

CONSERVATION AREA AUDIT



CHURCHILL
GARDENS

43



City of Westminster

This conservation area audit is accurate as of the time of publication, 15 April 2005

Until this audit is next revised, amendments to the statutory list made after 15/04/2005 will not be represented on the map at Figure 20.

For up to date information about the listing status of buildings in the Churchill Gardens Conservation Area please contact the council's South Area Planning Team on 020 7641 2681.

Document Status: Adopted Supplementary Planning Guidance

Document ID No.: 2394

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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 53 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 Conservation Area Practice and Conservation Area Appraisal 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 two of which are complete. The first stage involved the publication of General Information Leaflets or mini-guides for each conservation area covering in brief 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 Supplementary Planning Guidance it will incorporate the Directory for that conservation area.

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INTRODUCTION

1.1 Conservation Areas are 'areas of architectural and historic interest, the character and appearance of which it is desirable to preserve and 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 the review process. The overall appraisal strategy is based upon the English Heritage publication Conservation Area Practice.

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. The draft replacement Unitary Development Plan (RUDP), which along with the UDP which was adopted in July 1997, is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster.

1.4 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide is a leaflet, which provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information such as listed building descriptions. This has now been incorporated as part of the Audit providing an Appendix of factual information.

1.5 The Conservation Area Audit for Churchill Gardens was adopted as Supplementary Planning Guidance by the Cabinet Member for Customer Services on 15 April 2005. The Churchill Gardens Conservation Area was designated in 1990. The designation reports can be found in the Directory, Section 1, at the back of this document. This Conservation Area Audit describes the character and appearance of the area at the date of adoption.

2 LOCATION

2.1 Churchill Gardens Conservation Area is situated in the southwest corner of the City of Westminster. It borders the Pimlico, Dolphin Square and Peabody Avenue Conservation Areas and extends along the river embankment to the boundary with the London Borough of Kensington and Chelsea. It is bounded by Lupus Street to the north and west and Grosvenor Road, the river and embankment to the south. Grosvenor Railway Bridge and part of Chelsea Bridge are included within the Conservation Area.

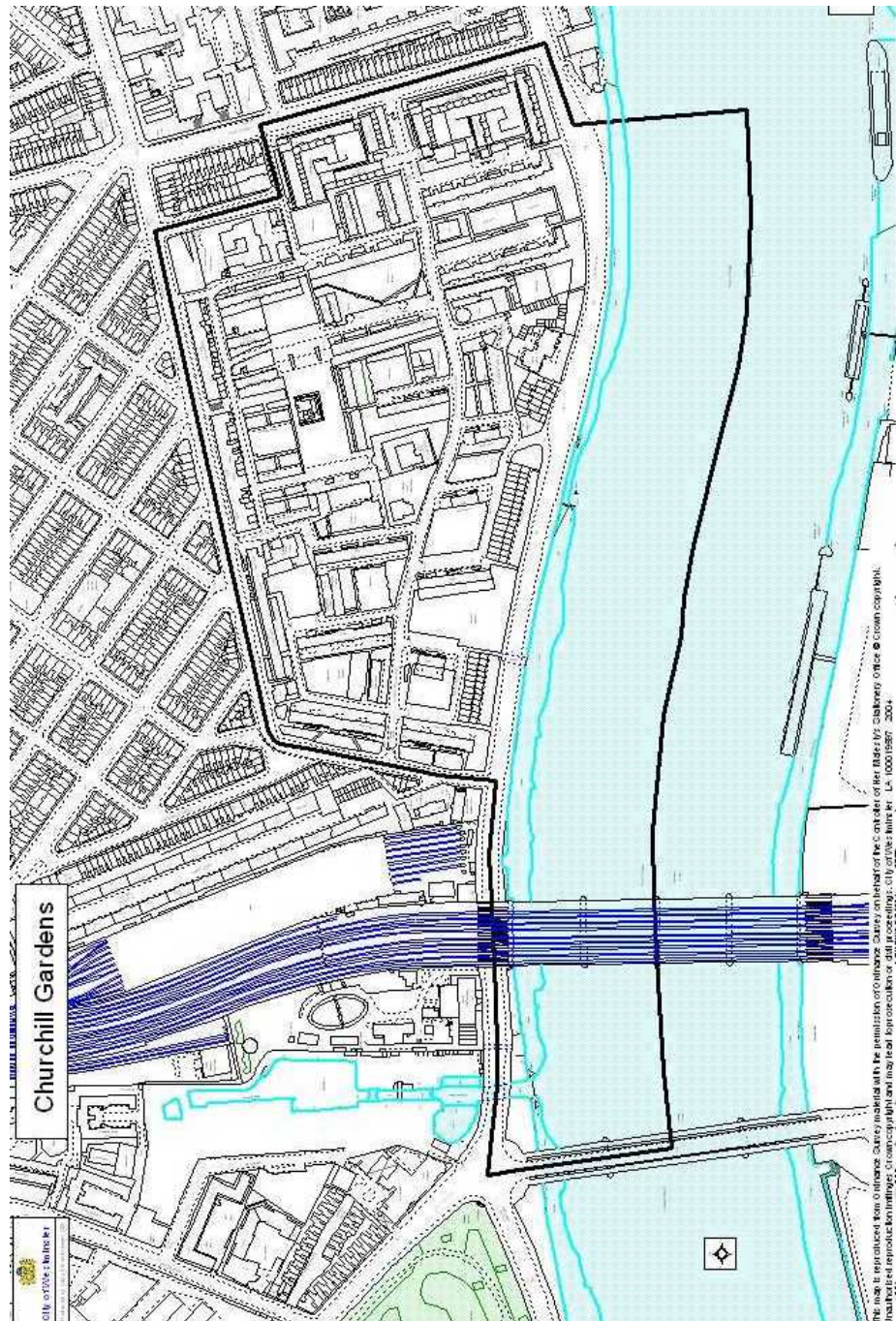


Figure 1: Boundaries of the Conservation Area

3 HISTORY

3.1 The area today occupied by the Churchill Gardens Estate was at one time given over to marshland. Through this area ran the River Westbourne, the most westerly of central London's rivers; the eastern tributary enters the Thames at the Grosvenor Canal. In 1722 the river was used to feed the newly established Chelsea waterworks, to the west of the Conservation Area and later the first steam engine was used for the waterworks in 1742.

3.2 Around the turn of the 19th century, development began close to the river and the White Lead Works and a malt distillery were established on what had been parkland, anciently known as the 'Baileywick of Neate.' The new Ranelagh Tea Gardens were laid out on meadow land whilst the rest of the area as we know it today was used for market gardening (Figure 2).

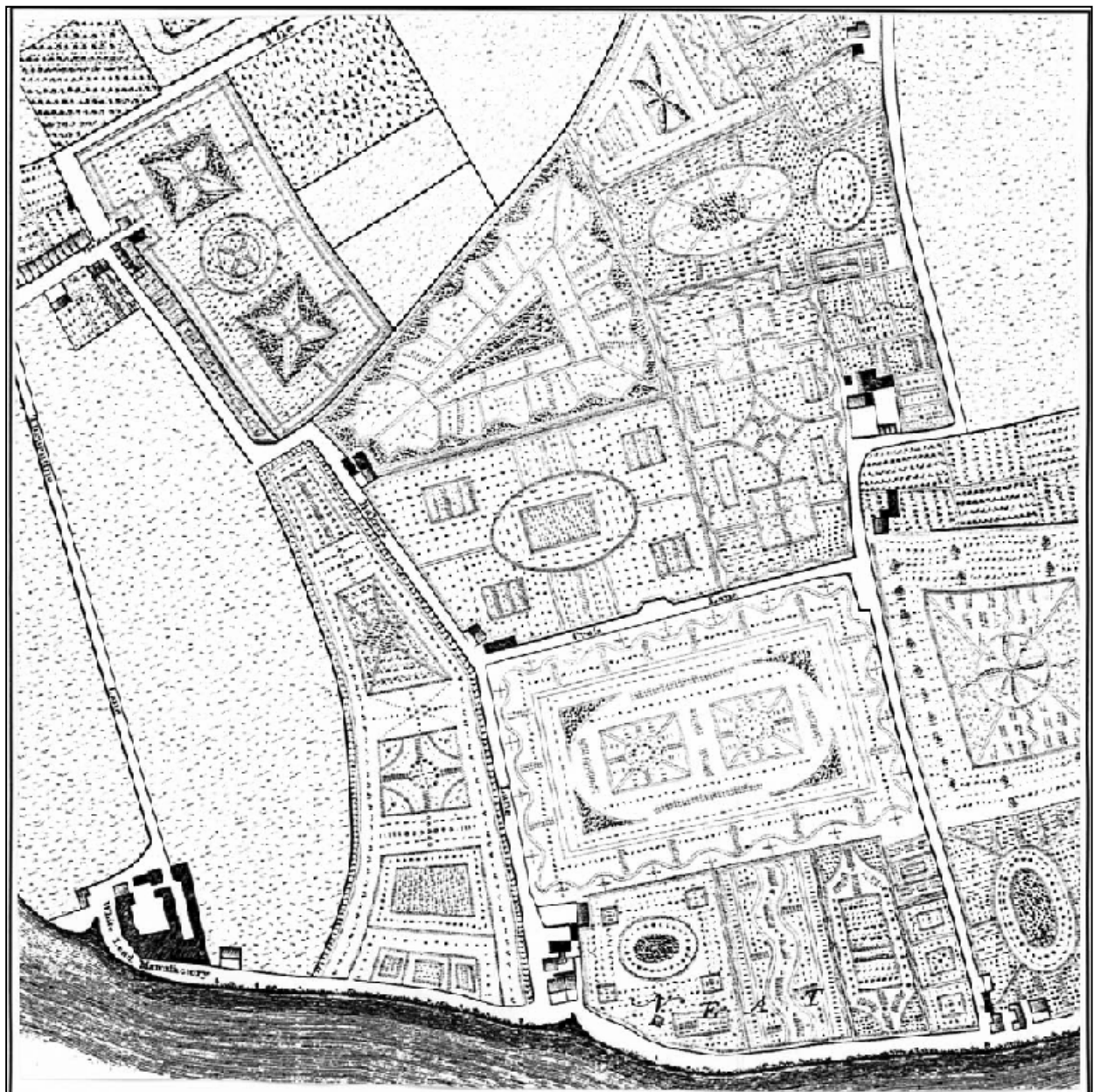


Figure 2: HORWOODS MAP 1792-99 (Westminster City Council Archives Centre)

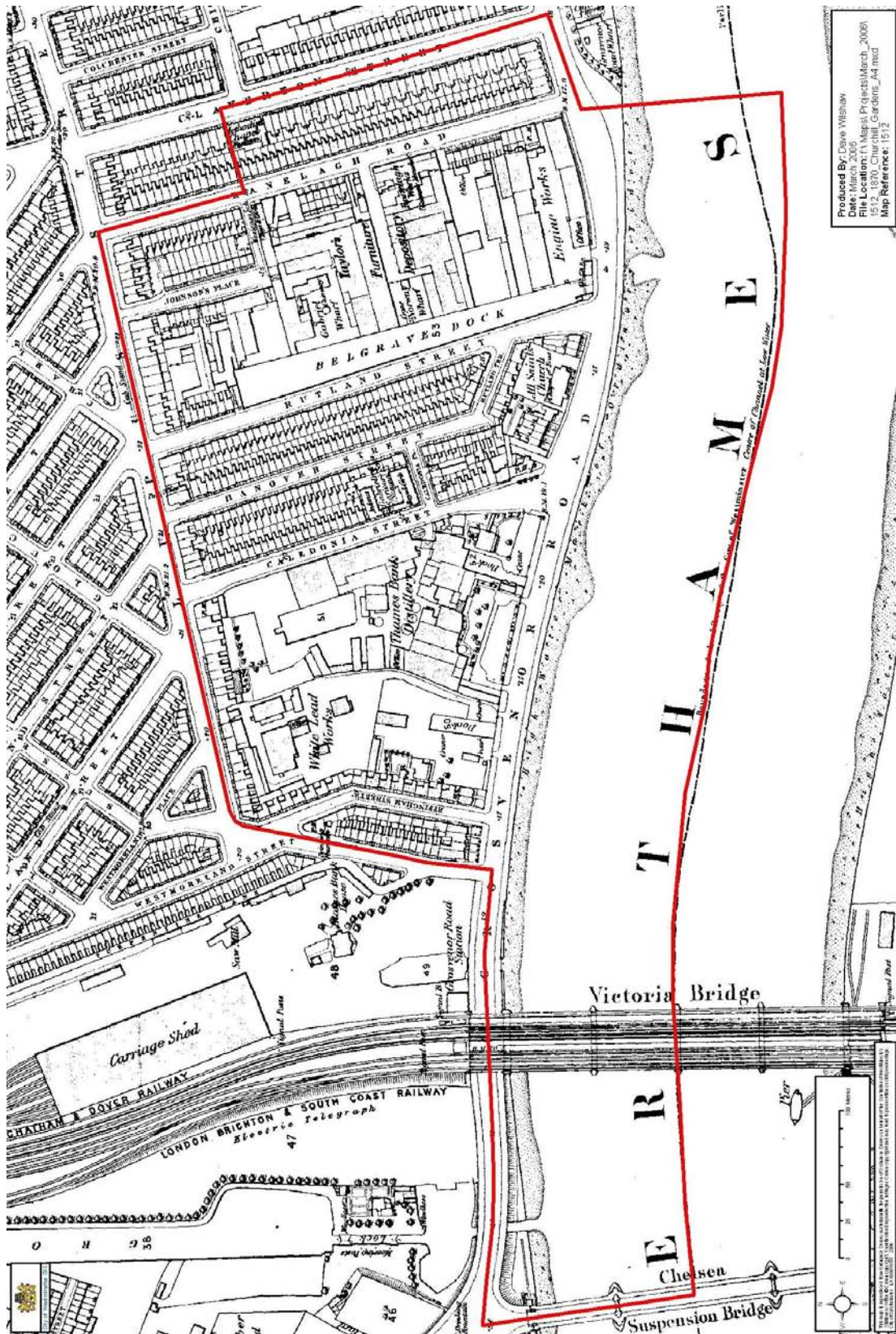


Figure 3: 1870 Ordnance Survey with Conservation Area Boundary superimposed.

