

# 24 | CONSERVATION AREA AUDIT BIRDCAGE WALK



City of Westminster

PLANNING & CITY DEVELOPMENT

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## 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 54 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 Guidance. 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 for each conservation area covering 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 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  
Cabinet Member for Planning



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## INTRODUCTION AND POLICY CONTEXT

1.1 Conservation Areas are ‘areas of special architectural and 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 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 the English Heritage publications: Guidance on Conservation Area Appraisals and Guidance on Conservation Area Management.

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 (SPD) and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in the Unitary Development Plan, as 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 a statement setting out how the public have been involved in preparation of the document is set out in the SPD documents, which forms an appendix to this document.

1.5 The Conservation Area Audit for Birdcage Walk was adopted as a Supplementary Planning Document on 16.06.2008. The Birdcage Walk Conservation Area was designated on 26th June 1969. The designation and extension reports can be found in the Directory at the back of this document.

The Unitary Development Plan (UDP), adopted January 2007, 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.

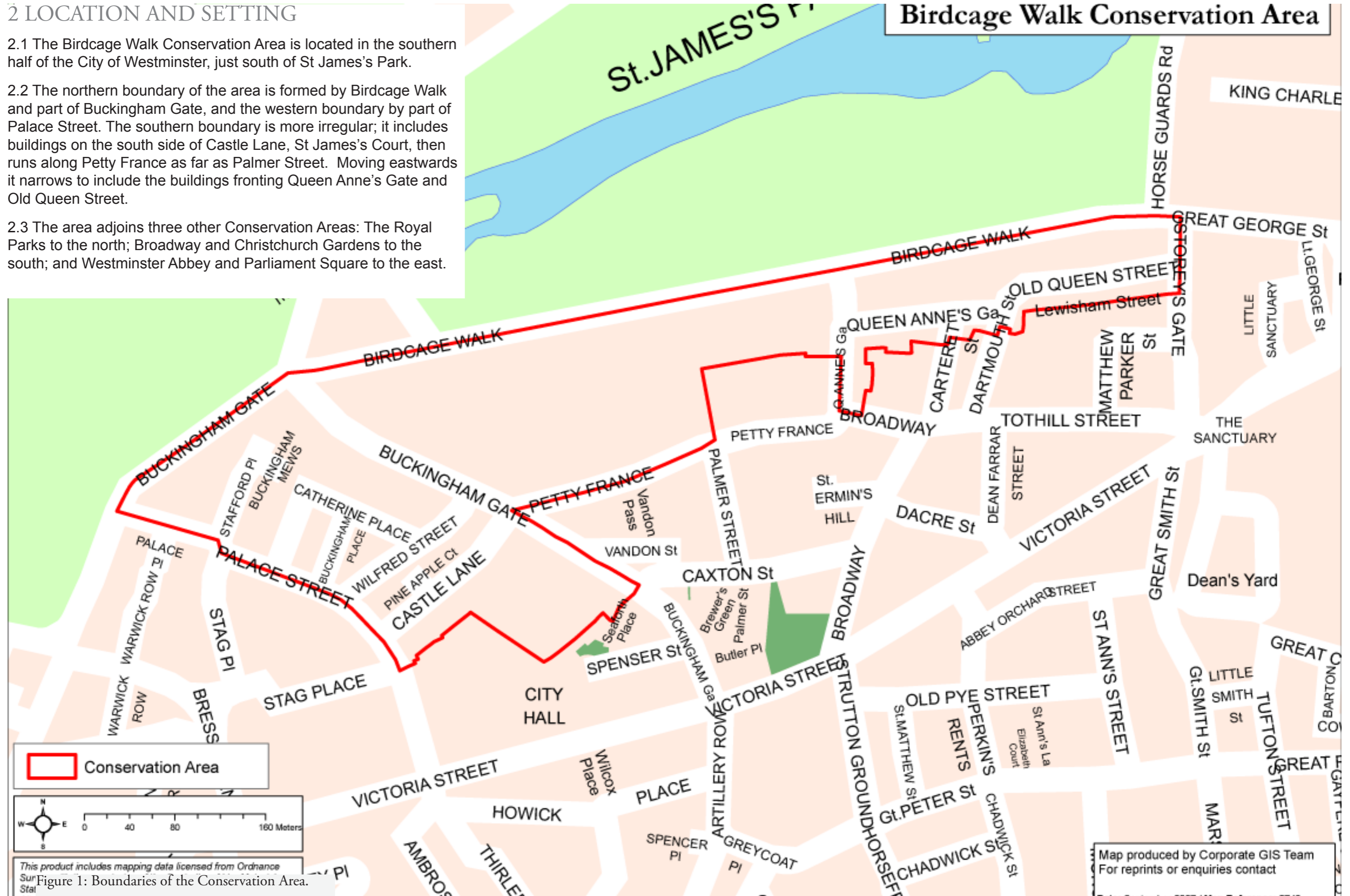


## 2 LOCATION AND SETTING

2.1 The Birdcage Walk Conservation Area is located in the southern half of the City of Westminster, just south of St James's Park.

2.2 The northern boundary of the area is formed by Birdcage Walk and part of Buckingham Gate, and the western boundary by part of Palace Street. The southern boundary is more irregular; it includes buildings on the south side of Castle Lane, St James's Court, then runs along Petty France as far as Palmer Street. Moving eastwards it narrows to include the buildings fronting Queen Anne's Gate and Old Queen Street.

2.3 The area adjoins three other Conservation Areas: The Royal Parks to the north; Broadway and Christchurch Gardens to the south; and Westminster Abbey and Parliament Square to the east.



### 3 HISTORY

3.1 In prehistoric times, the site of Westminster Abbey, Thorney Island, is known to have been a gravel island rising from a marshy delta. The area that is now Birdcage Walk Conservation Area would have been adjacent to this island, in waterlogged marsh. It is thought that Tothill Street was one of the first routes to be established in the area, and this may represent the route of a Roman road from Thorney Island; the remains of a Roman river boat having been excavated from Storey's Gate, at the eastern end of the conservation area in 1999.

3.2 The first development of the Birdcage Walk area for which we still have evidence took place in the medieval period. As Westminster Abbey grew in importance, the area around it also began to grow and develop, with the northern side of Tothill Street being built up by 1200. To the south of present day Birdcage Walk stretched Tothill Fields; an expansive area of fields and marshland used for pasture, tournaments and archery practice.

3.3 During the medieval period, services and traders associated with the Abbey began to move into the area. By the fourteenth century the western stretch of Tothill Street had come to be known as Petty France, due to the establishment of a colony of French wool merchants here; whilst the area on the south side of Tothill Street was referred to as the Almonry - the 'land of the alms giver'.

3.4 During the 16th and early 17th centuries, grand houses were built along Tothill Street, a result of the importance and influence of the nearby Palace at Whitehall. Henry VIII had also drained and enclosed the area which is now St James's Park, to the north of the conservation area, as a deer park; this land having previously been occupied by farmland and a retreat for female lepers.

3.5 After the mid 17th century, this part of Westminster declined somewhat in importance. As the area of St James's became increasingly fashionable to the north, Tothill Street was rebuilt with smaller properties. A large number of these were used to provide inns and coaching yards, as the area offered good access for coach traffic from the west. The Two Chairman, in Dartmouth Street, is often identified as the oldest Westminster pub business; the sign can be traced to 1729, and its licensee, William Swain, for some 10 years before that.

3.6 Birdcage Walk itself is so called as it was established on the site of James I aviaries for exotic birds, and was created as part of the post-Restoration remodelling of St James's Park in the 1660s. However, up until 1828 only the Hereditary Grand Falconer (The Duke of St Albans) and the Royal Family could drive down it.

3.7 By the mid 17th century, we can therefore see that the area was beginning to acquire its modern street pattern. Morgan's map (Figure 2) of 1682 shows Tothill Street and Petty France as the principal route west from the Abbey/ Palace complex; as well as the routes which were to become Buckingham Gate and Broadway; and the line of trees along the route of Birdcage Walk to the north.

3.8 The area to the west, now bounded by Buckingham Gate, Palace Street and Wilfred Street, had also begun to be developed by the late 17th century, as streets and field boundaries combined to shape the current layout of the area. Present day Castle Lane was then named 'Cabbage Lane', whilst Buckingham Gate and Buckingham Palace Road were James Street and the Road to Chelsea respectively.

3.9 On James Street, at the site of the present St James Court Hotel, the Lady Dacre's almshouses (the Emmanuel Hospital) were established in 1602. These were subsequently rebuilt but not finally demolished until 1894. There is still a plaque commemorating this on the site.

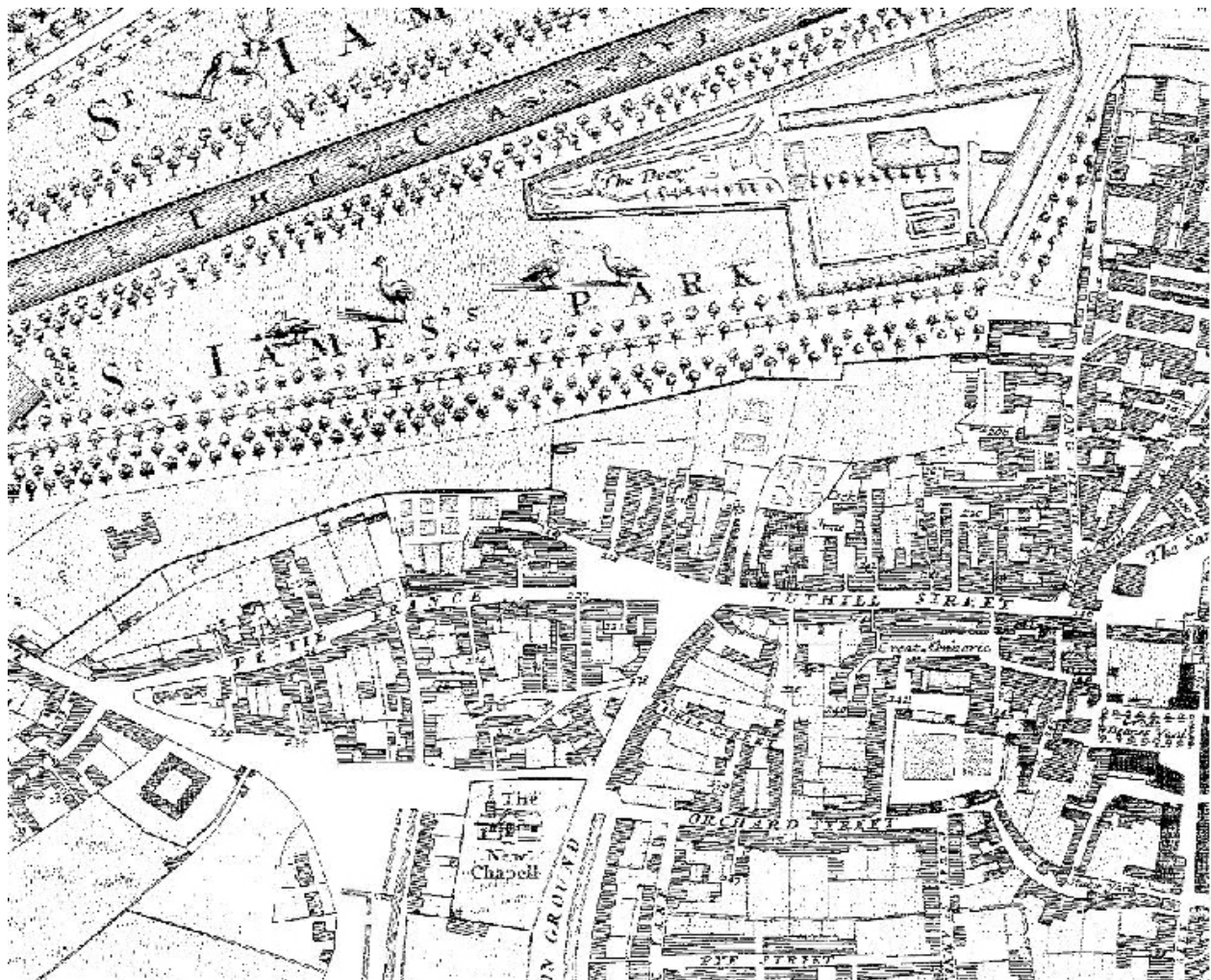


Figure 2: Morgan's Map, 1682 (© Guildhall Library)

3.10 The area north of Petty France, however, remained largely undeveloped. Queen Anne's Gate and Old Queen Street had yet to appear; both were covered in a tangle of alleys and outbuildings on Morgan's map.

3.11 In fact, there was little development in this north-eastern part of the conservation area until the late 1680s and early 1690s. At this time, it appears that a landowner Thomas Sutton had begun to develop in the area and, in the early 1700s, the land and properties on both sides of Old Queen Street (then known as Great and Little Queen Street) were sold on to Elizabeth Milner for redevelopment.

3.12 Also around the beginning of the 18th century, a speculative builder, Charles Shales, developed houses on an area which became known as Queen's Square. The Square was built on the back plot belonging

to an inn called the White Hart, on what is now land to the north of the Broadway. The original development included 24 houses and an Anglican chapel. A statue was included in the layout of the square which originally stood in the middle of the east side.

3.13 Around 1713 the properties on Queen's Square were sold to the Honourable James Brydges and then later acquired by Theodore Janssen (of the South Sea Company). However, facing financial difficulties Janssen sold off the properties in 1723, which were distributed between thirteen purchasers.

3.14 What was Park Street lay in-between Old Queen Street and Queen Square. It stands on land bequeathed to Christ's Hospital by Richard Castell, a local shoe maker who invested his earnings in property.

3.15 The former Park Street and Queen's Square make up what is known today as Queen Anne's Gate. The two streets were originally separated by a low railed wall and gate. Roque's map of 1746 (Figure 3) shows this early layout, with the wall dividing present day Queen Anne's Gate, and no access between Queen's Square and Old Queen Street.

3.16 Originally, Park Street had only one exit by way of Carteret Street on the south, but in 1758 the Governor's purchased the lower portion of a house in that street to form an archway between the two streets, in order to provide a way out via Dartmouth Street. In the 1770s Park Street was rebuilt, partly by Christ's Hospital and partly on a building lease by another speculative builder. This arch has now been lost due to the substantial rebuilding of the street in the 1770s.

3.17 On the eastern most point of the Christ's Hospital Estate stood the Royal Cockpit, at the foot of the present day Cockpit Steps. It is thought this may have been built in 1671 by Charles II. The cockpit was certainly operational by 1741 when the lease was renewed, and it continued as a place of entertainment until its demolition in 1810.

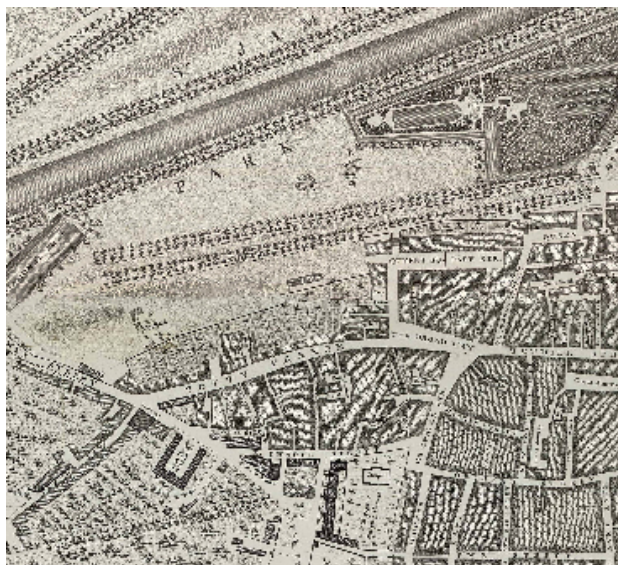


Figure 3: Roque's Map 1746 (© Motco Enterprises Ltd) showing the area of Queen Anne's Gate and Old Queen Street. Note the medieval plan of many small alleys or courts providing access to the inns and other businesses

3.18 Roque's map also shows there had been little further development to the west of the conservation area, with buildings concentrated around Castle Lane and James Street and a large infirmary (Westminster Hospital) at the corner of Castle Lane.

3.19 However, some fifty years later, by the time of Horwood's Map of 1799 (Figure 4), the western part of the area had developed considerably and had begun to assume its present form; with houses laid out along Stafford Place, Catherine Street and George Street (the latter two now forming Catherine Place). The large Elliot and Co. Brewery off Palace Street, near what is now Cardinal Place, is clearly visible on Horwood's Map and must have had a substantial presence in the area. A brewery had been established here as early as 1641, and remained on this site until 1959.

3.20 The first years of the 19th century also witnessed the construction of the first phase of Wellington Barracks, which were built on the part of St James's Park between Petty France and Birdcage Walk. The existing Barracks represent building works of 1833-47 and subsequent phases of development.



Figure 4: Horwood's Map 1799 (© Motco Enterprises Ltd)

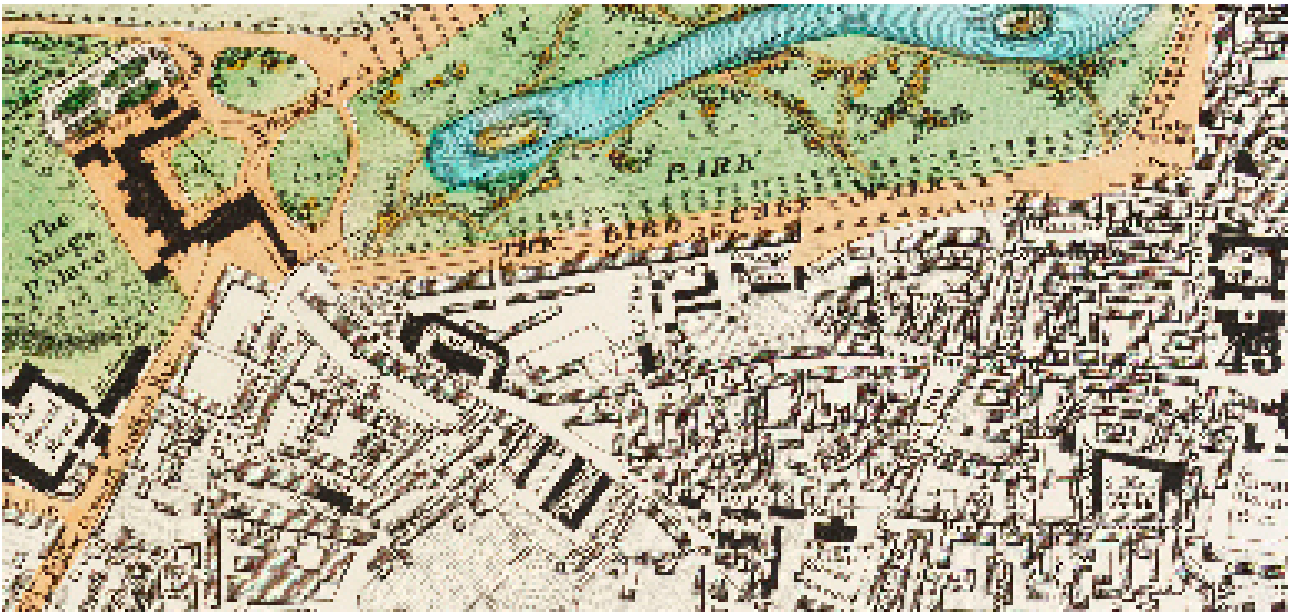


Figure 5: Greenwoods Map of 1830 (© Motco Enterprises Ltd) showing an early phase of barracks development. Military buildings are identified as Recruit House, Armoury and Military Hospital. A long range of buildings fronting directly onto Birdcage Walk is probably a scheme by Nash for grand terraces, which never came to fruition.

