



GENERAL INFORMATION LEAFLET

# BAYSWATER

Conservation Area

6



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT  
DEVELOPMENT PLANNING SERVICES OCTOBER 2004

TO VIEW CONSERVATION AREA MAP  
[CLICK HERE](#)  
FOR LINK TO  
WESTMINSTER MAPPING SYSTEM

**Designation:** First designated on 9 November 1967 the Bayswater Conservation Area was extended on 23 October 1978, 20 November 1990 & 1 May 2002.

**Historical Background:** The initial designation covered the original nineteenth century development which defines the essential character of the area. The development of Bayswater as a fashionable residential area commenced in 1827 when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road and development extended westwards as the century progressed. The scheme was carried out in a grand manner in the form of an inter-related pattern of wide streets, crescents and squares planned on either side of the two main boulevards, Westbourne Terrace and Sussex Gardens.

**Key Features:** There are several large areas of nineteenth century architecture of predominantly stuccoed terraces of housing with a variety of later, predominately residential developments, in between. The area around the two grand boulevards of Westbourne Terrace and Sussex Gardens includes Gloucester Terrace and comprises thoroughfares of fine classical terraces on a grand scale. The composition of streets and Squares from this time is of particular value bringing unity to the buildings of this period. A variety of development from later periods follows the original street pattern, most notably Norfolk and Hyde Park Crescents.

The area includes streets and mews such as Star Street and Bathurst Mews of smaller scale whilst the monumental Lancaster Gate development frames the spire of the former Christ Church and forms a splendid 'entrance' to the complex of buildings further north.

The character of the area remains predominantly residential, with many of the larger houses converted into flats, and numerous mansion blocks. There are also local shops, including along the southern side of Praed Street, and a series of open spaces with fine trees and formal squares, all forming essential elements in the townscape composition and character of the area. The built edge of Bayswater Road on the southern boundary forms the backdrop to Hyde Park and Kensington Gardens.

**Adjacent Conservation Areas:** See key map.

**Strategic views:** Not affected

**Areas of Archaeological Priority:** Not affected

**Article 4 directions:** Nos. 168-208 (even) Sussex Gardens: planning permission is required for the erection of, or alterations to, the means of enclosure of gardens.

**Regulation 7 Directions:** Most of the area (see plan of conservation area overleaf) 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 Guides:**  
No guidelines specific to this conservation area.

**Registered Historic Parks and Gardens:** None

**Spaces protected by the London Squares Act 1931:**  
Cambridge Sq., Cleveland Gdns., Cleveland Sq., Connaught Sq., Craven Hill Gdns (N & S), Gloucester Sq., Hyde Park Gdns., Hyde Park Sq., Kensington Gdns Sq., Lancaster Gate (front of 75-89, 90-94 & 95-109), Leinster Sq., Norfolk Cr., Norfolk Sq., Orme Sq., Oxford Sq., Palace Court., Porchester Sq., Prince's Sq., Queens Gdns., St Petersburg Sq., Sussex Gdns., Sussex Sq., Talbot Sq., Westbourne Terrace.

**Listed Buildings:** There are approximately 1800 listed buildings in the conservation area.

**FOR MORE DETAILED INFORMATION SEE THE ADOPTED CONSERVATION AREA AUDIT**

## Contacts

**Built Environment  
Westminster City Council  
City Hall, 64 Victoria Street  
London SW1E 6QP  
Tel: (020) 7641 2513  
Email: [PlanningInformation@westminster.gov.uk](mailto:PlanningInformation@westminster.gov.uk)**