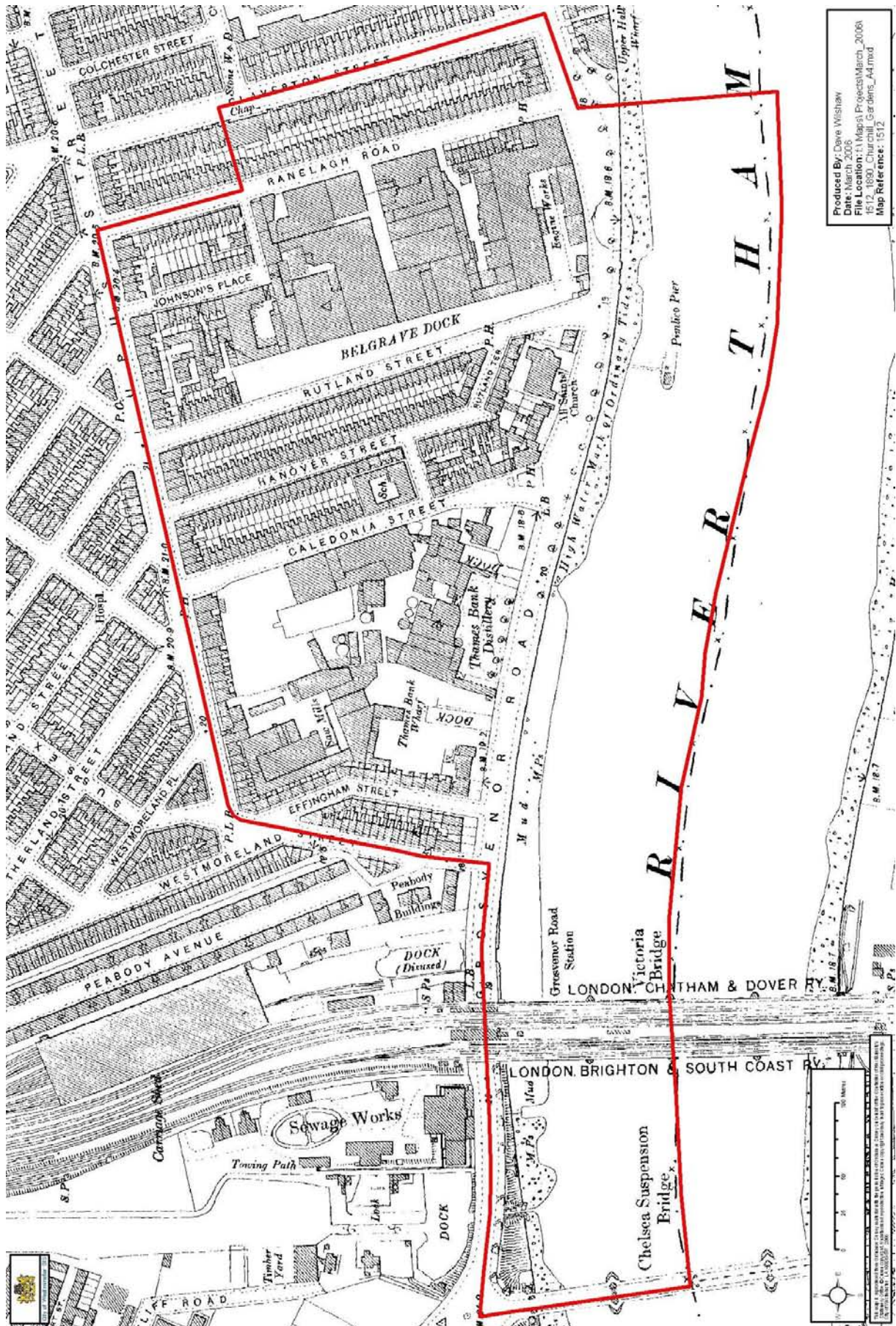


Figure 4: 1890 Ordnance Survey with Conservation Area Boundary superimposed.

3.3 This area was part of the parish of St George Hanover Square and around 1817 most of the land was bought by lease by a stone merchant, John Johnson. However, his strategy for redevelopment of the area did not progress far and achieved just Thomas Parade (today 105-109 Grosvenor Road) overlooking the river and a row of houses (now demolished) running south from Lupus Street.

3.4 By 1825 Johnson had sold the remainder of his lease onto Thomas Cubitt, who later developed his works on land immediately to the east of the Conservation Area. By the 20th century the most noticeable change to the area was the development of the Belgrave Dock which was dug in between the distillery and the engine works on Grosvenor Road. It was not until the 1930s that the whole area was earmarked for slum clearance and redevelopment of a new housing estate, removing the previous industrial and wharf developments. Bombings in the 1940s destroyed many buildings in the area thereby releasing a much larger site for the final redevelopment of the estate than was originally planned.

3.5 In the immediate post-war period there was an acute housing shortage in London. The need for high-density housing and the influence of modernist architects such as Le Corbusier led to a conviction that by building high, open space sunlight and greenery could be achieved in dense inner urban areas. Churchill Gardens Estate was one of the first post war estates in the UK to adopt such modernist planning principles and break away from the more vernacular, arts and crafts style housing favoured in inter-war public housing development.

3.6 Designed by two young architects, Powell and Moya for a competition held by Westminster Council in 1946, Churchill Gardens comprised 1,661 dwellings, spread over 31 acres. It was built as 36 blocks and completed in four phases. About 16% are flats in blocks of nine to eleven storeys, whilst most of the remainder are maisonettes and flats in smaller blocks of three, four and five storeys. Density was 200 persons per acre, the maximum allowed at that time. With its combination of tall slab blocks, maisonettes and terraces, Churchill Gardens is a pioneering example of mixed development which acted as a model for much subsequent post-war housing redevelopment such as that of the London County Council. The estate established new standards of modern accommodation with many innovations, including the first ever district heating system in Britain, which supplied the estate until 1983 by waste heat pumped through a tunnel running from Battersea power station.

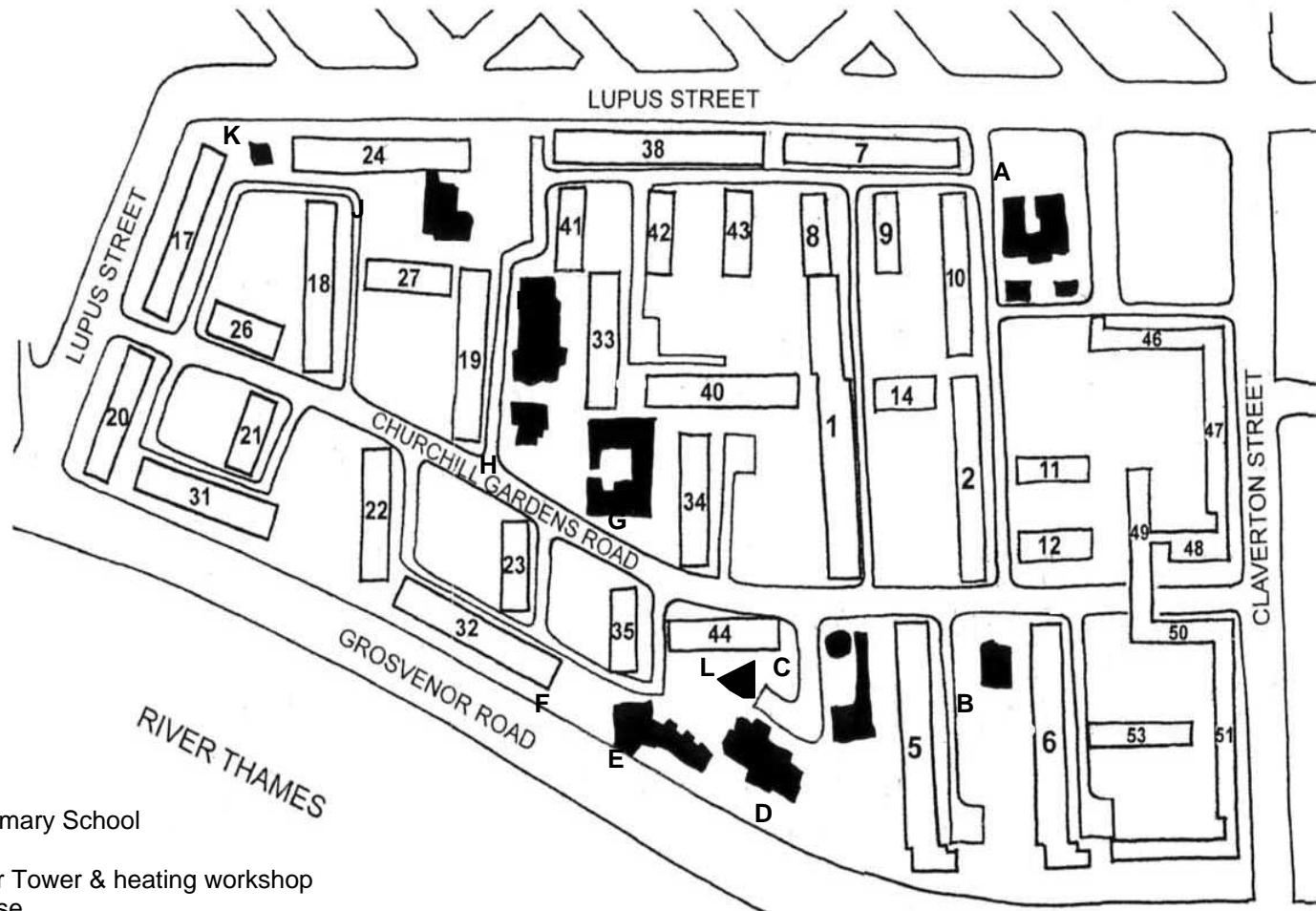


Figure 5: Churchill Gardens looking towards Battersea (RIBA library photograph collection)

3.7 Churchill Gardens won a Civic Trust Award in 1961 and is widely recognised as one of the finest housing schemes of this period. In recognition of its interest, in 1998 six blocks were listed Grade II: Chaucer House, Coleridge House, Shelley House, Keats House, Gillbert House and Sullivan House. The first four blocks completed in 1950 also received the Festival of Britain merit award. The estate was designated a conservation area in 1990 and in 2000 it won the Civic Trust 40th anniversary award for the most outstanding scheme since the awards began. Today it remains a testament to the optimism and spirit of renewal which characterised the post-war period and the belief in the possibility of provision of higher standards of housing for all.

Figure 6: Churchill Gardens: Names of Blocks

- 1 Chaucer
- 2 Coleridge
- 5 Shelley
- 6 Keats
- 7 De Quincey
- 8 Martineau
- 9 Marryat
- 10 Campbell
- 11 Hallam
- 12 Hawthorne
- 14 Jane Austen
- 17 Gilbert
- 18 Chippendale
- 19 Lutyens
- 20 Sullivan
- 21 Sheraton
- 22 Wilkins
- 23 Ripley
- 24 Nash
- 26 Elgar
- 27 Wedgwood
- 31 Paxton Terrace
- 32 Telford Terrace
- 33 Blackstone
- 34 Bramwell
- 35 Anson
- 38 Littleton
- 40 Erskine
- 41 Seldon
- 42 Gifford
- 43 Langdale
- 44 Maitland
- 46 Lenthall
- 47 Lenthall
- 48 Lowther
- 49 Moyle
- 50 Whitley
- 51 Whitley



- A Churchill Primary School
- B Youth Club
- C Accumulator Tower & heating workshop
- D Darwin House
- E 105-109 Grovesnor Road
- F King William IV Public House
- G St Gabriel's School
- H St Gabriel's School Annexe

- I Churchill Hall
- J St Gabriel's Parish House
- K Brahms Wine Bar
- L Balmoral Castle Public House

4 Character of the Conservation Area

GENERAL

4.1 In general terms, the character of Churchill Gardens Conservation Area derives both from the scale and modernity of its architecture as well as its landscape setting and riverside frontage.

4.2 The townscape of the Estate is striking and memorable for its uncompromising modern lines and provides a dramatic Thames-side landmark. Yet whilst the tall slab blocks dominate the skyline, within the estate there is a feeling of openness through flowing inter-linked spaces. The architecture itself is delicately detailed and makes extensive use of glass, whilst the variety of building forms including low level housing, and the way in which the tallest blocks are staggered, gives an informality and picturesque quality to the overall layout.



Figure 7: View from Churchill Gardens Road

The draft replacement Unitary Development Plan (RUDP) as agreed by Full Council 13th December 2004, along with the UDP which was adopted in July 1997, is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the replacement UDP are referred to throughout the audit.

STREETS AND SPACES

4.3 The historic street layout and the relationship of built form to open space help define the overall framework of an area. Within this framework, plot sizes 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.

4.4 Defined by the river to the south and Lupus street to the north, the edges of Churchill Gardens are delineated by built form, which follow main traffic arteries and shelter main open spaces in the estate from the surrounding roads. Most of the blocks with street frontages are set back from the road with a landscape strip providing a buffer between the residential properties and main roads around.

4.5 Within the estate itself the design makes a deliberate break from historical street patterns, turning its back on the Cubitt terraces of Pimlico and the traditional notion of the street, instead building upwards to maximise the sense of openness and greenery.

4.6 Most of the tall blocks are set N-S, ignoring street frontages altogether. This layout termed 'Zeilenbau' (i.e. in parallel rows) was originally developed by Bauhaus architects in Germany during the 1920's to maximise exposure to sunlight in workers housing by ensuring facades faced east-west.

4.7 The main route through the estate is Churchill Gardens Road, which winds a sinuous route picking up on the line of the river and provides a sense of informality to the layout. Blocks are staggered along this line to avoid creation of tunnel like strips and many secondary spaces are accessible by footpaths.

4.8 The primary pedestrian space is the large square to the west of Chaucer House, which is entered by a tree-lined pedestrian 'avenue' from Lupus Street. Large green spaces run north south between the tallest blocks and provide views southwards over smaller blocks of maisonettes. More intimate spaces are found adjacent to residential properties.

