

**02 Grosvenor Square****Context**

This character area comprises Grosvenor Square which is linked to Bedford Place (CA3) by modern office blocks which straddle the two areas. It forms the edge of the study area.

Grosvenor Square was associated with Regency villas with a large terrace on its eastern side. Bedford Place was an area of houses and commercial premises servicing the quality houses of Grosvenor Square and Carlton Crescent.

**Grain**

Grosvenor Square is of a medium to coarse grain retaining two of the Regency villas which lined the square. It plays an important role of enclosure to Bedford Place, forming part of the western edge of the street running down to the parks although it does not respect the grain and plot division of the east side and presents a largely dead frontage to the street.

**Scale**

Buildings vary between the grand but well-considered scale of the two, and two and a half, storey Regency villas compared with the rather monolithic modern three and four storey blocks of offices and the seven storey multi-storey car park.

**Uses**

Modern blocks are offices with underground parking and very little integration with the square. The remaining buildings are converted office space and residential blocks with a multi-storey car park forming the south-west corner of the square.

**Public Realm**

The public realm is a mix of hard and soft landscaping to car park space forming the central focus of the square. There are a number of good trees to the space which help soften the impact of too much hard surfacing but there is a general feel that the pedestrian is secondary to vehicles.

**Connectivity**

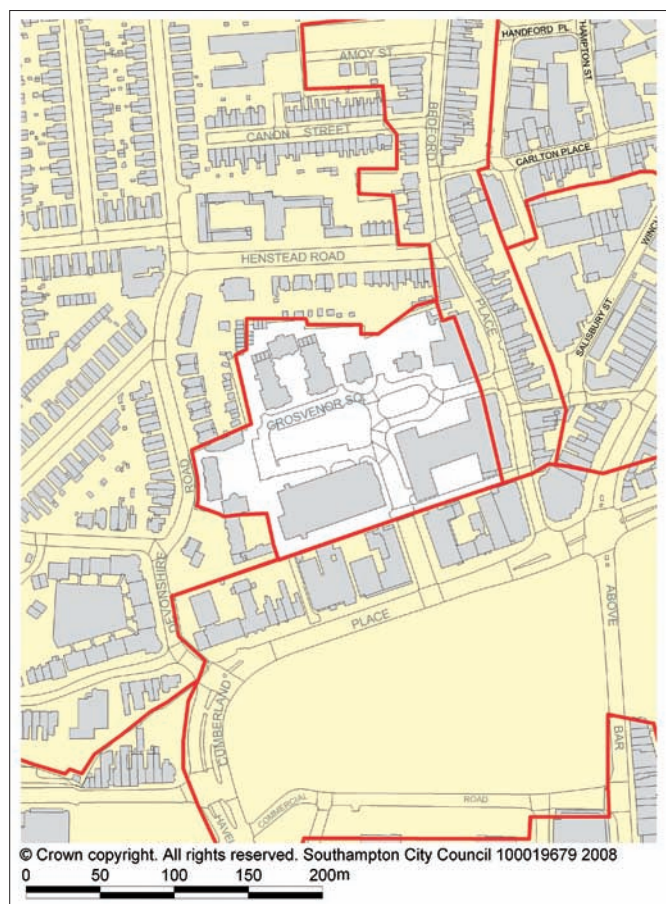
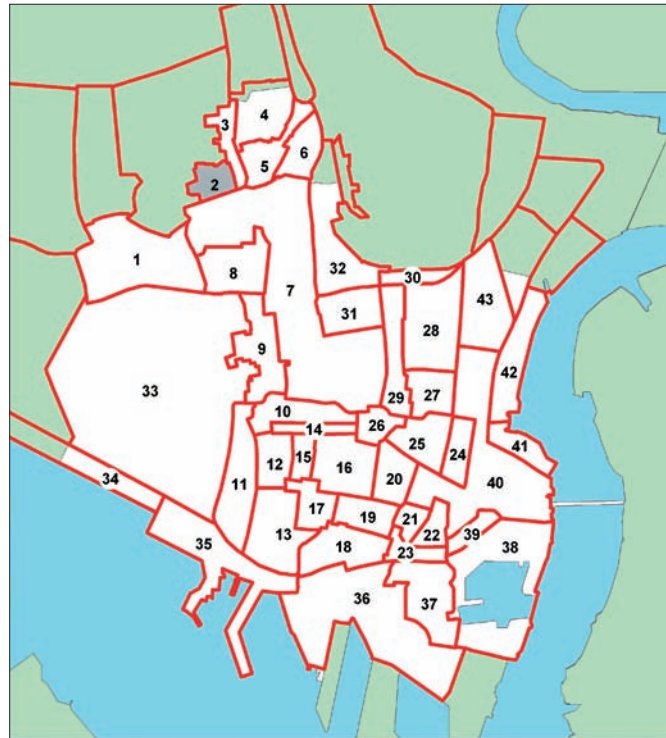
The character area is well connected to adjacent areas and pedestrian and traffic routes are well used.

