



GENERAL INFORMATION LEAFLET

# BROADWAY AND CHRISTCHURCH GARDENS Conservation Area

# 34



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT  
DEVELOPMENT PLANNING SERVICES MAY 2004

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**Designation:** The Broadway and Christchurch Gardens Conservation Area was designated in 1985.

**Historical Background:** The earliest surviving development on the site dates back to the early 18th century. The area includes a large proportion of turn-of-the century buildings. The former burial ground of Christ Church, Broadway (badly damaged by bombing during the Second World War and subsequently demolished together with the vicarage) is now known as Christchurch Gardens and licensed to the City Council for use as a public open space.

**Listed Buildings:**

Victoria Street -The Albert Public House (Grade II).  
Artillery Row 1-7 and 11 - 19 (odd) (Grade II).  
Broadway No. 55 (London Transport HQ), (Grade II).  
Caxton Street - Caxton Hall, St. Ermin's Hotel, (Grade II) and No. 25 Bluecoat School (Grade I).  
Carteret Street - Lampstandard No. 1 (Grade II).

**Key Features:** The character of the Conservation Area varies from the street market and shops in Strutton Ground to the subtly curving and large scale of the Broadway, with Charles Holden's 55 Broadway, built in 1927. The majority of buildings are of particular townscape merit. The buildings often contain such features as irregularity in outline, lively roofscape, heavily modelled and highly textured wall surfaces and robustly detailed or richly intricate ornamented elevations. These provide a high degree of visual interest and character to the area and fitting setting for adjacent buildings which are statutorily listed. The former burial ground, now known as Christchurch Gardens, with its lofty plane trees, provides a most valuable and essential amenity in the heart of a densely developed commercial area.

**Adjacent Conservation Areas:** Birdcage Walk to the north.

**Strategic Views:** Not affected.

**Areas of Special Archaeological Priority:** Partly within Lundenwic and Thorney Island area.

**Article 4 Directions:** None.

**Regulation 7 Areas:** Not affected.

**Design Guides and Planning Briefs:** Currently none within this Conservation Area.

**Spaces protected by the London Squares Act 1931:** None.

**Registered Historic Parks and Gardens:** None

**Contacts**

**Built Environment**

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