4.9 Throughout, the deliberate changes in level are important in contributing to the character of different spaces with raised and sunken sections of gardens adding to the informal nature of the layout. The area's industrial past has also influenced its layout and design and part of the original Belgrave dock basin lies adjacent to the accumulator tower with an outlet for this at the Thames Embankment.

4.10 Grosvenor Road to the south has a different and more open character and is a broad, busy, tree-lined boulevard fronting the Thames.

POLICY AND FURTHER GUIDANCE

Dominant street patterns and character of spaces should be respected and where the original layout remains this should be protected and reflected in any proposed schemes. Reference should be made to policies DES1 A 2, 4, 5, 6, 7 and DES 12.

ARCHITECTURE

Overview

4.11 In architectural terms, Churchill Gardens Estate was one of the first post-war housing projects to move away from the vernacular cottage style of public housing development which had been common in the inter-war years in favour of a more radical and modern solution, with high rise slabs and blocks. Taking inspiration from modernist planning principles of the 1930s as set out in Le Corbusier's 'Ville Radieuse' (the Radiant City), this more closely reflected the drive for modernisation and the need for high quality, high density housing after the destruction of the war.

4.12 The estate was developed as a series of tall slabs of 9-11 storeys oriented N-S and enclosed by 7 storey blocks along Lupus Street. Maisonettes and 3-4 storey terraces of houses were interspersed throughout and along the riverside. The building of the estate was phased and design detail was modified as building progressed (see figure 9) according to changing needs and fashions.

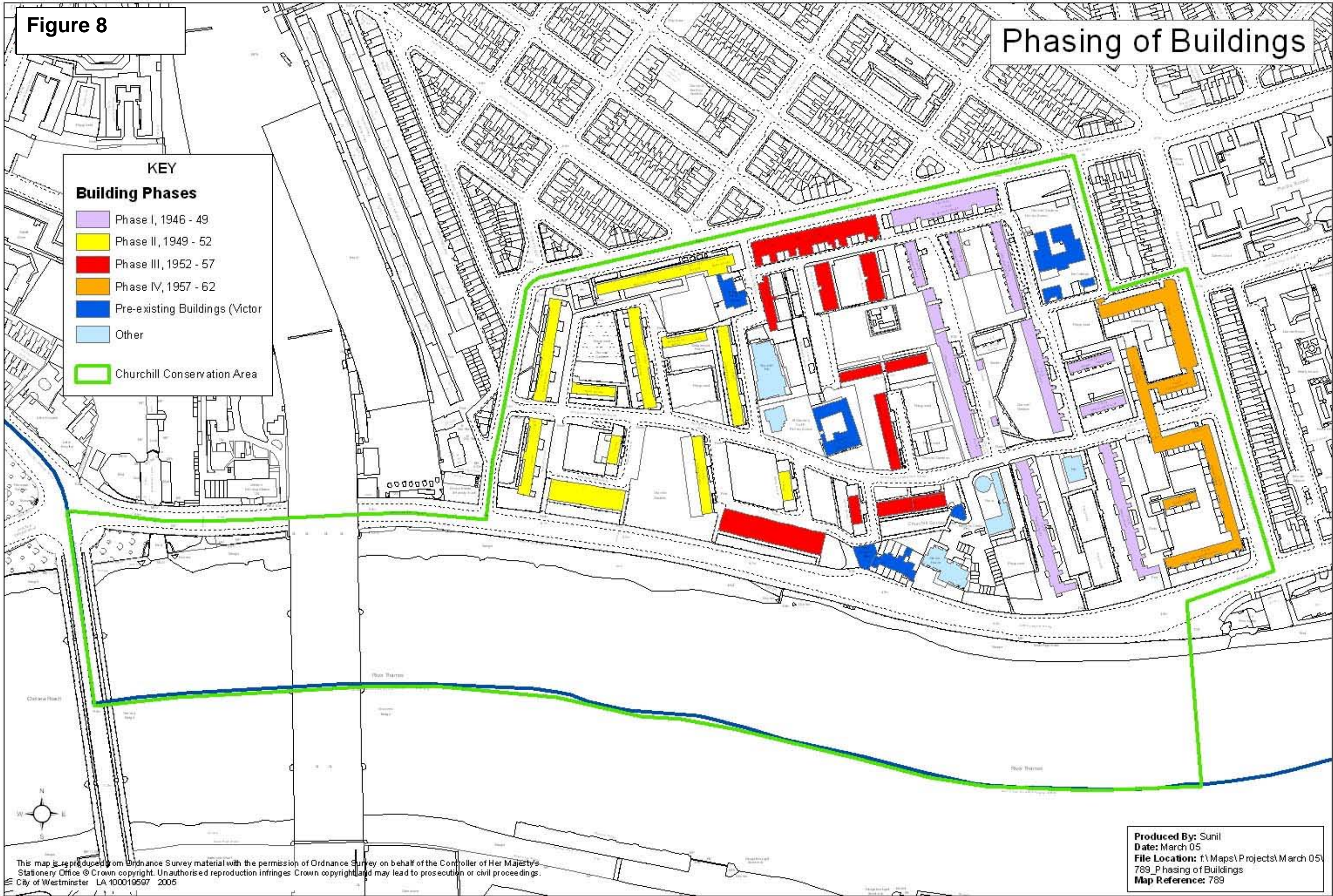
4.13 Buildings from the first phase (1946-9) have a reinforced concrete cross frame external walls, with smaller windows and an applied brick facing. The elegant extruded staircases (**Figure 9**) form a distinctive feature of many of the buildings. Their full height glazing provides a striking contrast to the expanses of brickwork and a strong vertical accent on the tallest blocks, helping to break up their horizontal mass.



Figure 9: Extruded Staircases on Phase One Block

Figure 8

Phasing of Buildings



4.14 In the later phases, gallery access replaced the staircases to allow a large number of smaller flats and larger windows, glass and steel balustrades and reinforced concrete frames create greater openness in the design of individual blocks. Central blocks are raised on 'pilotis' or stilts which leave an open area at ground floor level thereby maximising the feeling of continuity of open space and views though the estate. Despite their scale, the subdivision and extent of glazing means many of the large blocks retain a delicate appearance, some with an almost translucent quality.



Figure 10: Later Blocks with gallery Access



Figure 11: Three Storey blocks

4.15 The last phase lies further east facing Claverton Street and marks a change in approach from repeated parallel blocks to a continuous, lower structure more typical of the 1960s. A 5 storey block of 1960-2 bridges Churchill Gardens Road. In scale and materials (in particular the white faced glazed brick) echo the stucco-faced mid nineteenth century terraces opposite and provide a transition from the taller blocks to the smaller scale of the adjoining townscape.



Figure 12: Continuous Blocks of Five storeys from the final phase

Materials and Architectural Detailing

4.16 Coherence of design throughout the estate is achieved through modular repetition of elements such as windows and balconies and use of a limited range of materials: painted concrete frames, pale London stocks, panels of blue engineering brick, and white glazed bricks, glass parapets, metal railings, render and large glazed areas. Through repetition, geometric patterns are created on the facades, which create distinctive arrangements of solid and void elements, projecting and recessed balconies and stairs towers with a range of vertical and horizontal accents. This helps to break down the scale of the blocks.

4.17 Strong accents of colour were also part of the original design and detail of individual blocks is colour coded. Bright coloured panels remain in many places below windows in blue green and red and this use of strong colours is continued across other elements through the estate in particular on doors, under the elegant projecting canopies (see Figure 11) and on the full height rubbish chutes. The use of brick and painted concrete also helps to soften and domesticate the concrete structure and provide some continuity with the brick and stucco properties in adjoining Pimlico. The giant rendered rooftop drums for water tanks and lift shafts give the tallest blocks a dramatic silhouette.

ARCHITECTURAL DETAIL



Figure 13: Canopies



Figure 14: Projecting balconies

4.18 In the centre of the estate the Accumulator Tower is a unique structure, which was part of the district heating system for the estate and is also listed Grade II. It is glass faced and of a slender elegant polygonal design; its circular, translucent form in contrast to the more solid rectilinear blocks of flats.

4.19 Some older Victorian buildings on the estate were retained, which provides a link with the area's past. An attractive short run of terraced homes from the early 19th century, survive in Grosvenor Road and are listed Grade II. These are stucco with parapet cornice and slate mansard roofs to the smaller properties, and have attractive wrought iron porches. Other retained buildings include the King William IV Public House, the Balmoral Castle Public House, St Gabriel's Parish House and the primary school. These are described further in unlisted buildings of merit, below. Darwin House dates from 1980 and is a block of sheltered housing flats by Westminster City Council, built on the site of All Saints Church.

4.20 All proposals should complement the character and appearance of the area and have regard to the layout, height and scale of existing development. The pattern of solid and void elements to facades and architectural details such as balconies are particularly important to the composition of blocks and the character of the area. These patterns could be seriously compromised by infilling or extensions into open areas and such development proposals will be resisted. Existing original architectural features and details should be retained and kept in good repair.

POLICY AND FURTHER GUIDANCE

Any proposal should take into account the character of its context. Policies, DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions. Relevant Supplementary Planning Guidance documents are noted throughout the document.

Roof Profiles

4.21 Roof profiles are fundamental to the architectural character of any building and as such contribute to the character and appearance of conservation areas. Alterations at roof level including extensions, terraces and plant can have a negative impact on this.

4.22 Clean architectural lines and flat roofs are characteristic of modern movement architecture and this simplicity is of critical importance to the visual integrity and historic interest of the vast majority of buildings on Churchill Gardens Estate. On the tallest blocks, large rooftop drums give a highly distinctive roofline, visible in long views from outside the Conservation Area.

4.23 The older retained buildings within the estate also have historic roof forms, being part of groups with consistent rooflines and mansards such as the row of listed properties along Grosvenor Road or complete compositions in their own right.

4.24 Given the above it is unlikely that roof extensions or terraces would be considered acceptable on any building within the Churchill Gardens Conservation Area.

4.25 The simple forms of the buildings also mean that the impact of clutter such as roof top plant, telecom antennae and satellite dishes can not be easily disguised and can have a significant and detrimental impact on the character of the area affecting both short and long distance views. (see 'negative features' section below)

4.26 Although all applications for satellite dishes will be considered on their own merits, the provision of dishes in such a sensitive setting is problematical. There is a general presumption against the placing of satellite dishes on the face of these buildings as they add to clutter, harming the buildings' appearance. However, there may be flexibility to allow for dishes to be located concealed behind the balconies.

4.27 In addition standard domestic sized dishes which are positioned on roofs and set against existing roof structures where they are neither prominent in views (both street level and upper storeys) or seen against the skyline and of a colour to match their surroundings may also be acceptable.

POLICY AND FURTHER GUIDANCE

Policy DES6 A & B highlights instances where roof extensions and other roof structures would not be acceptable.

Advice is given in the publication 'Roofs: A Guide to Alterations and Extensions on Domestic Buildings (1995).

Advice on Satellite dishes can be found in "A Guide to the siting of Satellite Dishes and other Telecommunications Equipment." (1998)

Windows and Doors

4.28 Window and door openings establish the character of any building's elevation. Original doors and windows, including their detailing, materials and method of opening therefore make a significant contribution to the historic and architectural character of Conservation Areas.

4.29 Modern movement architecture sought to eliminate superfluous detail and is characterised by its regularity and rectilinear forms. The repetition of simple window and door designs on all the modern building within the estate therefore makes a significant contribution to character.

4.30 Windows on the estate were originally a mixture of metal framed, timber and timber with galvanised metal opening casements, with thin profiles, vertically subdivided. Simple flush timber doors, some half glazed with no panels or mouldings and painted in bright colours can be found throughout the estate.

4.31 Most of the older buildings on the estate, predating the Powell and Moya designs, have timber windows and doors, appropriate to their architectural style and period.

4.32 Examples of typical door and window detail from the Powell and Moya buildings are shown below:



Figure 15: Typical Doors on the Estate



Figure 16: Examples of original window detail

4.33 There is a complicated history of window replacement on the estate, not all of which has been sympathetic. This began prior to the area being designated as a conservation area, and to the listing of six of the blocks. In 1993-4 Lutyens and Bramwell houses were refurbished with uPVC incorporating a continuous transom of toplights. These had a significant and detrimental impact on the buildings and caused an outcry in the architectural press. Subsequent window replacements were therefore amended in consultation with the original architect Sir Philip Powell who designed a compromise solution with thinner aluminium sections and the band of top lights were broken up with

an alternating pattern of full height fixed lights. In later phases of replacement top lights were only allowed at ground floor level where perceived security issues were greater and other windows replicate the original design detail and are in aluminium with thinner sections.



Figure 17: Early phases of replacement windows with toplights (Bramwell House)



Figure 18: Later phases of replacement (Chippendale House)

4.34 Throughout the estate, retention and repair of original doors and windows will be encouraged. Where it has been demonstrated further window replacement is necessary this should replicate the original materials and detailing as closely as possible. Wherever possible the removal of unsympathetic replacement windows and their replacement with those of a more appropriate design will be encouraged as part of refurbishment schemes. Design of replacement windows should be continually reviewed in the light of changing technology to ensure replacement windows replicate as closely as possible the original window detailing, whilst meeting the high performance standards required by residents. Window and door replacement is also covered in 'negative features' below.

POLICY AND FURTHER GUIDANCE

Policy DES 9 C states that the council will not allow schemes which involve loss of original features and where they are missing these should be reinstated to original design detail and materials.

Unlisted Buildings of Merit

4.35 Unlisted buildings also contribute to the character and quality of conservation areas. This may be due to their value within the townscape or as part of a group, their architectural qualities or historic and cultural associations. Within the Conservation Area Audits these are identified as 'unlisted buildings of merit'. By definition these properties are considered to of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted.

4.36 Whilst its development was phased, Churchill Gardens was nonetheless designed as an entity and has a coherent character. The type of materials used and detail are repeated in different combinations throughout the estate and this consistency gives the Conservation Area its distinctive character. All buildings which were part of the original estate design therefore contribute to the character of the Conservation Area and are identified as unlisted buildings of merit. These are shown on the map at **Figure 20**.

