

45 | CONSERVATION AREA AUDIT AND MANAGEMENT PROPOSALS DOLPHIN SQUARE



City of Westminster

PLANNING & CITY DEVELOPMENT

Date: 23 October 2008
Status: Adopted Supplementary Planning Document
Document ID No: **3010**
Representations to: Conservation Area Audit,
Department of Planning and City Development,
Westminster City Council,
64 Victoria Street,
London SW1E 6QP
E-mail: conservationareaaudit@westminster.gov.uk
Direct Tel: 020 7641 2850/8705/8019

PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 55 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Documents. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in Planning Policy Guidance Note 15 and the English Heritage guidance documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of General Information Leaflets or mini-guides for each conservation area covering in brief a series of key categories including Designation, Historical Background, Listed Buildings and Key Features.

The second stage involved the production of conservation area directories for each conservation area. A directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation of the historical development of the area and analysis of listed buildings and key townscape features.

The City Council is now working on a programme to prepare conservation area audits for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as a Supplementary Planning Document, it will incorporate the directory for that conservation area.

Councillor Robert Davis DL

Deputy Leader and
Cabinet Member for Built Environment

CONTENTS

1 INTRODUCTION	p8
2 LOCATION AND SETTING	p9
3 HISTORY	p10
4 CHARACTER OF THE CONSERVATION AREA	p15
GENERAL	p15
STREETS AND SPACES	p16
ARCHITECTURE	p18
Overview	p18
Roof Profiles	p24
Unlisted Buildings of Merit	p25
VIEWS & LANDMARK BUILDINGS	p27
5 TOWNSCAPE DETAIL	p29
Railings, Boundary Walls and Enclosure	p29
Signage	p29
Street Furniture	p30
Public Art	p30
Trees and Soft Landscaping	p33
6 LAND USES	p35
7 NEGATIVE FEATURES & ENHANCEMENT	p37
8 MANAGEMENT PROPOSALS	p39
9 GLOSSARY OF TERMS	p40
10 DIRECTORY OF BACKGROUND PAPERS & INFORMATION	p46
Designation and Extension Reports	
List of listed buildings	
Other Designations	
Publications and Further Reading	
Contacts	

Table of Figures and Illustrations

Figure	Description	Page
1	Map showing boundaries of conservation area	9
2	Horwood Map 1792-99	10
3	Cubbit's Works	10
4	1870 Ordnance Survey Map showing the Army Clothing Factory on the site of Dolphin Square	11
5	Dolphin Square in 1936	11
6	1950 Ordnance Survey Map showing Dolphin Square development	12
7	Historical photograph of Dolphin Square's inside swimming pool	12
8	Historical photograph of Dolphin Square's restaurant	12
9	Plan of block arrangement and names	13
10	View of the conservation area from the Southbank	15
11	View from the roof of Rodney House	15
12	View from Churchill Gardens towards Dolphin Square	16
13	Map of Hierarchy of Street and Spaces	17
14	Eastern elevation of Dolphin Square	18
15	Map of Approximate Building Ages	18
16	Internal projecting section into courtyard	19
17	Stepped roof of internal projecting section	19
18	Southern facade onto Grosvenor Road	19
19	Example of typical 8-over-8 window	19
20	Typical window arrangement of recessed internal bays	20
21	Typical window arrangement of projecting bays	20
22	Three grand stone arches into Dolphin Square from Grosvenor Road	20
23	Entrance Porch, Beatty House	20
24	Former Chichester Street entrance	21
25	Chichester Street entrance	21
26	Rodney House's Pavilion frontage	21
27	Roof of leisure centre located in Rodney House	21
28	Belvedere House, 130 Grosvenor Road	22
29	Former petrol station, Grosvenor Road	22
30	129 Grosvenor Road	22
31	Park Lodge, 128 Grosvenor Road	22
32	Roof profile of Dolphin Square	24
33	Roof profile of Dolphin Square with railings visible	24
34	Map of Unlisted Buildings of Merit	26
35	Local View 4: Upstream of Battersea Power Station	27
36	Map of Local Views within Dolphin Square Conservation Area	28
37	Pergola	29
38	Typical gate on Dolphin Square	29
39	'Dolphin Square' signage on northern facade	29

40	Duncan House signage	30
41	Raleigh House signage	30
42	Sprinkler signage	30
43	Ornate lamps at Grosvenor Road facade	30
44	K2 telephone kiosk	30
45	Double aperture letter box	30
46	Dolphin Fountain	31
47	Dolphin Mosaic	31
48	Detailing at 130 Grosvenor Road	31
49	Original concrete urns	31
50	Original concrete urn	31
51	Shopfronts in Rodney House Shopping Arcade	32
52	Aerial photograph showing roofs and landscaping of Dolphin Square	33
53	Raised flower beds	33
54	View of Dolphin Square landscaping, including Spanish Gardens and central pool with Dolphin fountain	34
55	Example of small scale landscaping in Dolphin Square	34
56	Land Uses	36
57	Redundant restaurant at 135 Grosvenor Road	37
58	uPVC casement windows, Dolphin House	37
59	Lightwell off Chichester Street	38
60	Unsympathetically placed CCTV camera equipment	38
61	Map showing adjacent conservation areas	47

1 INTRODUCTION AND POLICY CONTEXT

1.1 Conservation areas are ‘areas of special architectural or historic interest, the character and appearance of which is it desirable to preserve or enhance.’ They are areas which are immediately recognisable for their distinctive townscape.

1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local authorities to identify which parts of their areas are of special architectural and historic interest. The City Council has a statutory duty to review the character and boundaries of its conservation areas. This Audit is the third, and final stage of a review process. The overall appraisal strategy is based upon national guidance set out in Planning Policy Guidance Note 15 and the English Heritage publications: *Guidance on Conservation Area Appraisals* and *Guidance on Conservation Area Management* (2006).

1.3 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition the audit also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.4 This is a Supplementary Planning Document and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in Westminster’s Unitary Development Plan, referred to below. It has been prepared in accordance with the advice contained in PPS12 and the Town and Country Planning (local development) (England) Regulations 2004. Consultation

has been carried out in accordance with Westminster’s Statement of Community Involvement. A sustainability appraisal and statement setting out how the public have been involved in preparation of the document is set out in the SPD documents, which form an appendix to this document.

1.5 The conservation area audit for Dolphin Square was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 23 October 2008. The Dolphin Square Conservation Area was designated on 3 July 1990. The designation reports can be found in the directory at the back of this document.

POLICY AND FURTHER GUIDANCE

The Unitary Development Plan (UDP) was adopted in January 2007 and is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the UDP are referred to throughout the audit.

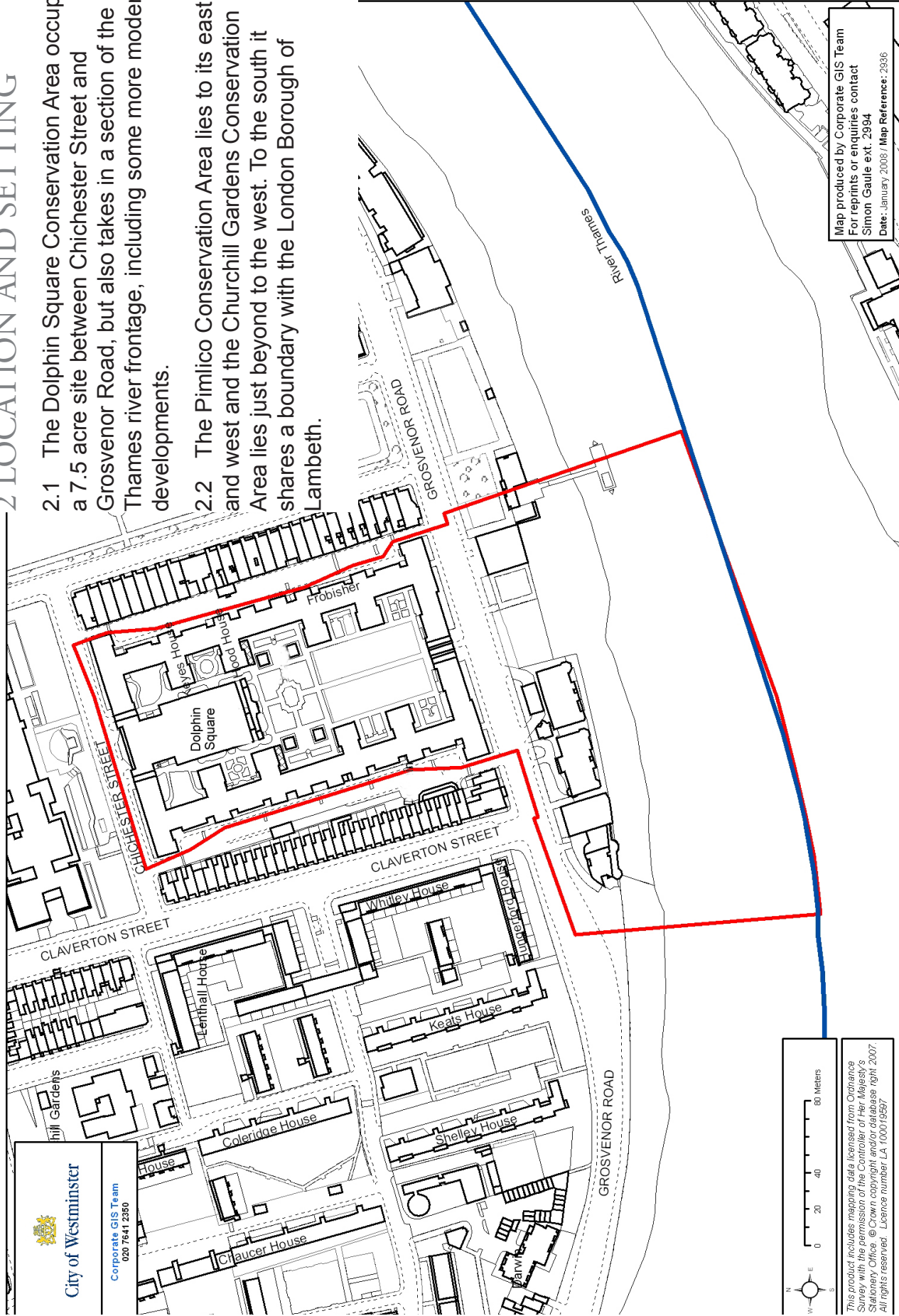
General Guidance on additional planning controls in conservation areas can be found in the Council’s Supplementary Planning Guidance: *Development and Demolition in Conservation Areas and Conservation Areas: A Guide for Property Owners*.

2 LOCATION AND SETTING


2.1 The Dolphin Square Conservation Area occupies a 7.5 acre site between Chichester Street and Grosvenor Road, but also takes in a section of the Thames river frontage, including some more modern developments.

2.2 The Pimlico Conservation Area lies to its east and west and the Churchill Gardens Conservation Area lies just beyond to the west. To the south it shares a boundary with the London Borough of Lambeth.

Figure 1: Boundaries of conservation area




City of Westminster
 Corporate GIS Team
 020 7641 2350


 0 20 40 80 Meters
 This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and/or database right 2007. All rights reserved. Licence number LA 100019597

Map produced by Corporate GIS Team
 For reprints or enquiries contact
 Simon Gaulle ext. 2994
 Date: January 2008 / Map Reference: 2936

3 HISTORY

3.1 Prior to the late eighteenth century, the area around Dolphin Square consisted of market gardens at the southern fringe of Tothill Fields, in an area which had become known as the Neat Houses, taking its name from the farm of Neate, some way to the northwest.



Figure 2: Horwood's Map 1792-99 (Copyright, Motco Enterprises Ltd.)

3.2 By the late eighteenth century the wider area along the river bank included tea gardens and extensive market gardens, providing one of the single largest areas for vegetable produce in close proximity to the built up areas of London and Westminster.

3.3 In 1807 the Earl of Westminster (Grosvenor Estate) gave a long lease of land along the river to engineers Hunter and Bramah. Joseph Bramah was a significant figure in engineering, best known for inventing the hydraulic press. Hunter and Bramah established a steel works just beyond the conservation area boundary.

3.4 Ten years later the lease was bought by John Johnson, a stone merchant, who intended to develop the area. He was unsuccessful however, due to continued obstruction from the market gardeners. By 1825, a frustrated Johnson sold the remainder of the lease to Thomas Cubitt.

3.5 Cubitt had ambitious intentions for the area, and had planned the development of the whole of what is now known as Pimlico. To realise his grand project he first constructed an enormous complex of workshops on the Thames bank.

3.6 At the beginning of 1839 Thomas Cubitt began building this new complex of workshops and draw dock (a lined and gated inlet off the River Thames). In January of that year he applied for leave to take water from the river through a 12-inch pipe to supply a steam engine for his workshops.