3.21 The western stretch of Buckingham Gate was laid out in 1853-8 by Pennethorne as a realignment of Buckingham Palace Road, to give more space to the Palace. The eastern portion, beyond the junction with Birdcage Walk, was also renamed Buckingham Gate, having previously been known as James Street and Little James Street. The cranked, straggling nature of the street reflects this ad-hoc development.

3.22 Major landmarks of the mid Victorian period include James Murray's Buckingham Palace Hotel on Buckingham Gate, which was built in 1860 and was one of the first large London hotels. The Westminster Chapel was also built on Buckingham Gate at the corner with Castle Lane, on the site of the Westminster Hospital in 1865.

3.23 In 1873, the wall dividing Park Street and Queen's Square was removed, at which time the street was re-named Queen Anne's Gate. The statue of Queen Anne, which until this time had stood against the dividing wall on the Queen's Square side was relocated to its current position on the south side of the street.

3.24 The late Victorian period also saw the development of a number of mansion blocks

in the area. Most infamous was Queen Anne's Mansions, dating from 1873, just outside the conservation area on the site of Basil Spence's former Home Office building in Petty France. At eight storeys, this was one of the tallest, and also considered to be one of the ugliest, London buildings of its day. This is visible on the 1910 Ordnance Survey Map (Figure 6).

3.25 During the early 20th century, the conservation area continued to be influenced by development around it. Sir Aston Webb re-fronted Buckingham Palace and the Victoria Memorial was built just to the north of the conservation area. The circus around the monument was remodelled as part of this scheme to accommodate parades and ceremonies and ornate stone piers and gates were erected, including those at the entrance to Birdcage Walk. This area was called the 'rond point' reflecting its Beaux-Arts, French character.<sup>1</sup>

3.26 At this time, its location close to parliament meant that Queen Anne's Gate became popular with the upper echelons of government, and the presence of many distinguished past residents are celebrated

1 Bradley and Pevsner (2003): 654

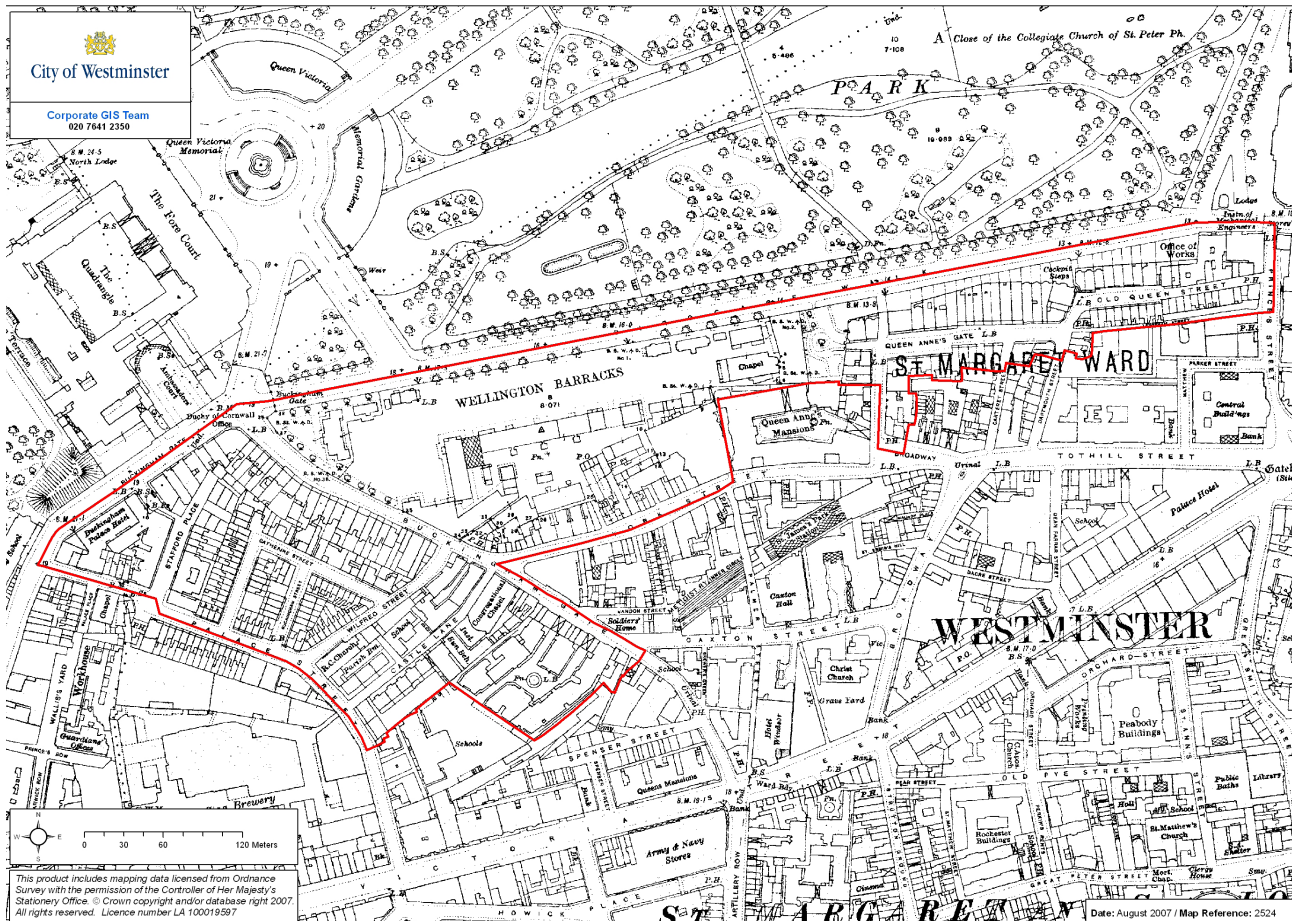


Figure 6: Ordnance Survey Map 1910 (© Westminster City Council)

today by a number of blue plaques. The area around Catherine Place also underwent significant development during this period, many of the buildings being built in simple neo-Georgian style.

3.27 The later 20th century also witnessed change and redevelopment in and around the conservation area. The majority of the 1877 Guards Chapel at the east side of the barracks was destroyed by a flying bomb in 1944; the remains of the apse incorporated into a new chapel of 1963. The Barracks then underwent extensive redevelopment between 1979 and 1985. The programme involved the replacement of a mass of 19th century accommodation behind the long blocks fronting the parade ground.

3.28 Development on the fringes of the conservation area was more substantial in scale. The Home Office by Sir Basil Spence and the Fitzroy Robinson partnership was built in 1976, and although not within

the conservation area it has a significant presence and impact when viewed from the area.

3.29 Birdcage Walk was first designated as a conservation area in 1969, and extended in 1971 and 1980.

#### Summary of Historical Development

- Birdcage Walk laid out in 1660s
- Queen Anne's Gate developed early 1800s
- Wellington Barracks built in 1830, and subsequently extended in the 20th century
- Buckingham Gate/ Palace Street laid out in early 19th Century

## 4 CHARACTER OF THE CONSERVATION AREA

### General

4.1 Much of the Birdcage Walk Conservation Area consists of small scale stock brick townhouses in Georgian and Queen Anne styles. These have an intimate scale and peaceful, domestic character, despite many of the buildings now being occupied by commercial uses.

4.2 The barracks and parade ground form the only large institutional use, right at the centre of the conservation area. Yet, despite the size of these buildings and their formal architectural character, their set-back means that their large scale does not dominate.

4.3 As a small conservation area, the



Figure 7: Contrasting townscape looking from Buckingham Place to Cardinal Place and Victoria Street beyond

character of Birdcage Walk is strongly influenced by the buildings and activities that surround it.

4.4 The perimeter comprises much of the Royal and governmental heart of London; this area distinguished by large public buildings, heavy traffic and a variety of ceremonial uses.

4.5 Buckingham Palace, the ministries on Whitehall, and the taller buildings of Stag Place, Petty France and Broadway are immediately adjacent to the conservation

area; and yet have a contrasting townscape and character.

4.6 The presence of St James's Park, spreading across the northern boundary of the conservation area, is also of key importance to its character. It provides a green edge to the northern boundary of the area, which creates a tranquil setting.

#### Summary of Character

- Small-scale of buildings
- Enclaves of stock brick townhouses in Queen Anne and Georgian styles
- Peaceful, restrained character
- Green edge formed by St James's Park

### Character Areas

4.7 Despite its small size, the conservation area can be divided into three sub areas of distinct character, differentiated by style, age and use. To the eastern and western sides are the two residential areas around Catherine Place and Queen Anne's Gate; and between these the central expanse of Birdcage Walk and the barracks.

#### Catherine Place and Around

4.8 This small enclave of houses in both residential and office use consists of Stafford Place, Catherine Place, Buckingham Place, Wilfred Street and Palace Street and forms a group of distinct character. Of a similar scale



Figure 8: Neo-Georgian Catherine Place

and using a consistent palette of materials, the buildings are largely early 20th century. A handful of Georgian survivals can be found scattered throughout the area. The detailing of this part of the conservation area echoes that of Queen Anne's Gate to the other side. While many of these buildings have been converted to office use, a residential character prevails.

### Queen Anne's Gate and Old Queen Street

4.9 The distinct character of this portion of the conservation area is formed by the survival of a large number of early 18th century residential properties in a Queen Anne style. Although most are no longer in residential use, the area also retains a quiet, domestic character and the buildings share consistent design and detailing, which creates a sense of unity and coherence.



Figure 9: Queen Anne's Gate

4.10 The area is also characterised by its sense of enclosure, with buildings turning their backs on more major routes. Built form encloses the spaces at each end of Queen Anne's Gate, which therefore feels set apart from the bustle of Tothill Street and Broadway. The relationship of this group of buildings to St James's Park is also important; those on the north side have elegant curved rear elevations which back

onto the Park.

### Buckingham Gate, Birdcage Walk & Wellington Barracks

4.11 This part of the conservation area forms a link between the two residential areas at either end. Birdcage Walk and Wellington Barracks are strongly influenced by their relationship with St James's Park.



Figure 10: Wellington Barracks and parade ground

4.12 Buckingham Gate has a more diverse character than the other two areas; it contains a range of building types, from a number of periods and in a number of uses. This reflects the history of the street which was formed from the merger of a number of shorter streets. The western stretch is characterised by large stucco buildings. These grand and consistent buildings form an appropriate backdrop to Buckingham Palace and share a style and range of materials with the Wellington Barracks.

4.13 The middle stretch of Buckingham Gate has smaller plot sizes which contain either the original Georgian buildings, or Victorian and early 20th century rebuilds. These re-developments all relate back to the Georgian originals. The buildings, originally domestic and mostly retaining a domestic quality today, are now in mainly office use, with the exception of a large hotel at no. 2 Buckingham Gate. To the east of Buckingham Gate including 75-83 Petty France, plot sizes are again large, and the buildings more extravagantly decorated.



## Streets And Spaces

4.14 The historic street layout and the relationship of built form to open space defines the overall framework of an area. Within this framework, the 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.

4.15 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 12 shows the hierarchy of routes and spaces within the Birdcage Walk Conservation Area.

4.16 The principal route in the conservation area is Birdcage Walk itself. Originally part of the formal layout of the park, it now forms an attractive, wide, tree-lined street which leads from Buckingham Palace towards Parliament Square. As an important ceremonial route, it is defined by massive gates and piers to the west end and distinguished by a lack of the clutter of signage and street markings often associated with larger thoroughfares. Its relationship with the park to the north, and the Barracks with the large space of the parade ground to the south, provide an expansive open setting.

4.17 Beyond Birdcage Walk, after the circus in front of Buckingham Palace, the north-western portion of Buckingham Gate is also a major route, with a high volume of traffic. Its width, relationship with Buckingham Palace to the north and the grander scale of the buildings to the south also give it a formal character, in marked contrast to the streets to the south.

4.18 Moving to the eastern portion of Buckingham Gate, however, the smaller plot size of the buildings along the south side and lower volume of traffic give this stretch a quieter character.

4.19 Most of the remainder of the routes in the conservation area are lined with buildings of a smaller scale and have a more intimate character. The quiet enclaves behind Buckingham Gate, and at Queen Anne's Gate have retained a calm and peaceful character, derived largely from the lack of traffic. Both of these areas are shielded from the bustle of nearby busy routes by sharp corners, or a narrowing of the streets, contributing to a sense of enclosure.

4.20 Queen Anne's Gate in particular was originally a square with no through access, and today retains a sense of enclosure and calm, turning its back to the major routes. Its cranked building line gives it a distinctive shape. This character also changes as it narrows along Old Queen Street, buildings front directly onto the street, with no intervening boundary treatment.

4.21 Plot sizes around Queen Anne's Gate and Catherine Place are generally small, with only a few buildings on the north side of Catherine Place and on Palace Street, where multiple plots have been combined to create larger buildings.

4.22 Buckingham Mews is one of the few intimate spaces in the conservation area. Here, the cobbled mews yard is enclosed by a high wall at the entrance, creating a private, separate space.

4.23 Other intimate spaces in the Conservation Area include the tightly winding pedestrian gateways through Cockpit Steps, and the section of Queen Anne's Gate leading through to St James's Park, as well as the pedestrian routeway between Buckingham Gate and Stafford Place.

4.24 The narrow Lewisham Street, which

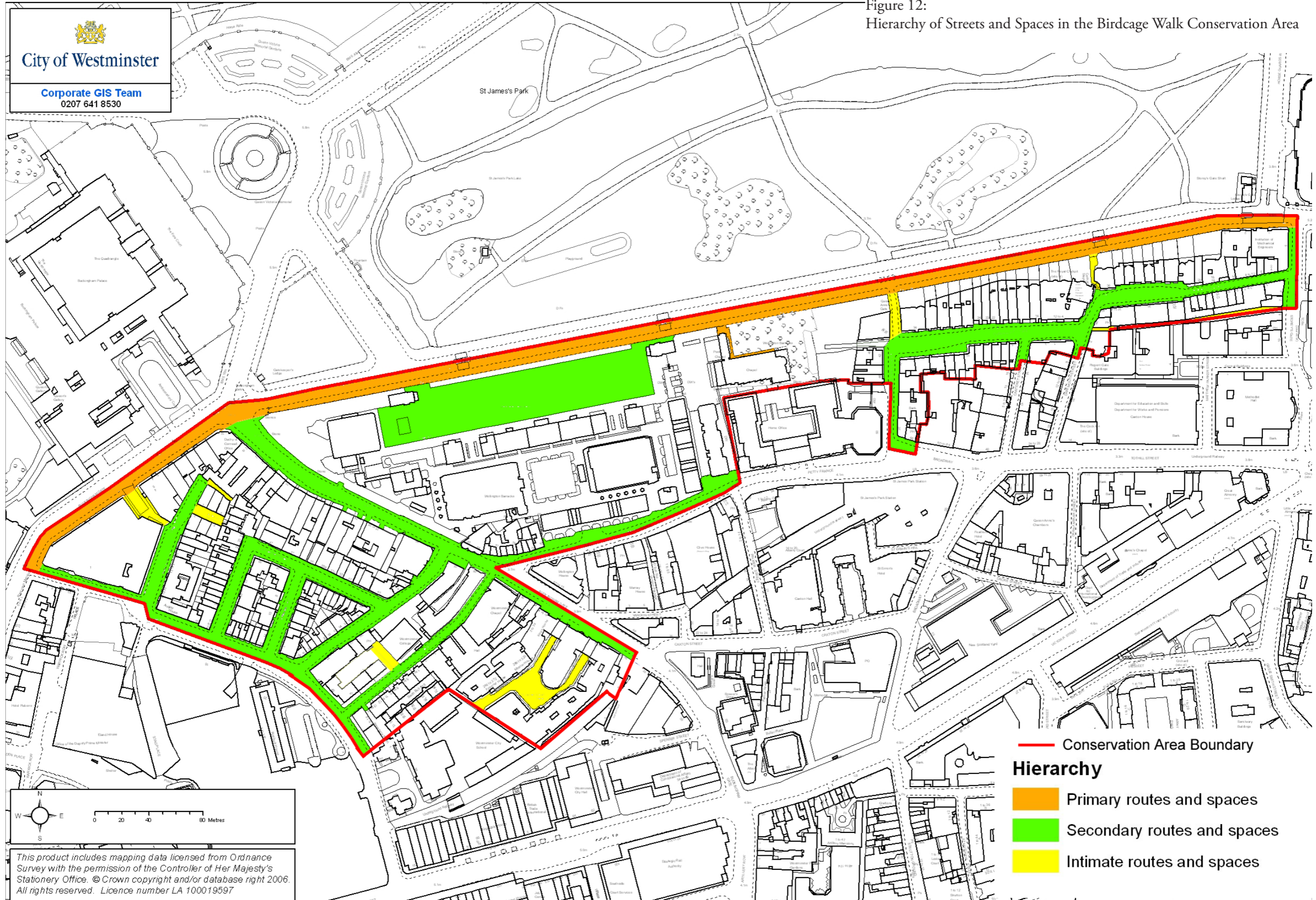


Figure 11: Lewisham Street

leads behind Old Queen Street, is another intimate pedestrian route, enclosed by the rear elevations of buildings to Old Queen Street.

Dominant street patterns and the character of spaces should be respected. 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:  
Hierarchy of Streets and Spaces in the Birdcage Walk Conservation Area



# Architecture

## Overview

4.26 The architecture of Birdcage Walk Conservation Area largely comprises Georgian and neo-Georgian townhouses, most using high quality materials and fine architectural detailing. There is nonetheless considerable variety within this small area and, for the purposes of description, it has therefore been subdivided into three parts related to the character areas above and reflecting predominant building ages and

styles. These are: the early 20th century neo-Georgian buildings around Catherine Place, the early 17th century townscape around Queen Anne's Gate, and the more mixed townscape between these, including the Barracks on Birdcage Walk. The map at Figure 13 shows approximate building ages within the conservation area. The buildings in each character area are considered in more detail below.

