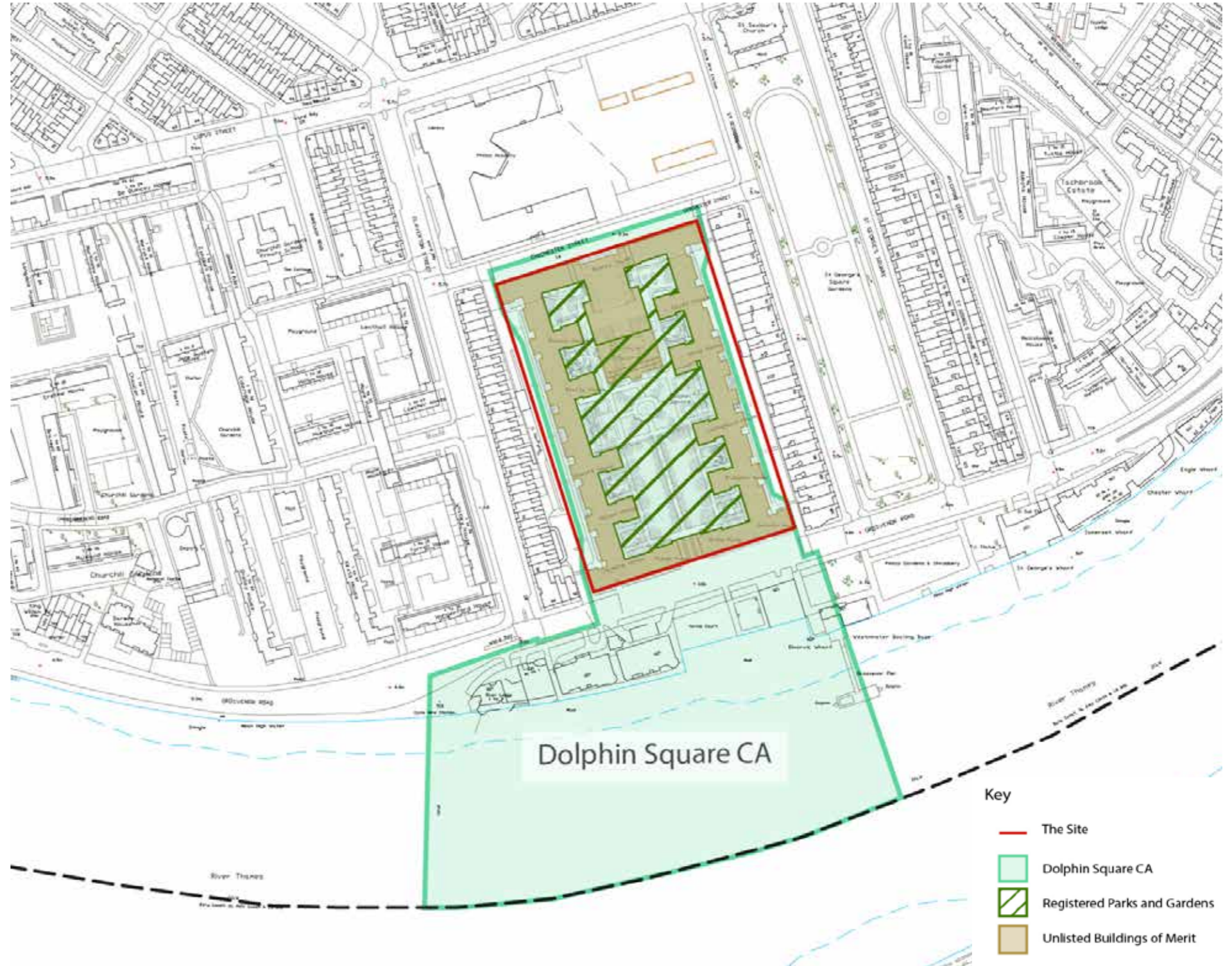


Fig. 3.2: Map showing the boundary of the Dolphin Square Conservation Area. The complex of buildings is considered an 'unlisted building of merit' within the conservation area, and the central gardens are Grade II registered gardens.



### 3.0 HERITAGE SIGNIFICANCE OF DOLPHIN SQUARE ESTATE (CONTD.) EXTERNAL PHOTOGRAPHS



Fig. 3.3: Grosvenor Road, opposite Hungerford House, looking east.



Fig. 3.4: Grosvenor Road, looking north to Dolphin Square east side.



Fig. 3.5: South entrance to Dolphin Square from Grosvenor Road.



Fig. 3.6: View of Dolphin House and Dolphin Square Estate from Chichester Road, looking east.



Fig. 3.7: The entrance colonnade



Fig. 3.8: View from Dolphin Square west side looking north-east.



3.0 HERITAGE SIGNIFICANCE OF DOLPHIN SQUARE ESTATE (CONTD.)  
EXTERNAL PHOTOGRAPHS (CONTD.)



Fig. 3.9: West access road



Fig. 3.10: Grosvenor Road façade



Fig. 3.11: Grosvenor Road window pattern



Fig. 3.12: Central recess façade, one of two



Fig. 3.13: Regular recess façade, one of eight



Fig. 3.14: View of amenity block roof from above, with the Moroccan Gardens to the right