**Building types**

Grosvenor Square comprises the survival of two large detached early Victorian residential villas converted to offices. The remaining buildings to Grosvenor Square are office blocks, residential blocks and a multi-storey car park.

**Architectural qualities**

The two remaining villas fronting the square date from



c1835 and are good examples of the period with their plain stucco facades, restrained detailing and tall elegant timber framed vertical sliding sashes with very fine glazing bars. Their bow windows form particularly positive elements of the townscape in local views into and across the square.

**Heritage Assets**

The area served as agricultural land until the first half of the nineteenth century. The area could be considered to possess a high degree of evidential value due to archaeological potential relating to prehistoric, Roman and late Saxon occupation and use of the area. The area lies within a Local Area of Archaeological Importance to reflect this potential to yield evidence for past activity in the area.

The two late Regency villas on the north side of the square are Grade II listed buildings and have been converted to offices. Despite this change of use, their aesthetic values relating to their composition, particularly their pleasing form, proportions and period detailing remain intact.

To the centre of the square is a small statue commemorating Earl Mountbatten of Burma. The statue is dated 1998 but will have communal value given the historic significance of the subject matter. It is also fitting for squares to have some form of symbol of commemoration or memorial or artistic piece to focus the space upon.

**Materials**

Buildings to Grosvenor Square are mix of stucco and brick elevations with natural slate roofs.

**Condition**

The character area is in good condition.

**Ownership**

There is multiple ownership throughout the character area with freeholders and long and short term leaseholders.

**Intervention**

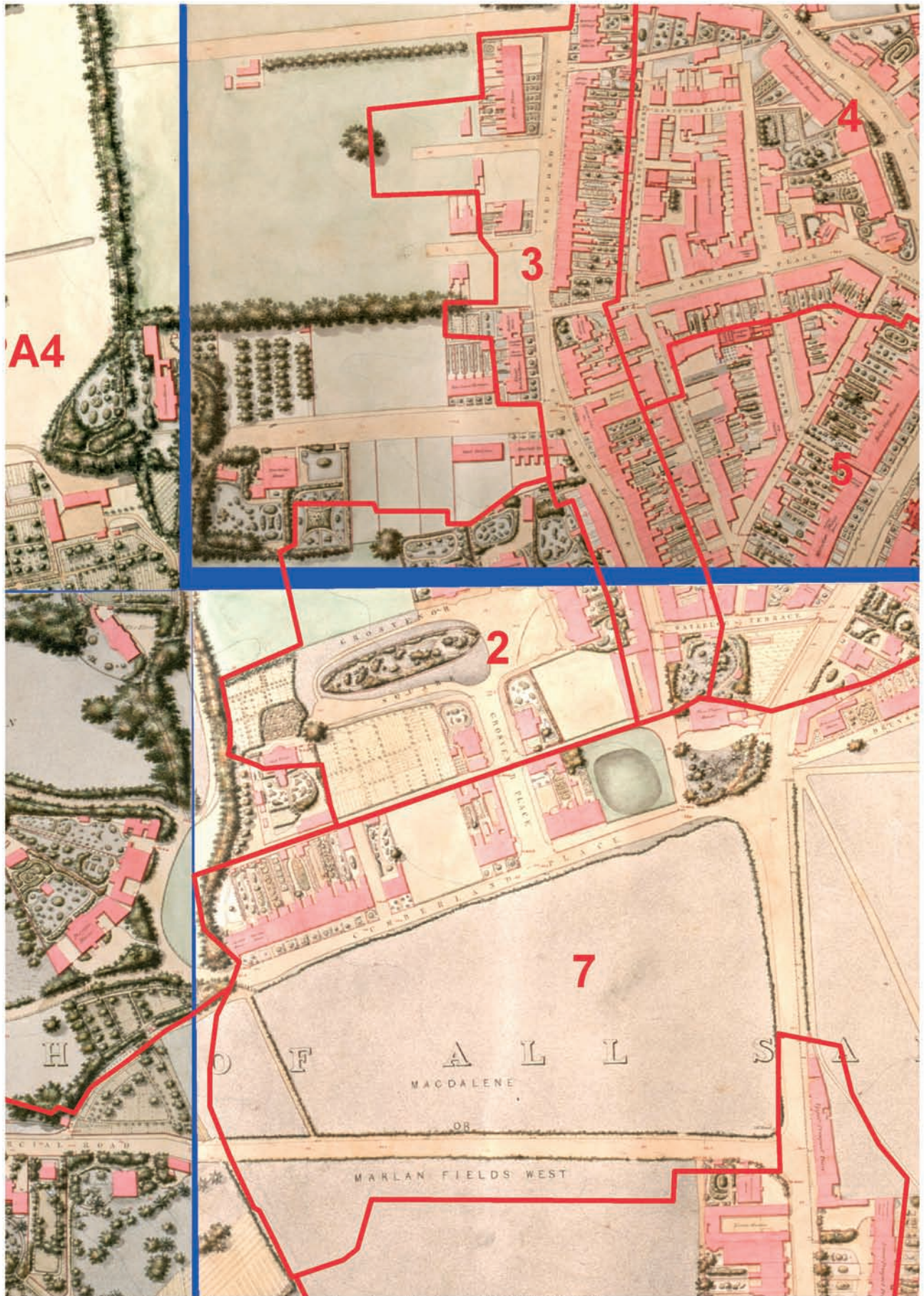
- Reinstatement of part or all of the square to grassed amenity space for the offices with the opportunity for public art.