3.7 The workshops were built in several stages and by February 1842, there were three ranges of buildings. A long symmetrical workshop building consisting of three square portions joined by two long

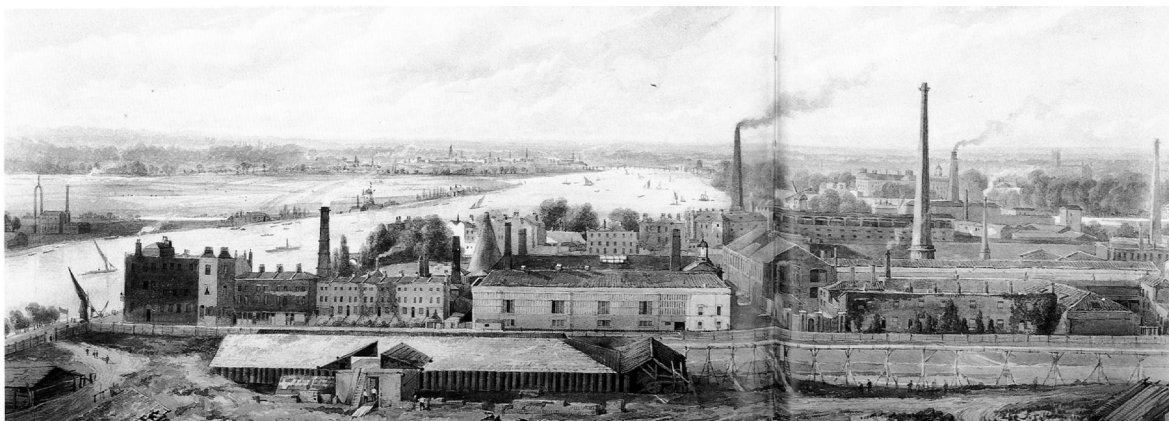


Figure 3: Cubitt's Works; Copyright, The Museum of London

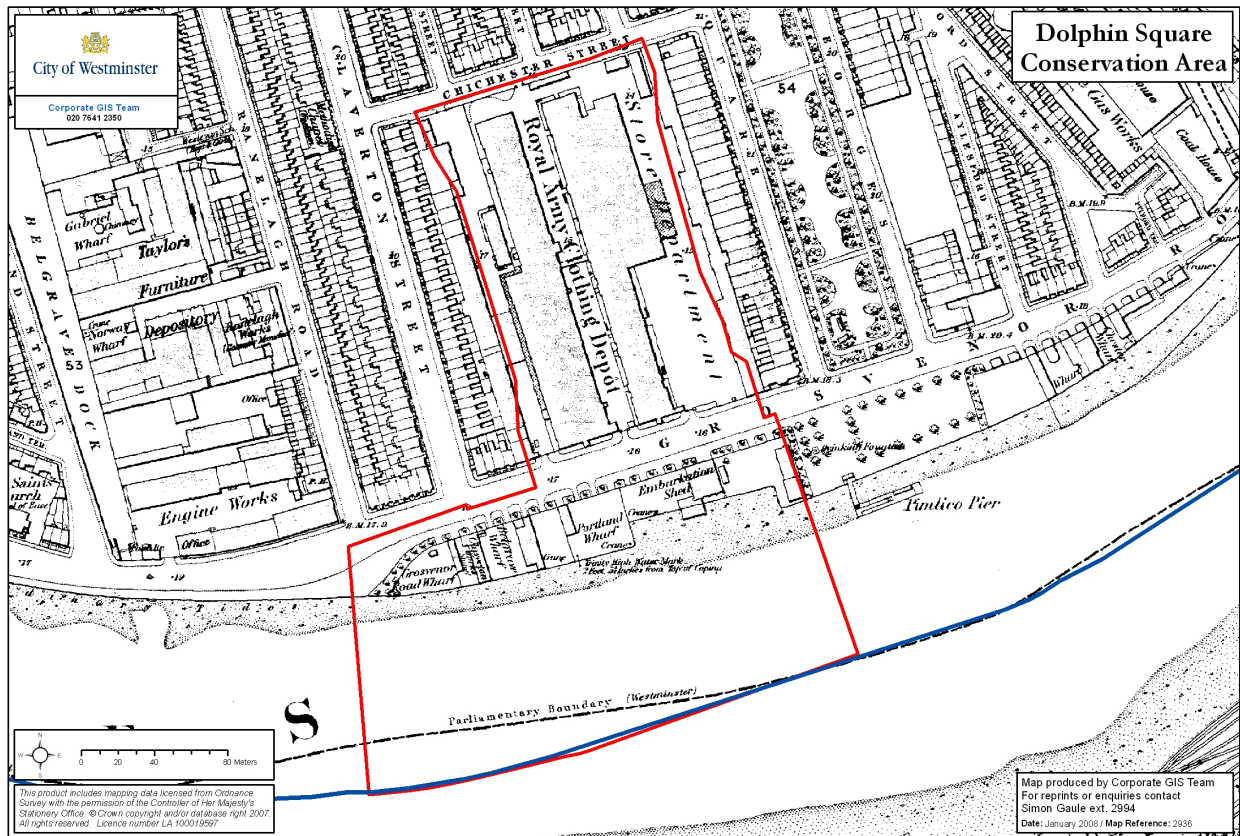


Figure 4: 1870 Ordnance Survey Map showing the Army Clothing Factory on the site of Dolphin Square

ranges of buildings down the central part of the site. A range of stabling and other workshops was built further west and finally, an isolated block.

3.8 By January 1845 the works occupied an eleven acre site between the ground appropriated for the west side of St George's Square and the street laid out as the southern continuation of the line of Denbigh Street, Lupus Street to the north and the river to the south. The works produced joinery, glass, plasterwork, steel and marble, as well as some of the bricks and cement for the various building operations undertaken in and around Pimlico, using the latest steam-driven technology. The majority of the bricks for Pimlico were imported by river and unloaded at Cubitt's docks.

3.9 The concentration of the workshops made them singularly vulnerable to disaster, which struck in August 1854. Huge damage was inflicted by the

outbreak of fire, which took almost a full day to extinguish and swept away the older parts of the works.

3.10 By Cubitt's death in the late 1850's most of the works were leased to the War Department and became the Army Clothing Factory (Figure 4), but part remained as an ongoing concern and



Figure 5: Dolphin Square, 1936 (Copyright, Westminster City Council Archives)

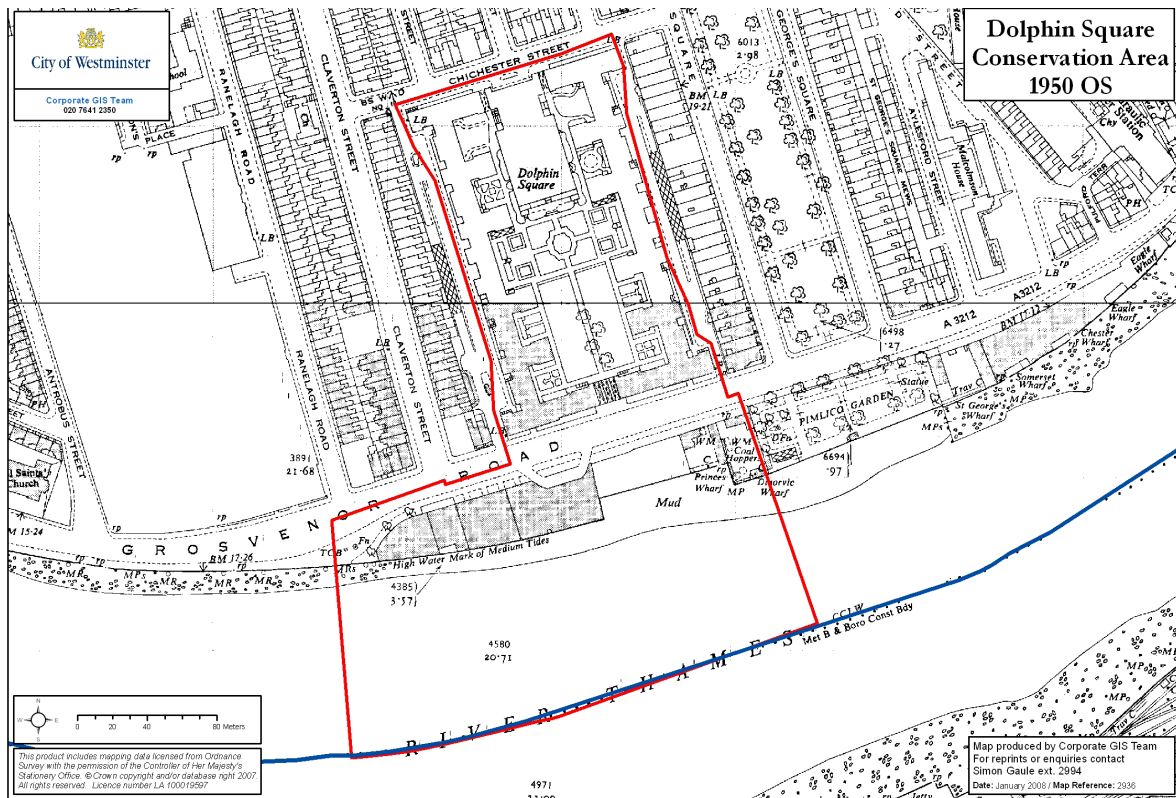


Figure 6: 1950 Ordnance Survey Map, showing the Dolphin Square development

was taken over by the general foreman, George Dines. The Army Clothing Depot had moved from its previous location in Bloomberg Street to the new building in Cubitt's Works designed to provide a light and airy working environment.

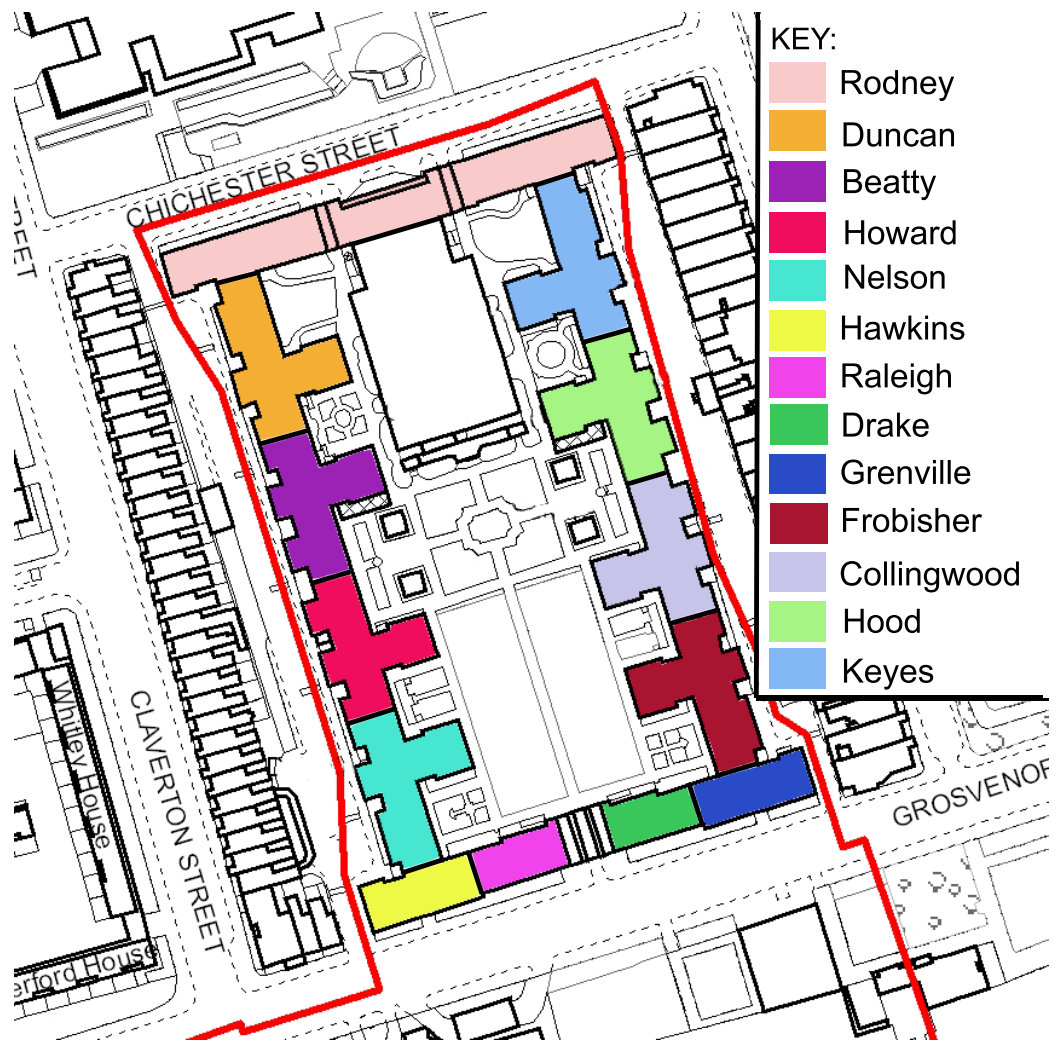
3.11 After the First World War there was a need for much new housing in the area. Following the closure of the Army Clothing Factory, the Frederick French Corporation of America agreed to buy the freehold for the site from the Duke of Westminster. The corporation planned the construction of Ormonde Court, a large residential development but, following financial problems, the project was handed over to Robert Costain.

3.12 Dolphin Square was planned as a "high class" modern residential complex in the 1930's, complete with shops and other facilities. It was designed by the architect Gordon Jeeves, along with the engineer Oscar Faber and built between 1937-38. At the time it was the largest block of flats in Europe, built on a 7.5 acre site.



Figures 7 & 8: Dolphin's Square's inside swimming pool (top); restaurant - Copyright, Westminster City Council Archives

Figure 9: Plan of block arrangement and names



3.13 The accommodation comprised 1,310 flats for a population of around 3,000 people. It was planned as a series of 'houses' grouped around a large internal courtyard. Within the courtyard the design included open gardens and a recreational centre with squash courts, a swimming pool, gymnasium, restaurants, bars, winter garden and palm court. Other amenities provided were various shops, luggage rooms, a valeting service, beauty parlour, laundry depot, theatre booking office, children's centre and nursery, library and music room. The complex also provided 30 guest bedrooms on the ground floor of Keyes House near the shopping arcade. The original design was to include a stepped garden on the opposite side of Grosvenor Road leading down to the Thames which would have had its own jetty. Unfortunately, this was never implemented.

3.14 The Square's unusual name can be attributed to an uncle of Sir Albert Costain. On visiting the Costains in London, his uncle, headmaster of a school in Colwyn Bay, mentioned that his school magazine was called 'The Dolphin'. He suggested Dolphin Court as a name for the development but due to the layout of the buildings, Dolphin Square seemed more appropriate.

3.15 It was decided that each block or 'house' would also be named along a naval theme, taking the names of naval figures who played significant roles in the United Kingdom's distinguished maritime history. Some names are instantly recognisable such as Nelson and Drake whilst others are less well-known (see figure 9 for arrangement of blocks).

3.16 The flats were luxurious and

incorporated many innovations. One unique feature was the provision of its own water supply from four boreholes, from which water was abstracted and pumped to reservoirs in the gardens and tanks on the roof.

3.17 The development endured an eventful Second World War with 13 bombs hitting the Square during the Blitz causing considerable damage and the loss of 12 lives. Furthermore, Grenville House was occupied by General De Gaulle's Free French HQ; the garage became an ambulance depot; and the gymnasium was transformed into a hospital. Air raid shelters were provided beneath Frobisher House.

3.18 The lease for the site was acquired by Westminster City Council for the sum of £4.5 million in the 1960s. It was then sublet to the newly formed Dolphin Square Trust.

3.19 In 2006, the Trust and Westminster City Council agreed on the sale of Dolphin Square to Westbrook Partners, an American private equity business who began updating the décor of the communal areas and refurbishing apartments for rent.

3.20 In April of the same year the conversion of rooms into contemporary serviced apartments began as part of a broad regeneration programme.

3.21 Today Dolphin Square Conservation Area remains of historical significance as an early attempt at providing high density housing; in fact it achieves a higher density than the adjoining Churchill Gardens which occupied a larger site and used taller buildings.