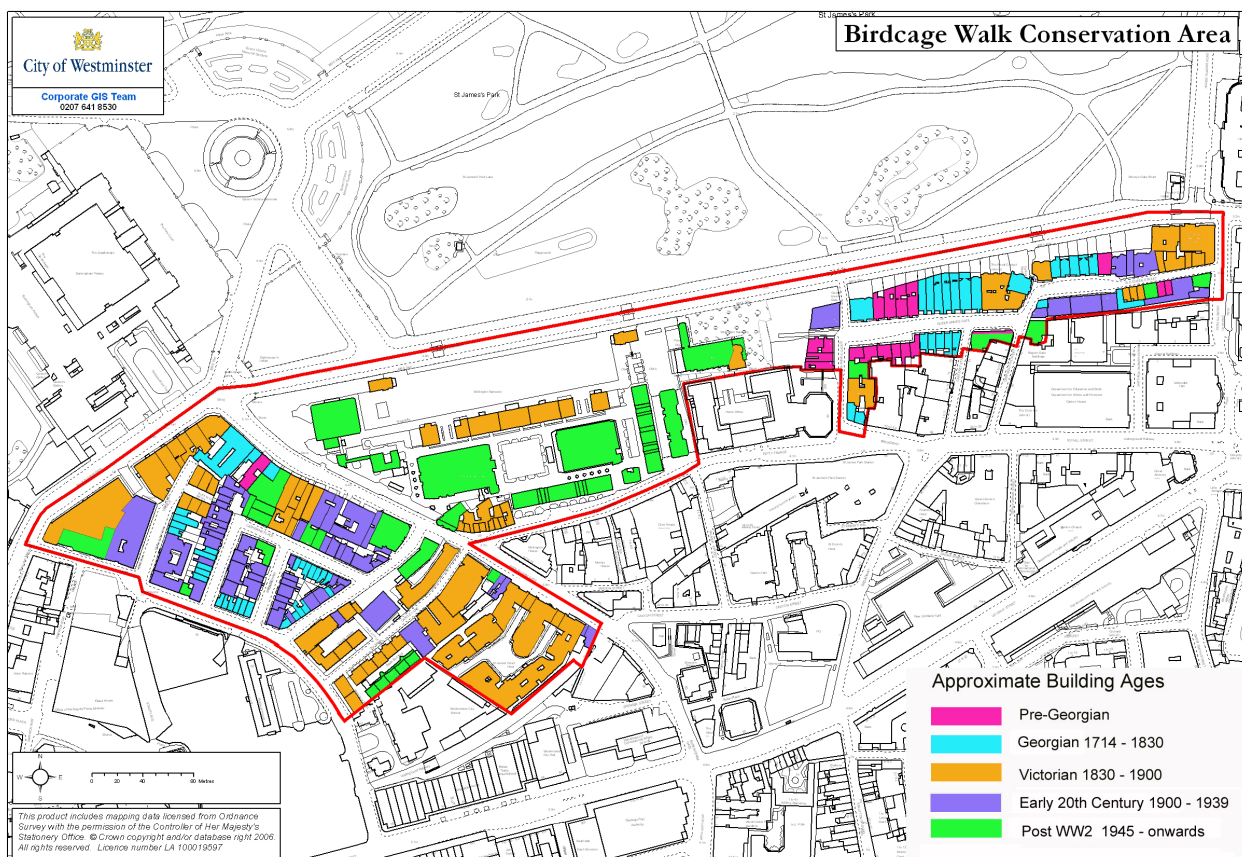


Figure 13: Approximate Building Ages

## Catherine Place and Around

4.27 The streets around Catherine Place include a mixture of buildings which date primarily from the early 20th century. A core of neo-Georgian properties are interspersed with some 18th and 19th century survivals, as well as a small number of later 20th century buildings. Built form in this area is small in scale, with few buildings rising above four storeys. Most use a palette of yellow

and red brick, some with stucco or stone dressings. The townscape is enlivened by a range of interesting architectural detail, particularly doorcases, some of which have been reclaimed from earlier buildings.

4.28 **Wilfred Place** at the southern boundary of the area has buildings of relatively modest scale and detail, many fronting directly onto the street, with no intervening boundary treatment or basement lightwells.



Figure 14: Wilfred Place

4.29 Some of the earliest buildings on this street are nos. 20–26: three small, early 19th century properties in yellow stock brick (Figure 14). These are only one bay wide with simple arched doorways at ground floor level. These have undergone some unsympathetic alteration and painting (see Negative Features, Section 5).

4.30 The Cask and Glass Public House (Figure 15), at the corner with Palace Street, is another simple building dating from the early 19th century. It has a diminutive scale, with very plain front of yellow stock and later pub front at ground floor level.



Figure 15: The Cask and Glass Public House

4.31 The majority of the rest of the buildings are slightly larger scale, early 20th century, most of four bays and thus occupying more than one original plot width. These are in a mixture of yellow stock and red brick, with timber sash windows.



Figure 16: The east side of Catherine Place, showing a range of early to mid 20th century neo-Georgian buildings

4.32 **Catherine Place** (Figure 16) also has a mixed townscape, with a range of ages and mix of architectural detailing to buildings. Again, this street has a predominantly domestic feel, and Georgian/ neo-Georgian character. The majority of buildings are three to four storey terraced townhouses, many with mansard extensions. Most are in yellow brick, with timber sashes, with red brick arches and some central keystones



Figure 17: No. 15 Catherine Place

accentuated in white. However there is a range of building types, with a variety of detailing. Thus, no. 15 is a larger townhouse with five bay pedimented front (Figure 17), whilst nos. 29-37 Catherine Place (Figure 18) is a red brick block of flats set around a courtyard.



Figure 18: 29-37 Catherine Place in a simplified neo-Georgian/ neo-Queen Anne style, with high pitched clay tiled mansard and overhanging eaves cornice

4.33 Although overall the buildings in Catherine Place are modestly detailed, there is the wide range of interesting doorcases and door hoods, many reclaimed from earlier builds. These can be found most notably at nos. 8, 10, 11 and 13 Catherine Place (Figures 19-21).



Figure 19: Reused 18th century doorcase at 10 Catherine Place



Figure 20: 11 Catherine Place



Figure 21: 8 Catherine Place



Figure 22: Simple two bay late Georgian terraces at 30-42 Catherine Place

4.34 Not all buildings on Catherine Place date from the Edwardian era. There are also a small number of late Georgian survivals. These tend to be more simply detailed than their Edwardian successors. Thus, the terrace at nos. 30-42 (Figure 20) is characterised by simple and consistent detailing, each property of two bays and three storeys over basement. These have simple six-over six sashes and timber panelled doors, some set in simple arched openings and others with pedimented door hoods added.

4.35 No. 53-55 Catherine Place also stand



Figure 23: 53 Catherine Place

out as there are few Victorian buildings within the conservation area. No. 53 is an attractive small red brick building, with Classical detailing and a pitched roof set behind a balustraded parapet (Figure 23).

4.36 Later 20th century buildings are grouped along the eastern side of Catherine Place, and differ to the prevailing character of the area in terms of their scale. Thus, no. 47 is quite different to the rest of the buildings on the street, a 1960s office block in brown brick with concrete frame, which occupies several original plots.

4.37 **Buckingham Place** has a similar feel, but more consistent scale and homogenous character than Catherine Place. This again consists of neo-Georgian townhouses; most two bays wide and three storeys over basement, with an attic or mansard storey. the whole set back behind dark painted cast iron railings, which provide a harmonious boundary treatment. Buildings are generally of yellow stock with white painted, timber sliding sash windows and contrasting red brick dressings. Doors are timber panelled, with a range of interesting doorcases and door hoods. There are dark painted cast iron rainwater goods on many of the buildings



Figure 24: Looking east along Buckingham Place

in the street, with decorative hoppers dated 1913. There is only one modern infill pastiche building at the end of the terrace at no. 6.

4.38 To the western end, near Palace Street, there are also several larger townhouses, of 5-6 bays wide. No. 10 (Figure 25) was converted from three late 18th century houses by Lutyens senior in 1914 and has interlaced 'L's on the attractive, hooded doorcase (Figure 26).



Figure 25: 10 Buckingham Place



Figures 26-27: Doorcase 10 Buckingham Place (right) and 1 Buckingham Place (left)

4.39 No 1 Buckingham Place by Stanley Crosbie in 1915, is a large five bay house with projecting modillion cornice and tall chimneys (Figure 28). It has an elaborate doorcase, of Queen Anne style (Figure 27).



Figure 28: 1 Buckingham Place

4.40 **Palace Street** has a mixed townscape and with some slightly larger scale buildings. The exception is a row of Georgian terrace at 23-33 Palace Street. Although substantially altered, these nonetheless form an attractive group of simple, two-bay terraced houses (Figure 29).

4.41 The rest of Palace Street comprises a mixture of mostly later buildings. 20th century buildings include nos. 19-21, which turns the corner with Catherine Place (Figure 30). Dating from 1929, by Percy Boddy, it is an unusual design of red brick with herringbone patterns and with steeply

pitched roofs in Westmorland Slate and crittel windows. Next to this, no. 15 is a particularly unfortunate postwar infill (see Negative Features section).



Figure 29: Nos. 23-33 Palace Street



Figure 30: Nos. 19-21 Palace Street

4.42 On the corner with **Stafford Place** are large, turn-of-the-century mansion blocks (Figure 31), which occupy the western ends of the street, with frontages to Palace Street. These are in more elaborate style, in bright



red rubbed brick with stone banding and have bay windows and high pitched slate roofs with pedimented gables.



Figure 31: Stafford Mansions

4.43 Also in Stafford Place at nos. 14-18 is an attractive row of late 18th century houses in yellow brick (Figure 32), painted



Figure 32: Nos. 14-18 Stafford Place

to no. 18. These are two bays wide, with sash windows, panelled doors and fanlights set within round headed entrances.

4.44 Finally, at the end of Stafford Place, **Buckingham Mews** is a small mews built for properties on Buckingham Gate in 1860. The mews buildings are set behind high brick walls and piers. They are simply detailed, of two stories in stock brick, with three 3-over-3 timber sashes at first floor level and tall chimneys. Some have had some unsympathetic alteration including metal garage doors added at ground floor level replacing the timber carriage doors. However, they nonetheless remain an attractive group.



Figure 33: Buckingham Mews

## Buckingham Gate

4.45 The architecture of Buckingham Gate changes in character along its length, but the buildings here step up in scale from those around Catherine Place and have a more formal character, with slightly grander detailing. The north-western section facing Buckingham Palace, is an attractive range of buildings, mostly Victorian and in stucco.

4.46 The one exception to this is the triangular block at the west end of Buckingham Gate, 1 Palace Street (Figure 34). This incorporates a number of different buildings, combined into a single entity by a 1983-9 scheme by Rolfe Judd Architects. The corner block fronting both Buckingham Gate and Palace Street is a seven storey

building in a pale limestone, originally a mansion block. The restrained detailing of the stonework is in contrast to the ornate cast iron balconettes, behind which aluminium framed French windows have been inserted. The corner of Buckingham Gate and Palace Street has a cupola with a bell-shaped copper roof.



Figure 34: 1 Palace Street

4.47 The next building fronting Buckingham gate is a six storey townhouse of the 1860s in a typical mid Victorian Classical style. It has rusticated stucco to the ground floor, pedimented French windows to the first floor, with windows reducing in size and ornament above this. There is a dentill cornice above third floor level.

4.48 2 Buckingham Gate (Figure 35) is a large former hotel of 1860. Seventeen bays wide but formed of only four storeys, plus a mansard; the generous storey heights mean that it is as tall as a neighbouring seven storey building. Ground, first and second floors all have full height windows, only decreasing in size thereafter. The windows are embellished with a slim pair of pilasters, brackets and balustraded balconettes and there is an impressive doorcase (Figure 37).



Figure 35: 2 Buckingham Gate

4.49 3 Buckingham Gate, is a five storey French Renaissance building consistent in proportion and materials with the remainder of the block. A vertical hierarchy is expressed in the balcony treatments: a continuous cast iron balcony supported on massive brackets to the first floor, cast iron balconettes to the second floor, stone balustraded balconettes to the third floor, cast iron panels to the fourth floor, the elevation topped with stone balustrade to the mansard.

4.50 Nos. 4-9 Buckingham Gate (Figure 38) form a terrace, also of the 1860s and stuccoed. 4-6 are restrained Classical – rustication to the ground floor, large porches are supported on Tuscan columns, a cast iron balcony at first floor level serves French windows with segmental pediments.

4.51 Nos. 7-9 are more ornate – rustication is applied to ground and first floors, friezes run at first and second floor level, the first embellished with swags, and the second with a Vitruvian scroll pattern. First floor windows have semicircular blind ‘fanlights’ above, and



Figure 36: 10 Buckingham Gate



Figure 37: 2 Buckingham Gate

there is a central pediment.



Figure 38: Nos. 4-9 Buckingham Gate

4.52 Splayed across the corner where Buckingham Gate turns to the southeast is no. 10, the Duchy of Cornwall Office, 1854. This building has bolder, more defined decoration than nos. 4-9. Massive pillars support the porch to an elaborate doorcase (Figure 36), which is surmounted by the three ostrich feathers of the Prince of Wales (Duke of Cornwall).

4.53 Pedimented Venetian windows to the first floor lend an Italianate character to the building, while a frieze of roses and ostrich feathers at third floor level reinforces the heraldic motif above the door. The top floor, a post war addition, is embellished with egg and dart decoration and completed with a bottle balustrade.

4.54 Moving southwards onto the stretch of Buckingham Gate that was previously James Street, the buildings are less formal, with a greater eclecticism in materials, date and style.

4.55 The first portion of the former James Street consists of a run of surviving flat fronted brown brick Georgian houses, all listed. Nos. 13-15 and 17 are all modestly detailed, with simple flat gauged brick arches, with ornament reserved for the doors. No.17 has a projecting porch on Corinthian columns, while nos. 13 and 14

have architraved doors with rectangular fanlights.

4.56 No. 16, dating from 1706, is both more ornate and more substantial than its Georgian neighbours. Stone keystones and rusticated quoins give the building greater presence on the street, red brick aprons to the windows and a segmental pediment to windows in the central bay are also used to create interest.

4.57 The terrace has a mixture of nineteenth century and earlier cast and wrought iron railings.

4.58 No. 18 is a 1950s infill building of six storeys over a basement, faced with roughcast render and polished marble, and glazed in horizontal bands. With the exception of plot width this otherwise attractive building contrasts in almost every respect with its neighbours' height, materials, and detail.

4.59 No. 20 (Figure 39) is the most individual building on Buckingham Gate. Grade II\* listed, this is a 1895 red brick terrace house by Reginald Blomfield in a free Flemish style. The facade of this building consists of several planes stepping forward from the entrance. More than half the width of the front elevation is taken up with a four storey square bay window rising from the basement. The bay in turn is provided with an oriel window at first floor level, with domed copper roof. A second, miniature oriel projects above the arched door surmounted by a swan neck



Figure 39: Stepped gable and frieze to 20 Buckingham Gate

pediment. Dressings, including mullions and transoms to the leaded windows are in stone.



Figures 40 & 41: 21 (left) and 22 (right) Buckingham Gate

4.60 No. 22 Buckingham Gate is a c.1860 Grade II listed 4 storey building, plus roof and basement (Figure 41). Faced with stucco, which is banded and vermiculated to the ground floor the building is of Classical proportions. Full height French windows on the first floor are surmounted by segmental pediments while upper storeys diminish in detail as they ascend.



Figure 42: 25-28 Buckingham Gate

4.61 Nos. 23 & 24 and 25-28 Buckingham Gate (Figure 38) are a pair of very large neo-Georgian style offices, both in very similar materials and design. The earlier of the two, 23 & 24 is a late Edwardian or early inter-war eight storey, six bay block. Ashlar stone facing at ground and basement level is succeeded by red brick to the upper floors. The timber sash windows are in a mixture of patterns. The stone doorcase to no. 24 continues through the first and second storeys, and is topped by a small balcony, whilst the door to no. 23 is more modest. The three roof storeys are stepped back from the facade.

4.62 Nos. 25-28, dating from 1937, is based upon its earlier neighbour, and shares the ashlar facing, triple height enrichment of the entrance, heavy dentilled cornice. The stone embellishment to the entrance bay is topped in this building by a swan neck pediment and monogrammed cartouche. The top two storeys are contained in a mansard, and the outermost bays are contained within a second strip of quoins, both measures to reduce the impact of this massive building on the street.



Figure 43: 75-83 Buckingham Gate

4.63 Nos. 75-83, is a block of mansion flats dating from circa 1897, with a curving elevation forming the corner with Petty France. These are elaborately detailed in red brick with stone dressings, and bays rising to a continuous projecting balcony at fifth floor level and a gabled roofline above.

### **Birdcage Walk & Wellington Barracks**

4.64 The Wellington Barracks complex, with frontages to Buckingham Gate / Birdcage Walk and Petty France, is an interesting combination of 19th and 20th century military architecture on one site, and, in the case of the Chapel, on one building.

4.65 The 19th century (1833-4) portion of the complex consists of a long range (150m) of stuccoed barrack block along the south side of the parade ground, flanked by two



Figure 44: Wellington Barracks

free standing guardhouses.

4.66 The barrack block resembles a Nash terrace, with its giant columns and pilasters, and three porches supported on massive Doric columns. The ground floor is rusticated, and the centre of the range accented with a pediment at parapet level. The two outlying guardhouses are linked to the main range by Doric columned screens.

4.67 The guardhouses resemble detached bays of the barrack block, featuring the same rustication, portico-porches and pediment at roof level. Windows in both cases are sliding timber sashes.

4.68 The 20th century (1979-85) buildings replaced a great deal of 19th century building. The blocks are in cream painted concrete, with canted corners, and a mixture of low horizontal buildings and striking vertical ones. Use of projecting mullions in the windows produces a verticality recalling the arrow loop of former military architecture. The elevation to Buckingham Gate features a largely blank wall, which is relieved by planting.

4.69 The complex is enclosed by original 19th century piers and railings with occasional lanterns (see Railings and Boundary Treatments, p45).

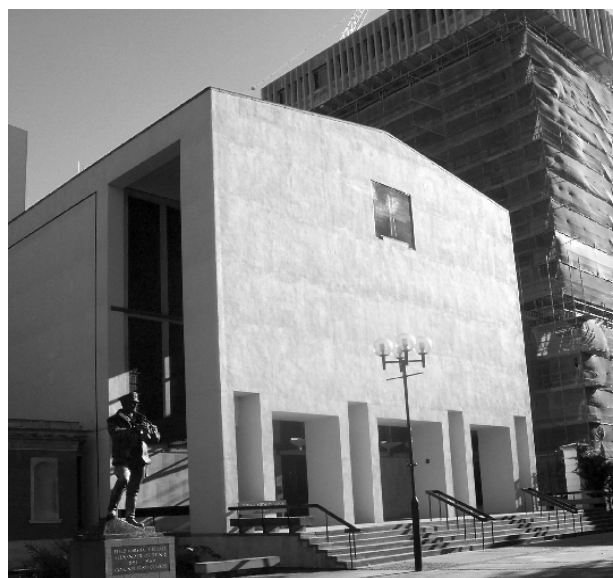


Figure 45 The Guard's Chapel

4.70 The Guards' Chapel (Figure 45) is an interesting hybrid of 19th century and modernist 20th century architecture. The original 1877 building (which was a remodelling of an earlier 1835 building) was largely damaged by a bomb in 1944. Rebuilding began in the 1950s, but only resulted in the neo-Classical cloister which connects the chapel with Birdcage Walk. The existing modernist Chapel dates from 1961-3 and within its fortress like walls encloses the remaining fragment of the original Chapel, a semicircular apse.

## Queen Anne's Gate, Old Queen Street and the eastern half of Birdcage Walk

4.71 The Queen Anne's Gate area comprises a particularly fine group of terraced houses dating from the early 17th century, with later Georgian alterations and infills. The majority of these buildings are listed.