4.37 Further to this, many of the retained buildings which pre date the estate and other more modern buildings add variety and interest to the conservation area and are therefore identified as of merit. Some of these are described below:

- **Balmoral Castle:** circa 1855 stucco pub with typical Pimlico rounded entrance corner.
- **King William IV Public House:** Mid Victorian, pale yellow stock brick, glazed green tile shopfront, timber sash windows and roof set behind parapet cornice.
- **St Gabriel's Parish House:** circa 1899-1901, yellow stock brick with red brick dressings and timber casement windows. By W Campbell-Jones.
- **St Gabriel's Primary School:** 1861-5 with slightly later east range. This forms a quadrangle of yellow stock with steep pitched roofs and rough-hewn tracery.
- **Churchill Primary School:** large red brick early 20th century building with two cottages to the rear.
- **Churchill Hall:** 1963-4, affinities with 'new brutalist' style.



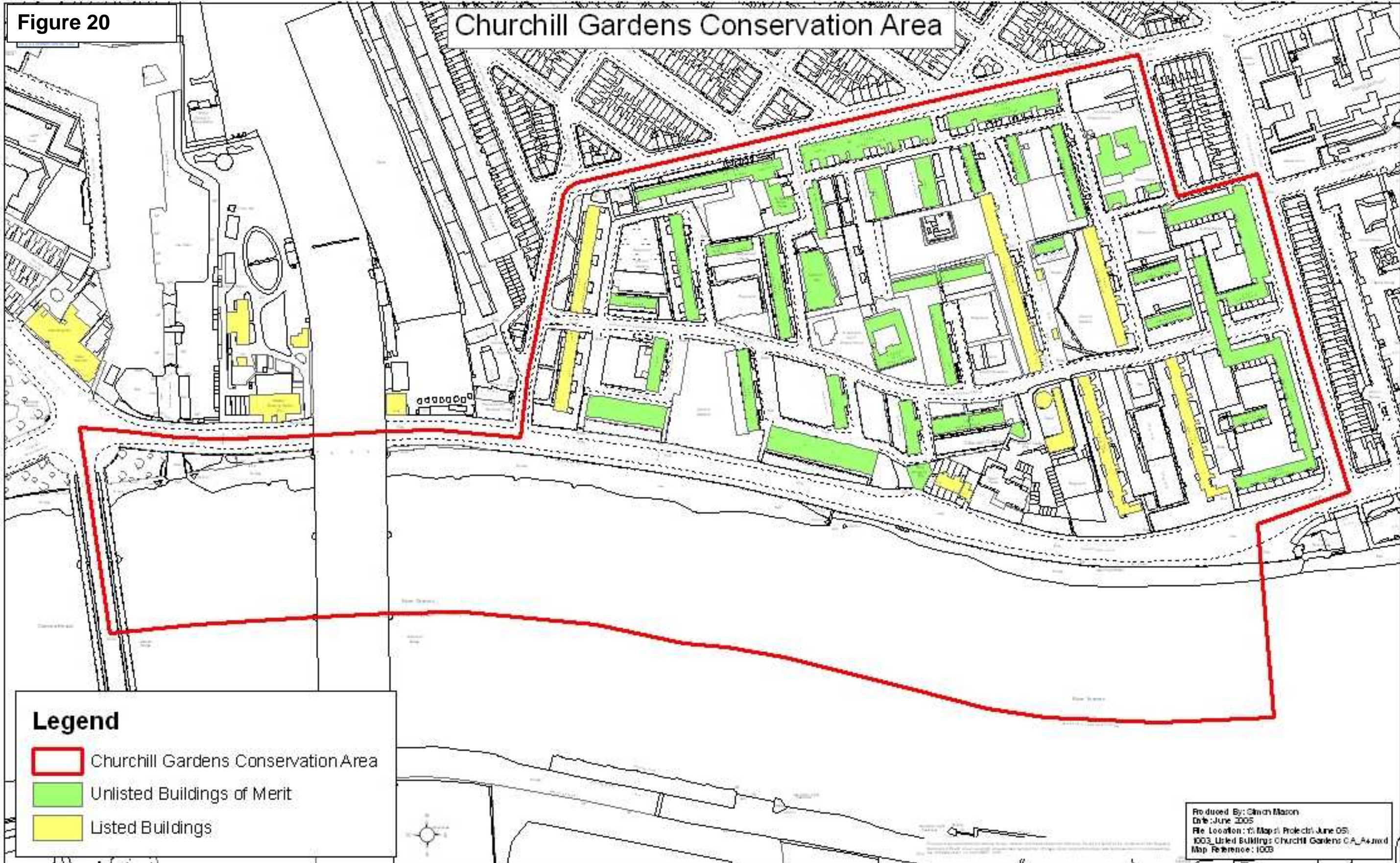
Figure 19: Churchill Gardens Primary School.

POLICY AND FURTHER GUIDANCE

Policy DES9 2 states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute 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 the useful life and that the proposed development will preserve or enhance the character or appearance of the area. This requirement may be balanced against the City council's other policy objectives.

Figure 20

Churchill Gardens Conservation Area



Landmark buildings

4.38 Within the conservation area there are also buildings which are considered to be of landmark quality. Due to their height, location and detailed design such buildings or structures stand out from their background. They contribute significantly to the character and townscape of the area being focal points or key elements in views.

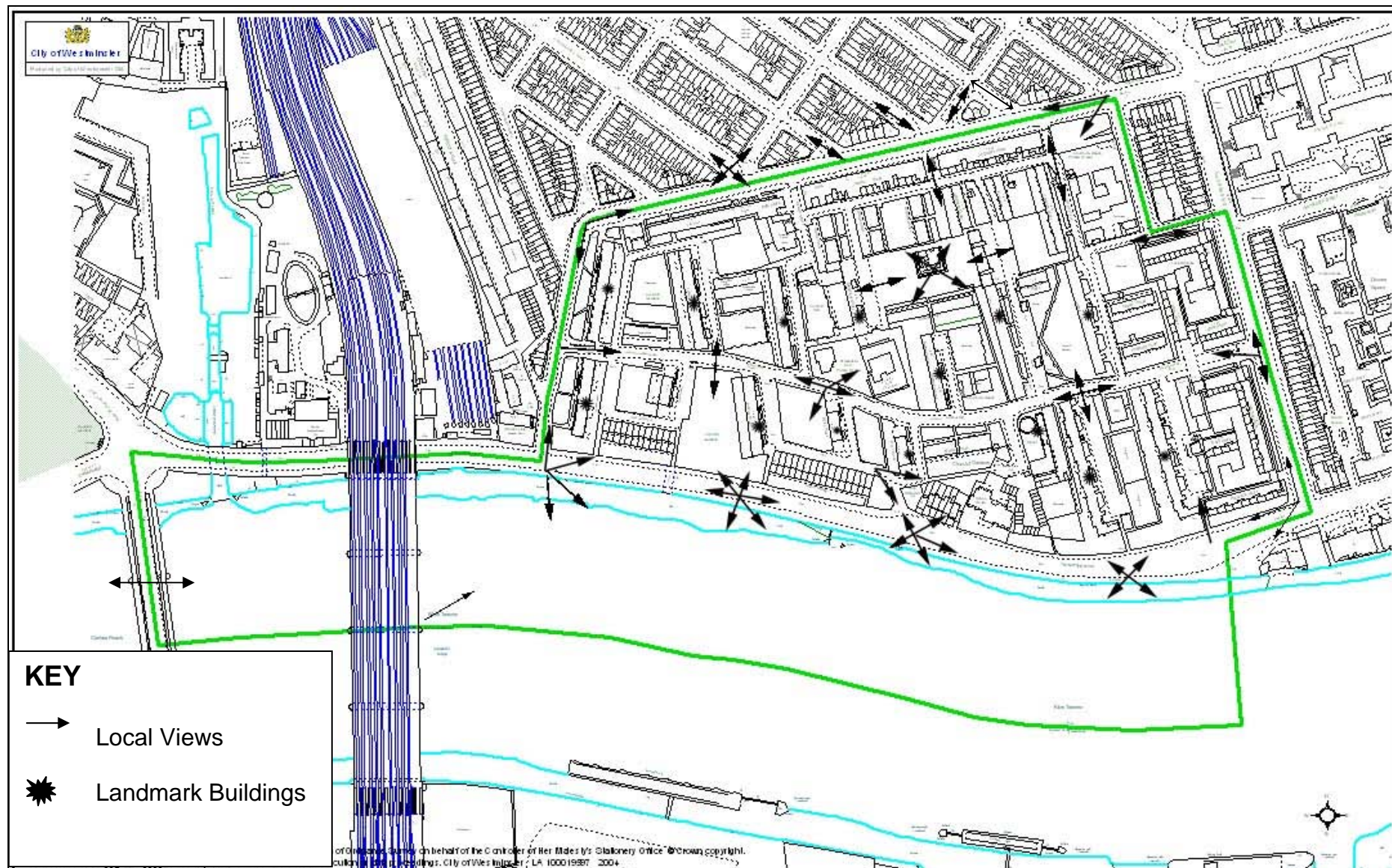
4.39 By virtue of their scale, the tall blocks within Churchill Gardens are widely visible both within the Conservation Area and from outside it. As such these are all deemed landmark buildings and the estate itself forms a significant and distinctive landmark on the River Thames, visible from across the river and from trains as they enter Victoria station.

Figure 21: Churchill Gardens from the Thames, whilst under construction (RIBA Library Photographs Collection)



4.40 The accumulator tower is also a landmark building providing a unique and unusual feature visible from throughout the estate. Landmark buildings are shown on the map at **Figure 22**.

Figure 22: Map showing Local Views and Landmark Buildings



METROPOLITAN AND LOCAL VIEWS

4.41 Policy DES15 in the Unitary Development Plan defines two categories of views which contribute to Westminster's townscape and historic character.

- **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 landmark buildings.
- **Local Views** are by definition more localised and can be of natural features, skylines, smaller landmarks and structures as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.42 This section of the audit identifies local views in the conservation area. A separate Borough wide document will be produced identifying views of Metropolitan Importance and will undergo full consultation before being adopted as Supplementary Planning Guidance.

4.43 The layout of Churchill Gardens specifically seeks to maximise vistas through the estate for every property. There are fine views from within the conservation area particularly along Churchill Gardens Road and to and from the many gardens and open spaces. Views underneath buildings are also important, with the raising of central buildings of the ground to provide views through to other open spaces in the estate and in the later phase the bridging of development across Churchill Gardens Road. From public spaces adjacent to the accumulator tower there are glimpses into the original Belgrave Dock basin, a reminder of the areas industrial past.

4.44 Lupus Street is dominated by seven storey blocks of flats but small pedestrian routes punctuate the buildings providing vistas through to greenery and the estate behind. There are also good views from within the conservation area into the adjoining Pimlico Conservation Area.

4.45 Along Grosvenor Road and at points within the estate there are many fine panoramas of the river corridor, in particular towards Battersea Power Station. The estate forms a prominent and visible landmark from across the Thames and from trains approaching Victoria.

4.46 Full consideration must be given to the impact of any development proposals on important local views both within the conservation area and into and out of it. These are shown on the plan in Figure 22 above.



Figure 23: Battersea Power Station from Grosvenor Road

POLICY AND FURTHER GUIDANCE

There are no strategic views affected by development in this conservation area. In the Unitary Development Plan DES15 seeks to protect metropolitan and local views.

LOCAL TOWNSCAPE DETAIL

4.47 Detail of the townscape contributes to local distinctiveness and may be unique to a particular conservation area. This section focuses on detail in the townscape ranging from boundary treatments such as railings to unusual street furniture or soft and hard landscaping. Individually and collectively they contribute to the overall character and quality of Westminster's streetscape.

Railings, boundary walls & enclosure

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

4.49 Within Churchill Gardens, walls, hedges and railings are particularly important and help to create and subdivide a series of inter-linked spaces with differing characters and functions. The simple design and layout complements the design of the individual blocks, and the repetition of the same forms and elements also helps to create a unified townscape across the estate.

4.50 Almost all spaces are public, hence many railings are low and of simple diamond section design, painted black. The low height means the openness and accessibility of spaces is not compromised.



Figure 24: Brick Wall to Grosvenor Terrace



Figure 25: Low Railings to Lupus Street



Figure 26: Raised planting beds beside Churchill Square

4.51 A number of brick walls were also incorporated, some at full original height and others lowered and topped off with a coping of concrete with an exposed aggregate finish. More intimate spaces tend to be surrounded by boundary wall and raised planters. In some areas exposed aggregate walls are used as retaining structures or for planters with a robust industrial character echoing the industrial history of the area. Other landscape borders have been enclosed by hoop railings which are less sympathetic to the character of the area. A number of maisonettes have small individual gardens, but views into them are possible meaning the open nature of the estate is not compromised. The edges of the estate are fronted by brick boundary walls raised planters and hedges.

4.52 Along the embankment wall is an attractive run of Victorian railings and there are also railings to the earlier nineteenth century terraced housing in Grosvenor Road. The parish house in Glasgow Terrace as well as the state primary school and Balmoral Castle Public House also have railings contemporary with the buildings.

POLICY AND FURTHER GUIDANCE

The city council will seek to protect and repair boundary features of interest which are original to the estate. Council policy in respect of these is DES7 G and further guidance can be found in the design guide Railings in Westminster: A guide to their Design, Repair and Maintenance.

Trees & Landscaping

4.53 Trees and open 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.

4.54 The landscape setting is fundamental to the character of the Churchill Gardens Conservation Area with spaces between buildings being laid out as lawns, small enclosed public gardens, playgrounds and private gardens set at differing levels in raised and sunken areas.

4.55 Groups of mature trees make a significant contribution to the townscape throughout the estate, providing a contrast to the modern lines of the architecture and there are many views to these trees through gaps and between buildings. Additional planting has taken place since the development of the estate, and the wide age structure and mixed species such as false acacia, hornbeam, lime, Norway Maple and Whitebeam add diversity and visual interest. Street trees also perform a useful function in softening the built form.

4.56 With the exception of Littleton House and De Quincey House, all the flats around the estate are set back from the road and are fronted by strips of grass, raised planters and trees which provide a soft edge to the boundaries of the estate.