History Summary

Area consisted of open fields and market gardens, once the site of Ranelagh Pleasure Gardens

Thomas Cubitt's Works were located here from 1839

During the 1850s the War Department acquired the lease and constructed an Army Clothing Factory on the site following Cubitt's death

Post WWI a need for new housing led to the construction of Dolphin Square in 1937- a vision of "high class" modern residential complex. (Architect: Gordon Jeeves)

A dramatic WWII saw the Square housing General De Gaulle's Free French HQ as well as adapting the gymnasium to hospital use and the garage to an ambulance depot

Dolphin Square Trust acquired the lease in the 1960s

Site designated as a Conservation Area in 1990

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 The most striking aspect of the character of Dolphin Square is its monumental scale. The complex dominates its immediate surroundings, and is a highly visible landmark on this part of the Thames.

4.2 In many ways, however, it turns its back on the surrounding area. From the outside, it appears monolithic and impenetrable. 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.

4.3 The riverside setting is key to the areas character. Yet, despite its Thames-side setting, the conservation area feels somewhat separate from the river, largely due to the development along the riverside, which restricts public access and views.



Figure 10: View of the conservation area from the South bank



Figure 11: View from roof of Rodney House, taking in monumental scale of blocks and internal landscaping

Streets And Spaces

4.4 The historic street layout and the relationship of built form to open space define the overall framework of an area. Within this framework, the fine grain of the townscape, including sizes of plots and building lines are important in establishing the pattern and density of development. This has a significant impact on the character of an area, dictating the scale of development and level of enclosure or openness.

4.5 The development was laid out as a quadrangle around a square internal courtyard. The large internal gardens are accessed through pedestrian archways and are, as such, completely separated from traffic and the routes around. The scale of the development enclosing the gardens mean this large space has a secluded and intimate character.

4.6 Grosvenor Road, in contrast, is a wide and busy primary route along the

Thames. To all other sides, Dolphin Square is bounded by traditional residential streets laid out as part of Cubitt's development of Pimlico (Figure 12).

4.7 For the purposes of the conservation area audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as Primary Routes and Spaces, Secondary Routes and Spaces, Intimate Routes and Spaces. The map at **Figure 13** overleaf shows the hierarchy of routes and spaces within the conservation area.

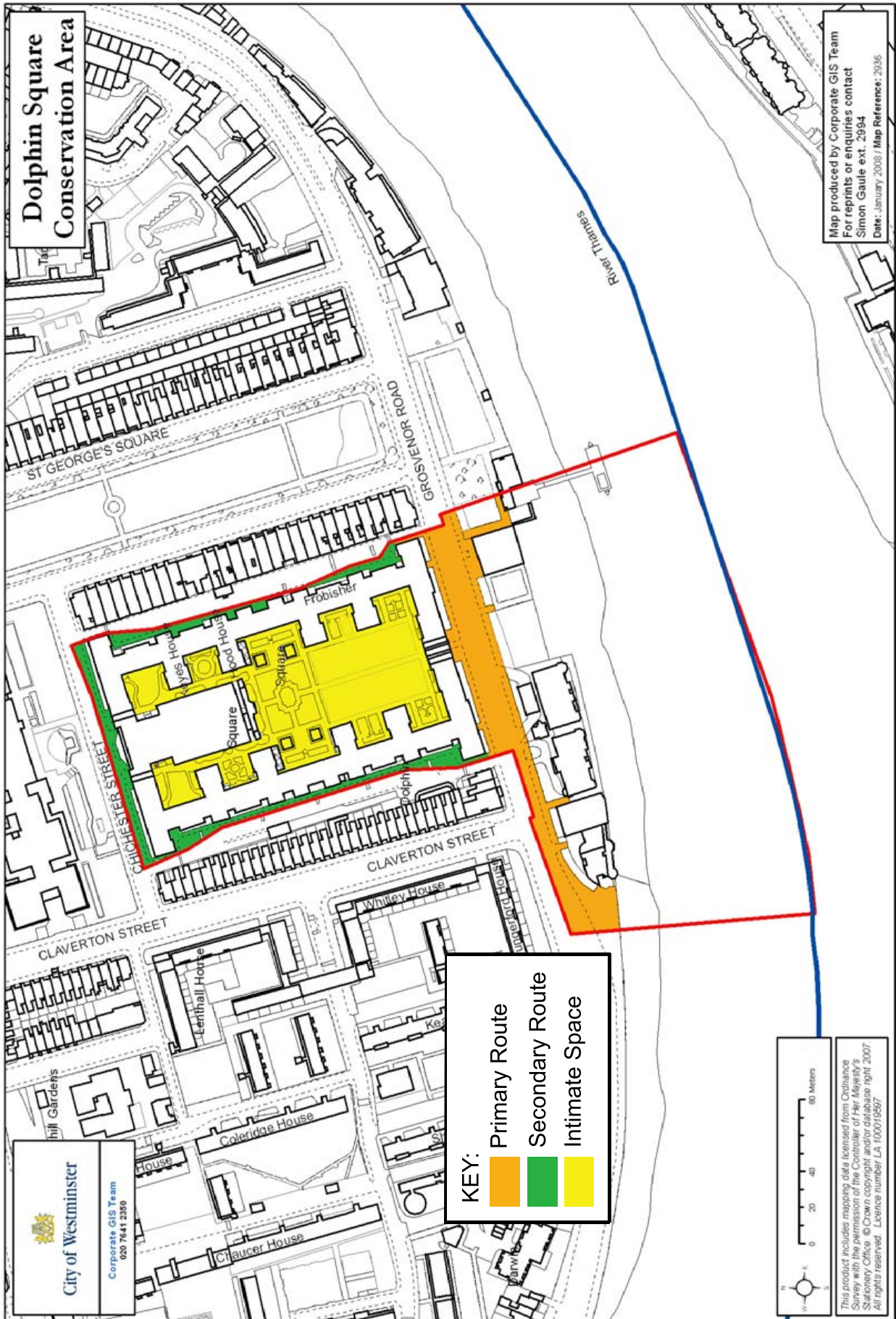
POLICY AND FURTHER GUIDANCE

Dominant street patterns and the character of spaces should be respected and where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES 1, 2, 4, 5, 7 and DES 12 should be consulted.



Figure 12: View showing the scale of the Victorian residential streets around next to that of Dolphin Square (Copyright, Westminster City Council Archives)

Figure 13: Hierarchy of Streets and Spaces



Architecture

Overview

4.8 The Dolphin Square Conservation Area is dominated by the imposing, red-brick, 1930s residential development of Dolphin Square, in neo-Georgian style and described in more detail below.

4.9 There are, however, 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. **Figure 15** shows approximate buildings ages within the conservation area, with these predominantly from the inter-war period.

Dolphin Square

4.10 Dolphin Square itself is a continuous, mostly ten-storey block, which encloses a generous open central space. Communal and public facilities - the sports building and a restaurant - were built as pavilions in the centre of the garden.



Figure 14: Eastern elevation of Dolphin Square

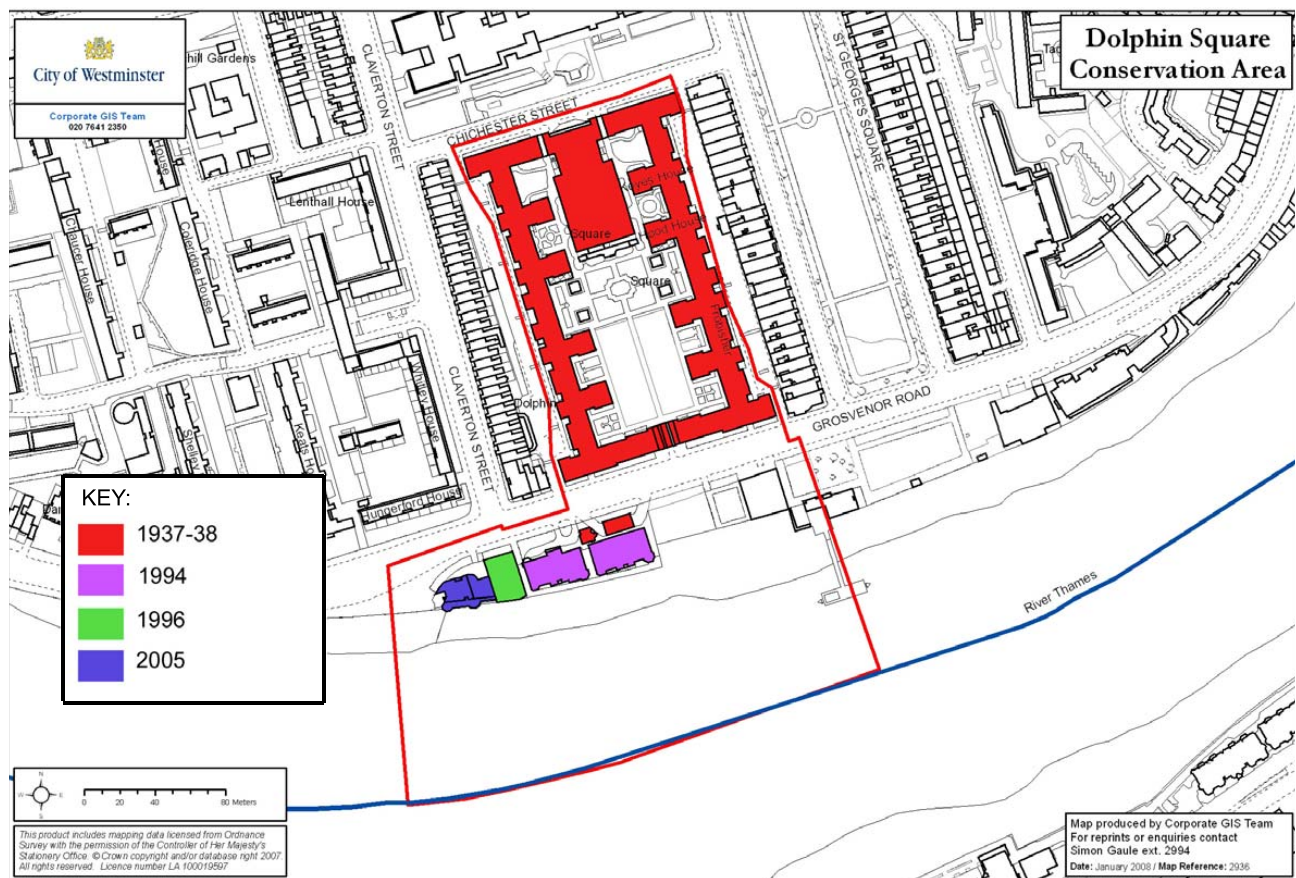


Figure 15: Building Ages in Dolphin Square Conservation Area



Figure 16: Internal projecting section into courtyard

4.11 The resident's car park and centralised services have been placed beneath the courtyard. 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.



Figure 17: Stepped roof of internal projecting section

4.12 The development has a strong sense of uniformity with the buildings laid out as a series of thirteen wings or 'houses' usually ten storeys high but seven on the Chichester Street frontage, grouped around a large internal courtyard. There are eight 4-bay wide projecting sections into the courtyard. The eighth floor is defined by a continuous stone band and above this, the top two storeys of the roofline are stepped (Figure 17).

Materials and Detailing

4.13 The complex was constructed with a reinforced concrete frame and faced externally in brown brick with stone dressings. Detailing and the combination of materials differs to the street and



Figures 18 & 19: (left) Southern facade onto Grosvenor Road; (above) Example of typical 8-over-8 windows

courtyard elevations. 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.

4.14 The lack of external services also contributes to the simplicity of the design. There is no external pipework to the buildings and all the plumbing services are enclosed within internal ducts.

Windows, Doors and Entrances

4.15 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 (see Figures 19, 20 & 21).



Figures 20 & 21: *(top)* Typical window arrangement of recessed internal bays; *(right)* Typical window arrangement on projecting bays with central 6-over-6 sashes and to either side 6 over 6 sashes with margin lights.



Figure 22: Three grand stone arches into Dolphin Square from Grosvenor Road

4.16 The central landscaped courtyard can be accessed from each of the 'houses', with more direct routes from Rodney House and the reception, to the north of the site. Grand stone arches lead to the Square off Grosvenor Road. This entrance bay is slightly projecting with stone banding above (Figure 22).



Figure 23: Entrance Porch, Duncan House

4.17 Each 'house' also has its own entrance porch with original detailing of brown glazed brick surround, stucco inner surround and 10-light timber double doors (Figure 23). The individual house name is displayed above each doorway with individually pinned metal letters. The blocks also have entrances from the internal courtyard but these are simple standard double wooden doors with no surround; some are accessed by ramps while others are at pavement level.

Rodney House

4.18 Rodney House is the main entrance block, consisting of the northern 'house' and a lower central projecting pavilion in the internal courtyard. The Square's reception, shopping arcade, serviced apartments, leisure centre and brassiere



Figure 24: Previous design of Chichester Street entrance



Figure 25: Chichester Street entrance

are all located within this block. This frontage has gone through various changes, as seen at Figure 23, which shows it in its previous form, with glass canopies protruding from the stone-faced facade. The removal of these canopies is a great improvement to this entrance facade.



Figure 26: Rodney House's Pavilion frontage



Figure 27: Roof of leisure centre located in Rodney House

4.19 Adjoining this, to the south, is a single storey pavilion (Figure 26), with raised covered area and copper roof on stucco columns. This area leads to the Spanish Gardens that are located on the roof of the central pavilion.

Riverside Buildings

4.20 The sites on the south side of Grosvenor Road are more varied in form. They include a currently unused petrol station and restaurant, part of the boating club and substantial residential development.

4.21 **Millennium House**, set behind the old Embankment Petrol Station, and **Belvedere House** (Figure 28), to its left, are both red brick residential properties constructed by Berkley Homes in 1994. They have varied fenestration and bay arrangement. Windows are sash, mostly square-headed. Dormers and corner octagon sections to the roofline make the most of the riverside views.



Figure 28: Belvedere House, 130 Grosvenor Road



Figure 29: Former petrol station, Grosvenor Road



Figure 30: 129 Grosvenor Road

4.22 The petrol station at **132 Grosvenor** was once part of the Dolphin Square development and has some attractive detailing. It is currently unused but its use is protected under *Policy Trans 17: Protecting Filling Station* in the UDP, for more detail see *Section 6 'Land Uses'*.