### Queen Anne's Gate

4.72 The oldest houses in the old Queen Square part of Queen Anne's Gate date from c. 1704-5. These can be divided into three groups: nos 15-25 line the southern side; nos 26-32 on the northern side; and nos 40-46 on the western side that rounds the corner of Queen Anne's Gate. These buildings are of broadly uniform design and are considered to be some of the best of their kind in London; they are listed Grade I.

4.73 These three groups are all of brown brick, with red brick and stucco dressings. Their width varies from three to five bays, and some have an additional half-bay or bays with a very narrow window or blind window. They have straight headed timber sliding sashes, on earlier properties with exposed boxes. All are set back behind cast iron railings and entrances are reached by stone steps or bridges over basement lightwells, which provides a unifying feature in the street scene.



Figure 46:  
Nos. 15-  
19 Queen  
Anne's Gate

4.74 Nos. 15 - 17 are particularly intact. These have retained their original roofscape with wooden eaves and projecting modillion cornice, features that disappeared in later buildings following the 1707 Building Act. Nos. 19, 23 & 25 were heightened after 1850. No. 21 is a late 20th reconstruction with a facsimile carved doorcase.

4.75 No. 15 is the most distinctive of the terrace, as it forms an 'L' shape, which would have originally curved to meet the low wall dividing Queen Square and Park Street.

4.76 On the northern side, houses are taller, at four storeys. All the taller properties have steep-pitched mansard roofs, which are later additions. These have undergone more alteration than those to the southern side. Nos. 40-46 have mid Victorian alterations, having stucco ground-floor levels and Classical door cases with arched hoods.



Figure 47: Various grotesque head keystones on 25 Queen Anne's Gate

4.77 Broadly, the proportions and decoration of these buildings is simple, with ornamentation limited to the elaborate doorcases. To the south side the square

headed sash windows are framed by a band of red bricks and storey heights are marked by stucco bands. At ground and first floor levels, each window has a keystone carved with grotesque heads (Figure 47).



26 Queen Anne's Gate



30 Queen Anne's Gate



19 Queen Anne's Gate



25 Queen Anne's Gate

Figures 48-51

4.78 Along Queen Anne's Gate, the most distinctive architectural feature of the early 18th century buildings are the wooden door hoods and cases. These are intricately carved with foliage and figure heads and are generally formed of three pendants connected by shallow arches. Carved pilasters frame the doors, some of which have their original heavy six panel timber doors and rectangular fanlights.

4.79 Only a few properties to the western edge of Queen Anne's Gate differ in style and detail to the original early 18th century terraces. Most notable is the enormous block at nos. 36-38. Built in 1908-10 by Ernest Runtz, the Baroque detailing and over-sized scale was designed to be deliberately out of keeping with the surroundings. In Portland



Figure 52: Nos. 36-38 Queen Anne's Gate with the 18th century nos. 46-42 in foreground

stone, the building rises some 5 storeys with double height mansard roof.

4.80 Less conspicuous is no. 34, which is an early 19th century rebuild in a lighter brick than its neighbours and with three bays of segmental headed windows. The western wing is a 1912 two storey addition in a revival style, red brick with a hipped roof and stone keystones in the splayed brick heads.



Figure 53: 34a Queen Anne's Gate (Grade II)

4.81 After the Queen Anne statue, the road leads into the former Park Street. On the south side, at nos. 5-13, the overall character of this group is similar, although they are late 18th century rebuilds. They are four

storeys over basement, and each is three bays wide. The doorways have recessed panelled doors with patterned fanlights in wood doorcases with Doric pilasters and open pediments.



Figure 54: 1-3 Queen Anne's Gate

4.82 Also on the south east side of Queen Anne's Gate, nos. 1 - 3 was a town house occupying a large site between Dartmouth Street and Carteret Street. Set behind railings, it is 11 bays wide and four storeys above basement plus an attic mansard. Of brown brick, these are simply detailed, with stuccoed string courses above the first and third storey windows and red brick banding around each timber sash. The central doorway is pilastered with a segmental pediment.

4.83 On the north- eastern side of Queen Anne's Gate, the buildings have a different character to those further west, being of later date. Nos. 14 - 22 (Figure 55) date from the late 18th century. Brown brick with stucco ground floors, except for nos. 18 & 24, and four storeys above basement with mansard extensions set behind a straight parapet cornice. Again all have railings and shallow stone steps that lead to panelled doors set within round arches with fanlights. The windows are all timber sashes and no. 18 has a cast-iron verandah to its first floor.

4.84 Nos. 6 - 12 Queen Anne's Gate is a Victorian terrace, built in 1837 by James Elmes. This group is four storeys above



Figure 55: Nos. 14 - 22 Queen Anne's Gate

basement plus mansard, in yellow stock brick with minimal detailing other than a stucco course above the third storey windows. The buildings are three bays wide and four storeys above basement plus dormered mansard. At ground floor level they have large porticos supported by Ionic columns, running between them is a shallow balcony at first floor level.

4.85 The final building along the north side of Queen Anne's Gate is at no. 2, an other early Victorian townhouse this time with a stucco facade. Four storeys above basement plus attic mansard and four bays wide. In the second bay is Doric porch and the square headed windows have timber sashes.

### Old Queen Street

4.86 The character of Old Queen Street is more varied than along Queen Anne's Gate with some slightly larger scale buildings. The north side, west to east, contains a mix of terraced houses between four and six storeys. Most retain Georgian detailing and are in yellow stock brick with stucco to the ground floors, though there are variations between them.

4.87 The first building along the northern side is no. 36 Old Queen Street, which rounds the corner into Cockpit Steps. This is a late 20th century facsimile in Georgian Style, in stock brick with stucco ground floor. Three





Figure 56: Old Queen Street, north side

bays wide with sash windows and arched openings at ground floor level.

4.88 No. 34 steps back slightly and is late 18th century in brown brick with stucco string courses. Rising five storeys above basement, plus an attic mansard; it is set back behind railings. The door is recessed and framed by Doric columns, with brick arch above.

4.89 Nos. 30-32 are also 18th century in brown brick, five storeys above basement with consistent parapet line. No. 32 is one bay wide with an oriel at first floor level, whilst no. 30 has a rusticated ground floor



Figure 57: Pedimented doorcase with fluted pilasters and consoles at no. 24 Old Queen Street



Figure 58: Doorcase with panelling in the arched recess and transom light detail at no. 28 Old Queen Street

treatment with a projecting portico.

4.90 Nos. 28 & 28 are in black brick, three bays wide, five storeys above basement. At attic is a double-height mansard. The first floor windows are recessed, and set between pilasters with round brick arches above. No. 28 has an attractive round arched door hood, whilst no. 26 has a heavier projecting portico.

4.91 No. 24 is c. 1690 - 1700 and the oldest house along this stretch of Old Queen Street, reconstructed in the late 18th century. Four bays wide and four storeys plus mansard above the basement. There are projecting moulded cornices above second and third floors.

4.92 The scale of buildings then drops and the remainder of the houses on the north side of Old Queen Street shorter and late 19th or early 20th century in a mixture of red rubbed brick, yellow stock and stucco. No. 20 is in red glazed brick. The range of architecture along this stretch is reflected in the variety of doorcases that exist along it (Figures 57 - 60).

4.93 Number 2 Dartmouth Street is a massive late 20th century office with classical detailing. The first two buildings on the south west of Old Queen Street are both small-scale compared to their neighbours, just three storeys, and both front directly



Figure 59: Recessed doorcase with fluted columns at no. 32 Old Queen Street



Figure 60: Carved stone hood and panelled door at no. 20 Old Queen Street

onto the street.

4.94 No. 39, the Two Chairmen Public House, has a canted front with stone dressings and pitched roof with dormers. No. 43 is Grade II end of terrace with shop at ground floor level. This also follows the curve of the street and is in yellow stock brick with simple detailing.

4.95 Most of the south side of Old Queen Street is taken up by a c.1920 office block at nos. 25 - 41. This is by C.J Chirney Pawley and has a stone ground floor and red brick to the upper storeys with stone dressings and brick arches around the 12-over-12 sash windows. Each of the five bays projects over the ground floor.

4.96 As with the opposite side, as the road narrows towards the east, the plot sizes become smaller. The last run of buildings range in age, though they are all domestically scaled with minimal detailing. Nos. 9 and 11 are the oldest, dated c. 1700. In brown brick with 3 storeys plus dormered attic. Each is three windows wide, with square headed sashes. At ground level are later shopfronts and wooden doorcases with panelled doors.

### **Birdcage Walk**

4.97 Rounding the corner from Old Queen Street into Birdcage Walk, the character of the architecture changes and larger scale government buildings and institutions predominate, although most are outside the conservation area.

4.98 At the north eastern tip of the conservation area, the Institution of Mechanical Engineers is of grand scale and detail, more related to the character of Parliament Square than that of most of the Birdcage Walk Conservation Area. It is 11 bays wide (Figure 61) and dates from the late 19th century. By Basil Slade, it is in a Renaissance style, with an eclectic mix of Classical detailing. Set back behind a low balustraded wall, it is five storeys



Figure 61: Institution of Mechanical Engineers, Birdcage Walk

with dormers in the slate pavilion roof. In the centre is a double-height Ionic porch supporting Corinthian pilasters and a pediment.

4.99 The remainder of the properties along Birdcage Walk are the elegant curved rear elevations of buildings along Old Queen Street and Queen Anne's Gate. All are visible beyond the private gardens over low brick walls and railings. These are noted separately as they have a distinctive impact on this part of the conservation area.



Figure 62: Bowed backs of nos. 22 - 36 Old Queen Street

4.100 The first, the group belong to nos. 22 - 36 Old Queen Street and have gently rounded elevations containing recessed sash windows. Some have stucco string course between floors and others have



Figure 63: Bowed backs belonging to nos. 2 - 24 Queen Anne's Gate

shallow cast iron balconies (Figure 62)

4.101 After Cockpit Steps, belonging to no. 2 Queen Anne's Gate is the only full stucco elevation. After this, the run is of continuous brick, one bow per property. In this sequence, all properties have cast iron balconies at first floor level and each building is slightly larger than its neighbour.



Figure 64: Canted back to no. 30 Queen Anne's Gate

4.102 The final set of rear elevations along Birdcage Walk belongs to the older properties of Queen Anne's Gate. Like their front facades, these are in brown brick with red brick dressings around the windows and decorated with a central figurehead stone. Instead of bowed, the remaining elevations, along the terrace are canted.

Any proposal should take into account the character of its 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

4.103 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.

4.104 Despite its small size, the Birdcage Walk Conservation Area has a varied roofscape with a range of roof profiles including butterfly roofs set behind straight parapet cornices, mansards, hipped roofs with eaves cornices, gabled and pitched roofs. However, whilst roof detail varies, the conservation area as a whole is of a similar scale and, with the exception of some of the buildings to Birdcage Walk and Buckingham Gate, buildings generally do not rise above four storeys.

4.105 The roofscape around Queen Anne's Gate is of particular interest, as some of these retain their very early, original roof forms. The three storey properties have hipped tiled roofs, with overhanging eaves cornices which give an idea of the original appearance of the area.

4.106 Other properties were altered in the late Georgian and Victorian periods and have lost these original roof forms, with their roofs set behind straight parapet cornices. Most of these now have mansard extensions.

4.107 Around Catherine Place the roof forms are similarly detailed to those around Queen Anne's Gate, but of later date. Again, the majority of the properties have had mansard roof extensions.

4.108 The conservation area also contains a number of Victorian buildings and Edwardian buildings which are not in neo-Georgian style. These tend to have more elaborate roof forms, with pitched roofs, pediments and gables.

4.109 As part of the conservation area audit, a survey of these roof profiles has been undertaken, identifying where buildings have already been extended, or are designed with an existing roof storey. This includes identifying where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roof is exposed to long views from public places and where important historic roof forms would be lost. This survey has been undertaken from street level.

4.110 Where buildings are listed buildings, roof extensions will often be unacceptable and further analysis would be required to establish whether these buildings have historic roofscapes.

4.111 Buildings where it is considered upward roof extension is unlikely to be acceptable are listed below, and shown on the map at Figure 65.

### **Birdcage Walk**

Wellington Barracks  
1-3 (Institute of Mechanical Engineers)

### **Buckingham Gate**

1-30 (consec), 35-56 (consec), 75-85 (consec)

### **Buckingham Mews**

1-6

### **Buckingham Place**

1-10

### **Castle Lane**

1-2, Westminster Chapel Hall, Castle Buildings, Beacon House, Westminster College

### **Catherine Place**

1-11 (odd), 15-63 (odd), 2-30 (even), 36-48 (even)

### **Dartmouth Street**

2

**Old Queen Street**

1-43 (odd), 2-36 (even)

**Palace Street**

1, Audley House (13), 15-21 (odd), 25-31 (odd),  
43, Alexandra Buildings

**Petty France**

51, Wellington Barracks

**Queen Anne's Gate**

1-31 (odd), 2-46 (even), 39 (The Two  
Chairmen Public House)

**Stafford Place**

Stafford Mansions, 14-20 (even), 21-23  
(odd)

**Storey's Gate**

6-7, Institute of Mechanical Engineers

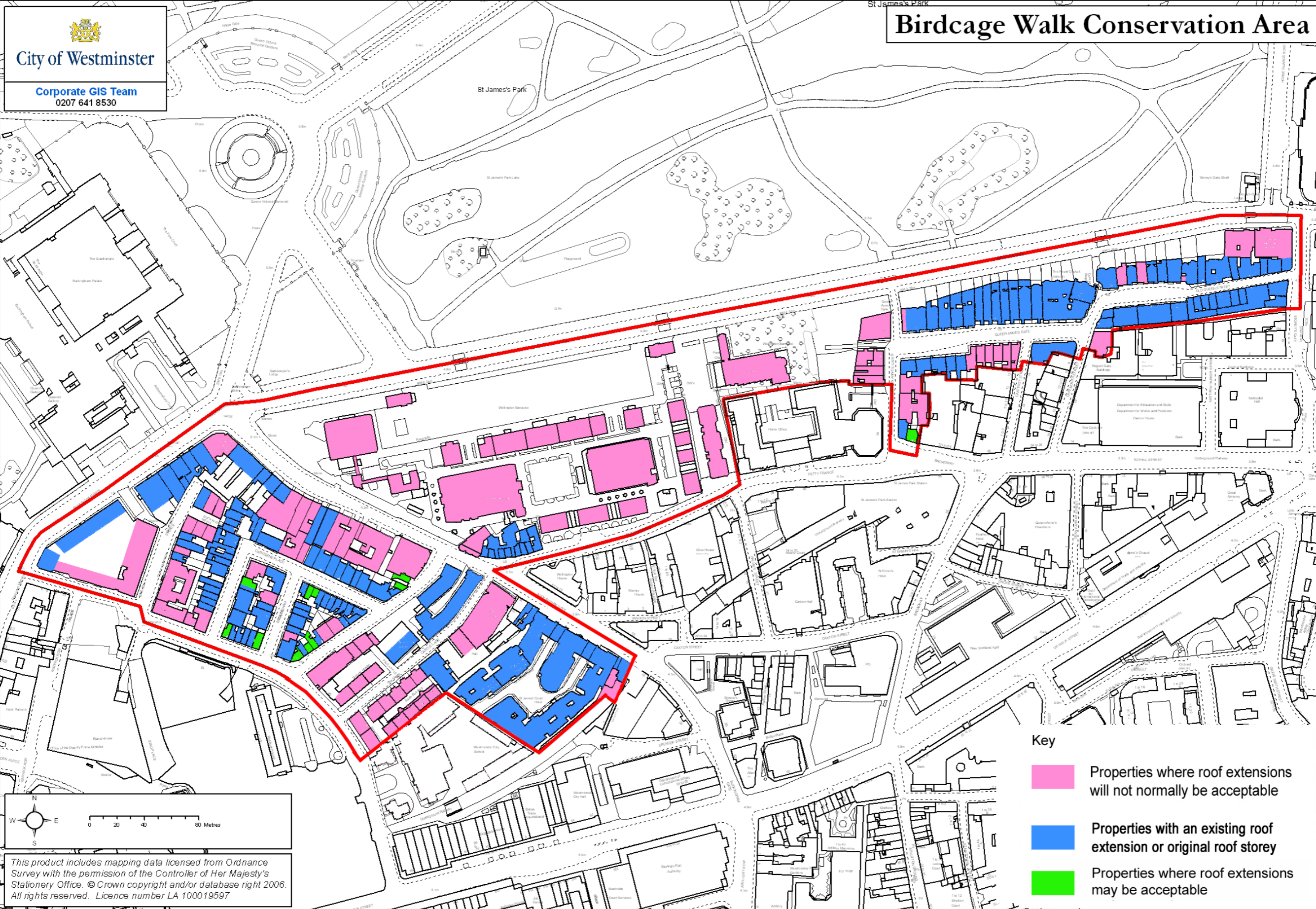
**Wilfred Street**

2-20 (even), 25, 26, 27, 33

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

Further advice is given in the publication 'Roofs: A Guide to Alterations and Extensions on Domestic Buildings (1995). 'Mews, a Guide to Alterations' explains how these policies apply in mews-streets.

**Birdcage Walk Conservation Area**



## Unlisted Buildings of Merit

4.112 The largest concentration of listed buildings within Birdcage Walk conservation area are the Queen Anne and early Georgian buildings grouped around Queen Anne's Gate.

4.113 However, 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.

4.114 A wide range of unlisted buildings within the Birdcage Walk Conservation Area have been identified as contributing to the character of the area. These include the neo-Georgian townhouses around Catherine Place, the mews buildings and Victorian mansions flats.

4.115 Those buildings which have been identified as unlisted buildings of merit are illustrated on the map at Figure 66, and are listed below. A full list of listed buildings in the conservation area can be found in the Directory, Section 8, at the back of the document. Buildings which are considered to detract from the character of the conservation area are identified in Negative Features, below.

### **Birdcage Walk**

1-3, Wellington Barracks

### **Buckingham Gate**

11 & 12, 19, 23 & 24, 25-28 (consec.), 29, 36, 38-40, 55-56, 75-83 (consec.)

St James Court

Wellington Barracks

### **Buckingham Mews**

1-6 (consec)

### **Buckingham Place**

1-6 (consec), 8-14 (consec)

### **Castle Lane**

1 & 2

Castle Buildings (Victoria Hostel) including 45 Palace Street

Hall, Westminster Chapel

### **Catherine Place**

1-21 (odd), 2-26 (even), 29-37 (odd), 30-48 (even), 51-53 (odd), 57b-63 (odd)

### **Dartmouth Street**

39

### **Lewisham Street**

6

### **Old Queen Street**

1-7 (odd), 2-18 (even), 13-23 (odd), 22, 25 & 27, 29-35 (odd), 37-41 (odd)

### **Palace Street**

1, 13 (Audley House), 17-21 (odd), 22-33 (odd), 39 & 41, 45

Alexandra Buildings (Victoria Hostel)

### **Petty France**

51

### **Queen Anne's Gate**

29, 31, 39

### **Stafford Place**

Stafford Mansions, 22, 23

### **Storey's Gate**

5, 6, 7

### **Wilfred Street**

2 & 2a, 4, 6-8, 10-26, 25 & 27

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.