4.57 The London Plane trees along Grosvenor Road and the river frontage are of particular importance to riverside views into and out of the estate. They provide strong uniformity to the southern edge of the estate and continue the characteristic riverside planting throughout the city.



Figure 27: One of the original estate Playgrounds, now demolished (RIBA Library Photographs Collection)

4.58 Hard landscaping surfaces are used around and complimentary to areas of soft landscaping. Different types of materials are used within different spaces, with a mixture of rectangular paving slabs, granite setts and later brick surfacing. Churchill Square is a focal point for activity, originally meant as a market square and has been resurfaced using brick paviours. The original estate layout included provision for playgrounds and sports areas. Much of the paving and street surfacing throughout the estate is in poor condition (see negative features below).



Figure 28: Churchill Square



Figure 29: Granite setts mark out car-parking areas

POLICY AND FURTHER GUIDANCE

UDP policy ENV 14 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*.

For guidance relating to public realm works and street furniture, the Westminster Way is the council's emerging public realm manual.

Street Furniture

4.59 Westminster has a wide range of interesting and historic street furniture, much of it listed. The appropriate maintenance and protection of this is important. Unnecessary modern street clutter and signage can detract from this and should be kept to a minimum.

4.60 Within the Churchill Gardens Conservation area, there are no items of listed street furniture. A variety of types and styles of bollards remain throughout the estate. These include some city of Westminster design bollards, cast iron cannon style bollards as well as large granite bollards, the latter echoing the formal industrial character of the docks. There is in addition one surviving Victorian streetlight, a tall cast-iron standard in Ranelagh Road, immediately east of Churchill Gardens Primary School. There are attractive original name signs on all of the blocks and other original signage follows the same simple design detail (see figure 31).

4.61 Other street furniture is not original to the estate. Overall, there is a lack of coherence in the design of street furniture in Churchill Gardens, much of which has been replaced piecemeal. This is outlined in 'negative features' below. For the vast majority of the estate, simple undecorated street furniture is most appropriate, relating to the clean modern lines and lack of ornament characteristic of the modern architecture of the estate.



Figure 30: Granite bollards were incorporated in the original landscaping scheme

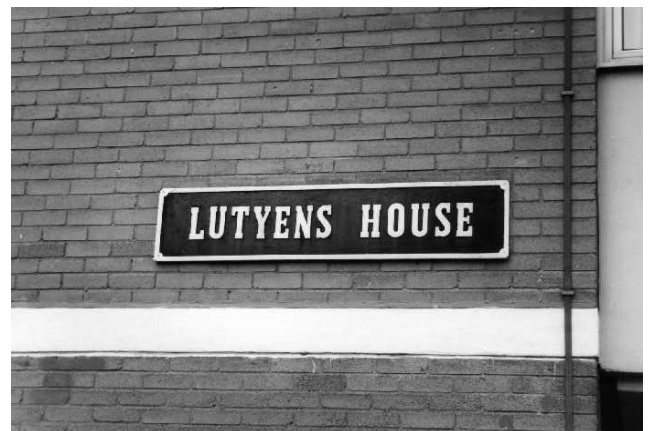


Figure 31: Original signage in black and silver

POLICY AND FURTHER GUIDANCE

Policy DES7 C & F is intended to protect these historic and characteristic features of the street scene.

Shopfronts

4.62 Shopfronts, including well-designed, non-original shopfronts contribute to the character and appearance of both individual buildings and conservation areas as a whole and can be of historic or architectural interest in their own right.

4.63 The main parade of shops in Churchill Gardens Estate is on Lupus Street. Here the shops are set back from the face of the block of flats above and below an attractive long canopy with segmental curved arches above each individual unit. This element unifies the row, providing a division between commercial and residential uses with the projecting structure above subordinating the shops visually to the block as a whole. Original shopfronts are mostly gone with the exceptions of Littleton block, the Post office and toy library.

4.64 The two surviving Victorian pubs to the south of the estate, the Balmoral Castle and King William IV also have distinctive original fronts more related in style to the original urban form and detail of Pimlico.

4.65 The city council seeks to retain original shopfronts wherever possible and new signage should use materials and detail sympathetic to the building and conservation area. If required, security shutters should be located internally and of the open lattice variety. See also 'negative features' below.

POLICY AND 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).

CHARACTERISTIC LAND USES

4.66 Land uses and activity are also part of the character and appearance of a conservation area. These will 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.

4.66 Churchill Gardens is residential in character, with the centre of the estate retaining a peaceful and sheltered atmosphere, set away from traffic. Whilst the prevailing character of the conservation area is residential, it nonetheless incorporates pubs, schools and community halls/ meeting places, Such uses help to give a strong sense of community and vibrancy to the estate, fundamental to the life and character of the conservation area. Retail and commercial development has been concentrated in Lupus Street along the main road frontage.

POLICY AND FURTHER GUIDANCE

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

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 and improvement. These include both small features and larger sites or buildings. It may be that simple maintenance works are needed to remedy the situation or in some cases there may be the opportunity to redevelop a particular site.

Features: Throughout the conservation area there are examples of small scale alterations and accretions which have a detrimental impact on the character of the area as a whole. These include:

5.2 **Small Building Alterations.** Within Churchill Gardens, poor quality replacement doors and windows with materials and detailing which do not reflect the original have had a significant and detrimental impact on the architectural integrity of individual buildings and the character of the conservation area. For example the use of panelled doors rather than flush doors on modern blocks, non-traditional materials such as uPVC or changes in fenestration patterns and garage doors alters the appearance of buildings. In some places, dwellings have been timber clad, painted or have had applied mouldings added to doors. This is particularly prevalent in the terraced properties fronting Grosvenor Road. All such minor alterations have a cumulative and detrimental impact on the conservation area. Original window and door detailing is described above.



Figure 32: uPVC replacement doors and windows

5.3 **Satellite Dishes, Aerials, Telecommunications equipment, and associated roof plant.** These can have a significant and detrimental impact on buildings, roofscape and views. The buildings are currently generally free of satellite dishes, antennas and other additions and the buildings have largely retained their original appearance. However, in some cases satellite dishes have been located on the façade of blocks or outside balconies where they are highly visible and prominent. The cumulative impact of

these is detrimental to the character of the estate as a whole. There would be potential to reduce visual clutter by the sharing of common satellite dishes on each block or the use of digital technology. Further advice on the siting of satellite dishes is given at 'roof profiles' above.

5.3 Shopfronts and Advertisements. Some of the shopfronts and signage along Lupus Street are of poor quality in terms of both materials and detail. Projecting box signs along the canopy on Lupus Street create visual clutter (figure 33) whilst internally illuminated signage is intrusive. There is also a lack of consistency in the design detail of shopfronts along the row and these would benefit from a consistent treatment. See 'shopfronts' section above for further advice.



Figure 33: Projecting Box Signage on Lupus Street



Figure 34: Poor maintenance of landscaping and street furniture

5.5 Landscaping and Street Furniture is of variable quality throughout the estate and would benefit from upgrading and consistent treatment and maintenance (Figure 34). Whilst most of the green spaces are well maintained, in many places hard landscaping including paving and railings within the public realm is in poor condition. Where original paving has been replaced, this is of a lesser quality. Street Furniture is also varied, with a mixture of types and styles of bollards, signs and heritage style bins, which do not relate well to the character of the estate. A consistent style throughout the estate would be beneficial. A number of redundant items of street furniture remain throughout the estate and create visual clutter. Tree planting seems to have lacked coherent planning in the past and the estate would benefit from an overall landscape strategy including hard and soft landscaping and street furniture.

5.6 High Fencing and Security Measures. Unsympathetic high open mesh or wire fencing some topped with anti-vandal climbing spikes and barbed wire has been installed in some locations and this has a detrimental impact on the open character of the estate, creating a more enclosed and hostile environment (Figure 35). To the Churchill Primary School, Lupus Street frontage high fencing is detrimental to the street scene. Other security measures such as roller shutters also have a deadening effect on streets and spaces. More careful consideration needs to be given to the siting and design of security measures.



Figure 35: High Fencing topped with barbed wire



Figure 36: Flue to rear of Lupus Street

Plant and Services

5.7 Flues have been prominently and unsympathetically sited on several of the commercial properties on Lupus Street (Figure 36). Where possible, these should be run internally or sited and detailed so their visual impact is minimised.

5.8 Elements such as pipes, vents and wiring detract from the character of individual blocks and the conservation area and these should only be installed where necessary and in the least visually intrusive location.

SITES AND BUILDINGS

5.9 The Balmoral Castle Public House, whilst identified as contributing to the character of the Conservation Area in architectural terms, is vacant at the time of writing and would benefit from sympathetic reuse.

5.10 The area around the depot is poorly maintained with unsympathetic fencing and a portacabin, which is detrimental to the setting of the listed accumulator tower and heating workshop. At the time of writing, a scheme for the improvement of the storage areas and the installation of a new boiler room has been approved.

5.11 Lock up Garages to the rear of Darwin House would also benefit from better boundary treatment and maintenance.

5.12 St Gabriel's School Annexe is a utilitarian structure which does not relate well to the design of the estate and has undergone unsympathetic alteration including uPVC windows and doors and high fencing and trellis-work.

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 Churchill Gardens 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 Churchill Gardens 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

Identified Negative Feature	Action
Small Building Alterations	<p>Raise awareness of best conservation practice amongst lessees, tenants and contractors. Raise awareness of original design detail through making audit accessible. Copies of conservation area audit to be made available from estate office and on Citywest homes website and in estate office.</p> <p>Incorporate best practice/ conservation guidance within Citywest homes management plan.</p> <p>A consistent design for replacement doors and windows to be promoted with Citywest Homes, based on original window/door design.</p> <p>Encourage removal of unsympathetic replacement windows and doors and reinstatement with more appropriate design as part of refurbishment schemes</p> <p>Any recent unauthorised alterations to be referred to Enforcement for investigation.</p>
Satellite Dishes, Aerials, Telecommunications equipment, and associated roof plant	<p>Examine potential to reduce visual clutter by sharing of common satellite dishes on each block or through the use of digital technology</p> <p>Produce updated Guidance on Satellite dishes and make available on Citywest Homes website</p> <p>Targeted enforcement campaign to be undertaken to secure removal of unauthorised dishes</p>

	<p>Work with Citywest homes to ensure procedures are clear. Lessees and Tenants to be made aware of requirements to obtain planning permission.</p>
Shopfronts and Advertisements	<p>Seek opportunity for improvement to shopfronts by raising awareness. Managing agents for shop units to be provided with copies of conservation area audit and shopfront design guidance</p> <p>Applications for inappropriate projecting box signage on canopy to be refused</p> <p>Targeted enforcement campaign to secure removal of unauthorised signage.</p> <p>Design guidelines for shopfronts on Lupus Street to form part of the Conservation Area Management Plan</p>
Landscaping and Street Furniture	<p>Examine prospect of adopting an overall landscape strategy including hard and soft landscaping and street furniture</p> <p>Consistent design details for street furniture to be agreed</p> <p>Original landscaping details and street furniture to be retained and reinstated as part of landscaping schemes. Proposals to go to SIRG</p> <p>Maintain streetscape quality through removal of redundant items wherever possible</p> <p>Identify elements of original landscape scheme and incorporate in future landscaping</p> <p>Seek to remove heritage street furniture and replace with a consistent scheme for the area</p>
Plant and Services	<p>Advise installation only where necessary and in the least visually intrusive location. Careful consideration to be given to siting of plant equipment</p> <p>Removal of visual clutter such as redundant wires, flues, pipework to be sought as part of any development or refurbishment proposals.</p> <p>Refer recent unauthorised external plant and air-conditioning equipment to Enforcement for investigation</p> <p>Prepare updated supplementary planning guidance on plant and air conditioning to encourage best practice</p> <p>Take every opportunity to remove redundant plant and wiring as part of new development proposals</p>

Balmoral Castle Public House	<p>Seek sympathetic reuse of building and make reference to audit in any future development. Ensure redevelopment is subject to consultation with Design and Conservation for best conservation practice</p> <p>Monitor condition of the building regularly to ensure it does not fall into further disrepair</p>
Area surrounding depot	<p>A scheme for refurbishment of existing pump house was in progress at the time of production of the audit. Every opportunity should be taken to improve landscaping after completion of work</p>
Lock up garages to the rear of Darwin House	<p>Seek opportunity for improvement to boundaries by raising maintenance awareness. Designing Out Crime SPG and audit to be made available from estate office</p> <p>Seek consistent colour and detail</p>
Security Fencing	<p>Consistent design for fencing to be promoted.</p> <p>Advice on alternative ways to reduce crime to be obtained from Crime Prevention Design Advisor</p>
St Gabriel's School Annexe	<p>Subsequent development should seek to mitigate negative impacts, improving detailing where possible and make appropriate improvements to landscaping and setting</p> <p>Take appropriate opportunities to discourage similar design in future proposals</p>

Monitoring

Progress on management proposals will be reviewed on a yearly basis and the audit reviewed and updated every five years

DIRECTORY

DESIGNATION AND EXTENSION REPORTS

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE
COMMITTEE : PLANNING AND DEVELOPMENT
DATE : 3 JULY 1990
REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT : PROPOSED CONSERVATION AREA EXTENSIONS
WARD : BAKER STREET, BAYSWATER, BELGRAVE, BRYANSTON,
CAVENDISH, CHURCHILL, CHURCH STREET, LANCASTER
GATE, MILLBANK, REGENTS PARK, ST. GEORGE'S, ST.
JAMES'S, VICTORIA, WEST END
BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

- 1.1 As part of the City Council's District Plan policy (Chapter 10, para 10.44(ii): 'To review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties' additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of conservation area boundaries.
- 1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed with the consultation necessary prior to final designation.