4.23 **No.129** Grosvenor Road was constructed in 1996. Designed by Owen Luder, the building has a white stucco facade, with a central, glass, full-height,



Figure 31: River Lodge, 128 Grosvenor Road

curved bay housing the internal stairway. It rises to 5-storeys, with an additional set back roof storey. A glass canopy sits above the ground floor entrance.

4.24 **River Lodge**, No. 128 Grosvenor Road, is the most recent development within the conservation area; constructed in 2005. The building rises to 5-storeys with varied fenestration and a large central bow bay. The lower two storeys are largely stucco while the upper storeys are predominately yellow brick with some red brick banding to first floor level.

POLICY AND FURTHER GUIDANCE

Any development proposal should take into account the character of the site context. Policies, DES 1 A should be consulted on the principles of development, DES4 for infill development and DES5 should be consulted on alterations and extensions.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the conservation area. Policy DES 9 C encourages reinstatement of missing traditional features to the original design detail and materials.

Other relevant Supplementary Planning Guidance and Documents are noted throughout the audit.

Roof Profiles

4.25 Roof profiles are fundamental to the architectural character of any building or group of buildings and, as such, contribute to the character and appearance of conservation areas. Alterations at roof level including extensions, terraces, telecommunications equipment and roof plant can have a negative impact on this.

4.26 The roofs in Dolphin Square are flat and consist of layers of asphalt on cork and concrete (see Figure 52 in 'Trees and Landscaping'- an aerial photograph of the square).

4.27 Due to the detailed design, size and height of the Dolphin Square complex, which is already considerably larger than surrounding buildings, the development represents the type of building where roof extensions would be difficult to accommodate. It is therefore unlikely it would be suitable for upward roof extension, although some roof level alteration may be considered.



4.28 The modern riverside developments are lower in height than those in Dolphin Square. However, due to their riverside location and current form, any upward extension would also be unlikely as this could greatly affect river views and the character of the conservation area.

4.29 Roof clutter, such as railings, antennae and satellite dishes, can have a significant and detrimental impact on the character of an area, affecting both short and long distance views. Careful consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front facade of buildings or other locations where it may be visually prominent.

POLICY AND FURTHER GUIDANCE

Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable, without proper justification.

Figures 32 & 33: Roof profiles of Dolphin Square, showing its stepped profile to the projecting wings and railings visible above.



Unlisted Buildings of Merit

4.30 More modest unlisted buildings also contribute to the character and quality of the local area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in the audits as 'Unlisted Buildings of Merit'. By definition these properties are considered to be of value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted.

4.31 The whole of the Dolphin Square development is identified as being an unlisted building of merit. 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.

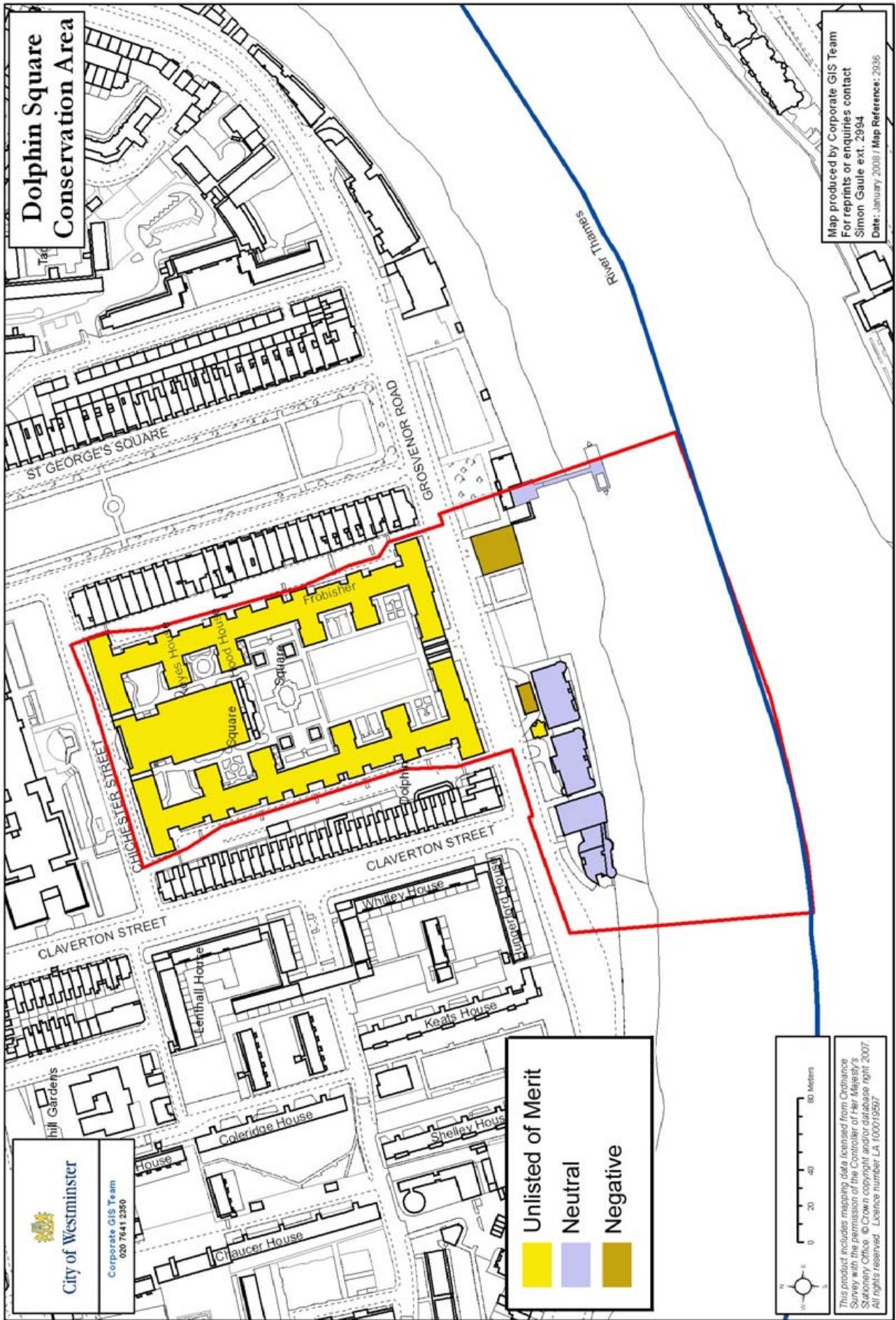
4.32 The 1930s filling station on the Grosvenor Road is also identified as of merit. Its association with Dolphin Square, which included its own auto showroom, and its rarity value, make this deco structure of local importance.

4.32 Some buildings are considered to neither detract from nor enhance the character of the conservation area and these are identified as making a neutral contribution. The buildings to the river frontage are identified as neutral as they make no significant contribution to the character of the conservation area. Buildings that detract from the character of the conservation area are discussed further in Section 6. Unlisted buildings of merit, neutral and negative buildings are shown on the map at **Figure 34**, overleaf.

POLICY AND FURTHER GUIDANCE

Policy DES9 B states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute positively to the character and appearance of the conservation area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area. The requirement may be balanced against the City Council's other policy objectives.

Figure 34: Unlisted Buildings of Merit



Views and Landmark Buildings

4.33 Policy DES15 in the Unitary Development Plan identifies two categories of views which contribute to Westminster's townscape and historic character.

4.34 Metropolitan Views, which include both views from Westminster to other parts of London and views from other parts of London into Westminster. Local views can be of natural features, skylines, smaller landmarks and structures, as well as attractive groups of buildings and views into open spaces, streets and squares.

4.35 Due to the size and context of the conservation area, there are no relevant Metropolitan Views. Local views identified are:

- Local View 1: View through Grosvenor Road archway looking north into Dolphin Square
- Local View 2: Oblique view from Grosvenor Road looking at south facing facade of Dolphin Square
- Local View 3: Oblique view from Grosvenor Road looking at southern facade of Dolphin Square
- Local View 4: View upstream of

Battersea Power Station

- Local View 5: Panorama View of Dolphin Square from the Dolphin Fountain
- Local View 6: View of Dolphin Square from the southern bank of the River Thames.

4.36 Dolphin Square is considered to be a landmark, due to its height, prominent location and detailed design, which sets it apart from surrounding buildings. It contributes significantly to the character and townscape of the area and is a key focal point from both within and outside the conservation area. Views are shown at **Figure 36** overleaf.

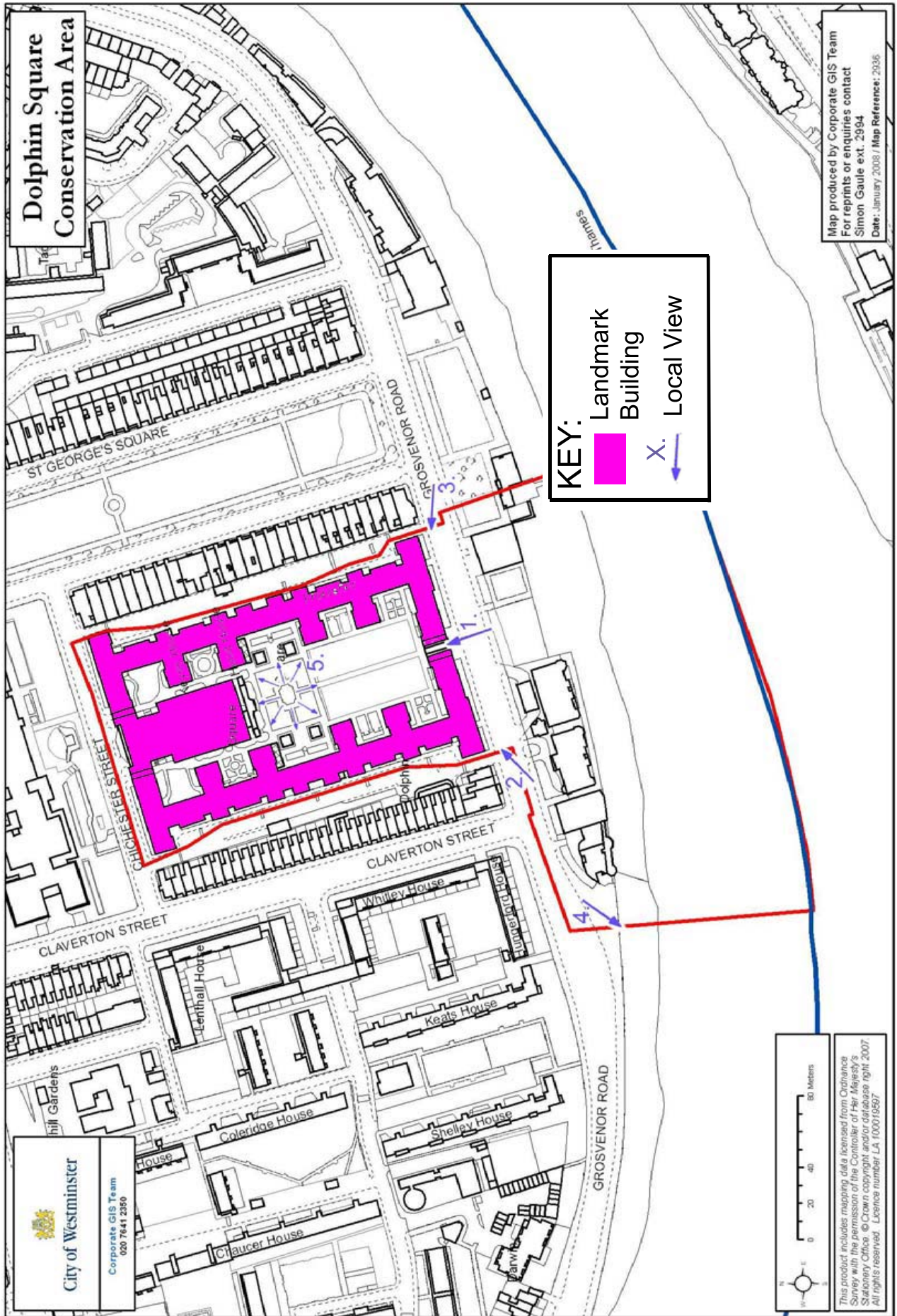
UDP Policy DES15 seeks to protect Metropolitan and Local Views. Policies to protect strategic views are set out in the UDP at DES 14. DES9 F seeks to protect the setting of conservation areas, having regard to local views into and out of the area.

Reference should also be made to the Greater London Authority's View Management Framework and Westminster City Council's SPD on Metropolitan Views.



Figure 35:
Local View
4 Upstream
of Battersea
Power
Station

Figure 36: Local Views



5. Local Townscape Detail

5.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These include distinctive boundary treatments, street furniture and public art. Individually and collectively they contribute to the overall quality of Westminster's streetscape as well as enhancing individual areas of character within the City.

5.2 There are a number of significant elements of townscape detail within the Dolphin Square development; these are set out below.

Gates, boundary walls & enclosures

5.3 Around the outer perimeter of the buildings most of the blocks are set back behind small, raised stone walls and hedges.

5.4 There are also a number of small walls in Cotswold stone, subdividing and edging flowerbeds and landscaped garden areas. (See landscaping below, for further details).



Figure 37: Typical boundary treatment with low Cotswold Stone Walls



Figure 39: Pergola

5.5 Two large pergolas are located within the internal courtyard of the development and have dense plant growth with tall Cotswold stone columns supporting wooden trellis. The pergola area conceals the four large vents to the carpark which are located within the courtyard between Beatty and Howard House, to the west, and Hood and Collingwood to the east. These areas provide some enclosure and have a greater sense of privacy than the open lawns of the rest of the courtyard.

5.6 Fronting Grosvenor Road, three large arched entrances have decorative iron gates.

Signage

5.7 Dolphin Square has a wide variety of signage, ranging from original, utilitarian signs to very recent additions. Each of the original signs is restricted to a limited palette of materials and designs

5.8 Each of the blocks is identified with attractive original name signs, consisting of individually applied letters pinned above entrances.



Figure 38: 'Dolphin Square' signage on south facade

5.9 To the front elevation 'Dolphin Square' has been affixed at high level, in a simple sans serif type (Figure 38).

5.10 There are projecting box signs on the Grosvenor Road elevation identifying the residential blocks.



Figures 40, 41 and 42: Some of the range of signage within the development

Street Furniture

5.11 The development also has a small amount of bespoke street furniture.

5.12 At the main entrance to Grosvenor Road, a pair of lanterns and a matching pair of flagpoles continue the maritime theme of the development.