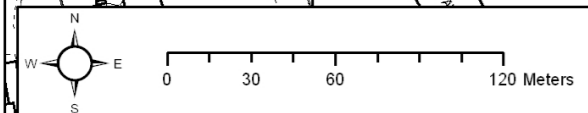
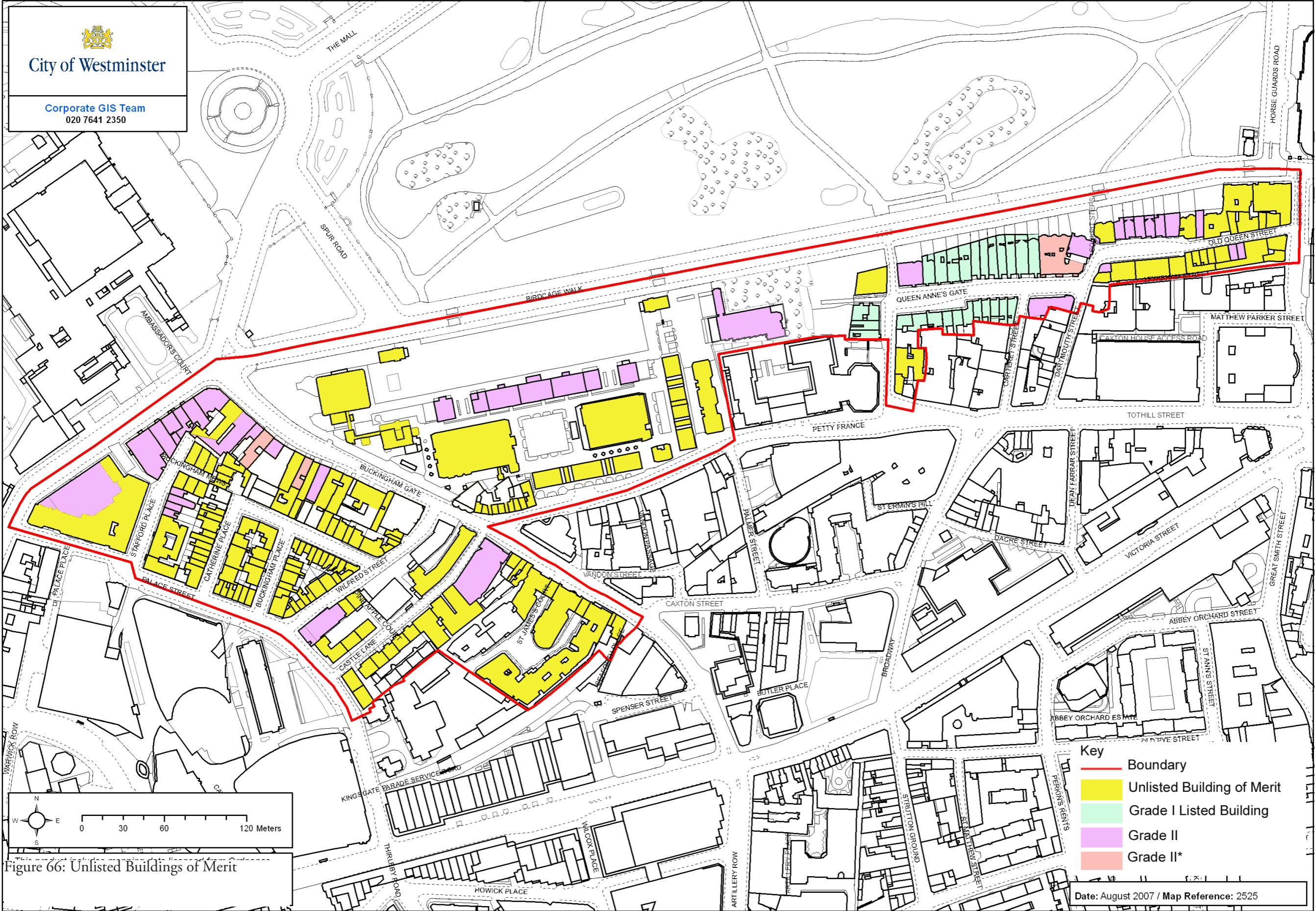


Figure 66: Unlisted Buildings of Merit

**Key**

- Boundary
- Unlisted Building of Merit
- Grade I Listed Building
- Grade II
- Grade II\*

Date: August 2007 / Map Reference: 2525

## Landmark Buildings

4.116 Landmark buildings are those that due to their height, location and detailed design stand out from their background. They contribute significantly to the character and townscape of the area, being focal points or key elements in views.

4.117 Most of the buildings within the Birdcage Walk Conservation Area are of a small scale and modest design and there are therefore few buildings which would be considered as landmarks.

4.118 The one building which does stand out in terms of scale and grandeur of design and composition is Wellington Barracks.

4.119 Birdcage Walk is also adjacent to several buildings which are considered to be landmarks, due to their scale, design or important symbolic role as national institutions. These often form the focus of views out of the conservation area.

4.120 Buckingham Palace forms the focus of views from the junction of Birdcage Walk and Buckingham Gate, whilst the Queen Victoria Memorial is prominent in views from Birdcage Walk, along the Spur Road.



Figure 67: The Victoria Memorial

4.121 Looking east from Birdcage Walk, late Victorian government buildings including the treasury and the Foreign and Commonwealth Office have a significant presence.



Figure 68: Looking from Birdcage Walk toward the Treasury

4.122 Immediately adjacent to the Conservation Area on the corner of Buckingham Gate and Castle Lane, the Westminster Chapel, dating from 1864 and altered in 1935, also has a significant presence, occupying a large plot with has a distinctive tower.



Figure 69: Westminster Chapel

## Views

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

4.124 Metropolitan views include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the river Thames. They also include views within and across Westminster, particularly views of famous London landmarks.

4.125 No metropolitan views originate from within the conservation area. However, the view from the bottom of Constitution Hill towards the Palace of Westminster clock tower crosses over the western portion of the conservation area.

4.126 Local views are views of local importance, tend to be shorter, and can be of natural features, skylines, local landmarks and structures, as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.127 The following views are identified as local views within Birdcage Walk. These are shown on the map at **Figure 70**:

- Panoramas in all directions along Birdcage Walk. Framed by formal planting, and with the picturesque St James's Park to the north and the curved bays of Queen Anne's gate to the south these are perhaps the most striking in the conservation area. This includes views east and west, all prospects across and into St James's Park from Birdcage Walk and across gardens to the rear elevations of properties along Birdcage Walk.
- Views north east along Buckingham Gate along the flank wall of Buckingham Palace with Aston Webb's formal layout, and the tree canopy of St James's Park beyond.

- The view out of the conservation area to the south west along Buckingham Gate, with the distinctive roof form of the Grosvenor Hotel on the skyline.
- The view out of the conservation area along Spur Road to the Queen Victoria Memorial.
- The view north out of the conservation area up Horse Guards Road, with massive governmental classical buildings to the east, and St James's Park to the west.
- Views across the parade ground into the Wellington Barracks site.
- Views in both directions along the fine townscape of Queen Anne's Gate, where the changing building line and curves in the street create interesting closed vistas.
- Glimpses between numbers 3 and 4 Buckingham Gate toward the Georgian buildings of Stafford Place, into Buckingham Mews, and up Cockpit Steps.

In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views is 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 (2007) and Westminster City Council's Supplementary Planning Document on Metropolitan Views.



## Local Townscape Detail

4.128 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Westminster streetscape as well as enhancing individual areas of character within the City.

### Shopfronts

4.129 Shopfronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area as a whole, and can be of historic and architectural interest in their own right.

4.130 Despite its proximity to busy commercial and government areas, there are relatively few shopfronts in the Birdcage Walk Conservation Area. This lack of commercial activity contributes to the quiet restrained character of the area. Most of the shopfronts which do remain are not original or have been substantially altered.



Figure 71: Nos. 75 - 81 Buckingham Gate

4.131 There is a group of six shopfronts to the ground floor level of Buckingham Court

at nos. 75 - 81 Buckingham Gate (Figure 71). The surrounds are original to the 1894 mansion block above; each framed by brick pilasters with stucco plinths and a consistent entablature. However, new frames have been inserted within the original openings. These have no consistency in design and vary from full-height glazing in aluminium frames, to more traditional timber fronts.

4.132 At no. 6 Old Queen Street is a mid 20th century shopfront with plain stuccoed surround and projecting entablature fascia. An air conditioning unit above the entrance way forms an incongruous feature (see Negative Features below). Also on Old Queen Street is the attractively canted timber front at no. 43; a later insertion, with multi-paned display window. Although altered, the surround may be original, with slender pilasters and small console brackets to the entablature.



Figure 72: 43 Queen Street

4.133 At nos. 17 - 21 Palace Street, the ground floor contains attractive shopfronts to both the Catherine Place and Palace Street elevations. These are original to the building, which dates from 1929. In metal, with neo-Regency detailing, these include bowed display windows and decorative fanlight above the central doorway. The shopfronts sits beneath projecting hoods in slate.

## Public Houses

4.134 There are only a small number of Public Houses in the conservation area but, where these do remain, they provide variety and interest in the townscape.

4.135 Of most interest is the Cask and Glass on Palace Street. This is a small but traditionally detailed Victorian timber front (Figure 73). It is subdivided by five corinthian pilasters and has carved console brackets to either side of the fascia, which is set below a projecting cornice.



Figure 73: The Cask and Glass Public House, Wilfred Street

4.136 On the corner of Wilfred Street and Catherine Place is a redundant pub front (Figure 74). Although no longer in use, the frontage survives, with Corinthian pilasters marking each window opening and projecting console brackets to either side of the entablature that projects over the blocked angled entrance.



Figure 74: Redundant pubfront, 48 Catherine Place

4.137 The Two Chairmen on Dartmouth Street is simply detailed and slightly canted to follow the curve of Old Queen Street. Although the pub has been on this site since a much earlier date, the current front dates from the mid 20th century. It is in timber, subdivided by plain pilasters with fascia set below a projecting cornice. Windows are multi-paned and there is an attractive projecting sign depicting two chairmen.



Figure 75: The Two Chairmen Public House, no. 39 Old Queen Street

4.138 The City Council seeks to retain original shopfronts and shopfront detail wherever possible and new signage should use materials and detailing sympathetic to the age and style of the building and conservation area.

### POLICY & FURTHER GUIDANCE

The relevant City Council policy concerning historic shopfronts and the design of new ones is DES5 C. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992). Guidance specific to pubs and cafes can be found in 'Food and Drink Premises'

## Railings and Boundary Treatments

4.139 Railings and boundary walls can contribute significantly to the character of a conservation area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.

4.140 The Birdcage Walk Conservation Area has an extensive and well preserved range of original railings, as well as other ironwork including balconies and lamp brackets. These are in both cast and wrought iron, and are generally painted in black. These contribute considerably to the character of the area and provide an important unifying element in the street scene.

4.141 The earliest examples of railings tend to have simple, spiked finials. Some others have arrow head finials and most have standards at intervals with ornamental heads such as urns (Figures 76 and 77). The best examples of early wrought iron railings are along Queen Anne’s Gate. Georgian railings can also be found in Buckingham Gate, on Palace Street and at 14-20 Stafford Place.



Figure 76: Original railings along Buckingham Gate



Figure 77: Original railings at no. 44 Queen Anne’s Gate with gate



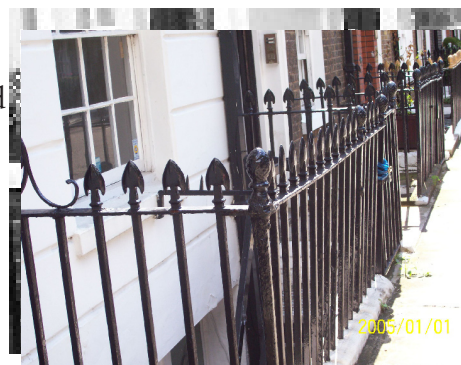
Figure 78: Original railings with urn and arrowhead finials and lamp holders either side of the stepped entrance

4.142 Along with these early Georgian railings, another feature of the area are cast iron lamp brackets, which can be found to the eastern end of Queen Anne’s Gate (Figure 78).

Figure 79: Acorn and Spearhead finials on Buckingham Gate



Figure 80: Arrow head finials, Catherine Place



4.143 On Catherine Place and Buckingham Place, many of the railings appear to be reclaimed cast iron railings and predate the buildings behind them. On Catherine Place, most railings can be found to the western side of the street, by Wilfred Place. These have arrow head finials and urns. All the properties on Buckingham Place have railings, many with spear head and acorn finials.

4.144 Other railings of interest can be found to the Wellington Barracks site. These date from when the site was originally developed in 1833. They have cast iron panels and piers, and are supported by scrolled wrought iron supports. The piers bear medallions bearing the inscription 'WR IV 1833'. A replacement portion of railings adjacent to the chapel is a facsimile of the original, the medallions on the new sections read 'ER II 1983'.

4.145 Also from the Georgian and Regency periods are delicate cast iron balconettes. These can be found along the rear elevations of nos. 14 - 24 Queen Anne's Gate; here the bowed backs have continuous balconies across their first and second floors. Some of the balconies may be later additions to the buildings, and their styles and decorations vary. Other examples are the single balconettes that appear at first floor level along Buckingham Gate and Catherine Place.



Figure 81: Victorian balcony to the Buckingham Palace Hotel

4.146 Later Victorian and Edwardian examples of railings and other ironwork, tends to be heavier in appearance and be more decorative. Most of these later railings and balconies are in cast iron, though some 'revival style' buildings use delicate wrought iron (Figure 82).



Figure 82: Late 19th century railings using wrought iron at 21 Buckingham Gate



Figure 83: Early 20th century cast iron railings and lamp at 36 - 38 Queen Anne's Gate



Figure 84: Victorian Railings: Stafford Mansions



The most elaborate examples belong to the more commercial buildings that line Buckingham Gate. Here there are a range of age and styles of railings reflecting the range of architectural styles on this stretch of road. The Mansion blocks on Stafford Place also have a range of interesting late Victorian railings (Figure 84), as do the stucco terraces to Buckingham Gate opposite Buckingham Palace.

4.147 In addition to railings, the conservation area has a number of other boundary treatments and features of interest. No. 2 Buckingham Gate, for example, has stone bottle balustrades to its boundary. There are also a number of gateways marking the entrance to St James's Park. The first is that between Buckingham Gate and Birdcage Walk and forms part of Aston Webb's 1901 scheme for the Victoria Memorial. This incorporates walls, gates and piers, all listed at grade II\*. The walls and piers are in ornate Portland Stone, while the railings echo those of the barracks. The massive gates, with two folding leaves to either side, and rolling on an integral wheel, close off Buckingham Palace from Birdcage Walk.



Figure 85: Gateway from Queen Anne's Gate into Birdcage Walk and the park beyond

4.148 Another simpler gateway leads between Queen Anne's Gate and Birdcage Walk (Figure 85). This is cast-iron and has simple finials with gas lamp holders to either side (see Street Furniture below).



Figure 86: Hopper, Buckingham Place

4.149 Other decorative cast iron details of interest within the conservation area include the rainwater goods and hoppers to many of the properties in the conservation area, particularly around Catherine Place and on Queen Anne's Gate.

The City Council will seek to preserve and repair boundary features of interest. Council policy in respect of these is DES7 C & D and further guidance can be found in the design guide 'Railings in Westminster: A guide to their Design, Repair and Maintenance.'

## Street Furniture

4.150 Westminster has a fascinating collection of historic street furniture, much of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter from detracting from its setting.

4.151 Lamp standards within the Conservation Area are in a variety of designs, and include a number of historic survivors, all of which are listed. Along Birdcage Walk are 27 lampstandards, all early to mid-nineteenth century, the majority of which are on the north side of the road. These street lights, all grade II listed, have reeded battered bases, octagonal shafts and Nico lanterns; a number are monogrammed George IV or William IV.

4.152 The predominantly early Georgian portion of the conservation area, in the vicinity of Queen Anne's Gate and Old Queen Street, also retains its mid nineteenth century lamp standards. Manufactured in cast iron, these traditional lamp forms have octagonal bases and shafts with ladder bars, and surmounted by the classic 'Windsor' lantern (figure 87). There are 15 such lamp standards in this area, all Grade II listed.

4.153 The parts of the conservation area defined by a mainly Victorian or Edwardian character have either tall or short 'chinstrap' lampstandards, designed by architect Grey Wornum in 1951. Their restrained and elegant design makes them suitable for streets of a variety of ages, as found within Birdcage Walk. Exceptions to this rule however are Petty France and Palace Street, which are lit by modern utilitarian lamps, and Buckingham Gate which, amongst its Grey Wornum has one odd modern lamp standard.

Figure 87: 'Windsor' lampstandard on Queen Anne's Gate



4.154 There are also a number of other lanterns within the conservation area. One of the stone piers on Cockpit steps is topped

with a 'Nico' gas lamp on a scrolled bracket. Whilst the steps were rebuilt in 1967, the lamp is original, and dates from the early 19th century (Figure 88).



Figure 88: 'Nico' lantern on Cockpit Steps, a similar style exists around the Wellington Barracks

4.155 Of a similar style and mounted on Portland stone plinths, are the lanterns associated with the boundary of Wellington Barracks. These lanterns, like those on Birdcage Walk and Cockpit Steps are also lit by gas. In addition, there are some wall-mounted Windsor lanterns along Queen Anne's Gate and Old Queen Street (Figure 89).



Figure 89: Wall-mounted Windsor lantern on Queen Anne's Gate

4.156 The gate piers at the west end of Birdcage Walk are surmounted by giant drum lanterns, these form part of Aston Webb's 1900-01 'rond pont' scheme for

Buckingham Palace. The gas lanterns are grade II\* along with the associated piers, walls and gates. The balustraded boundary treatment around the Duchy of Cornwall's Office at no. 10 Buckingham Gate also has two large lantern pedestals, framing the doorway (Figure 91).



Figure 90: Drum lantern, Birdcage Walk



Figure 91: Lanterns outside Duchy of Cornwall's office, Buckingham Gate

4.157 Other examples of street furniture are the K2 type telephone boxes, designed by Giles Gilbert Scott. Two examples are found on the corner of Buckingham Gate and Petty France. Also of interest are the double ERII pillar boxes, which can be found throughout

the Conservation Area: on Petty France, on the corner of Buckingham Lane and palace street, outside no. 2 Buckingham Gate and on Queen Anne's Gate (Figures 92 and 93).



Figures 92 and 93: Double ERII pillar box and K2 type telephone kiosk, both along Petty France

4.158 There are also a number of bollards within the Conservation Area, although none historic. The predominant type in the Birdcage Walk Conservation Area are the Westminster City bollards, these are found in the vicinity of the Barracks as well as along Queen Anne's Gate, whilst at the corner with Old Queen Street there are a number of cannon style bollards.

4.159 Street names and signs can also be of historical interest. To Queen Anne's Gate, the old street sign reading Queen Anne Street remains. A granite tablet is let into the surface of Stafford mansions, Stafford Place. This commemorates the use of the building as the headquarters of the Free French Naval forces during the Second World War.

4.160 Finally there are a number of Blue Plaques in the conservation area, which provide an interesting insight into its historical associations. Most commemorate statesman and politicians, given the close



Figure 94: Historic Street Sign for Queen Anne Street

proximity of the area to parliament. These include those to Lord Palmerston, Lord Haldane and Sir Edward Gray on Queen Anne's Gate and Lord Hore-Belisha on Stafford Place.