2. RECOMMENDATIONS

That the areas named in the following list, described in this report and shown in the attached maps be approved in principle, subject to consultations for designation as conservation areas or extension to existing conservation areas and that the results of the consultations be reported back to Committee:

Proposed Conservation Area Designations/Extensions	Map No.
1. Lisson Grove, NW1	I
2. Cleveland Street, W1	II
3. Haymarket, SW1 and WC2	XXIV
4. Fisherton Street Estate, NW1	IV
5. Churchill Gardens, SW1	V
6. Lillington Gardens, SW1	VI
7. Hallfield Estate, W2	VII
8. Dorset Square C.A. Extension NW1	VIII
9. Bayswater C.A. Extension (Orme Court) W2	IX a
10. Bayswater C.A. Extension (Porchester Road) W2	IX b
11. Belgravia C.A. Extension W1	X
12. Stratford Place C.A. Extension W1	XI
13. Molyneux Street C.A. Extension W1	XII

14.	Medway Street C.A. Extension W1	XIII
15.	Soho C.A. Extension W1	XIV
15a.	Soho C.A. Extension (Denman Street) W1	XIV a
16.	East Marylebone C.A. Extensions	XIV
17.	Portman Square C.A. Extension (Baker Street) W1	XV a
18.	Portman Estate C.A. Extension (Aybrook Street) W1	XV b
18a.	Portman Estate C.A. Extension (Marble Arch) W1	XV c
19.	Leicester Square C.A. Extension WC2	XXIV
20.	Pimlico C.A. Extension SW1	XVII
21.	Millbank C.A. Extension SW1	XVIII
22.	Mayfair C.A. Extension (Park Street) W1	XIX a
23.	Mayfair C.A. Extension (Avenfield/Brook House) W1	XIX b
24.	Mayfair C.A. Extension (Old Park Lane) W1	XIX c
25.	Mayfair C.A. Extension (Oxford Street/Park Lane) W1	XXI a
26.	Mayfair C.A. Extension (Lumley Street) W1	XXI c
27.	Mayfair C.A. Extension (Dering Street) W1	XXII a
28.	East Marylebone C.A. Extension W1	XX
29.	Harley Street C.A. Extension (Old Cavendish Street) W1	XXII a
30.	Harley Street C.A. Extension (Oldbury Place) W1	XXII b
31.	Regent Street C.A. Extension W1	XXIII
32.	Trafalgar Square C.A. Extension WC2	XXIV

3. BACKGROUND

- 3.1 This report stems from the Planning and Development Committee of 21 November 1989 when 'it was felt that a general review of conservation areas in the City should be undertaken'.
- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.
- 3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.
- 3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to member at the next Committee.
- 3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have grouped into areas of similar characteristics.

They are:

A. New Conservation Areas to Protect Areas of the Traditional Fabric

at:

1. Lisson Grove NW1 (Map No. I)
2. Cleveland Street W1 (Map No. II)
3. Haymarket SW1 and WC2 (Map XXIV)

B. New Conservation Areas to Protect Good Quality Housing Estates

at:

4. Fisherton Street Estate NW1 (Map IV)
5. Churchill Gardens SW1 (Map V)
6. Lillington Gardens SW1 (Map VI)
7. Hallfield Estate W2 (Map VII)

C. Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

at:

8. Dorset Square Conservation Area Extension NW1 (Map VII)
- 9&10. Bayswater Conservation Area Extension W2 (Orme Court, Map IX a and Porchester Road (Map IX b))
11. Belgravia Conservation Area Extension SW1 (Map X)
12. Stratford Place Conservation Area Extension W1 (Map XI)
13. Molyneux Street Conservation Area Extension W1 (Map XII)
14. Medway Street Conservation Area Extension SW1 (Map XIII)

D. Extension to Conservation Areas to cover Prominent Sites

at:

- 15&15a. Soho C.A. Extensions W1 (Maps XIV and XIV a)
16. East Marylebone C.A. Extensions (Map XIV)
17. Portman Square C.A. Extension (Baker Street) W1 (Map XV a)
18. Portman Estate C.A. Extension (Aybrook Street) (Map XV b)
- 18a. Portman Estate C.A. Extension (Marble Arch) (Map XV c)
19. Leicester Square C.A. Extension WC2 (Map XXIV)
20. Pimlico C.A. Extension SW1 (Map XVII)
21. Millbank C.A. Extension SW1 (Map XVIII)
22. Mayfair C.A. Extension (Park Street) W1 (Map XIX a)
23. Mayfair C.A. Extension (Avenfield/Brook House) (Map XIX b)
24. Mayfair C.A. Extension (Old Park Lane) (Map XIX c)
25. Mayfair C.A. Extension (Oxford Street/Park Lane) (Map XXI a)
26. Mayfair C.A. Extension (Lumley Street) (Map XXI c)
27. Mayfair C.A. Extension (Dering Street) (Map XXII a)
28. East Marylebone C.A. Extension W1 (Map XX)
29. Harley Street C.A. Extension (Old Cavendish Street) W1 (Map XXII a)
30. Harley Street C.A. Extension (Oldbury Place) W1 (Map XXII b)
31. Regent Street C.A. Extension W1 (Map XXIII)
32. Trafalgar Square C.A. Extension (Map XXIV)

3.7 Brief description and reasons for designation of the above areas are as follows:

New Conservation Areas to Protect Good Quality Housing Estates

To the present time conservation area policy within the City of Westminster has by and large been aimed at preserving and enhancing historic parts, and few areas built since 1920 have been included.

However, the Secretary of State has in recent years included in the List of Buildings of Architectural or Historic Interest not only those constructed in the 1920's and 1930's, but also a few built after 1945, such as the Royal Festival Hall (listed Grade I).

In the spirit it is appropriate that the City of Westminster should consider its own post-1920's developments for inclusion conservation areas (more especially because two of them were won in competitions inaugurated by the City Council).

The areas are at:

Churchill Estate, Grosvenor Road/Lupus Street SW1 (Map V)

The Estate which covers thirty acres, was built between 1946-1962 as a result of a competition that was promoted by the City of Westminster and won by the then newly formed practice of Powell and Moya. It provides 1,600 homes and includes many of the social amenities such as local shops and primary health care facilities which were subsequently omitted from many other similar schemes throughout the country. Despite a density of 200 persons per acre, the maximum permitted in London at that time, there is a pleasant feeling of openness between the blocks of crisp, light design, which is achieved by their skilful arrangement.

The first blocks of the scheme were awarded the RIBA's London Architectural Bronze Medal in 1950 and in the same year Powell and Moya won the Festival of Britain Feature Competition with 'the Skylon'. The Estate also won a Civic Trust Award. The Practice was awarded the RIBA gold medal in 1974.

The area also includes No. 105-109 Grosvenor Road, an early nineteenth century terrace of houses which are Grade II listed buildings and two Victoria Public Houses.

It also includes the River frontage up to the border with London Borough of Kensington and Chelsea.

4. OTHER AREAS

4.1 An area centred on Regency Street and Chapter Street was considered for conservation area status as a result of a petition received from 79 residents on 28 February 1990. It was suggested that the area (shown as Map XXV) be included in the Vincent Square Conservation Area.

4.2 On balance, it is felt that the area is insufficient merit to warrant designation as a conservation area. The urban form of the area and architectural quality and fabric of the properties is generally of unexceptional quality and would detract from the Vincent Square Conservation Area's architectural integrity.

5. FINANCIAL IMPLICATIONS

5.1 Apart from the initial costs of advertising the designations, the additional yearly expenditure for advertising planning applications 'on site' and in local newspapers should not exceed £1,000.

Local Government (Access to Information) Act 1985

Background Papers

1. Report to Planning and Development Committee 21 November 1989.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 20 NOVEMBER 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : RESULTS OF CONSULTATIONS AND OTHER MATTERS
CONCERNING PROPOSED CONSERVATION AREA
EXTENSIONS

WARD : BAKER STREET, BAYSWATER, BELGRAVE, BRYANSTON,
CAVENDISH, CHURCHILL, CHURCH STREET, LANCASTER
GATE, MILLBANK, REGENTS PARK, ST. GEORGE'S, ST.
JAMES'S, VICTORIA, WEST END, WESTBOURNE, QUEENS
PARK

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Planning and Development Committee of 3 July 1990 gave approval in principle to the designation of new conservation areas, concerning area extensions and authority to proceed with consultations leading to their proposed designation. They also asked for a number of associated matters to be investigated or undertaken, and in particular requested that a booklet be produced and made available to the public which explains the nature and extent of control exercised by the City Council within conservation areas.

This report presents the responses from consultees and seeks approval for the conservation area designations. Appendix 1 contains the text of a proposed conservation area booklet.

2. RECOMMENDATIONS

2.1 That Committee resolve to designate the new conservation areas and conservation area extensions listed in Appendix 2 of this report and authorise the Director of Planning and Transportation to give notice of the designations in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of State for the Environment, English Heritage and the adjoining Boroughs and to take such other steps as may be necessary to implement the designations.

2.2 That the text of the proposed conservation area booklet be noted.

3. BACKGROUND

3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July 1990.

3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of the contents.

- 3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.
- 3.4 A minority of the respondents, however, who had developed interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural integrity of existing conservation areas or are located in areas of significant townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.
- 3.5 The following changes are proposed as a result of queries raised by Members at the meeting on 3 July (see map XVII).
- a. The east side of Claverton Street and west side of Aylesford Street is now to be within the Pimlico Conservation Area, not the proposed Dolphin Square Conservation Area.
 - b. The street block bounded by Lupus Street, Claverton Street, Ranelagh Road and Johnsons Place is now to be within the Pimlico Conservation Area, not the proposed Churchill Gardens Conservation Area.
 - c. The River Frontage opposite Dolphin Square is to be within that conservation area, and land to the east of Dolphin Square within the Pimlico Conservation Area.
 - d. The Regency Street/Chapter Street area has been reconsidered for conservation area status, and its designation is recommended.

The area is of mixed development with some pleasant brick buildings, built mostly in the first third of the century. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odd) Regent Street, through to St. John's Church and No. 36 Causton Street. The area therefore proposed (Map XXV a) comprises the east side of Regency Street between the redevelopment site and Holcroft Court, together with the T.A. Centre and the residential and shop developments between the west side of Regency Street and the east side of Chapter Street.
- 3.6 Map XXIV shows two areas of the St. James's Conservation Area which it is proposed should be included in the proposed Haymarket Conservation Area. The two areas are:
- a. Haymarket/Panton Street/Orange Street.
 - b. Haymarket/Charles II Street/St. Albans Street.
- Also, a part of the Regent Street Conservation Area is to be included in the proposed Haymarket Conservation Area.
- 3.7 No further changes to the boundaries or naming of the conservation areas are proposed. In particular:

- i. The inclusion of Council housing developments at Fisherton Street Estate NW8; Churchill Gardens Estate, SW1; Lillington Gardens Estate, SW1; and Hallfield Estate, W2 are still recommended.
- ii. The architectural quality and cohesion of the area is not sufficiently good to be recommended for inclusion in a conservation area.

However, a draft planning brief for part of the area was agreed by Committee in June 1989 and ratified, following public consultation, by the Applications Sub-Committee early in 1990. The purpose of the brief was to give detailed guidance to prospective developers, following sale of the site by the City Council, to ensure that development proposals are of a high quality and preserve and enhance the character of the area. The brief, which has now been published, states that:

"Whilst it is not considered that (conservation area status) could be justified, it highlights the importance of a sensitive and high quality design in any new development... New buildings should respect existing building lines and should be clad in traditional materials... to ensure that it is in accord with its surroundings and sympathetic to both the conservation area and the listed church."

Members considered that the publication of the brief in these terms provided adequate safeguards, and that conservation area designation was unnecessary.

In the light of previous Committee decisions, designation is not recommended by this report. Should Committee wish to reconsider its earlier decision not to recommend designation, further consultations could be undertaken later this year and a report considered at its January meeting.

- 3.9 A further report to Committee will be necessary to cover the possible designation of conservation areas adjoining the Grand Union Canal. Authority to undertake public consultation on these designations was given by Committee at its meeting in September.

4. FINANCIAL IMPLICATIONS

The cost of giving the necessary notices and taking such other steps as may be necessary to implement the designation is of the order of £3,000.

Local Government (Access to Information) Act 1985

Background Papers

1. Report to Planning and Development Committee, July 1990.
2. Copies of all representations as a result of public consultation, together with the responses of the City Council.

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

A. Proposed New Areas to protect the traditional fabric

	Map No. (displayed in the Committee Room)
1. Lisson Grove, NW1	I
2. Cleveland Street, W1	II
3. Haymarket, SW1 and WC2	XXIV
3A. Dolphin Square	XVII
3B. Regency Street/Chapter Street	XXVA

B. Proposed New Areas to protect Good Quality Housing Estates

	Map No. (displayed in the Committee Room)
4. Fisherton Street Estate, NW1	IV
5. Churchill Gardens	V
6. Lillington Gardens, SW1	VI
7. Hallfield Estate, W2	VII

C. Proposed Areas Adjacent to Existing Conservation Area to Include Good Quality Fringe Developments

	Map No. (displayed in the Committee Room)
8. Dorset Square Conservation Area, NW1	VII
Bayswater Conservation Area, W2	
9. i. Orme Court	IXa
10. ii. Porchester Road	IXb
11. Belgravia Conservation Area	X
12. Stratford Place Conservation Area, W1	XI
13. Molyneux Street Conservation Area, W1	
14. Medway Street Conservation Area, SW1	XIII

D. Proposed Extensions to Existing Conservation Areas to cover prominent sites

	Map No. (displayed in the Committee Room)
Soho Conservation Area	
15. i. Oxford Street/Poland Street 67-77 Oxford Strand 215-229 Oxford Street	XIV and XXIII
15A. ii. Denman Street	XIVa
East Marylebone Conservation Area, W1	

- | | | | |
|-----|-----|------------------------------|-----|
| 16. | i. | Oxford Street/Berners Street | XIV |
| 28. | ii. | Middlesex Hospital | XX |

Portman Estate Conservation Area, W1

- | | | | |
|------|------|---------------------------------|-------|
| 17. | i. | Portman Square | XVa |
| 18. | ii. | Aybrook Street | XVb |
| 18a. | iii. | Oxford Street, Marble Arch | XVc |
| 20. | | Pimlico Conservation Area, SW1 | XVII |
| 21. | | Millbank Conservation Area, SW1 | XVIII |

Mayfair Conservation Area, W1

- | | | | |
|-----|------|----------------------------------------------|-------|
| 22. | i. | Park Lane/Park Street | XIX |
| 23. | ii. | Avenfield and Brook House, Park Lane | XIXb |
| 24. | iii. | Old Park Lane/Hertford Street | XIX |
| 25. | iv. | Oxford Street/Park Lane/Park Street | XXIa |
| 26. | v. | Oxford Street/Lumley Street | XXIc |
| 27. | vi. | Oxford Street/Dering Street/Woodstock Street | XXIIa |

Harley Street Conservation Area, W1

- | | | | |
|-----|-----|-----------------------------------------|-------|
| 29. | i. | Oxford Street/Old Cavendish Street | XXIIa |
| 30. | ii. | Oldbury Place | XIIb |
| 19. | | Leicester Square Conservation Area, WC2 | XXIV |
| 31. | | Regent Street Conservation Area, SW1 | XXIV |
| 32. | | Trafalgar Square Conservation Area, WC2 | XXIV |

In addition to draft consultations by letter a notice was printed in all local newspapers on 26 July 1990 inviting comments and giving addresses of local public libraries where maps showing boundaries of the proposed conservation areas or extensions could be inspected.