5.13 The elongated, octagonal lanterns are supported on bronze dolphins and surmounted by trident-like spikes. The flagpoles are more simply detailed, though



Figure 43: Ornate lamps at Grosvenor Road facade



Figures 44 & 45: (left) K2 telephone kiosk; double aperture letter box

the brackets are adorned with scallop shells.

5.14 On the north side of the development there is a pair of globe lanterns, which are also in keeping with the mid-twentieth century aesthetic.

5.15 Other instances of street furniture that make a positive contribution to the character of the area are:

- A listed K2 telephone kiosk on Grosvenor Road
- A double aperture pillar box in Chichester Street
- Some examples of Grey Wornum lampstandards. These also relate well to the 1930s architecture of Dolphin Square.

Public Art

5.15 Dolphin Square, despite its construction in a golden period of relief sculpture, does not incorporate much public art, either in its fabric or within its gardens.

5.16 There are just two instances of public art on the exterior of the Dolphin Square development - the dolphin fountain in the centre of the gardens and a dolphin mosaic.

5.17 The Dolphin Fountain forms the centrepiece of the gardens, and depicts

three dolphins frolic in a jet of water. Designed by sculptor James Butler RA, it was installed in the pool at the centre of the garden in 1987 to mark the 50th Anniversary of Dolphin Square.



Figure 46: Dolphin Fountain

5.18 A dolphin mosaic at the foot of the stairs to the Spanish garden has a Hellenic appearance, which is in keeping with the Mediterranean planting of the upper garden. It was originally sited at the main entrance to Dolphin Square but following renovations it was saved and moved to its current location.

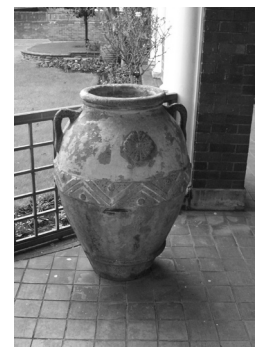
5.19 The naval theme is continued further with a large anchor located in the Spanish Gardens.

5.20 Continuing the Mediterranean theme, the oversized concrete urns appear to be survivors of the original 1930s landscaping. These unusual pieces are very much of their time, and complement other aspects of hard landscaping in the gardens.

5.21 Outside the 1930's development, public art can be found at 130 Grosvenor Road. Two carved brick panels dating from the late 19th/ early 20th centuries have been re-used as planters. Whilst they are quite weathered, these are good examples of Victorian building ornament,



Figure 47: Dolphin Mosaic



Figures 48, 49 & 50: (top) Detailing at 130 Grosvenor Road; (bottom) original urns, Dolphin Square

and make a positive contribution to the 1990s building to which they are now attached.

Shopfronts

5.22 Finally, whilst they are located inside the building, the small arcade of shopfronts in Rodney House, to the north of the site, provide an attractive addition to the Square. The shopfronts are of consistent design and all have a 1930s character with

attractive curved stallrisers onto a narrow arcade. The detailing is in keeping with the overall design and age of the development and furthermore, the arcade is important to the Square's character as it was conceived as having not just housing but including facilities for the community.



Figure 51: Shopfronts in Rodney House Shopping Arcade

POLICY AND FURTHER GUIDANCE

Council policy in respect of these small townscape details is DES7 A, B C & D.

Further guidance can be found in the design guide 'Railings in Westminster: A guide to their Design, Repair and Maintenance.'

For guidance on best practice relating to both street furniture and public realm works, the Westminster Way is the Council's emerging public realm manual.



Figure 52: Aerial photograph showing roofs and landscaping of Dolphin Square

Trees & Landscaping

5.23 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as bringing environmental benefits.

5.24 The green open courtyard at the heart of Dolphin Square is a key part of its character. Designed by Richard Suddell, who was at the time President of the Institute of Landscape Architects, the gardens were an early priority in creating an attractive and cohesive environment for the residents.

5.25 The gardens are very much as they were at the time of construction in 1935. The courtyard is built over an underground



Figure 53: Raised flower beds

car park and contains ornamental gardens. Features include a central pool with 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) known as the Spanish Garden, this was re-modelled in the late 1990s.



Figure 54: View of Dolphin Square landscaping, including Spanish Gardens and central pool with Dolphin fountain

5.26 An attractive avenue of pollarded Chestnut trees leads to the entrance on Grosvenor Road and there is also hedging and shrubbery around the boundary of the blocks enhancing the entrance areas and overall landscape.

5.27 There are also a number of large trees along Grosvenor Road, which make a significant contribution to the area's character and help soften the appearance and reduce the impact of the road and traffic.

5.28 All trees within conservation areas are protected and the City Council must be given six weeks notice of any intention to fell or lop a tree.

POLICY AND FURTHER GUIDANCE

UDP policy ENV 16 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area.

Advice on trees and their protection is given in the City Council design guide: 'Trees and Other Planting on Development Sites.'



Figure 55: Example of small scale landscaping in Dolphin Square

6. Characteristic Land Uses

6.1 Land uses also contribute significantly to the character and appearance of a conservation area. These not only have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of the public spaces and streets.

6.2 Dolphin Square was a speculative residential development, providing an area of high quality, high density housing, with over 1200 flats and a population of over 2000. Clearly, today its character remains overwhelmingly residential, with the majority of the buildings still occupied by flats.

6.3 The complex was, however, also designed to include a range of facilities for its residents, with attractive landscape gardens, recreational and leisure facilities and shops to create a 'mini-city'. It retains its own Leisure Centre and Spa, which has recently undergone refurbishment in connection with the renovations taking place. Other facilities on the site include an arcade of small shops, a launderette and cafe, as well as a restaurant. These other facilities are located predominantly in buildings fronting Chichester Street. All such facilities help to contribute to a sense of community within the complex, despite its overwhelming size.

6.4 In addition to these facilities for residents, the complex now incorporates a range of serviced short-term apartments, located in Rodney House. There are also a number of offices and workshops in the basements and a large garage space.

6.5 The buildings to the river frontage on Grosvenor Road are in a variety of uses. The majority are residential blocks of flats along the river side. There is also a tennis court and croquet lawn which should be maintained as areas of open space on the river frontage. The Dinorvic Wharf

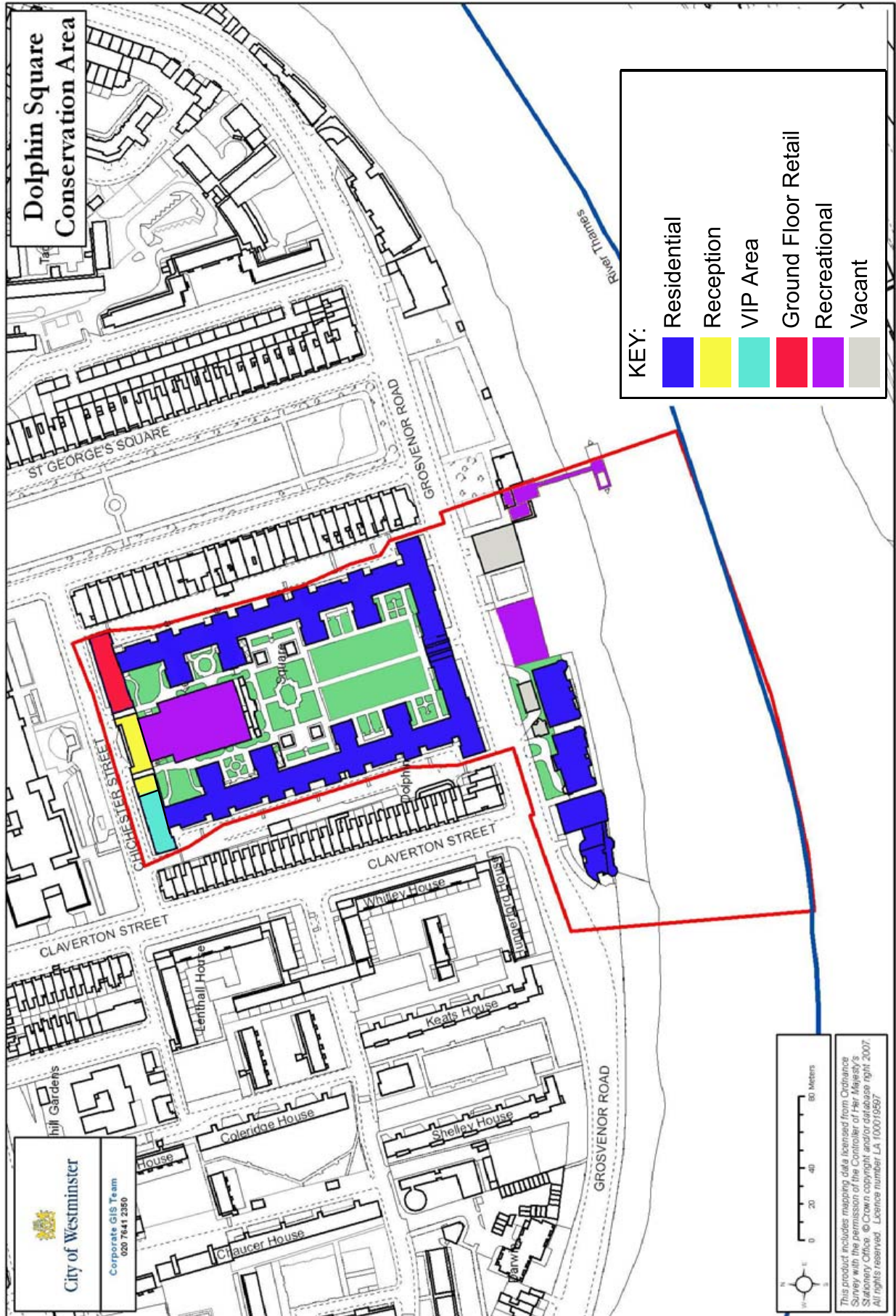
building (Westminster Boating Club), and two other vacant buildings are also located on the riverside, one formerly housing a restaurant and the other formerly a filling station. The filling station, at 132 Grosvenor Road, is protected under Policy Trans 17: Protecting Filling Station of the UDP. This policy outlines the Council's aim to protect a number filling stations and protect the space on the filling station forecourts and encourage its use for alternative fuels through land use policies.

6.4 The land use pattern in the conservation area is shown on the map at **Figure 56**.

POLICY AND FURTHER GUIDANCE

The City Council will consider the contribution of existing and proposed uses to the character, appearance and setting of the conservation area. DES9 E is the relevant UDP policy.

Figure 56: Land Uses



7 NEGATIVE FEATURES & ENHANCEMENT

7.1 Negative features are those elements which detract from the special character of an area and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation or in some cases there may be an opportunity to redevelop a particular site.

7.2 Dolphin Square has few negative features, and both the buildings and landscaped areas are generally attractive and well-maintained. However, there are a number of sites identified in the audit which would benefit from enhancement. These are listed below.

Riverside Buildings

7.3 Whilst the river setting is important to the character of the conservation area, the main negative areas are currently on the river frontage and not within Dolphin Square itself. Here the buildings fail to acknowledge and enhance the riverside location. In particular, at the time of writing, the former restaurant to 135 Grosvenor Road was derelict and unsightly (Figure 57). The property is due for redevelopment, with an application granted on appeal, however, works have yet to commence.

7.4 Adjacent to this, the high fencing to the tennis courts blocks public views of the river and the buildings of the former filling station at 132 Grosvenor Road are also vacant and boarded up. The filling station is an attractive small 1930s structure, but it has undergone some unsympathetic alteration, including the addition of poor quality signage, which detracts from the appearance of this part of the conservation area.

7.5 The Council's 1987 Planning Brief for the riverside sites at 128-137, Grosvenor



Figure 57: Redundant restaurant at 135 Grosvenor Road

Road set out guidance for prospective development of these riverside sites, looking to provide public facilities, open space and a riverside path. These issues have failed to be addressed.

Dolphin Square

7.6 There are also some examples of small-scale alterations and additions to Dolphin Square itself, which have had a detrimental impact on its character.

7.7 To the Chichester Street elevation, on the ground floor of Rodney House, there are small uPVC casement windows (Figure 58), which are not in keeping with the materials and detailing of the rest of the buildings. In front of this, plant and air conditioning units have been located



Figure 58: uPVC top-hung casement windows, Dolphin House



Figure 59: Lightwell off Chichester Street

in the basement lightwell which is highly visible and unsightly when viewed from Chichester Street (Figure 59).

7.8 There are a number of other small additions to the buildings including wiring, security lights and cameras, not all of which have been sympathetically sited and detailed. To Beatty House, the security cameras are over-large and unsightly and contribute to a cluttered appearance (Figure 60). At roof level, the safety railings are also highly visible above the flat roofs, contributing to a cluttered roofscape.

7.9 Finally, the areas of car parking to the west and east of Dolphin Square do not create an attractive setting for the buildings and would benefit from more soft landscaping.



Figure 60: unsympathetically placed CCTV camera equipment

POLICY AND FURTHER GUIDANCE

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible. Any proposal will be judged against policies DES1 and DES9.

8 Management Proposals

8.1 Dolphin Square is generally well-maintained and has no significant management issues. As such, it is expected that the effective management of the Dolphin Square Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the conservation area within this audit therefore identifies those elements the Council will seek to protect, as well as negative features which may present opportunities for change or enhancement.

8.2 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the conservation area are listed in the directory, which follows this section. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of Dolphin Square Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 7. The council will keep these proposals and the conservation area under review and update these as the new Local Development Framework emerges.

Table of proposals

Negative Feature/ Issue	Action
Riverside properties	<p>High quality schemes for the enhancement of sites identified as negative will be sought.</p> <p>Any new proposals for development should consider both the impact on the character and appearance of the conservation area and the riverside setting. Applications should include an analysis of the character and appearance of the conservation area, making reference to findings within the audit.</p> <p>Future development on the riverside sites of 128-137 Grosvenor Road should take the guidance put forward in the 1987 Planning Brief into consideration and look to open up the riverside location.</p>
Views and Setting	<p>The council will seek to protect the setting of the conservation area, considering the impact of any proposed development on local views.</p> <p>The council will develop and seek to adopt its Supplementary Planning Document on Metropolitan Views.</p>
Plant, Wires and Security Cameras	<p>Removal, re-siting or re-housing of any redundant or poorly located lights, wires and alarms to be sought as part of any new development or refurbishment proposals. Any replacement equipment should be as small as possible, and designed and located to minimise its visual impact.</p>
Minor Alterations	<p>The majority of minor alterations in this conservation area will require planning permission. Reinstatement of original design detail to be encouraged as part of any refurbishment schemes.</p> <p>Raise awareness of original design and history of the area by circulation of the audit and design guides to property owners, tenants and developers.</p>

9 GLOSSARY OF TERMS

Acanthus

A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings.

