



GENERAL INFORMATION LEAFLET

ALDRIDGE ROAD & LEAMINGTON ROAD VILLAS Conservation Area

38



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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Designation: The Conservation Area was designated in September 1989

Historical Background: The area stands as a surviving fragment of mid-Victorian residential development bounded on three sides by post 1970's housing and with its western side forming part of the boundary between Westminster and Kensington and Chelsea, with similar Victorian development on the Kensington and Chelsea side.

Listed Buildings: None.

Key Features: The area includes elements of townscape interest comprising buildings with rich detail and a large number of trees mostly in private front and rear gardens, giving a pleasant quality to the streets, most notably in Aldridge Road Villas.

Aldridge Road Villas contains a mixture of mid-Victorian semi-detached villas with stuccoed Ionic and Corinthian porches and bays, heavily architraved upper floor windows, and broad over-hanging eaves. These are adjacent to groups of brick and stucco mid/late-Victorian terraces, some with elaborate dentilled cornices, semi-circular architraved windows and stuccoed, canted bay windows at ground and first floors.

Leamington Road Villas contains some elaborate pairs of semidetached villas with Corinthian porches and rusticated quoins to first floor windows. There are some notable groups of terraces, including Nos. 21 - 35, having interesting stuccoed window valances on ground and first floors with pairs of linked Tuscan porches. The Gothic-style former vicarage to the now demolished St Luke's Church (No. 54) is prominent in the street-scene on the west side of the road at the junction with Tavistock Road.

St Luke's Road contains a series of mid-Victorian terraces with stuccoed ground floor bays and porches and elaborate pedimented first floor windows. In some cases the group is surmounted by a series of pedimented "Flemish" gable dormers.

On the north-east edge of the area is situated the Hammersmith and City Line underground station of Westbourne Park and ancillary structures and "The Metropolitan" Public House which was opened in 1866.

Many of the properties in the area have been converted into flats, although the presence of gardens of a reasonable size continues to provide opportunities for family housing.

The Arcadian quality of the streets is most evident in Aldridge Road Villas, where mature Plane trees provide high amenity value. The large Plane tree in the garden of St Andrew's House in Tavistock Road at the northern end of Aldridge Road Villas, is a fine example of the species and a local landmark of great townscape value. Other specimens in the area include Black Poplar, Ash, Sycamore, Tree of Heaven, Lime and Lombardy Poplar.

Adjacent Conservation Areas: None.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: None.

Article 4 Directions: None.

Regulation 7 Directions: The whole area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents' boards advertising shops, houses, flats or offices) must be given consent by the City Council as local planning authority. Displaying an advertisement without having first obtained consent, is a criminal offence.

Planning Briefs and Design Guidelines: None specific for this area.

Spaces protected by the London Squares Act 1931: None

Registered Historic Parks and Gardens: None

Contacts:

Built Environment

Westminster City Council

City Hall, 64 Victoria Street, London SW1E 6QP

Tel: **(020) 7641 2513**

PlanningInformation@westminster.gov.uk