Policy DES7 B intends to protect these historic and characteristic features of the street scene.

### Public Art

4.161 Westminster has a high concentration of public art, both in its streets and open spaces, and integrated into its buildings.

4.162 Birdcage Walk itself, a ceremonial route from Buckingham Palace toward Westminster Abbey and Parliament Square has retained its leafy, park character, and is largely free from statuary.

4.163 The most significant piece of historic statuary is the sculpture of Queen Anne in Queen Anne's Gate (Figure 95). When Queen Anne's Gate was divided in two, the sculpture stood against the dividing wall in the western portion of the street, and occupied that position by 1708. The statue was relocated to its current position on the opening up of the street as a through road in 1873. On top of a tall stone pedestal with large consoles, the Queen stands looking slightly to the left, she wears court dress and has an orb in the left hand and a sceptre in the right.



Figure 95: Statue of Queen Anne, now sited on the south side of Queen Anne's Gate

4.164 In the grounds of Wellington Barracks, adjacent to the Guard's Chapel, stands a statue of Field Marshal Alexander of Tunis (Figure 96). The ten foot high, freestanding bronze figure stands on slightly rising ground one knee bracing the field marshal as he raises his binoculars and looks across the parade ground.



Figure 96: Field Marshal Alexander of Tunis, outside Wellington Barracks

4.165 A sculpture of the Virgin Mary sits in a small shrine above the timber pub front of 48 Catherine Place. Its connection with the site is obscure – the former pub is now offices. To no 20 Buckingham Gate is a projecting metal galleon, although again the its connection to the site is unknown.



Figure 97: 20  
Buckingham Gate

4.166 Finally, there are other examples of carved reliefs or decoration applied to building facades. Thus, the carved wooden canopies over the doors and numerous grotesque or amusing heads on Queen Anne's Gate, while not free standing sculpture, do represent the integration of art into architecture. Victorian and Edwardian buildings such as the mansion blocks at Buckingham House on Buckingham Gate also often incorporate decorative panels.



Figure 98: Victorian floral motif panel, 52  
Petty France

Policy DES 7 A in the UDP encourages the provision of public art in association with all large development proposals.

## Hard Landscaping and Original Street Surfaces

4.167 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well-designed, maintained and in high quality materials, contributes to the character of an area, providing the backdrop to the surrounding buildings.

4.168 Little of the historic street surfacing in the Birdcage Walk Conservation Area has been retained. The majority of hard surfaces are more recent concrete slabs, however these often have granite kerb stones.

4.169 The best street surfacing is to the wide pavement along Birdcage Walk, which has retained its York stone paving. Some York stone paving also exists in parts along the pavements to Queen Anne's Gate and Old Queen Street. The York stone Slabs also preserve the coal hole covers that are found scattered throughout the conservation area.



Figure 99: York stone paving along Birdcage  
Walk

4.170 There are few remaining decorative coal hole covers within the conservation area. However, where these do exist these add interest to the streetscape. They can still be found at 31 Palace Street, outside 28, 32 and 35 Old Queen Street 9,11,21 Queen Anne's Gate and 24 Wilfred Street.

## Trees & Soft Landscape



Figure 100: Coal Hole Cover to Queen Anne's Gate

4.171 The historic street surfacing in Buckingham Mews has also been retained, consisting of small stone setts. This material helps to mark the difference in status between the buildings lining principle streets and those in of the mews areas.



Figure 101: Bootscraper outside 42 Queen Anne's Gate

4.172 More widespread than street surfacing is the retention of stone steps, forecourts and thresholds to historic buildings, some of which contain old cast iron boot scrapers beside the doorways or set into the stone (Figure 101). Some of these have later decorative tiling.

### POLICY & FURTHER GUIDANCE

UDP policy DES7 E seeks to promote good quality paving materials by the Council and in private schemes.

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.

4.173 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. Often a single tree can provide a focal point, whilst avenues or a group of mature trees may form part of an historic planting scheme or an estate layout.

4.174 Trees from a vital part of the character of the Birdcage Walk Conservation Area, which benefits from its proximity to St James's Park along its northern boundary.

4.175 Birdcage walk is lined on both sides by an avenue of mature London Plane trees. The impact of the roadway is minimal, with a restrained road markings, and little extraneous street clutter or signage. These factors, along with the visibility into the park give the impression that the park extends right up to the buildings in the north of the conservation area. Originally the area of the Barracks was within the park and this part of the Conservation Area retains its green open setting and a sense of being within the park.

4.176 The rear gardens of the terraces of Queen Anne's Gate and Old Queen Street create further green space along this route. These contain a mixture of mature trees, such as Horse Chestnut, Sycamore and Plane, and smaller ornamental trees and shrubs, such as Laurel, Yew and fruit trees.

4.177 The grounds of Wellington Barracks have a number of mature Plane trees, particularly at the corner of Buckingham Gate and Birdcage Walk. Further planting of younger trees, mainly Common and Raywood Ash, extends right around the perimeter of the barracks site, and there are also raised street planters.

4.178 There are also trees to the north side of Buckingham Gate outside Buckingham Palace, which form a green boundary to the conservation area.

4.179 The small residential streets generally do not have street trees. However, there are four attractive mature London plane trees on Buckingham Place.

4.180 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.

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 102: The tree-lined Birdcage Walk

## Characteristic Land Uses

4.181 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. Particular uses may be of historic importance and will have dictated the evolution of an area.

4.182 The majority of buildings in the Birdcage Walk Conservation Area were built as town houses for residential purposes. Today many of these original properties have been converted to offices for professional and commercial firms. However the area retains some residential properties and mansion blocks, particularly within the Catherine Place area. Thus, despite commercial uses, it still retains a quiet character and residential scale.

4.183 The buildings facing onto Buckingham Gate are of a larger scale and are mainly in office and commercial use. However, with the exception of local shops and pubs, there is very little in the way of retail and restaurant use within the area.

4.184 The presence of the barracks in the conservation area is the other significant land use, covering 37% of the total area, and therefore has a considerable effect on its character. In addition to the extremely formal appearance of the Victorian barracks and parade ground, parades, drills and other military practices as well as formal processions to and from Buckingham Palace lend this part of the conservation area a martial character.

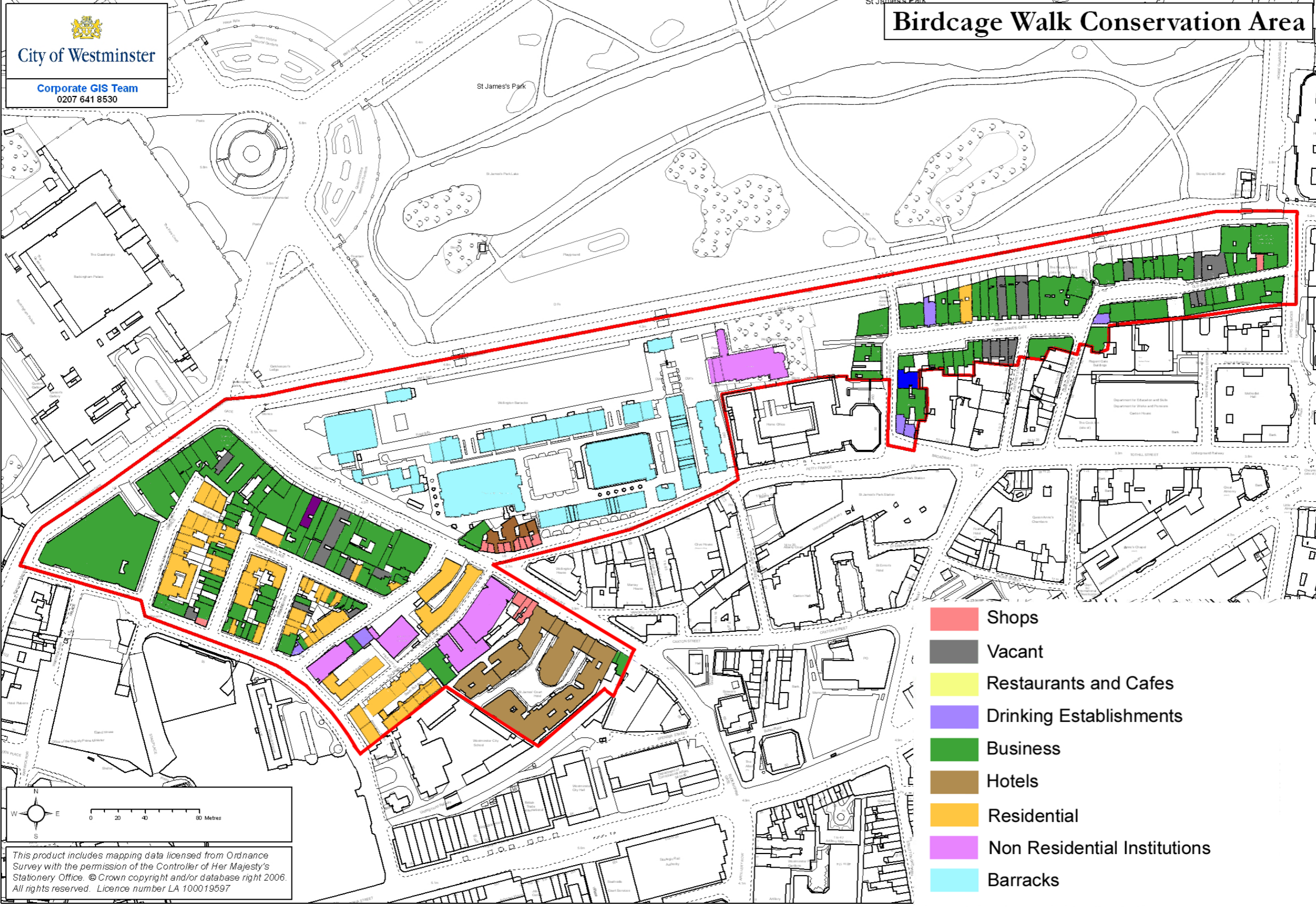
4.185 The parade ground is closed in on the eastern side by the Guards Chapel and the site also includes a military museum, bookshop and also provides residential accommodation on site.

4.186 Figure 103 shows the pattern of land uses within the Conservation Area.

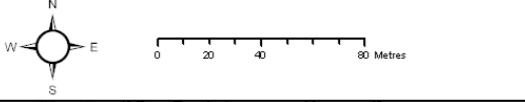
The City Council will consider the contribution of existing and proposed uses to the character, appearance and setting of the conservation area. DES9 E is the relevant UDP policy



**Birdcage Walk Conservation Area**



- Shops
- Vacant
- Restaurants and Cafes
- Drinking Establishments
- Business
- Hotels
- Residential
- Non Residential Institutions
- Barracks

  
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## 5 NEGATIVE FEATURES & ENHANCEMENT

5.1 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.

5.2 Birdcage Walk generally has an attractive and well-maintained townscape, and there are few elements which detract from this.

### Buildings and Sites

5.3 Only one individual building, no 15 Palace Street, has been identified as making a negative contribution to the area. This is poorly detailed and does not relate in architectural detail to the surrounding area, with particularly blank treatment at ground floor level, including blockwork and solid metal doors.



Figure 104 : 15 Palace Street

### Features and Alterations

5.4 There are also some examples of small-scale alterations and accretions, which have cumulatively had a detrimental impact on the character of the area as a whole. Some of these are outlined below:

### Building Maintenance and Painting of Brickwork

5.5 There are several examples of buildings within the conservation area which have had their brickwork painted. Such painting is hard to remove and detracts from the appearance of the brickwork. The painting of brick can also accelerate decay in the brickwork. Whilst in general buildings are maintained to a high standard in the conservation area, to Buckingham Gate in places the stucco terrace to Nos 5-10 also has peeling paintwork and the would benefit from better maintenance.

### Roof Alterations, Extensions and Terraces

5.6 There are also some examples of roof alterations and extensions which have been unsympathetic to the area's character.

5.7 Clutter such as guard rails, antennae and satellite dishes has had an impact on the roovescape, affecting both short and long distance views. Some larger accretions, such as the plant room at Figure, have a particularly detrimental impact. There are also a number of examples of guard rails, satellite dishes and poorly detailed roof extensions.

Figure 105:  
16 Old  
Queen Street



5.8 Whilst the majority of roof extensions are well detailed, some do not relate well to their surroundings in terms of detailed design. 10 Wilfred Street for example has a double height mansard extension which towers above the roofline of its neighbours.

### Plant, Flues, Pipework, Wires and Burglar Alarms

5.9 Throughout the conservation area, a range of minor additions including wires, flues, pipework and burglar alarms have been affixed to buildings, which cumulatively has a negative impact on the character of streets and terraces and contributes to visual clutter. A number of buildings, particularly along Buckingham Gate, have CCTV cameras to the front elevations. Flues and air conditioning equipment can also be particularly obtrusive, as witnessed at the examples below at 6 and 22 Old Queen Street (Figures 106 and 107).

5.10 Careful siting, design and choice of materials helps to minimise the impact of such accretions.



Figures 106 and 107: Flue to chimney at 22 Old Queen Street (left) and Air conditioning unit at 6 Old Queen Street (right)

### Loss of Architectural Detail

Elements of original architectural and townscape detail are important contributors to the special character of the Birdcage Walk Conservation Area. Where individual features have been lost or replaced with poor quality substitutes this can have a detrimental impact on both the architectural

integrity of the building and on the character of the conservation area as a whole.

5.11 uPVC windows have been inserted at 24 Wilfred Street and 57a Catherine Place, substantially changing the character of these buildings.

5.12 Buckingham Mews has also suffered from some alterations which do not reflect its original character. This includes the loss of original sash windows (Figure 108) and the replacement of several of its original timber carriage doors with modern steel doors and shutters.



Figure 108: Single window opening replacing two original openings at 4 Buckingham Mews

5.13 Basement lightwells and railings are particularly important to the character of the conservation area. Along Buckingham Gate, several of the properties have enclosed lightwells with large metal grilles and cages, which detracts from the appearance of individual buildings and the street as a whole.



Figure 109: Steel doors in Buckingham Mews

## 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.

## 6 Management Proposals

6.1 It is expected that the effective management of the Birdcage Walk 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.

6.2 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 Birdcage Walk Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 5.

Table of proposals

Issue/ Feature	Action
Building Maintenance and painting of brickwork	<ul style="list-style-type: none"> <li>• Increase circulation and availability of the audit and design guides to ensure property owners are aware of best conservation practice and the importance of timely maintenance of historic properties.</li> </ul>
Inappropriately sited wires, flues etc.	<ul style="list-style-type: none"> <li>• Removal, re-siting, re-housing of any redundant pipework, wires and alarms to be sought as part of any new development or refurbishment proposals.</li> <li>• Prepare new guidance on Plant and Air conditioning to encourage awareness of best practice.</li> <li>• Enforcement action to be taken to secure the removal of unauthorised accretions where possible.</li> </ul>
Inappropriate Infill development within conservation area or development adjacent and affecting it setting	<ul style="list-style-type: none"> <li>• Any new proposals for infill development within the conservation area should reflect the plot widths, predominant scale and architectural detail of the conservation area and should include an analysis of the character and appearance of the conservation area, making reference to the findings of the conservation area audit.</li> <li>• Protect the setting of the conservation area through consideration of extension.</li> </ul>

<p>Inappropriate roof alteration and extension</p>	<ul style="list-style-type: none"> <li>• Future proposal for roof alteration to be determined in accordance with the roof extensions map.</li> </ul>
<p>Loss of architectural detail</p>	<ul style="list-style-type: none"> <li>• Reinstatement of original design detail to be encouraged as part of any refurbishment schemes.</li> <li>• Raise awareness of original design detail by increasing circulations and availability of the Conservation Area Audits and design guides to local property owners and developers.</li> <li>• Enforcement action pursued where possible on unauthorised works</li> </ul>

## 7 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 climates.

### **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 zig-zag 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, TERRACOTTA 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 un-glazed 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 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'.



## 8 CONSERVATION AREA DIRECTORY

Designation and Extension Reports

List of Buildings of Special Architectural and Historic Merit

List of Archaeological Sites and Finds

Adjacent Conservation Areas

Archaeological Priority Areas

Strategic Views

Regulation 7 Directions

Article 4 Directions

London Squares

PUBLICATIONS & SOURCES OF FURTHER INFORMATION



# DESIGNATION REPORTS FOR BIRDCAGE WALK CONSERVATION AREA

Relevant extracts and copies have been taken from the following reports:

1. Town Planning Committee 26 June 1969: Conservation Areas
2. Town Planning Committee 6 November 1969: Designation of Conservation Area
3. Town Planning Committee 27 September 1979:: proposed Extension to the  
Birdcage Walk Conservation Area
4. Town Planning Committee 27 March 1980: Results of Consultation on extension to  
Birdcage Walk Conservation Area
5. Town and Country Planning Act 1971: Amendment of Conservation Area 27 June 1980
6. London Gazette 27 June 1980
7. Cabinet Member Report- Proposed Extension to Birdcage Walk Conservation Area. 2007

## CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE – 26TH JUNE 1969

### CONSERVATION AREAS

- (a) BIRDCAGE WALK
- (b) GROSVENOR GARDENS

Report by Director of Architecture and Planning

1. In accordance with a report accepted by the Committee on 29 June 1967, concerning the Civic Amenities Act 1967, and Conservation Areas, studies have now been made of the area which adjoins the south side of St James's Park and Buckingham Palace Gardens.

#### Birdcage Walk

2. The areas suggested fall into several small parts, whose history of development has ensured their independence. The earliest of these is the group formed by Queen Anne's Gate and part of Old Queen Street. Queen Anne's Gate is of two periods: the earlier, to the west, dating from the beginning of the 18th Century and retaining in a remarkable degree of preservation and completeness its original composition and buildings; the later part being of middle and late 18th Century. These two parts were at one time separated by a wall across the street. Old Queen Street is of about the same period as the later part of Queen Anne's Gate but with much alteration.

3. Taken together, these streets have an interesting progression of straight rows which are set back from one another, and their face to the park has a fascinating rhythm of full height bays, most of them curved.

4. West of this group lies the complex of Wellington Barracks. The extended parade ground, which is separated from Birdcage Walk by fine railings dated 1833, is enclosed mainly by buildings of the 1830s by Sir F. Smith in consultation with Philip Hardwick. The Central part of this group is the range of barracks facing the park with two Pavilion buildings joined to them by a colonnaded screen, all in stucco with Doric columns and classical enrichment; symmetrically placed are two small Doric-porticoed guard houses and the ends of the parade ground are closed in by the new Guards; Chapel at the east and the somewhat altered Officers' Mess at the west. The relationship of this group of buildings to the park and to Buckingham Palace is important and most of the buildings themselves are fine. It is understood that there are proposals for rebuilding or redeveloping the site; in this matter, the Committee has 'indicated that it would oppose any demolition of the buildings or interference with the quadrangle as seen from Birdcage Walk' (Committee Decision 17 February 1966).

5. Adjoining but quite distinct in character and outlook is the small group of houses, partly residential, partly in office use, in Catherine Place, Buckingham Place, Wilfred Street and Palace Street. Some of them are original very early 19th Century buildings, others are neo-Georgian



and neo-Queen Anne, possessing altogether an attractive and interesting small scale domestic character.