Accretions

A gradual build-up of small additions and layers.

Aedicule

The framing of a door, window, or other opening with two columns, PIERS or PILASTERS supporting a GABLE, LINTEL, plaque or an ENTABLATURE and PEDIMENT.

Architraves

The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window.

Art Deco

From the Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes, 1925. An early 20th century movement in the decorative arts, architecture and fashion. Considered to be an opulent, eclectic style, influenced by a variety of sources. Characterised by use of materials such as aluminium and stainless steel and the use of bold forms, sweeping curves, CHEVRON patterns and sunburst motifs.

Art Nouveau

Meaning 'New Art'. A movement that emerged at the end of the 19th century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.

Arts & Crafts

A major English aesthetic movement, at its height between 1880 - 1910. Inspired by the writings of John Ruskin, a reformist movement searching for authentic and meaningful styles as a reaction to the machine-made production of the Industrial Revolution. Its best known practitioner is William Morris, who founded the SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS.

Balconettes

A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more

decorative rather than functional.

Baroque

An architectural style of the 17th and 18th centuries characterised by dramatic and exuberant decoration, using expansive curvaceous forms, large-scale and complex compositions. Used in palaces, churches and national buildings as a means of creating emotional involvement and a dramatic impression.

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window

An angular or curved projecting window.

Beaux Arts

Translated as "Fine Arts". A classical architectural style taught at the Ecole des Beaux Arts in Paris 1885-1920. Depended on sculptural decoration along conservative modern lines, using French and Italian BAROQUE and Rococo formulas with an impressionistic finish.

Bottle Balustrade

A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase.

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof, an essential part of CLASSICAL architecture, but accommodated Britain's wet climate.

Buttress

A mass of masonry or brick-work projecting from or built against a wall to give additional strength.

Canopy

A projection or hood over a door, window etc.

Canted

Architectural term describing part, or segment, of a façade which is at an angle of less than

90° to another part of the same façade.

Cantilevered

A horizontal projection (e.g. a step, balcony, canopy or beam) supported by a downward force. Without external bracing and appears to be self-supporting, cantilever construction allows for long structures without external bracing.

Capital

The head or crowning feature of a column.

Cartouche

An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed.

Casement Windows

A metal or timber window with side hinged leaves, opening outwards or inwards.

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand cast or mould rather than hammered into shape by a blacksmith. The allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chunkier, though more brittle, than WROUGHT IRON.

Chevron

A type of moulding forming a zigzag pattern.

Chimney Stack

Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical

A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued in successive waves up to 1930s.

Coade Stone

An artificial cast stone with a mottled surface, invented in the late 18th century and used up to the early 19th century for all types of ornamentation.

Coal Hole Cover

A circular, metal or wooden plate covering a

hole in the pavement where domestic coal deliveries were dropped into a vaulted bunker beneath the pavement.

Colonnade

A row of columns carrying an ENTABLATURE or arches.

Composite

A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.

Console

An ornamental bracket with a curved profile and usually of greater height than projection.

Coping

A capping or covering to a wall, either flat or sloping to throw off water.

Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member.

Corinthian

One of the CLASSICAL orders, which is an enriched development of the IONIC CAPITAL. Featuring stylized ACANTHUS leaves, which sometimes appear blown sideways. Unlike the DORIC and IONIC column capitals, a Corinthian capital has no neck beneath it, just a moulded ring or banding. The Corinthian column is almost always fluted.

Cornice

In classical architecture, the top projecting section of an ENTABLATURE. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it.

Cresting

An ornamental ironwork finish along the top of a screen, wall or roof.

Cupola

A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.

Curtain Wall

A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include windows and spaces between.

Dentil

Meaning 'tooth'. A small square decorative block used in series in CORNICES.

Doric

One of the CLASSICAL orders. Doric columns historically stood directly onto the flat pavement without a base; fluted and topped by a smooth CAPITAL that carried an ENTABLATURE.

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.

Dressings

Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.

Eaves

The under part of a sloping roof overhanging a wall.

Edwardian

Edwardian period refers to the reign of King Edward VII, 1901–1910, although is sometimes extended to include the period up to the start of World War I in 1914.

English Bond

A method of laying bricks so that alternate courses or layers on the face of the wall are composed of headers (end) or stretchers (long edge) only.

Entablature

The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.

Faience

A type of glazing used on ceramics.

Fanlight

A window, often semi-circular, over a door, in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond.

Fascia

The wide board over a shopfront, usually carrying its name.

Fenestration

The arrangement of windows in a building's façade.

Festoon

A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends.

Finial

A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings.

Flemish Bond

A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall.

Fluting

Shallow, concave grooves running vertically on the shaft of a column or PILASTER.

Frieze

A decorative band running between the ARCHITRAVE and CORNICE.

Gable

The upper portion of a wall at the end of a PITCHED ROOF. Can have straight sides or be shaped or crowned with a PEDIMENT, known as a Dutch Gable.

Gauged brick

Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

Gault brick

Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue brick.

Georgian

The period in British history between 1714 - 1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III.

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter buildings than was possible with older styles. A series of Gothic revivals began in mid-18th

century England and continued into the 20th century, largely for ecclesiastical and university buildings.

Grille

A fretted metal band, often in shopfronts, to allow for the flow of air.

Heterodox

A six sided feature.

Hipped Roof

A roof with sloped instead of vertical ends.

Ionic

One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.

Italianate

Describes the style of villas which developed in England as a result of the Picturesque Movement of the 1840s. A rebellion against the CLASSICAL styles of architecture. The style includes lavish exterior ornamentation such as extended CORNICE mouldings, QUOINS, PORTICOS and floral designs.

Keystone

The central stone of an arch, sometimes carved.

Lightwell

A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms windows and natural light.

Loggia

A gallery open on one or more sides, sometimes pillared.

Mansard Roof

Takes its name from the French architect, Francois Mansart. Normally comprise a steep pitched roof with a shallower secondary pitch above and partially hidden behind a PARAPET wall. The design allows extra accommodation at roof level.

Mansion Block

A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.

Mews

A block or row of stables with living accommodation above, and subservient to

grander buildings with which they were paired and serviced.

Mezzanine

A low storey between two higher ones.

Modernism

A cultural movement that emerged in France before 1914, rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are glass for the façade, steel for exterior support, and concrete for the floors and interior supports. Floor plans were functional and logical and the style became most evident in the design of skyscrapers.

Modillion

A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.

Mullions

A vertical post or upright dividing a window or other opening.

Oriel Window

A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.

Parapet

A low wall, placed to protect from a sudden drop – often on roofs.

Pediment

A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.

Pentelic Marble

A pure white, fine grain marble quarried from the Pentili mountain range in Greece.

Pier

A solid masonry support or the solid mass between doors and other openings in buildings.

Pilaster

A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one of the orders.

Pitched Roof

A roof consisting of two sloping halves that form a peak in the middle where they meet.

Polychromy

Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.

Portcullis

A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.

Portico

A roofed space, open or partly enclosed forming the entrance and centre-piece of the façade of a building, often with detached or attached columns and a PEDIMENT.

Portland Stone

A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.

Queen Anne

A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing.

Quoins

Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word coin meaning corner.

Romanesque

The dominant style of the 11th and 12th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19th century.

Rustication

Masonry cut in massive blocks separated from each other by deep joints. Used in lower parts of exterior walls. Effect often imitated using STUCCO renders.

Sash Window

A window formed with sliding glazed frames running vertically.

Soffit

The exposed underside of any overhead

component of a building.

Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.

Stucco

Plasterwork or an exterior render, often finished to imitate fine stonework.

Terracotta

Fired but unglazed clay with a distinctively orange/red colour.

Terrace

A row of attached houses designed as a unit. Triglyphs

Blocks separating the square spaces in a DORIC FRIEZE.

Tripartite Windows

A window formed of three elements.

Turrets

A small and slender curved tower.

Tuscan

One of the CLASSICAL orders. A stocky simplified version of the DORIC order. The column has a simpler base and was unfluted, while CAPITAL and ENTABLATURE are without adornments.

Venetian Windows

A window with three openings, the central one arched and wider than the others.

Victorian

Period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era.

Wrought Iron

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of CAST IRON and enjoyed a renaissance during the revival periods of the late 19th century. Wrought iron is not as brittle as cast and seldom breaks.

Stock Brick

The most commonly used type of building brick found in London. Its distinctive colour and soft appearance comes from the yellow clay they

York Stone

are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

York Stone

A natural stone used traditionally in for paving, laid in large slabs or 'flags'.

10 CONSERVATION AREA DIRECTORY

- I List of Buildings of Special
Architectural and Historic Merit
- II Other Designations
- III Design Guides and Planning Briefs
- IV Further Reading
- V Designation and Extension Reports
- VI Contacts

LISTED BUILDINGS

There are no listed buildings within the Dolphin Square Conservation Area, however, there is one listed telephone kiosk, the description is as follows:

GROSVENOR ROAD, SW1 (SOUTH SIDE)

Grade II listed

K2 Telephone Kiosk approx. 60m west of the junction with Claverton Street, opposite the south-east corner of Hungerford House

OTHER DESIGNATIONS

Adjacent Conservation Areas

The Pimlico Conservation Area adjoins the Dolphin Square Conservation Area to the east with a small section located to the west of Dolphin Square, consisting of a terrace along Claverton Street. Churchill Gardens Conservation Area is beyond this terrace to the west.

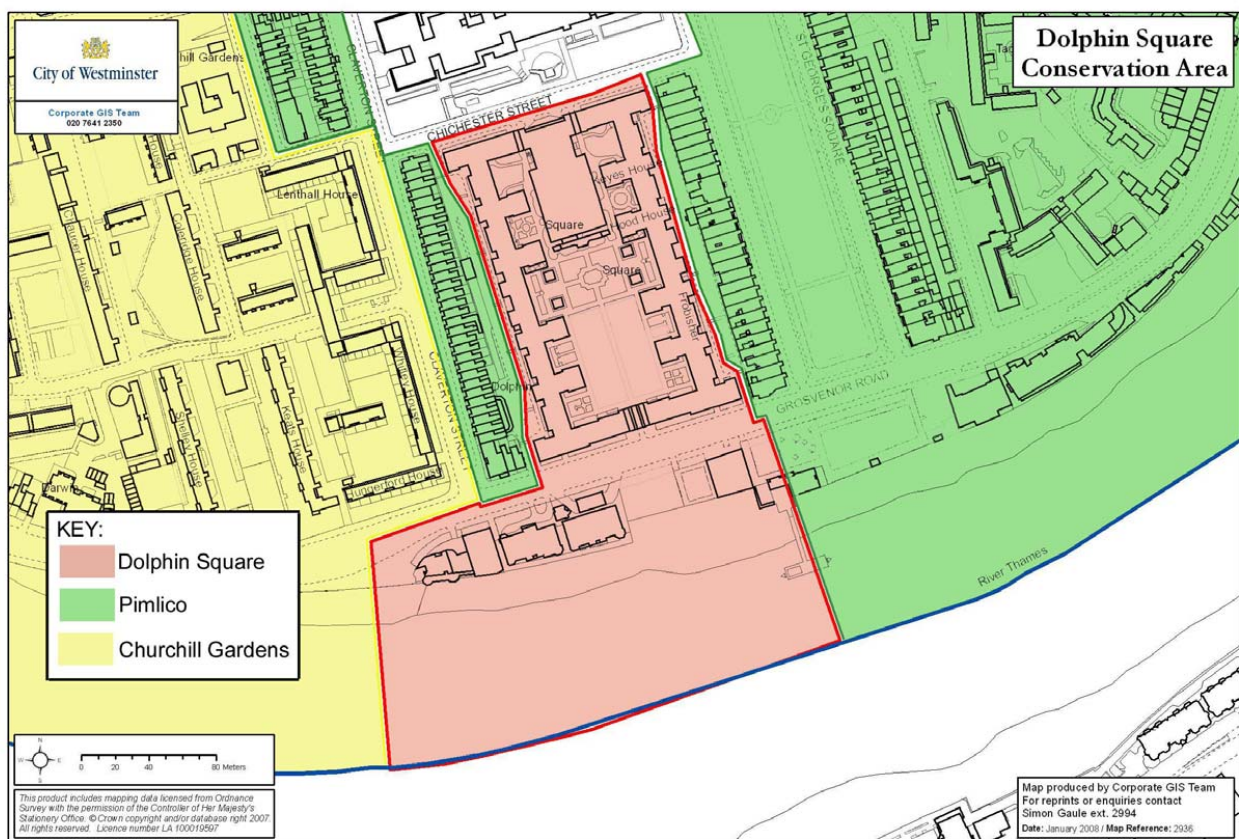


Figure 61: Map showing adjacent conservation areas

Archaeological Priority Areas

None

Strategic Views

None

Regulation 7 Directions

None

Article 4 Directions

None

London Squares

None

PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Unitary Development Plan

Westminster's Planning Policies are set out in the adopted City of Westminster Unitary Development Plan January 2007. This can be viewed on the internet at: www.westminster.gov.uk

Design Guides and Publications

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council Website: <http://www3.westminster.gov.uk/planningpublications/>

1. Dolphin Square Conservation Area No.45 - General Information Leaflet
2. Westminster City Council Planning Brief for the riverside sites at 128-137, Grosvenor Road. Approved 1987
3. Development and Demolition in Conservation Areas
4. Conservation Areas: A Guide for Property Owners
5. Inclusive Design and Access
6. Satellite Dishes: A guide to installation, siting and design
7. Design Matters In Westminster
8. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. A Brief Guide to Planning Enforcement

PUBLICATIONS & SOURCES OF FURTHER INFORMATION RELATING TO THE HISTORY AND CHARACTER OF DOLPHIN SQUARE

1.	A Prospect of Westminster	Westminster City Council 1989
2.	Buildings of England - London Volume I	Cherry & Pevsner, Penguin
3.	Georgian London	John Summerson, Penguin
4.	Life in the Georgian City	Cruickshank & Burton, Viking, 1990
5.	Westminster and Pimlico Past	Isobel Watson 1993 Historical Publications Ltd.
6.	Thomas Cubitt, Master Builder	Hermione Hobhouse Macmillan London Ltd 1971 Management Books 2000 Ltd 1995
7.	A History of Dolphin Square	K. F Morris Dolphin Square Trust 1995