**Key design principles**

- Maintain and enhance the setting of the statutory listed buildings to the square.
- Take any opportunity to remove traffic and vehicles from the square.

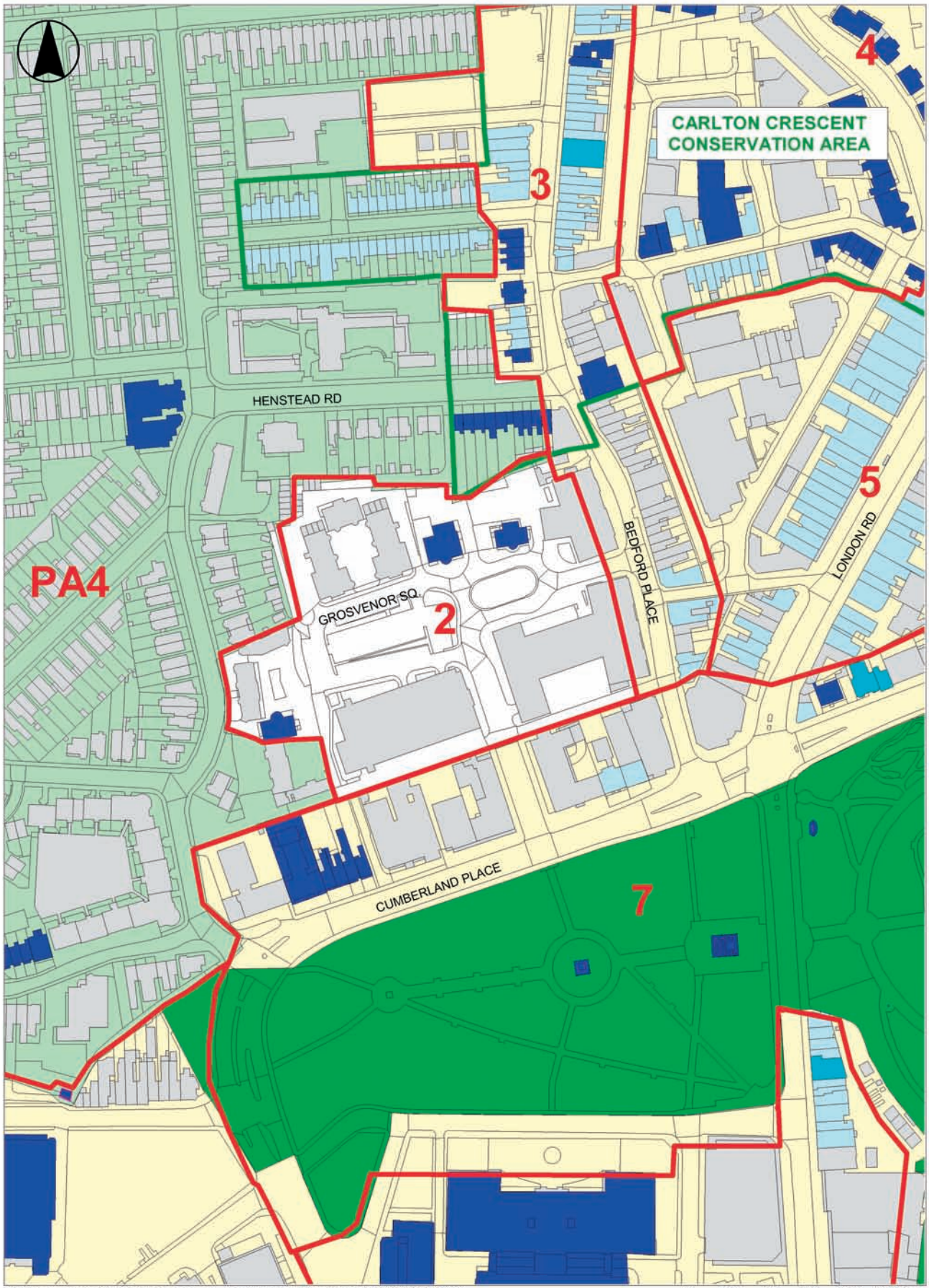


01 View looking ne across Grosvenor Square  
02 Grade II listed Regency Villas, n side of Grosvenor Square  
03 View e towards Bedford Place from Grosvenor Square