6. It is suggested that the three groups so far mentioned should form one conservation area, Birdcage Walk.

#### Recommendations

1. That the areas outlined on the attached map No. CD.D.0010 be approved as suitable for designation as conservation areas subject to consultation.
2. That the Greater London Council be consulted.
3. That the Civic Trust, the Georgian Group, the Victorian Society, Westminster Society and the Westminster Architectural Society be consulted.
4. That the Ministry of Public Building and Works be consulted.

F G WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE – 6TH NOVEMBER 1969

DESIGNATION OF CONSERVATION AREA

BIRDCAGE WALK AND GROSVENOR GARDENS

#### Report by Director of Architecture and Planning

1. On 26 June 1969, the Committee considered proposals for Birdcage Walk and Grosvenor Gardens Conservation Areas and authorised consultations with the Greater London Council, the Civic Trust, the Georgian Group, the Victorian Society, the Westminster Society, the Westminster Architectural Society and the Ministry of Public Building and Works.
2. Plan No. CD.D.0010A attached to this report shows the boundaries of the area approved by Committee and amended in the light of observations received; a plan at a larger scale (CD. CO.0017) showing this area will be on display.
3. Consultations

Replies have been received from the Civic Trust, the Victorian Society and the Westminster Society, who indicate generally their satisfaction with the proposals and from the Greater London Council who have no comment on the Grosvenor Gardens area but suggest the following additions to the Birdcage Walk area:

(1) Buckingham Gate and Stafford Place

Nos. 1-9 (cons.) Buckingham Gate, a group of grand mid 19th Century, mainly stucco, houses which are included (except No. 3) in the new provisional Statutory List. These, with No. 10, the Duchy of Cornwall office, make an appropriate foil to the Palace. Also Nos. 14-20 (even) Stafford Place, a grade II late 18th Century terrace which closes the vista through the pedestrian way between Nos. 3 and 4 Buckingham Gate.

(2) Buckingham Court: 75-84 (cons.) Buckingham Gate

This unlisted building, which adjoins Wellington Barracks at the corner of Petty France and Buckingham Gate, on the boundary of the proposed Conservation Area, is an elaborate design, dating from the end of the last century, in the manner of the French early renaissance, built in red brick and stone. Its inclusion would protect both the corner, and the rear of the barracks, and would also simplify the boundary at this point.

(3) Old Queen Street –eastern end

This addition would cover the eastern end of Old Queen Street, together with the Institution of Mechanical Engineers and the adjoining building in Birdcage Walk. Of the Old Queen Street houses, Nos. 9 and 11 are grade II in the new provisional list and a number of the others have a sympathetic scale and character to this continuation of Queen Anne's Gate. Lewisham Street is axial on Big Ben and gives a framed view of it.

4. Comment

(1) It is considered that while Nos. 4-9 add to the significance of the Duchy of Cornwall Office, opposite the flank of the Palace, Nos. 1-3 do not sufficiently contribute to this group. Therefore, it is suggested that the boundary should run through the passageway to Stafford Place and include Nos. 14-20 Stafford Place.

(2) The simplification of the boundary and the protection to the whole site are valid arguments for accepting this suggestion.

(3) In addition to the point mentioned, the extension eastwards will link this area with the Government Precinct Conservation Area.

Recommendation:

That the officers be authorised to carry out the statutory consultations with the Greater London Council and request its comments within two months and, subject to any observations being received within that period, to proceed with the designation of the Birdcage Walk and Grosvenor Gardens Conservation Areas as shown on the plan CD.CO.0017.

F G WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING

Proposed extension to the Birdcage Walk Conservation Area

1. The Birdcage Walk Conservation Area was designated by the City Council in December 1969, and its boundaries have remained unchanged since then. The Area contains a diversity of buildings; early to mid-18th Century buildings predominate in Catherine Place, Stafford Place, Queen Anne's Gate, Old Queen Street and to a more limited degree in Buckingham Gate, whilst 19th Century buildings predominate at the north end of Buckingham Gate, at the junction of Buckingham Gate and Petty France and at the east end of Old Queen Street.

2. Since 1969, when many of the City's conservation areas were designated the significant and valuable townscape role and architectural qualities of the buildings of the late 19th Century and early 20th Century period have become recognised to a greater degree and it is in this respect that the inclusion of the group of buildings on the east side of Queen Anne's Gate, at the junction with Broadway, is now considered. In addition to their intrinsic architectural qualities, the buildings within this block perform an important role in achieving a satisfactory transition in scale between the large scale inter-war and post-war developments in Broadway, Petty France and Tothill Street, such as Charles Holden's 55 Broadway, the statutory listed headquarters of London Transport, and the essentially domestic scaled early 18th Century terraces in Queen Anne's Gate.

3. Nos. 66 Broadway (The Old Star Public House) and 31 Queen Anne's Gate, on the corner of Queen Anne's Gate and Broadway comprise a four storey brick faced building, of late Georgian character but extensively reconstructed, and a three storey brick faced building with mansard above, of early Victorian character, whilst Nos. 27 and 29 Queen Anne's Gate are brick buildings of considerably larger scale, six and seven storeys respectively, and date from the 1880s. Both Nos. 27 and 29 have considerable architectural quality; No. 27, the headquarters of the Soldiers', Sailors' and Airmen's Families Association, it is understood, being a possible candidate for inclusion on the statutory list. No. 29, built as residential chambers in 1880 to a lively Flemish-inspired design with a multi-gabled roof, in redbrick with stonework dressings, is now used as a bank with offices above. Despite its large scale and robust detailing, it relates well to its setting and makes a significant contribution to the character and appearance of the area.

4. On 30 August, Applications Sub-Committee considered proposals for the redevelopment of the site of No. 29. It was considered that the proposed scheme did not provide for an adequate replacement in urban design terms, and it was doubted whether a modern building could make as significant contribution to the character and appearance of the area as the existing. It was agreed that a decision on the application for redevelopment should be deferred until a decision had been made on the possible inclusion of the site within an extension to the adjacent conservation area.

The group of buildings on the east side of the street is considered to be of such townscape and architectural significance that merits the group's inclusion within the extended boundary of the adjacent conservation area.

5. On the opposite (west) side of Queen Anne's Gate is the new Home Office building, completed in 1977 to the designs of Fitzroy Robinson and Partners with the late Sir Basil Spence as consultant, it is considered that no useful purpose would be served by the inclusion of this block within the proposed extension to the conservation area.

6. In addition to the group of buildings at the junction of Queen Anne's Gate and Broadway, it is considered that the two blocks of buildings on the north side of Palace Street at its western end, at the junction with Buckingham Palace Road are of such townscape and architectural significance that merits their inclusion within the boundary of the adjacent conservation area.

7. The block bounded by Palace Street, Buckingham Palace Road/Buckingham Gate and Stafford Place comprises several groups of buildings of diverse architectural character but of an adhesive townscape quality. No. 3 Buckingham Gate, on the corner of Stafford Place and Buckingham Gate is a three-bay building comprising six storeys plus mansard, faced in Portland stone and of distinctly French '1890/1900' character. No. 2, adjacent, an impressively scaled seventeen-bay stucco-faced building in the Italianate style dating from c. 1860 comprises four storeys plus mansard and basement. No. 1 Buckingham Gate, a three-bay building of similar architectural character, comprises six storeys plus mansard of distinctly French '1890/1899' character, with three projecting bays with concavely curved sides to Buckingham Palace Road and two to Palace Street and a copper-domed turret at the corner. Its appearance is further enhanced by excellent ironwork balconies.

8. The buildings in Palace Street are of lesser architectural quality but perform nevertheless a significant townscape role. Nos. 5 to 13 (Odd) Palace Street comprise a terrace of essentially four-storey brick-faced buildings of simple late-Georgian style. No. 5, comprising 10 bays probably dates from the first quarter of the 19th Century but has evidently been much altered internally and to a substantially lesser degree externally. Nos. 7 to 13 (odd), each of two bays width are of similar appearance would appear to have been rebuilt in the immediate post-war years, but retain their original doorcases.

9. The adjacent building, confusingly numbered 3 Buckingham Gate, has its major elevation facing on to Stafford Place. It is a typical block of late 19th Century mansions of six storeys plus mansard, with a complex gabled roof-line and attractive ironwork balconies, built in the characteristic stone-banded brickwork style epitomised in the blocks around Westminster Cathedral. On its opposite side of Stafford Place is located Stafford Mansions, a block of similar style and scale, but of lesser architectural quality.

10. On the east corner of Stafford Place is Asphalte House, a five storey plus basement and mansard brick-faced block dating from the turn of the century. No. 15 Palace Street adjacent, is a new four-storey block incorporating a large ventilation shaft for the Underground. Beyond, on the corner of Catherine Place is the building known as 19-21 Palace Street, a four storey building with a projecting Westmoreland slate covered mansard, and tower, of decidedly eccentric design.

## 1. Recommendations

1. That the area shown as (A) on the attached plan and outlined on map No. CD.CO.0025 (to be displayed at Committee) be approved as suitable for designation as an extension to the Birdcage Walk Conservation Area, subject to consultations.

2. That the area shown as (B) on the attached plan and outlined on map No. CD.CO.0025 (to be displayed at Committee) be approved as suitable for designation as an extension to the Birdcage Walk Conservation Area, subject to consultations.

IAN LACEY  
CITY PLANNING OFFICER

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE -27TH MARCH 1980

REPORT BY THE CITY PLANNING OFFICER

Results of consultations on extensions to the Birdcage Walk Conservation Area

1. Background

On 27 September 1979, Committee resolved to approve two areas, (A and B on the attached Plan) as suitable for designation as extensions to the existing Birdcage Walk Conservation Area, designated in 1969, subject to consultations.

2. Results of Consultations

The Victorian Society has expressed support for the designation of the two areas and has indicated that the Society is particularly pleased to note that No. 29 Queen Anne's Gate is to be included within the boundary of one of the two areas.

The Georgian Group has expressed its welcome for the proposed extensions.

The Westminster Society has written to indicate the Executive Committee's welcome for the proposed extensions and its satisfaction regarding their boundaries.

Neither the Duchy of Cornwall nor the Crown Estate Commissioners have responded formally, but the latter have indicated in a telephone conversation that they raise no objections.

The Prudential Assurance Company, the free-holders of No. 29 Queen Anne's Gate (included within area A), specific reference to which was made in paragraph 5 of the 27 September 1969 report to Town Planning Committee, have submitted comments critical of the proposed inclusion of area A, in which No. 29 is located.

In this respect, Committee's attention is drawn to the decision of the Applications Sub-Committee of 30 August 1979, regarding proposals by the Prudential for the redevelopment of the site of No. 29. At this meeting, it was considered that the proposed scheme did not provide for an adequate replacement of the existing building in urban design terms, and doubt was expressed as to whether a modern building could make as significant a contribution to the character and appearance of the areas as the existing. It was agreed that a decision on the application for redevelopment should be deferred until a decision had been made on the possible inclusion

of the site within an extension to the adjacent conservation area. Subsequently, the applicants have been advised that should the site be included within an extension to the adjacent conservation area, it is likely that the City Council would resist any application under Section 277A (for the demolition of an unlisted building in a conservation area) for the total demolition of No. 29. The applicants have been further advised, however, that an application for a scheme of partial redevelopment, which retained the existing frontage may be acceptable. Notwithstanding this advice, the applicants have recently lodged an appeal to the Secretary of State for non-determination.

The key points which the Prudential have raised in objecting to the proposed designation are:

1. that the part of Queen Anne's Gate proposed for inclusion has a completely different quality and atmosphere than that part which is already included within the existing conservation area boundary, and that the particular 'sketch of the street currently under consideration has no material impact on the conservation area.'
2. that 'the part of Queen Anne's Gate proposed for inclusion has already been materially altered in character by the creation of the new Home Office building and the two sides of the street to at present contrast unfavourably.'
3. that 'Nos. 27 and 29 Queen Anne's Gate are buildings constructed less than one hundred years ago (in the 1880s) and are of no particular architectural or historical significance, and that by virtue of being 'of Victorian design', of which many examples can still be seen..., there is no need for them to be preserved on account of their possible rarity value';
4. that Nos. 27 and 29, 'in common with many other buildings of the same age are very inefficient and uneconomical for modern day occupation and further more, cause energy and fuel waste.'
5. that a sympathetic new building in the part of Queen Anne's Gate proposed for inclusion 'will vastly improve the elevational appearance and make this part of the street more integral with the surrounding buildings including the mass of the Home Office, London Transport and Thames Water Authority buildings'. Inclusion of Nos. 27 to 31 Queen Anne's Gate in the conservation area will only serve to perpetuate the unsatisfactory and somewhat jarring aspect offered at the present';

Douglas Young and Company, acting for the owner-occupiers of No. 27 Queen Anne's Gate, The Soldiers', Sailors', and Airmen's Families Association have submitted very similar comments critical of the proposed inclusion of area A, in which No. 27 is located.

The key points which Douglas Young and Company have raised in objecting to the proposed designation are:

1. that No. 27 together with other buildings on the same side of the street 'are of the late Victorian period, typical of many others in Central London, and are of quite different character, age and architectural quality to the buildings of the Queen Anne period situated in that part of Queen Anne's Gate... already included in the present conservation area.'
2. that the part of Queen Anne's Gate proposed for inclusion 'has, in any case, in recent years

been radically altered in appearance and character by the new Home Office building, which is of very contemporary design and different in scale to the other buildings in the street’.

3. that No. 27 together with the adjoining buildings ‘are not...of sufficiently outstanding architectural or historic merit to justify their inclusion in a conservation area, and that as a charitable organisation, the S.S.A.F.A. is concerned’ at the adverse effect which the proposed extension of the conservation area may have on their asset and the difficulties which may arise should future redevelopment of the property become necessary due to its uneconomic and wasteful layout’.

The GLC have submitted both officer level observations and formal observations.

In the first, the Architect to the Council stated that he has ‘no specific comments to make on these additions beyond noting that both seem logical and welcome extensions to make’.

In the second, the Director-General in reporting the consideration of the proposed extensions by the GLC’s Historic Buildings Committee has confirmed that the GLC ‘welcomes the proposal to designate extensions to the Birdcage Walk Conservation Area..... and would be pleased to be involved in the formulation of further policies for the enhancement of these areas’.

### 3. Consideration

The two objectors’ comments relate to the proposed inclusion of area A only. There are no adverse comments regarding the inclusion of area B. Their grounds of objection would appear to be generated principally by actual proposals for redevelopment (in the case of No. 29) or by the possibility of future redevelopment (in the case of No. 27); the inclusion of both sites within a conservation area having clear implications in terms of the extension of the City Council’s control over demolition.

The following points should be borne in mind in considering the ground of objection:

i. The intrinsic diversity in architectural character and scale of the group of buildings comprising the proposed area A and its contrast with that part of Queen Anne’s Gate, already within the conservation area were alluded to in the original report:

‘In addition to their intrinsic architectural qualities, the buildings within this block perform an important role in achieving a satisfactory transition in scale between the large-scale inter-war and post-war developments in Broadway, Petty France at Tothill Street....and the essentially domestic-scaled early 18th Century terraces in Queen Anne’s Gate’.

ii. The considerable contrast in the architectural scale and character between the two sides of the street is clearly recognised by the City Council and is reflected by the omission of the new Home Office building from the proposed extension. It is not considered that this contrast diminishes the townscape significance of the east side of the street however, and its role in relation to that part of Queen Anne’s Gate already within the conservation area.

iii. Both Nos. 27 and 29 Queen Anne’s Gate, whilst of a larger scale and different architectural period than the majority of buildings in the remainder of Queen Anne’s Gate have architectural distinction in their own right, relate well to their setting and make a positive and significant con-

tribution to the character and appearance of the area. As noted in the 27 September report, the S.S.A.F.A. building at No. 27 is understood to be a possible candidate for future statutory listing.

iv. The other issues raised by the objectors are to be considered to be material to the question of conservation area designation.

#### 4. Recommendation

That officers be instructed to proceed with the designation of the two areas A and B shown on the map No. CD.CO.0025 (to be displayed at Committee and as shown in the attached plan) as extensions to the Birdcage Walk Conservation Area under the provisions of Section 277 of the Town and Country Planning Act, 1971.

IAN LACEY  
CITY PLANNING OFFICER

WESTMINSTER CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

#### Amendment of Conservation Area

Notice is hereby given that the Westminster City Council, as local planning authority, has amended the Birdcage Walk Conservation Area under Section 277 of the Town and Country Planning Act 1971.

The object of the designation of a conservation area is to preserve the character or appearance of areas of special architectural or historic interest, as distinct from individual buildings, to control development in such areas and to stimulate and encourage measures to improve the environment.

Section 177a of the above Act brings demolition of buildings in conservation areas under control by applying with modifications the listed building control provisions of the Act to all buildings in such areas. Anyone wishing to demolish a building in a conservation area must first apply for listed building consent to the Local Planning Authority. Such an application may be made separately or as part of an application for planning permission for the redevelopment of the site, but consent to demolish shall not be taken to have been given as part of planning permission for redevelopment unless specifically stated. In assessing whether or not consent should be granted, planning authorities will take account of the importance of the building to the character or appearance of any part of the conservation area.

Section 61A of the Act extends the control over trees in conservation areas by requiring that any person wishing to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in a conservation area subject to certain exemptions shall give the Local Planning Authority 6 weeks notice of his intention of so doing.

The amendments to the conservation area are described in the Schedule hereto.



A plan showing the areas is available for public inspection at the offices of the City Planning Officer, Room 10.08, Westminster City Hall, Victoria Street, London SW1 during normal office working hours.

Dated 27 June 1980

David Witty  
Chief Executive

Westminster City Hall  
Victoria Street  
London SW1

### Schedule

The amendments comprise the following areas:

A: AREA TO BE ADDED

- (1) 27-31 (ODD) Queen Anne's Gate
- (2) Old Star and Crown P.H. 66 Broadway

B: AREA TO BE ADDED

- (1) No. 15 and Asphalte House, Palace Street
- (2) 1-12 and 14-37 Stafford Mansions, Stafford Place
- (3) The street block bounded by Buckingham Gate; Palace Street; Stafford Place and the pedestrian walkway running between Buckingham Gate and Stafford Place.

WESTMINSTER CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971  
Amendment to Conservation Area

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A plan showing the areas is available for public inspection at the offices of the City Planning Office, Room 10.05 Westminster City Hall, Victoria Street, London, SW1 during normal office hours.

David Witty, Chief Executive  
Westminster City Hall  
Victoria Street, London, SW1

#### SCHEDULE

The amendments comprising the following areas:

A. to be added

1. 27-31 (odd) Queen Anne's Gate
2. Old Star and Crown P.H 66 Broadway.