Local History

For information on all aspects of Local History contact:

City of Westminster Archive Centre
10 St Ann's Street
London SW1P 2XR

General Enquiries Tel: (020) 7641 5180

Sources of Historic Maps and Images

Motco enterprises Ltd www.motco.com

Designation Reports

City of Westminster

Town Planning Committee - 18th May 1967

Civic Amenities Bill - Conservation Areas

Joint Report by the City Architect and Planning Officer and City Solicitor

1. The Civic Amenities Bill, upon which the City Solicitor reported to the Committee in September, 1966, has completed its passage through the House of Commons and is now before the House of Lords.
2. The Bill as now amended provides for the designation by local planning authorities of 'Conservation Areas' of special architectural or historic interest. Clause 1 provides that every local planning authority is from time to time to determine which parts of its area are of special architectural or historic interest, the character or appearance of the whole which it is desirable to preserve or enhance. These areas are to be known as 'Conservation Areas', the original Bill providing that responsibility in London rested with the Council of the London Boroughs after consultation with the Greater London Council. In its present form the Bill makes the responsible authorities both the Greater London Council and the London Boroughs and requires each authority to consult the other.
3. It is apparent that there is a considerable risk of duplication of work. The Architect to the Greater London Council has already intimated his intention of recommending his Council to define conservation areas as soon as the Bill becomes law and states that his staff have done some preliminary work with this end in view. However, the detailed surveys necessary to define such areas are an essential part of the work being undertaken by the City staff in preparation for the formulation of the local development plan. In fact, the City Architect and Planning Officer expects to be in a position to report to the Committee at the next meeting in general terms on the whole question and in detail upon the Bayswater, St John's Wood and Portman Estate areas.
4. In view of the impact of conservation areas upon the local development plan the City Architect and Planning Officer has expressed to the Architect to the Greater London Council his opinion that conservation areas are not individually of strategic significance and that it should suffice if a policy statement on this issue is included in the Greater London Plan.
5. The further work to define such areas entails considerable consultation with the estates and other interested parties and the City Council is, therefore, the appropriate body to take the necessary executive action. As required by the Development Plan Regulations and the Civic Amenities Bill, this work would be undertaken in consultation with the Greater London Council but the formal designation of conservation areas under the Civic Amenities Act should be undertaken by the City and these areas should eventually find expression in the City's local Development Plan.

Recommendation

That the action taken by the City Architect and Planning Officer be supported and that he be authorised to continue discussions with the Architect to the Greater London Council along the lines indicated in this report.

S J Rutty, City Solicitor
F G West, City Architect and Planning Officer

1. Summary

1.1 As part of the City Council's District Plan policy (Chapter 10 para 10.44(ii)) : 'to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties' additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of Conservation Area boundaries.

1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed with the consultation necessary prior to final designation.

2. Recommendations

That the areas named in the following list, described in this report and shown in the attached maps be approved in principle, subject to consultations for designation as Conservation Areas or extensions to existing Conservation Areas and that the results of the consultations be reported back to Committee:

	Proposed Conservation Area Designations/Extensions	Map No.
1)	Lisson Grove NW1	I
2)	Cleveland Street W1	II
3)	Haymarket SW1 and WC2	XXIV
4)	Fisherton Street Estate NW1	IV
5)	Churchill Gardens SW1	V
6)	Lillington Gardens SW1	VI
7)	Hallfield Estate W2	VII
8)	Dorset Square C.A. Extension NW1	VIII
9)	Bayswater C.A. Extension (Orme Court) W2	IX a
10)	Bayswater C.A. Extension (Porchester Road) W2	IX b
11)	Belgravia C.A. Extension W1	X
12)	Stratford Place C.A. Extension W1	XI
13)	Molyneux Street C.A. Extension W1	XII
14)	Medway Street C.A. Extension W1	XIII
15)	Soho C.A. Extension W1	XIV
15a)	Soho C.A. Extension (Denman Street) W1	XIV a
16)	East Marylebone C.A. Extensions	XIV
17)	Portman Square C.A. Extension (Baker Street) W1	XV a
18)	Portman Estate C.A. Extension (Aybrook Street) W1	XV b
18a)	Portman Estate C.A. Extension (Marble Arch) W1	XV c
19)	Leicester Square C.A. Extension WC2	XXIV
20)	Pimlico C.A. Extension SW1	XVII
21)	Millbank C.A. Extension SW1	XVIII
22)	Mayfair C.A. Extension (Park Street) W1	XIX a
23)	Mayfair C.A. Extension (Avenfield/Brook House) W1	XIX b
24)	Mayfair C.A. Extension (Old Park Lane) W1	XIX c
25)	Mayfair C.A. Extension (Oxford Street/Park Lane) W1	XXI a
26)	Mayfair C.A. Extension (Lumley Street) W1	XXI c
27)	Mayfair C.A. Extension (Dering Street) W1	XXII a
28)	East Marylebone C.A. Extension W1	XX
29)	Harley Street C.A. Extension (Old Cavendish Street) W1	XXII a
30)	Harley Street C.A. Extension (Oldbury Place) W1	XXII b
31)	Regent Street C.A. Extension W1	XXIII
32)	Trafalgar Square C.A. Extension WC2	XXIV

3. Background

3.1 This report stems from the Planning and Development Committee of 21 November 1989 when 'it was felt that a general review of conservation areas in the City should be undertaken'.

3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.

3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.

3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consid-

eration and a report on this will be presented to member at the next Committee.

3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have grouped into areas of similar characteristics.

They are:

A. New Conservation Areas to Protect Areas of the Traditional Fabric

- at: (1) Lisson Grove NW1 (Map No I)
(2) Cleveland Street W1 (Map No II)
(3) Haymarket SW1 and WC2 (Map XXIV)

B. New Conservation Areas to Protect Good Quality Housing Estates

- at: (4) Fisherton Street Estate NW1 (Map IV)
(5) Churchill Gardens SW1 (Map V)
(6) Lillington Gardens SW1 (Map VI)
(7) Hallfield Estate W2 (Map VIII)

C. Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

- at: (8) Dorset Square Conservation Areas Extension NW1 (Map VIII)
(9) Bayswater Conservation Area Extension W2
(10) Orme Court, Map IXa and Porchester Road (Map IXb)
(11) Belgravia Conservation Area Extension SW1 (Map X)
(12) Stratford Place Conservation Area Extension W1 (Map XI)
(13) Molyneux Street Conservation Area Extension W1 (Map XII)
(14) Medway Street Conservation Area Extension SW1 (Map XIII)

D. Extensions to Conservation Areas to cover Prominent Sites

- at: (15) & (15a) Soho C.A. Extensions W1 (Maps XIV and XIVa)
(16) East Marylebone C.A. Extensions (Map XIV)
(17) Portman Square C.A. Extension (Baker Street) W1 (Map XVa)
(18) Portman Estate C.A. Extension (Aybrook Street) (Map XVb)
(18a) Portman Estate C.A. Extension (Marble Arch) (Map XVc)
(19) Leicester Square C.A. Extension WC2 (Map XXIV)
(20) Pimlico C.A. Extension SW1 (Map XVII)
(21) Millbank C.A. Extension SW1 (Map XVIII)
(22) Mayfair C.A. Extension (Park Street) W1 (Map XIXa)
(23) Mayfair C.A. Extension (Avenfield/Brook House) (Map XIXb)
(24) Mayfair C.A. Extension (Old Park Lane) (Map XIXc)
(25) Mayfair C.A. Extension (Oxford Street/Park Lane) (Map XXIa)
(26) Mayfair C.A. Extension (Lumley Street) (Map XXIc)
(27) Mayfair C.A. Extension (Dering Street) (Map XXIIa)
(28) East Marylebone C.A. Extension W1 (Map XX)
(29) Harley Street C.A. Extension (Old Cavendish Street) W1 (Map XXIIa)
(30) Harley Street C.A. Extension (Oldbury Place) W1 (Map XXIIb)
(31) Regent Street C.A. Extension W1 (Map XXIII)
(32) Trafalgar Square C.A. Extension (Map XXIV)

3.7 Brief descriptions and reasons for designation of the above areas are as follows:

A. New Conservation Areas

- (1) Lisson Grove, NW1 (Map I)

The proposal is centred on Bell Street and Lisson Grove and comprises mostly nineteenth century terraces with some twentieth century infill. It includes a variety of properties between Rossmore Road and Broadley Terrace, Nos. 13-49 (odd) Harewood Avenue an architecturally good but unlisted terrace of early nineteenth century houses and St Edward's Convent and Primary School. The Convent is a listed building.

The area around Bell Street and Cosway Street is the setting for Christ Church which was designed by Philip Hardwick and built between 1824-25. Ranston Street, which was redeveloped with model dwellings between 1891-96 by Octavia Hill replaced notorious slums. Parts of the area have been redeveloped in recent years but the scale of the redevelopment has not been destructive to the essentially domestic scale of the area.

(2) Cleveland Street W1 (Map II)

Cleveland Street follows the boundary between Westminster and the London Borough of Camden. It was mostly developed in the last years of the eighteenth century. Although most of the buildings on the Westminster side of the street have since been redeveloped, one short stretch of the street which gives an idea of the original appearance between Carburton street and Greenwell Street is worthy of conservation area protection. The block includes a terrace of original houses, Nos. 139-149 (odds incl.) and The George and Dragon public house which dates from 1850, all of which are listed Grade II. The developments opposite in the London Borough of Camden side of the street are of a similar scale and character.

(3) Haymarket, SW1 and WC2 (Map XXIV)

An area centred on Haymarket has been identified as being of sufficient merit to warrant designation as a new conservation area. This area takes in Panton Street and the major part of Haymarket itself, which includes important landmarks, such as the Odeon Cinema and the Carlton Theatre. The proposed area has for reasons of consistency, included two groups of buildings which were already in designated Conservation Areas, i.e., the corner of Coventry Street/Haymarket (presently, part of the Regent Street Conservation Area) and the corner of Haymarket/Panton Street/Charles II Street (presently part of St James's Conservation Area). These are proposed to be renamed as parts of the Haymarket Conservation Area. The area contains several listed buildings, notably 34 Haymarket (Grade II*) which is a fine eighteenth century building with an intact interior and an exceptional shopfront. The designation of this area as a conservation area will preserve the ambience and enhance the setting of this historic street and will enable the City Council to exercise careful control over any future redevelopment proposals.

B. New Conservation Areas to Protect Good Quality Housing Estates

To the present time conservation area policy within the City of Westminster has by and large been aimed at preserving and enhancing historic parts, and few areas built since 1920 have been included. However, the Secretary of State has in recent years included in the List of Building of Architectural or Historic Interest not only those constructed in the 1920s and 1930s, but also a few built after 1945, such as the Royal Festival Hall (listed Grade I). In this spirit it is appropriate that the City of Westminster should consider its own post-1920s developments for inclusion in conservation areas (more especially because two of them were won in competitions inaugurated by the City Council).

The areas are at:

(4) Fisherton Street Estate W8 (Map IV)

Fisherton Street Estate was built for the former Borough of St Marylebone in 1924. It comprises seven four storey blocks of flats set formally around two adjoining squares and is a particularly good example of the period, built in natural materials and subtly detailed. It was design by H. V. Ashley and F. Winterton Newman.

(5) Churchill Gardens Estate, Grosvenor Road/Lupus Street SW1 (Map V)

The Estate, which covers 30 acres, was built between 1946-1962 as a result of a competition that was promoted by the City of Westminster and won by the newly formed practice of Powell and Moya. It provides 1,600 homes and includes many of the social amenities such as local shops and primary health care facilities which were subsequently omitted from many other similar schemes throughout the country. Despite a density of 200 persons per acre, the maximum permitted in London at that time, there is a pleasant feeling of openness between the blocks of crisp, light design, which is achieved by their skilful arrangement. The first blocks of the scheme were awarded the RIBA's London Architectural Bronze Medal in 1950 and in the same year Powell and Moya won the Festival of Britain Feature Competition with the Skylon. The Estate also won a Civic Trust Award. The Practice was awarded the RIBA gold medal in 1974. The area also includes Nos. 105-109 Grosvenor Road, an early nineteenth century terrace of houses which are Grade II listed buildings and two Victorian public houses. It also includes the River frontage up to the border with LB Kensington and Chelsea.

(6) Lillington Gardens Estate, Vauxhall Bridge Road SW1 (Map VI)

The scheme, which was built in three phases between 1964 and 1972, has won four major architectural awards and has become generally acknowledged as one of the most highly successful high density developments in central London. The design which was the work of John Darbourne (who later formed the practice of Darbourne and Darke) won the open national competition sponsored by the Westminster City Council in 1961. Darbourne and Darke's work is a re-statement of the virtues of humanely-scaled housing,

strongly influenced by vernacular form and utilising traditional craft techniques and sympathetically planned landscaping.

(7) Hallfield Estate, Bishops Bridge Road W2 (Map VII)

The Estate was built between 1951-59 by the firm of Drake and Lasdun on land that was partially cleared by war damage and comprises fifteen individual blocks and a primary school. It was designed as a deliberate contrast to the architectural fabric of nineteenth century Bayswater. Its quality lies in the architectural treatment of the elevation which is unusual and interesting for the period, in its use of contrasting textures and a typical design of (for example) the curved sloping balcony balustrades.

C. Extensions to Existing Conservation Areas to Include Good Quality Fringe Areas.

Below are proposed extensions to existing conservation areas. In most cases the areas are comparatively small and possess a similar character and architectural quality to the conservation areas which they extend.

(8) Dorset Square Conservation Area Extension NW1 (Map VIII)

It is proposed to extend the Dorset Square Conservation Area in an easterly direction to include Glentworth Street north of Melcombe Street, which is a street of good quality brick-built mansion flats of about 1900, and the listed church of St Cyprians Clarence Gate; the corresponding frontages on the west side of Baker Street and Park Road, including Abbey House, an early nineteenth century terrace of houses and shops, Rudolf Steiner House and Hall and Francis Holland School in Park Road, north of Ivor Place and which is listed. The Area includes Chiltern Court, above Baker Street Station and Nos. 218-226 a good Edwardian Baroque building on the east side of Baker Street.

(9)&(10) Three Extensions to the Bayswater Conservation Area W2: Orme Court (Map IXa) and Porchester Road (2 separate areas, shown in Map IXb)

Three of these proposed areas have frontages to Porchester Road and comprise:

(a) Nos. 44-64 (evens) Porchester Road which are mid-nineteenth century shops, typical of the area.