The Period of Consultation, as with previous conservation area designations, lasted 28 days, between 20 July 1990 and 17 August 1990. However, comments were accepted after this period.

D. Extension to Existing Conservation Areas to Cover Prominent Sites at:

Map No.
(displayed in the Committee
Room)

Soho Conservation Area, W1 at

- | | | | |
|------|-----|---------------|---------------|
| 15. | i. | Oxford Street | XIV and XXIII |
| 15a. | ii. | Denman Street | XIV |

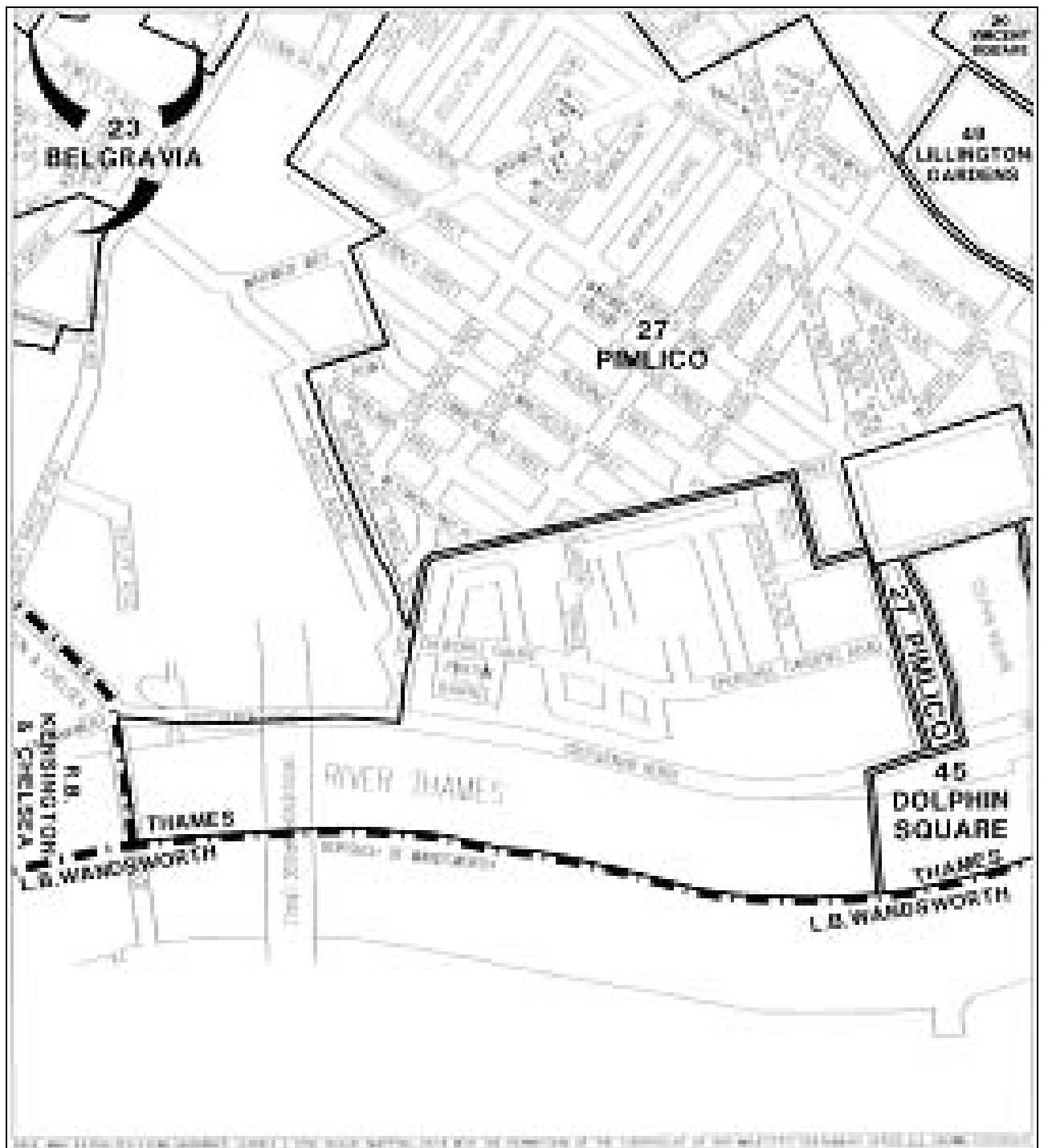
The Soho Society welcomes the proposed extension of the Soho Conservation Area. Additionally they requested that the street block bounded by Great Chapel Street, Dean Street, Fareham Street and Oxford Street be considered for conservation area designation.

LISTED BUILDINGS & OTHER DESIGNATIONS

LISTED BUILDINGS AND STRUCTURES

Name/ Address	Grade
Chaucer House	II
Pair of Shelters outside Chaucer House	II
Coleridge House	II
Gilbert House	II
Keats House	II
Shelley House	II
Sullivan House	II
Accumulator Tower and District Heating workshop	II
105 Grosvenor Road	II
106 Grosvenor Road	II
107 Grosvenor Road	II
108 Grosvenor Road	II
109 Grosvenor Road	II

ADJACENT CONSERVATION AREAS



ARTICLE 4 DIRECTIONS

There are no Article 4 Directions in the Churchill Gardens Conservation Area.

REGULATION 7 DIRECTION

There is no Regulation 7 direction covering the Conservation Area.

STRATEGIC VIEWS

There are no strategic views which cross the Churchill Gardens Conservation Area.

AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION

Item No.

Decision-maker	Date	Title of Report
CABINET MEMBER FOR CUSTOMER SERVICES		Churchill Gardens Conservation Area – Adoption of Conservation Area Audit as Supplementary Planning Guidance
CLASSIFICATION FOR GENERAL RELEASE		Report of
		Director of Planning and City Development
Wards Involved	Vincent Square	
Policy Context	The Civic Review Initiative has a target to adopt 5 Conservation Area Audits as supplementary planning guidance by the end of 2004/05 in order to implement the programme to prepare audits for the City's 53 conservation areas. The review of conservation area boundaries forms part of this process.	
Financial Summary	There are no financial implications arising from this report at this stage.	

Summary

1.1 National guidance places responsibility on the City Council to produce detailed appraisals of each of its 53 conservation areas and to consider the designation of further areas. Following a public consultation exercise including a public meeting this report seeks the adoption of the Churchill Gardens Conservation Area Audit as Supplementary Planning Guidance.

RECOMMENDATIONS

2.1 That the Cabinet Member for Customer Services resolves to adopt the Churchill Gardens Conservation Area Audit (attached in Appendix 5) as Supplementary Planning Guidance.

3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its then 51

Conservation Areas (there are now 53). This review is a statutory duty and an updated timetable is being progressed.

3.2 Given the complexity and scale of the City's conservation areas this process has been broken into three stages involving the production of mini-guides (General Information Leaflets), directories and audits. The audits represent the third and final stage of the preparation of appraisals of all of the Borough's 53 Conservation Areas.

4 Detail

4.1 The draft Churchill Gardens Conservation Area Audit was adopted for consultation on 31 August 2004. Since this time, a public consultation exercise has been undertaken, including a public meeting and exhibition at the estate office. A summary of all correspondence received and the Council's response can be found in Appendix 3. The amended Audit is included in Appendix 5.

Original written consultation

4.3 21 letters of consultation were issued on 14 October 2004 and sent to the main stakeholders including local residents groups, amenity societies, national bodies, ward councillors and other local organisations. An exhibition and suggestions box was also given to the estate office. A list of consultees is attached in Appendix 1.

4.4 Written responses were received commenting on the content of the audit and these are listed in the background papers section and the comments summarised in Appendix 3. Written Responses were received from Citywest Homes, and the 20th Century Society.

Public meeting

4.6 The letter of 14 October 2004 also invited local groups, national bodies, ward Councillors and other local organisations to attend a public meeting to discuss the audit. This was held on 2 November 2004 and was chaired by Councillor Alastair Moss. The minutes of the meeting are attached at Appendix 4 and a summary of all comments is at Appendix 3.

Comments Received

4.7 Discussion at the meeting focused around satellite dishes, windows, security issues and issues of maintenance of the estate. Support was expressed for reducing the visual impact caused by the installation of satellite dishes. The Estate Office have indicated they are looking into securing funding to try and alleviate problems through introduction of communal facilities/digital technology or similar. Pilot schemes are taking place on other estates.

4.10 There was some discussion with regards to replacement windows, and the expense that had been incurred at the time they were installed. The audit stated that windows should replicate original detailing. It was felt that some further detail on windows ought to be included in the audit and the section has been amended to include a history of window replacement so that this can be taken into consideration in future decision making.

4.11 Negative features also caused some debate. Reference had been made to the Churchill Hall Annexe as a negative feature. This was not considered to be negative and

has been removed from the list. Design of security measures was also discussed and this has been covered further in 'negative features' The 'community spirit' on the estate was felt to be important and it was suggested this should be emphasised as important to the estates character.

4.12 Issues regarding the cost of works and who pays for them were also raised. However, these are not a material consideration in terms of the audit, which aims to promote the protection and enhancement of the estate through the highest design and conservation standards.

4.13 The Twentieth Century Society also provided a written response with detailed comments from one of their members, who also lives on the estate. The society did not support the audit and considered that it should focus on the current state of Churchill Gardens, its current condition, as well as the maintenance regime and management of change that take place during the life span of such a development.

4.14 Whilst it is accepted that the management and maintenance regime is extremely important to the future of an estate such as Churchill Garden, the primary purpose of a conservation area appraisal/audit is to define the features which make up the special architectural and historic interest of the conservation area, so that appropriate maintenance and management regimes can then be introduced. A conservation area management plan for all estates is due to be prepared by Citywest Homes. It is hoped the audit can be used to inform the corporate property management regime, as well as guide the planning department when it receives applications.

4.15 Other detailed comments relating to detail on certain issues in particular townscape detail were received and the text has been amended to incorporate as many of these as possible in revision of the document and many more illustrations have been added to the document. All of the comments are summarised at Appendix 3 along with amendments made as a result of these.

4.16 Most of the rest of the comments relate to choice of vocabulary and include concerns about format and presentation, which will be taken into account in production of the final document. Better quality maps and illustrations will be produced for the final document and the full text of the directory incorporated at the end.

4.17 The production of the audit was welcomed by the residents in attendance at the meeting and Citywest Homes.

5 Financial Implications

5.1 There are no financial implications arising from this report at this stage. Expenditure costs will be met from existing revenue budgets.

6 Legal Implications

6.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority "shall from time to time determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance". Planning Policy Guidance Note 15

'Planning and the Historic Environment' interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

7 Consultation

7.1 A programme of public consultation was undertaken as detailed above involving English Heritage, national amenity societies, local resident groups and ward Councillors.

8 Human Rights Act 1998

8.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

9 Conclusion

9.1 The Churchill Gardens Conservation Area Audit has now been through a process of public consultation. The findings have been amended in the light of comments received and illustrations have been added. It is therefore recommended that the audit now be adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of the Conservation Area.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT JANE HAMILTON ON 020 7641 8019; EMAIL ADDRESS jhamilton@westminster.gov.uk ; FAX NUMBER 020 7641 2338

BACKGROUND PAPERS

- 1 Churchill Gardens Conservation Area mini-guide
- 2 Letters from Citywest Homes and The Twentieth Century Society

APPENDIX 1 LIST OF CONSULTEES

Churchill Gardens Lesees Association
Churchill Gardens Residents Association
Pimlico FREDA
Westminster Society
Westminster Property Owners Association
Churchill Gardens Estate Office (Elliot Brooks)
Churchill Gardens Primary School
St Gabriel's Church of England Primary School
Pimlico School
Citywest Homes
Pinnacle PSG London Housing management
London Borough of Kensington and Chelsea

English Heritage
The Twentieth Century Society
Cross Rover Partnership
Trees and Landscape Team
Head of City Planning (policy)
Assistant Director of Transportation
Councillor Andrew Harvey
Councillor Sarah Richardson
Councillor John Wyatt

APPENDIX 2

ATTENDEES AT PUBLIC MEETING

Albert Porrin (CGTLA)
Richard Beville (CGTLA)
Paul Durnsford, Lessee
Nick Waring (Citywest Homes)

Councillor Alastair Moss
Councillor John Wyatt
Rosemarie MacQueen
Jane Hamilton
Gwyn Richards
Toby Cuthbertson