B. To be added

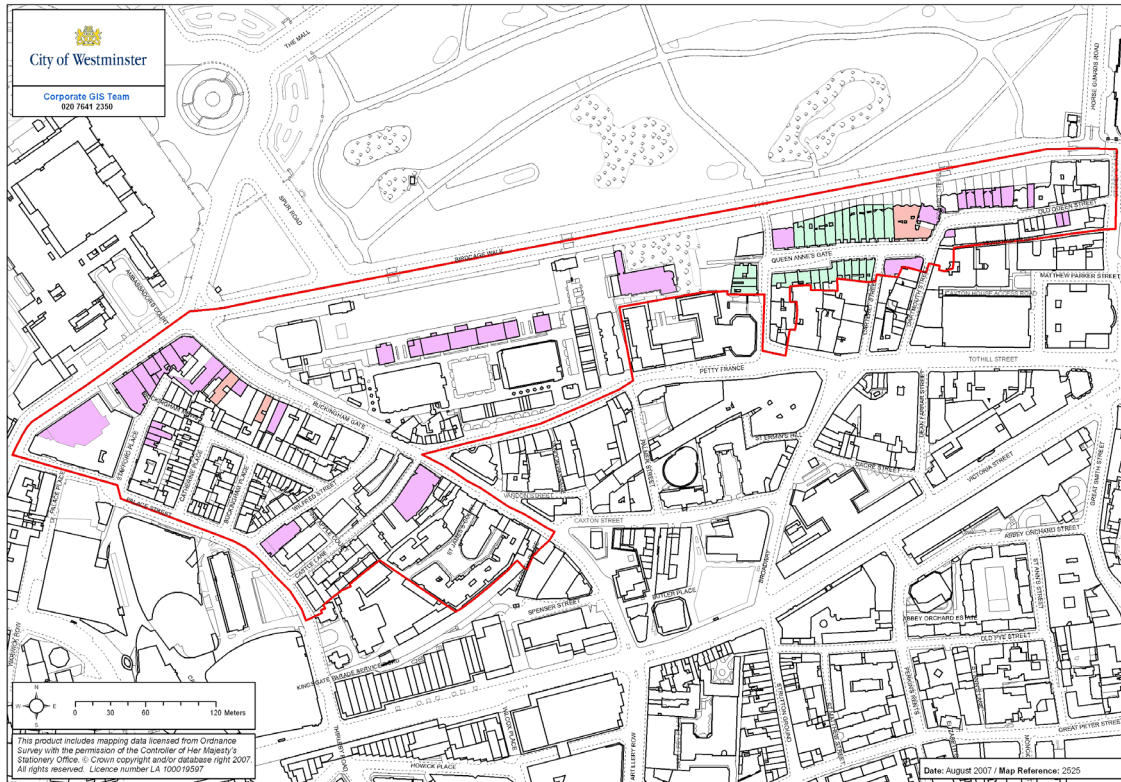
1. No. 15 and Asphalte House, Palace Street
2. 1-12 and 14-37 Stafford Mansions, Stafford Place.
3. The street block bounded by Buckingham Gate, Palace Street: Stafford Place; and the pedestrian walk-way running between Buckingham Gate and Stafford Place.

27 June 1980.

LONDON GAZETTE  
JUNE 27 1980

# Listed Buildings

The distribution of listed buildings is shown on the map below and these are then listed individually below. The list of listed buildings set out below was prepared in October 2006. As new buildings are constantly being listed, this list should not be treated as definitive.



NAME/ADDRESS	TYPE	PERIOD	GRADE
Wellington Barracks East Guardhouse	Guardhouse	1833	2
Wellington Barracks West Guardhouse	Guardhouse	1833	2
Wellington Barracks Main centre and wing	Guardhouse	1833-59	2
Wellington Barracks Royal military chapel	Chapel	1839	2
Wellington Barracks	Railings, East and West gates	C1833	2
Birdcage Walk (south side of the road only)	Lampstandards	Mid C19	2
1, Buckingham Gate	Terraced house	Mid C19	2
2, Buckingham Gate	Mansion house	Mid C19	2
4, Buckingham Gate	Terraced town house	1850-55	2

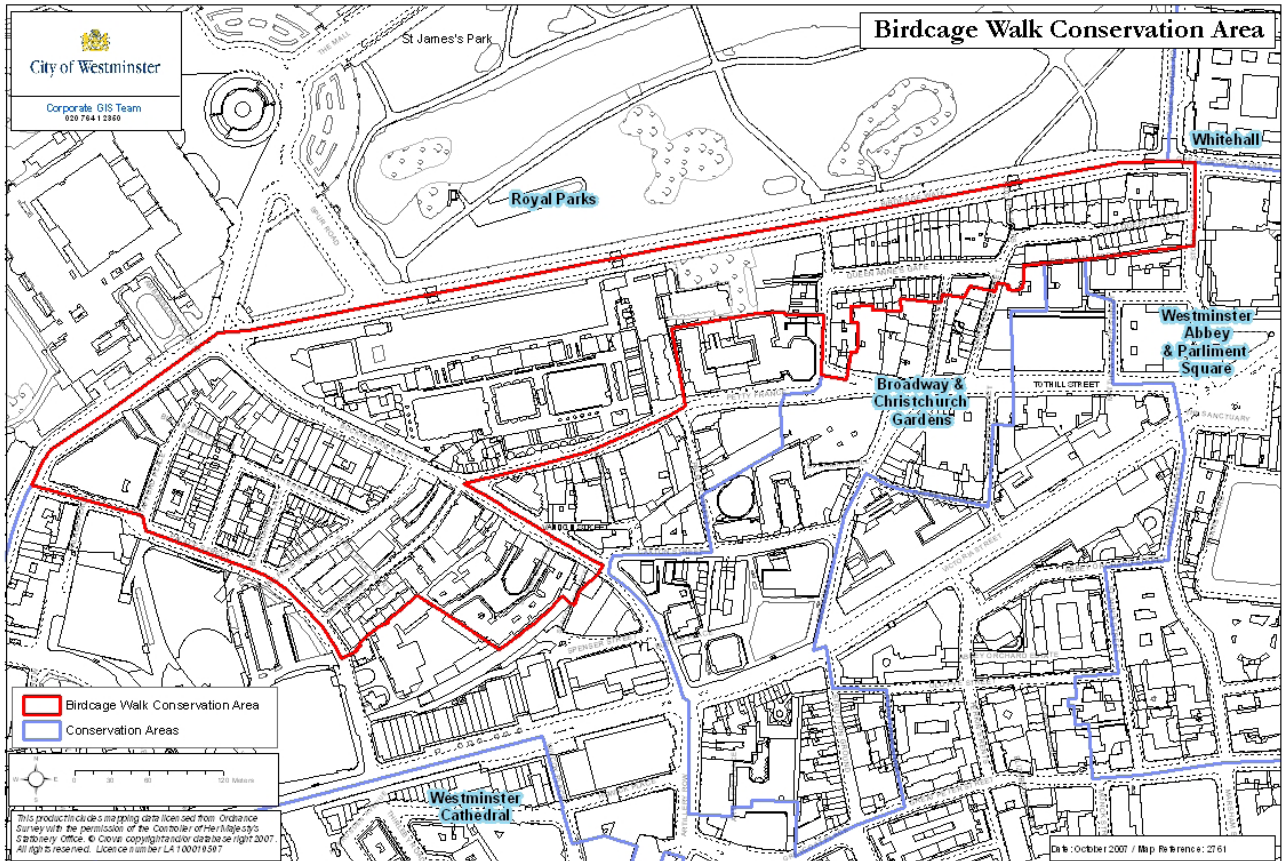
NAME/ADDRESS	TYPE	PERIOD	GRADE
5, Buckingham Gate	Terraced town house	1850-55	2
6, Buckingham Gate	Terraced town house	1850-55	2
7, Buckingham Gate	Terraced town house	1850-55	2
8, Buckingham Gate	Terraced town house	1850-55	2
9, Buckingham Gate	Terraced town house	1850-55	2
10, Buckingham Gate Duchy of Cornwall	Offices	1854	2
13, Buckingham Gate	Terraced town house	Mid C18	2
14, Buckingham Gate	Terraced town house	Mid C18	2
15, Buckingham Gate	Terraced town house	Mid C18	2
16, Buckingham Gate	Terraced town house	1706	2*
17, Buckingham Gate	Terraced town house	1706	2
20, Buckingham Gate	Terraced town house	1895	2*
22, Buckingham Gate	Terraced town house	c.1860	2
9, Old Queen Street	Terraced town house	c.1690-1700	2
11, Old Queen Street	Terraced town house	c.1690-1700	2
20, Old Queen Street	Terraced town house	1909	2
24, Old Queen Street	Terraced town house	c..1690-1700	2
26, Old Queen Street	Terraced house	c. 1800 rebuild	2
28, Old Queen Street	Townhouse	C1800 rebuild	2
30, Old Queen Street	Townhouse	C1774-80 rebuild	2
32, Old Queen Street	Townhouse	C1774-80 rebuild	2
34, Old Queen Street	Terraced town house	C1774-80 rebuild	2
Cockpit Steps, Old Queen Street	Steps with flank walls and mounted lanterns	Late C17	2
43, Old Queen Street	End townhouse and shop	Early C19 rebuild	2
Old Queen Street	6 Lampstandards Nos. 1, 2, 3, 4, 5, 8	MidC19	2
Queen Anne's Gate	Lampstandards Nos. 1-12	Mid C19	2
Queen Anne's Gate	Gate and lamps on gate piers	Early C19	2
Queen Anne's Gate	Statue	1708	1
1, Queen Anne's Gate	Terraced town house	c1700 origin	2
2, Queen Anne's Gate	Terraced town house	c1700	2
3, Queen Anne's Gate	Terraced town house	c1700	2
5, Queen Anne's Gate	Terraced town house	1770-71	1
7, Queen Anne's Gate	Terraced town house	1770-71	1
9, Queen Anne's Gate	Terraced town house	1770-71	1
11, Queen Anne's Gate	Terraced town house	1770-71	1

NAME/ADDRESS	TYPE	PERIOD	GRADE
13, Queen Anne's Gate	Terraced town house	1770-71	1
15, Queen Anne's Gate	Terraced town house	1700-04	1
17, Queen Anne's Gate	Terraced house	1700-04	1
19, Queen Anne's Gate	Terraced house	1700-04	1
21, Queen Anne's Gate	Terraced house	1700-04	1
23, Queen Anne's Gate	Terraced house	1700-04	1
25, Queen Anne's Gate	Corner terraced house	1700-04	1
2, Queen Anne's Gate	End terraced house	1825-30	2
6, Queen Anne's Gate	Terraced town house	1837	2*
8, Queen Anne's Gate	Terraced town house	1837	2*
10, Queen Anne's Gate	Terraced town house	1837	2*
12, Queen Anne's Gate	Terraced town house	1837	2*
14, Queen Anne's Gate	Terraced town house	1775-78	1
16, Queen Anne's Gate	Terraced town house	1775-78	1
18, Queen Anne's Gate	Terraced town house	1775-78	1
20, Queen Anne's Gate	Terraced town house	1775-78	1
22, Queen Anne's Gate	Terraced town house	1775-78	1
22A, Queen Anne's Gate	Terraced town house	1775-78	1
24, Queen Anne's Gate	Terraced town house	1775-78	1
26, Queen Anne's Gate	Terraced town house	1700-04	1
28, Queen Anne's Gate	Terraced town house	1700-04	1
30, Queen Anne's Gate	Terraced town house	1700-04	1
32, Queen Anne's Gate	Terraced town house	1700-04	1
34, Queen Anne's Gate	End terrace	1780-90	2
40, Queen Anne's Gate	Terraced town house	1700-04	1
42, Queen Anne's Gate	Corner terraced house	1700-04	1
44, Queen Anne's Gate	Terraced town house	1700-04	1
46, Queen Anne's Gate	Terraced town house	1700-04	1
14, Stafford Place	House	Late C18, Early C19	2
16, Stafford Place	House	Late C18, Early C19	2
18, Stafford Place	House	Late C18, Early C19	2
20, Stafford Place	House	Late C18, Early C19	2



# BIRDCAGE WALK CONSRVATION AREA ADJACENT CONSERVATION AREAS

The Birdcage Walk Conservation Area adjoins Whitehall, Broadway and Christchurch Gardens, Westminster Abbey and Parliament Square and the Royal Parks Conservation Areas; as shown on the map below.



# ARCHAEOLOGICAL SITES AND FINDS IN BIRDCAGE WALK

The list of sites and finds set out below was prepared in October 1995, from the Greater London Sites and Monuments Record. As new finds are constantly being discovered this list should not be treated as definitive. At this time, there were 26 archaeological sites and finds in Birdcage Walk.

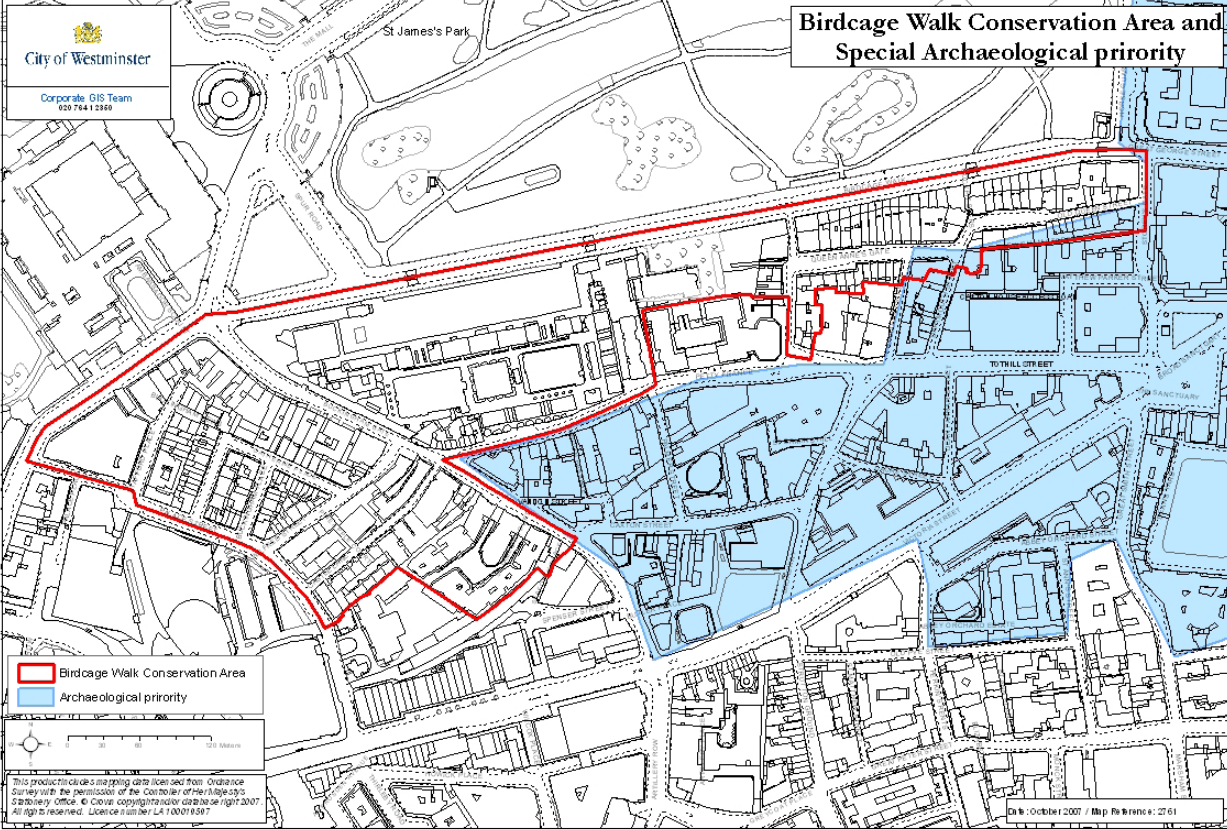
## GREATER LONDON SITES AND MONUMENTS RECORD

### Brief Report of Archaeological sites and finds

Ref. NUMBER	NAME/ADDRESS	PERIOD	TYPE
082512	Birdcage Walk	Medieval	Flint Assemblage
082513	Birdcage Walk	Bronze Age	Potsherd
082514	Birdcage Walk	Roman	Tile
082515	Birdcage Walk	Medieval	Flood Deposits
082516	Birdcage Walk	Medieval	Building
082517	Birdcage Walk	Post Medieval	Pit
082518	Birdcage Walk	Post Medieval	Structure
082519	Birdcage Walk	Post Medieval	Post-holes
081171	Buckingham Gate	Roman C1	Coin
081429	Site of Lady Dacre Almshouse Buckingham Gate	Post medieval C17	Almshouse
081443	Site of Infirmary Buckingham Gate	Post Medieval C18	Infirmary
081123	Catherine Street	Lower Palaeolithic	Flake
081165	Old Queen Street	Roman	Stylus
081226	Old Queen Street	Saxon	Gaming piece
081261	Old Queen Street	Roman	Bowl
206803	Cockpit Steps, Old Queen Street	Post Medieval C17	Steps
206804	9 & 11, Old Queen Street	Post Medieval C17	House
20680401	9, Old Queen Street	Post Medieval C17	House
20680402	10, Old Queen Street	Post Medieval C17	Terraced House
081377	Site of Petty France, Petty France	Medieval C14	Settlement
081430	Red Lion Almshouse Petty France	Medieval C14	Settlement
081431	Site of St Armils Chapel, Petty France	Post Medieval	Chapel
081433	Site of Hill's Almshouse, Petty France	Post Medieval C17	Almshouse
08134	Site of Kiffords Almshouse, Petty France	Post Medieval C18	Almshouse
207114	Dartmouth House, 2, Queen Anne's Gate	Post Medieval C17	House
083108	Wellington Barracks	Post Medieval C16	Building



# BIRDCAGE WALK CONSERVATION AREA AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY



## OTHER DESIGNATIONS

### DESIGNATED VIEWS

The Protected Vista of St. Paul's Cathedral from Richmond Park crosses the central part of the Conservation Area.

### REGULATION 7 DIRECTION

The Conservation Area is not covered by a Regulation 7 direction.

### ARTICLE 4 DIRECTIONS

There are no Article 4 Directions affecting the conservation area.

### REGISTER OF HISTORIC PARKS AND GARDENS

St James Park is on the English Heritage Register of Historic Parks and Gardens.

# WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

## 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:

<http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

## 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. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access
4. Design Matters in Westminster
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Conservatories: A Guide to Design and Planning Procedures.
8. Satellite Dishes: A Guide to Installation, Siting and Design
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. Public CCTV Systems – Guidance for Design and Privacy
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. Façade Cleaning - The removal of soiling and paint from brick and stone facades
14. Stucco: A Guide to its Care and Maintenance.
15. Lighting Up the City
16. Plant and Air Conditioning Equipment
17. Public Art in Westminster
18. Trees and Other Planting on Development Sites
19. A Brief Guide to Planning Enforcement
20. The Listing of Historic Buildings : A Guide for Owners and Occupiers.
25. Advertisement Design Guidelines.
27. Metropolitan Views in Westminster
27. Repairs and Alterations to Listed Buildings

## Sourcing Materials and Advice for Historic Buildings

For lists of specialist historic buildings consultants, building contractors and suppliers, the Building Conservation Directory can be found at [www.buildingconservation.com](http://www.buildingconservation.com).



# WESTMINSTER CITY COUNCIL CONTACTS LIST

## General Planning Information

For all general planning enquiries, 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](mailto:PlanningInformation@westminster.gov.uk)

Or write to:

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 guidance documents. 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  
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

Alternatively you can ring the City of Westminster General Inquiries number for assistance.  
Tel: (020) 7641 6000

## 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.

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