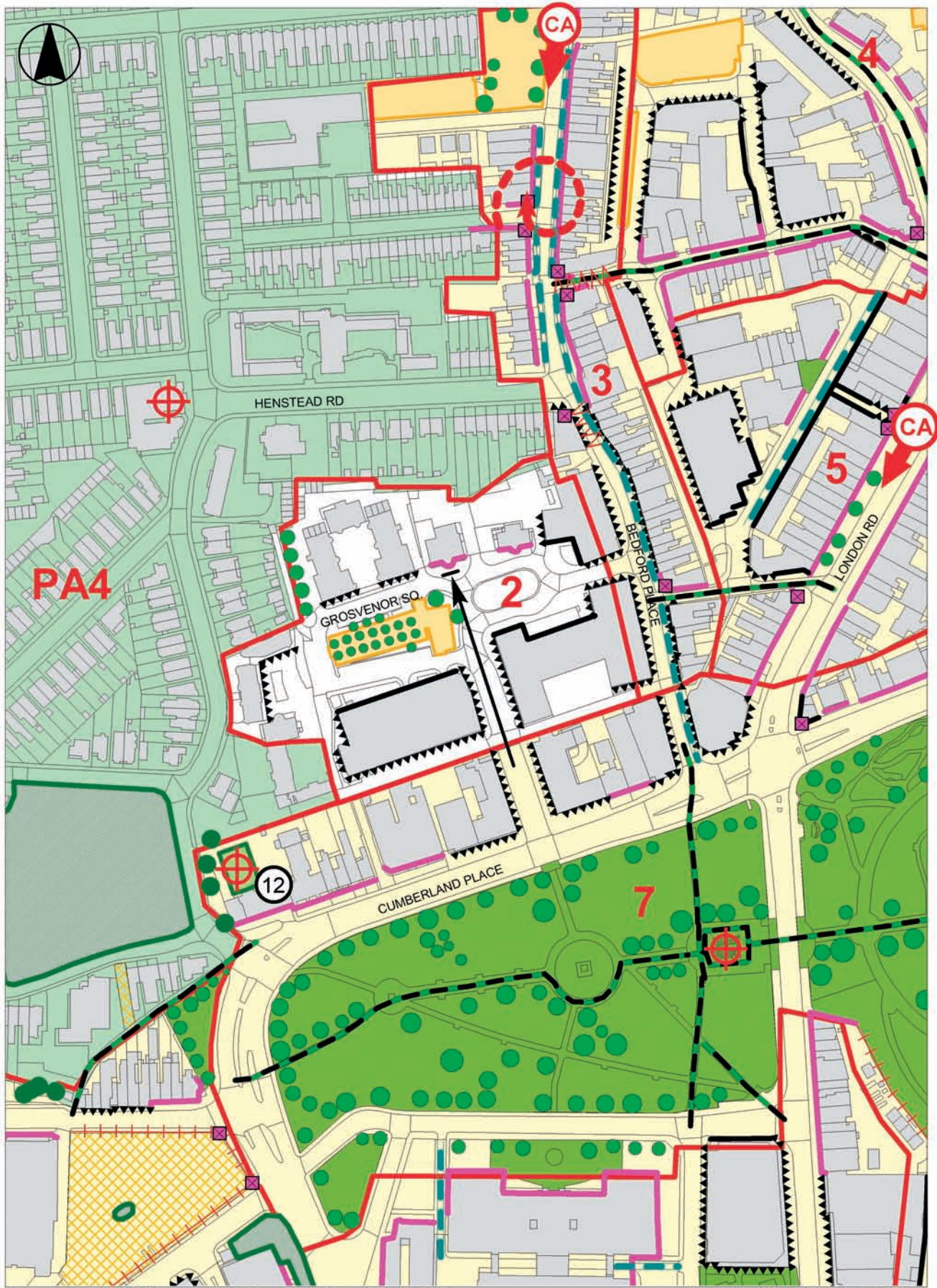
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**Heritage Assets**



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### Townscape