(b) The former British Railways Historical and Records Offices, a late nineteenth century building adjacent to the railway and Royal Oak Station.

(c) Porchester Baths, Porchester Hall and Library, good quality buildings of around 1920 and No. 1 Westbourne Gardens. Nos. 88-94 (evens incl.) Bishops Bridge Road and Nos 3-23 (odds incl.) Porchester Road which are good quality late nineteenth century buildings on the west corner of the two streets. The other is:

(d) Nos. 1-11 inclusive Orme Court, two excellent brick terraces of the late nineteenth century 'arts and crafts' houses, one terrace of which faces onto Bayswater Road.

(11) Extension to the Belgravia Conservation Area SW1 (Map X)

It is proposed to extend the Belgravia Conservation Area to the east to include nineteenth century properties on the east side of Ebury Street, most of which are listed, frontages on both sides of Elizabeth Street, including the Victoria Coach Station of the 1930's; both sides of Eccleston Street including the "listed" Chantry House and corresponding properties on the west side of Buckingham Palace Road, including Nos. 126-158 (evens incl.) which forms a high quality 'listed' brick terrace of about 1900.

(12) Extension to Stratford Place Conservation Area W1 (Map XI)

The domestically-scaled east side of St James's Street which is associated with the St Christopher Place/ Gees Court shopping area is already within the Stratford Place Conservation Area. The west side of the street is not of the same quality except at its junction with Picton Place and Picton Place itself. It is therefore proposed that this area should form a western extension of the Stratford Place Conservation Area. The area is proposed to include also the Selfridges Building facing Oxford Street.

(13) Extension to Molyneux Street Conservation Area W1 (Map XII)

It is proposed to extend the Molyneux Street Conservation Area in north-westerly direction in to include properties of a similar character and scale and including Our Lady of the Rosary Roman Catholic Church.

(14) Extension of Medway Street Conservation Area SW1 (Map XIII)

The Committee may recall that in a report submitted to their meeting on 19 September 1989 on 'Proposed Conservation Area Extensions' the recommendation was accepted that consultations be undertaken with the aim of designating a conservation area of the street block bounded by Medway Street/ Arneway Street/ Horseferry Road. The same report mentioned that consideration had also been given to including additionally the street block bounded by Medway Street/Monck Street/Horseferry Road and Arneway Street and that

on balance it was considered it fell short of conservation area quality. The report reasoned: 'This block does not have the same cohesive scale of the adjacent block but the properties fronting onto Horesferry Road and domestic in scale and varied in design, though only about half are of nineteenth century origin. Behind this frontage, and fronting onto Medway Street, are comparatively modern developments of a larger scale and of bland design'.

The Thorney Island Society on consultation welcomed the initial recommendation but subsequently asked that the additional block be reconsidered to give protection to the Horseferry Road frontage only.

In the light of the closely balanced recommendation to the 19 September Committee and the considerable local feeling expressed through the Thorney Island Society the matter has been reconsidered and it is now proposed that the properties in this block fronting onto Horseferry Road should be included in extension to the Medway Street Conservation Area.

D. Extensions to Existing Conservation Areas to Cover Prominent Sites

These are areas of generally mixed architectural quality in particularly conspicuous locations where conservation area status will help to ensure that buildings of high standard of design will replace the existing on possible redevelopment.

(15) & (15a) Soho Conservation Area Extension W1 (Maps XIV and XIVa)

To include a small area centred on Denman Street and with a frontage to Piccadilly Circus. (Map XIVa)
To include also the corner of Oxford Street/Poland Street (Map XIV) and a small area northwest of Soho Square (Map XIV). All these three small extensions are proposed mainly for geographical consistency.

(16) Extension to East Marylebone Conservation Area (Map XIV)

A small addition to the East Marylebone Conservation Area is proposed at 116 to 122 Oxford Street W1. This street block consists of one mid twentieth century building of very interesting architectural design. The building was formerly the Bourne and Hollingworth Store, which was one of the pioneers of department store shopping.

(17), (18) Portman Estate Conservation Area Extensions W1 (Maps XVa and XVb and XVc) and (18a)

Three extensions are proposed:

(a) Extension centred on Baker Street: Although the garden of Portman Square and the buildings on the west side are already within the Portman Estate Conservation Area the eighteenth century houses on the south, east and most of the north sides of the Square have been redeveloped with twentieth century bland blocks of flats and offices. If redeveloped these should be of a more sympathetic design. To help to ensure this it is proposed that the three frontages mentioned above, together with Seymour Mews, are included in a Portman Estate Conservation Area extension. (Map XVa)

(b) An area centred on the vacant plot, surrounded by Aybrook Street and Moxon Street, Cramer Street, St Vincent Street currently used as a car park, is encircled by an area enjoying conservation area protection. To help ensure appropriate redevelopments within it, so that they are sympathetic to the acknowledged quality of the surrounding area, it is appropriate to include it as an extension to the Portman Estate Conservation Area. (Map XVb)

(c) To give Conservation Area status to the most prominent sites bounded by Edgware Road, Oxford Street/ Marble Arch, Portman Street and Bryanston Street. (Map XVc)

(19) Leicester Square Conservation Area Extension WC2 (Map XXIV)

Members will be aware of the designation of the Leicester Square Conservation Area following consultation on the 20 March 1990. The current proposal before Committee is to include a small area incorporating the Leicester Square Theatre. This would afford further protection to a conspicuously located and culturally important building.

(20) Pimlico SW1 (Map XVIII)

Extended to include the River frontage Claverton Street frontages and the whole of Dolphin Square. The west side of Aylesford Street and St Georges Square Mews. These streets are mostly contemporary with the rest of the Pimlico Conservation Area.

City of Westminster

Status: For general release

Committee: Planning and Development

Date: 20 November 1990

Report of: Director of Planning and Transportation

SUBJECT: Results of Consultations and Other Matters concerning Proposed Conservation Area Extensions

WARD: Baker Street, Bayswater, Belgrave, Bryanston, Cavendish, Churchill, Church Street, Lancaster Gate, Millbank, Regent's Park, St George's, St James's, Victoria, West End, Westbourne, Queen's Park

Background papers: List attached

1. Summary

1.1 The Planning and Development Committee of 3 July 1990 gave approval in principle to the designation of new conservation areas, conservation area extensions and authority to proceed with consultations leading to their proposed designation. They also asked for a number of associated matters to be investigated or undertaken, and in particular requested that a booklet be produced and made available to the public which explains the nature and extent of control exercised by the City Council within conservation areas.

This report presents the responses from consultees and seeks approval for the conservation area designations. Appendix 1 contains the text of a proposed conservation area booklet.

2. Recommendations

2.1 The Committee resolve to designate the new conservation areas and conservation area extensions listed in Appendix 2 of this report and authorise the Director of Planning and Transportation to give notice of the designations in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of State for the Environment, English Heritage and the adjoining Boroughs and to take such other steps as may be necessary to implement the designations.

2.2 That the text of the proposed conservation areas booklet be noted.

3. Background

3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July, 1990.

3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of the comments received.

3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.

3.4 A minority of the respondents, however, who had development interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural interest of existing conservation areas or are located in areas of significant townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

3.5 The following changes are proposed as a result of queries raised by Members at the meeting on 3 July (see map XVII).

(a) The east side of Claverton Street and west side of Aylesford Street is now to be within

- (b) the Pimlico Conservation Area, not the proposed Dolphin Square Conservation Area. The street block bounded by Lupus Street, Claverton Street, Ranelagh Road and Johnson's Place is now to be within the Pimlico Conservation Area, not the proposed Churchill Gardens Conservation Area.
- (c) The river frontage opposite Dolphin Square is to be within that Conservation Area, and land to the east of Dolphin Square within the Pimlico Conservation Area.
- (d) The Regency Street/Chapter Street area has been reconsidered for conservation area status, and its designation is recommended. The area is of mixed development with some pleasant brick buildings, built mostly in the first third of this century. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odd) Regency Street, through to St John's Church and No. 36 Causton Street. The area therefore proposed (Map XXVa) comprises the east side of Regency Street between the redevelopment site and Brunswick Court, together with the T.A. Centre and the residential and shop developments between the west side of Regency Street and the east side of Chapter Street.

- 3.6 Map XXIV shows two areas of the St James's Conservation Area which it is proposed should be included in the proposed Haymarket Conservation Area. The two areas are:
- (a) Haymarket/Panton Street/Orange Street
 - (b) Haymarket/Charles II Street/St Albans Street Also, a part of the Regent Street Conservation Area is to be included in the proposed Haymarket Conservation Area.

3.7 No further changes to the boundaries or naming of the Conservation Areas are proposed. In particular;

- (a) The inclusion of council housing developments at Fisherton Street Estate NW8; Churchill Gardens Estate, SW1; Lillington Gardens Estate, SW1; and Hallfield Estate, W2 are still recommended. In the report to the Committee in July it was stated that the Secretary of State has in recent years included in the list of buildings of Architectural and Historic interest, not only buildings constructed in the 1920s and 1930s but also some built since 1945 such as the Economist Building in St James's Street. It is therefore appropriate that the City of Westminster should recognise the quality of its own developments of the period and the part the Councils of the former City of Westminster and Boroughs of St Marylebone and Paddington took in promoting them.

Fisherton Street Estate is a modest humanly-scaled development, well designed and detailed in natural materials; it was built in 1924 for the Borough of St Marylebone as part of a nation-wide programme to provide 'homes for heroes'. It is symmetrically laid out, which is typical of the period, and provides an enclosed and therefore easily supervised, communal open space.

Both Churchill Gardens (built between 1946-1962) and Lillington Gardens Estates (built 1964-1972) have won numerous awards and were winners of competitions organised by the then City of Westminster. Their layout, social amenities and architectural expression represent two of the most significant estates of their period.

The Borough of Paddington undertook the Hallfields development. The work, designed in part by Sir Denis Lasdun, produced some of the most interesting elevational treatments of the time (1951-59). It is part of the Western European 'Modern Movement' of the period in housing, and this is reflected by its layout, materials and detailing.

- (b) The extension of the Queen's Park Estate Conservation Area to incorporate adjoining areas including the Mozart Estate is not recommended. The existing Queen's Park Estate Conservation Area comprises one of three estates of terraced houses by 'The Artisans, Labourers and General Dwellings Company'. It was begun in 1875 and covers 76 acres with more than 2,000 houses built in Gothic style. The Estate possesses an architectural integrity and value which is not a quality of adjoining residential areas of similar age. The Mozart Estate built between 1971-77 of 734 dwellings and rising

to eight storeys is an example of the traffic segregated estates of the time, but is not of sufficient quality or interest to justify Conservation Area status.

3.8

Before and since the July Committee there has been further representation to designate a conservation area in the street block bounded by Marsham Street/Bennetts Yard/Tufton Street/Great Peter Street, SW1. Many of the representations are in support of the Fawcett Society's campaign for the preservation of Nos. 35-37 Marsham Street which was once a 'Women's Service House' and the home of the Fawcett Society and Library. The Society considers that the building is of great historical interest as the headquarters of the women's suffrage movement. A list of individuals and organisations supporting Conservation Area designation is attached as Appendix 5 and a map identifies the area.

The area was last considered for Conservation Area status by the Committee in January 1989 when it was put forward as a possible extension to the Smith Square Conservation Area. It was then resolved not to include the above mentioned street block because:

- (i) The Christian Science Church is a grade II listed building and therefore cannot be demolished or altered without listed building consent and can be considered as 'protected.'
- (ii) The architectural quality and cohesion of the area is not sufficiently good to be recommended for inclusion in a conservation area.

However, a draft planning brief for part of the area was agreed by Committee in June 1989 and ratified, following public consultation, by the Applications Sub-Committee early in 1990. The purpose of the brief was to give detailed guidance to prospective developers, following sale of the site by the City Council, to ensure that development proposals are of a high quality and preserve and enhance the character of the area. The brief, which has now been published, states that:

Whilst it is not considered that (Conservation Area status) could be justified, it highlights the importance of a sensitive and high quality design in any new development... New buildings should respect existing building lines and should be clad in traditional materials.....to ensure that it is in accord with its surroundings and sympathetic to both the conservation areas and the listed church.'

Members considered that the publication of the brief in these terms provided adequate safeguards, and that Conservation Area designation was unnecessary.

In the light of previous Committee decisions, designation is not recommended by this report. Should Committee wish to reconsider its earlier decision not to recommend designation, further consultations could be undertaken.

WESTMINSTER CITY COUNCIL CONTACTS LIST

General Planning Information

To find out if a property is listed or in a conservation area or is affected by a Regulation 7 or Article 4 Direction and to obtain copies of design guidance or planning application forms or to report a breach of planning control

Tel: (020) 7641 2513

Fax: (020) 7641 2515

E-mail: PlanningInformation@westminster.gov.uk

Or write to:

South Area Planning Team
Development Planning Services
Department of Planning and City Development
Westminster City Council
City Hall, 64 Victoria Street,
London SW1E 6QP

One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on access and design matters. The address is:

62 Victoria Street, SW1 (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

Trees

For advice on trees, planting, works to trees and tree care and Tree Preservation Orders, tree planting programmes and greening policies:

Tree Section
Environment and Leisure Department
Westminster City Council
City Hall, 64 Victoria Street
London SW1E 6QP Tel: (020) 7641 2618 or Fax: (020) 7641 2959

Further Information

For contacts regarding other frequently used services refer to the City Council's booklet 'A-Z Guide, Your Guide to Council Services' available from One Stop Services, Libraries and Council Information Points or by contacting: Tel: (020) 7641 8088 or Fax: (020) 7641 2958

Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

Spanish

Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducirselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

French

Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Écrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ بھجوانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، سچے دے گئے پتہ پر لکھیں۔

Farsi

چنانچه انگلیسی زبان اصلی شما نیست و فامیل و دوستی نیز ندارید تا این سند را برایتان ترجمه کند، میتوان ترجمه آن را برایتان ارسال کنیم. برای این کار لطفاً با ذکر نام، آدرس و زبان مادری با آدرس زیر مکاتبه کنید.

Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rođaka ili prijatelja koji bi mogli da vam prevedu ovaj tekst, mi vam možemo poslati prevod. Molimo vas da napišete pismo na dole pomenutu adresu i da u njemu navedete vaše ime, adresu i maternji jezik.

Conservation Area Audit
Department of Planning and City
Development
Westminster City Council
64 Victoria Street
London SW1E 6QP

The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact: (020) 7641 8088.