APPENDIX 3

Consultation responses		Council response
Consultee	Summary of Comments	
CityWest Homes	<p>Welcome this latest initiative by Development Planning services and have the following comments on the points raised:</p> <ul style="list-style-type: none"> • Small building alterations - all such alterations require landlord consent and/or planning permission. The local estate office is responsible for policing this and reporting incidents back to CityWest Homes for determination. • Window alterations – we have previously gained planning permission and installed aluminium double glazing in most of the estate. This has established a pattern which we intend to follow in any future works. • Satellite dishes, aerials, telecommunications and associated roof plant – we appreciate the design and location of these need careful consideration. We are currently commissioning a feasibility study for a pilot Integrated Reception System for Bramwell and Shelley Houses which is likely to comprise 2 satellite dishes per block. This should provide a comprehensive service to suit most residents. Those whose needs are not met will have to apply for planning permission to fix their individual dishes in a suitable location. • Shopfronts – these form part of the commercial portfolio managed through the Housing Revenue Account by WCC Corporate Property Division. • The Balmoral Castle Public House – we agree this would benefit from re-use and our consultant Proun have been instructed to submit a planning application for this purpose. • PDHU – we are now implementing the planning permission/listed building consent for extension and we intend to submit details of new perimeter fencing for your approval. <p>We have just produced our draft 3-year city-wide programme of capital works. This programme is under continual review and I welcome your advice on the planning implications so I may incorporate these into our own Conservation Area Management Plans.</p>	<p>Will add reference to the need for planning permission and landlord consent and estate office contact details in a contacts lists as part of the directory attached to final document.</p> <p>Further detail added on this in windows and doors section. The latest permitted window replacements are considerably better than earlier replacement windows. This was a compromise solution and needs to be kept under review in the light of changes in window technology. There has been some piecemeal window replacement, which does not follow the set pattern.</p> <p>Welcome initiatives for integrated system.</p> <p>Copies of the audit will be passed to corporate property.</p> <p>Would welcome reuse subject to high quality scheme which retains the essential characteristics of the building.</p> <p>Noted. Reference added to scheme being implemented.</p>

Consultation responses		Council response
Consultee	Summary of Comments	
TWENTIETH CENTURY SOCIETY	<p>GENERAL Document falls short of expectations. We feel that it is essential that more attention be paid to the current state of the estate focusing on its current condition, as well as the maintenance regime and management of change that take place during the life span of such a development.</p> <p>Other comments given section by section below.</p>	<p>The Conservation Area Audit focuses on the special architectural and historic interest of the estate which includes description of its current condition. The primary purpose of this is to establish where the special architectural and historic interest of the conservation area lies and define this so that appropriate maintenance and management regimes can then be introduced. A conservation area management plan for all estates is due to be prepared by Citywest Homes and it is hoped the audit can help inform this and the Citywest Homes management regime, as well as guide the planning department when it receives applications.</p>
	<p>Presentation: (various comments relating to a missing page number, requesting addition of word 'section' in front of numbers and changes to format of plans and illustrations).</p>	<p>Comments noted and where errors have been made with page numbers etc. these will be rectified. Illustration maps will be of better quality in final printed document. This is a draft document. It follows a standard format following the English Heritage Guidance Note on Conservation Area Appraisals and general text as used in all Westminster Conservation Area Audits.</p>
	<p>Character of Conservation Area/ Hierarchy of spaces: 4.6 various changes to vocabulary requested. Churchill gardens road is not sinuous and does not provide informality to the layout. Access by pedestrian avenue ...this is a path only. Grovesnor Road is a major arterial highway and not a broad busy tree-lined boulevard</p>	<p>Comments largely relate to choice of vocabulary but no material issues raised.</p>
	<p>Architectural Characteristics: Why not address the substance that with the devastation of much housing in the 2nd world war and poor condition of much housing in London...</p> <p>Rewrite line relating to infilling of open areas and patterns compromised</p> <p>Reference to bright colours unhelpful as bright colours only applied to certain elements.</p> <p>Should use word canopy</p> <p>Policy (following architectural character section) seems vacuous.</p>	<p>Agree this is important. Post world war housing devastation etc. is mentioned at the end of this paragraph but primarily covered in the 'history' section at the start of the document. This section relates to architectural style therefore no additional info. considered necessary.</p> <p>This has been moved to end of architecture section and more info. added and wording changed to make it more of an expression of policy.</p> <p>Word '<u>accents</u>' added to stress smaller areas of bright colour.'</p> <p>Word porch changed to canopy.</p> <p>This is Westminster City Council UDP policy. However, further explanation of this policy added.</p>
	<p>Rooflines: Why generalised statement as first line? Why not restrict the text to describing what makes up Churchill Gardens estate without the lecture? Worthy policy statement should not appear as a pious observation. The plain fact should be stated that aerials etc. cannot be and therefore should not be additions to the roof line of the building.</p>	<p>Noted. General text is common to all audits. No amendments actually suggested.</p> <p>Each case has to be judged on its merits and in some cases, if appropriately sited, rooftop telecommunications equipment may be acceptable.</p>
	<p>Landmark Buildings Rewrite and be specific. The term landmark building is debased and overused.</p> <p>Replace historic photo with current photo.</p>	<p>No amendments actually suggested. All sections start with general text. No explanation or alternative given. Landmark buildings is one of the elements the EH guidance suggests should be identified therefore no amendment made. Historic photo is considered of interest therefore retained. There are lots of recent photos in the document</p>

Consultation responses		Council response
Consultee	Summary of Comments	
20th Century Society contd.	<p>Windows and Doors: Should emphasise subsequent changes that have been allowed to happen by WCC with detrimental results. Pointless describing windows without referring to individual blocks. Rubbish, 'retained', rewrite This should be policy.</p>	<p>Detail of history of window replacements added.</p> <p>Description of window types considered adequate but further illustration added</p> <p>No explanation or amendments suggested. All policy has to take into account previous alterations which have been given permission. Policy ref is given.</p>
	<p>Unlisted Buildings of Merit: As most of the estate's buildings are unlisted...rewrite.</p> <p>Ignores the fact that ...for various reasons there are significant differences in the design of groups of buildings. Continuum of development important.</p> <p>Listed and unlisted buildings of merit plan should be reconsidered. There is little point in signifying all those buildings which are not listed and the older buildings indicated and listed building should be specifically highlighted.</p>	<p>No specific alterations suggested. Reference to listed buildings omitted to avoid confusion.</p> <p>Agree. However, the change in design detail throughout the period forms part of the 'architecture' section. Illustrations have been added to this section to further emphasise this.</p> <p>The respondent may have been confused by seeing these in black and white. Colour versions of the plans sent originally to 20th century society followed by a black and white photocopy when no response received. The listed buildings are specifically highlighted in different colours in colour version. The distinction is made elsewhere in the document between Powell and Moya estate buildings and other older buildings which predate these. However, unlisted buildings of merit is one category and all these buildings are therefore highlighted.</p>
	<p>Metropolitan Views. Rewrite para 4.38</p> <p>Not sufficiently clear between local and metropolitan views.</p>	<p>No explanation why need to rewrite or amendments suggested.</p> <p>Difference described at start of para. However, Metropolitan views within Churchill Gardens Area no longer shown, only local views within the area. Metropolitan views to be considered as part of preparation of metropolitan views spg, which is currently being worked on by consultants.</p>
	<p>Local Townscape Detail: The design and layout details deployed by Powell and Moya made use of massive granite bollards and granite sets, which were from the docks and street layout present or had existed in the area. Reference should be made to the impact the historical layout had on the area. These along with all examples of all the variety of townscape details should be illustrated in the audit.</p>	<p>The suggested examples including granite bollards, setts, and the way in which walls have been topped off with a coping of concrete with exposed aggregate finish added to text.</p>
	<p>Trees and Landscape: The description of the range of species is not adequate. There are a number of 'species trees', of which the row of false acacias is we understand a rare phenomenon in London. Add that trees along Grovesnor Road are plane trees. Add the significant effect of the planting of lellandii and the impact that the trees have in complementing the scale of the 10 storey blocks of flats.</p> <p>Do not agree that the paving in the main square is in poor condition.</p>	<p>(Response from arboricultural officer): The species list is adequate as an example of the diversity of trees growing in the estate. It is not meant to be an exhaustive survey. False acacias are a common tree in central London Having reinspected the conifers referred to by the 20th century society, it is noted that they are Lawson cypresses, planted in the amenity spaces between the blocks. The somewhat unplanned appearance of the planting, together with the rather gloomy nature of these trees, and the limiting effect they have on both use of the space and views across the space from ground level, make them rather unsuitable species. Their redeeming merit may be in providing some screening between properties. Young evergreen and deciduous trees have been planted fairly recently, and the intention may be/ have been to remove the cypresses in the future, when the new planting has gained some stature. On balance, it is not considered that the Lawson cypresses make a positive contribution to the character or appearance of the area. Reference to paving being in poor condition was in general and not to main square.</p>

Consultation responses		Council response
Consultee	Summary of Comments	
	<p>Street Furniture: A proper listing of street furniture is required to include footpaths, street lighting columns, posts and signs, seating rubbish bins, road marking and road humps</p>	<p>The list of street furniture if not fully comprehensive and focuses on those elements which make a positive contribution, others being covered in 'negative features' Reference to redundant street posts, rubbish bins has been added under negative features. Hard landscaping is covered within the trees and landscaping section. Design guidance on road markings, humps etc is set out within the Westminster Way..</p>
	<p>Characteristic Land Uses: paragraph missing and too general. Change predominantly to prevailing.</p>	<p>Paragraph number changed and wording amended.</p>
	<p>Negative features: One would expect a much more specific schedule, hard-hitting and pointing out what should and what could be done within the general intention of regaining the quality of the urban environment and by illustration what should not be done. This will include matters of security, car parking and traffic needs, refuse collection and fire access.</p> <p>Implementation rarely meets the appropriate design standards. This is primarily because there is no longer an effective single source of interest in charge of the estate. There are issues between who pays for what since the estate is now approximately 50% leasehold-that is that 50% of the cost of the estate is carried by private citizens.</p>	<p>This section identifies negative features, which by definition are things we will resist or seek to change. This is however an appraisal not a design guide and references are given throughout the document to the appropriate design guide for each issue. However, changes have been made to reflect concerns and add reference to security. Refuse collection, car parking and traffic needs are not felt to be the most significant negative features within this conservation area. Guidance on such street design issues is contained in the Westminster Way and such issues are likely to be addressed by Citywest homes in production of their management plan.</p> <p>Agree and this is the reason for production of the audit. To provide consistent basis for decision making and to promote high standards of design regardless of issues of ownership and cost.</p>
ARBORICULTURAL OFFICER	<p>Commented and amended text pre public consultation. Response to 20th century society comments adjacent to 'trees and landscape' above.</p>	
HIGHWAYS PLANNING MANAGER	<p>Interesting document but no transportation implications.</p>	

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

**SUBJECT: Churchill Gardens Conservation Area Audit – Adoption as
Supplementary Planning Guidance**

Notice is hereby given that Councillor Robert Davis, the Cabinet Member for Customer Services, has made the following executive decision on the above mentioned subject for the reason set out below.

Summary of Decision:

That the Churchill Gardens Conservation Area Audit be adopted as Supplementary Planning Guidance.

Reason for Decision:

National guidance places responsibility on the Council to produce detailed appraisals of each of its 53 conservation areas. The Churchill Gardens Conservation Area Audit has now been through a process of public consultation. The findings have been amended in light of the comments received and illustrations have been added. The adoption of the Audit as Supplementary Planning Guidance will ensure the continued preservation and enhancement of the Conservation Area.

**C T Wilson
Director of Legal and Administrative Services
Westminster City Hall
64 Victoria Street
LONDON
SW1E 6QP
Publication Date: 15 April 2005
Decision Ref: no. CMfCS/10/2005**

PUBLICATIONS & SOURCES OF FURTHER INFORMATION

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 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004). This can also be viewed on the Internet at: <http://www.westminster.gov.uk/planningandlicensing/udp/index.cfm>

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.

1. Churchill Gardens Conservation Area No. 33- General Information Leaflet.
2. Conservation areas: A Guide to property Owners
3. Development and Demolition in Conservation Areas
4. A Guide to Providing Access for All
5. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
6. Railings on Domestic Buildings in Westminster
7. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
8. Conservatories : A Guide to Design and Planning Procedures.
9. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
10. A Guide to the Siting of Security Cameras and Other Security Equipment
11. Public CCTV Systems – Guidance for Design and Privacy
12. Shopfronts, Blinds and Signs.
13. Designing out Crime in Westminster
14. Façade Cleaning - The removal of soiling and paint from brick and stone facades
15. Stucco : A Guide to its Care and Maintenance.
16. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
17. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
18. Public Art in Westminster
19. Trees and Other Planting on Development Sites
20. A Brief Guide to Planning Enforcement
21. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
22. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
25. Advertisement Design Guidelines.
27. Strategic Views in Westminster.

Citywest Homes also produce a **Lessees Handbook** and a **Tenants Handbook** with information about how Westminster City Council and Citywest Homes, as the Council's Agent, manage the Churchill Gardens Estate. These can be obtained from One Stop Services, your local estate office or can be downloaded from the Citywest Homes website at: <http://www.cwh.org.uk>.

Further Reading

1. Bradley, S and Pevsner (2003), *The Buildings of England. London 6: Westminster*. Yale University Press
2. Harwood, E (1996) 'The Windows of Churchill Gardens' p71-77 in *Modern Matters: Principles and Practice in Conserving Recent Architecture*, Donhead
3. Russell Hitchcock, H (1953) 'Pimlico' in *Architectural Review*, cxiv (681) 176-84
4. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd
5. Weinreb and Hibbert (1983) *The London Encyclopaedia*. Papermac

Local History

For information on all aspects of local history contact:

City of Westminster Archive Centre
10 St. Ann's Street
London SW1P 2XR

General Enquiries: Tel: (020) 7641 5180

Westminster City Council Contacts List

General Planning Information

To find out if a property is listed or in a conservation area or is affected by a Regulation 7 or Article 4 Direction and to obtain copies of design guidance or planning application forms contact or to report a breach of planning control: Planning Records (Customer Service Centre) Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**
Email: PlanningInformation@westminster.gov.uk

Planning Advice

For advice about planning permission, conservation area, listed building or advertisement consent, design and restoration advice, restrictions in Article 4 Direction Areas, lawful development certificates contact:

South Area Team Tel: **(020) 7641 2681** or Fax: **(020) 7641 2339**

Email: SouthPlanningTeam@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

Housing Advice

To report any **repairs or maintenance problems**, and for any queries concerning the management of your property, please contact:

Churchill Gardens Estate Office

137 Lupus St

Pimlico,

London

SW1V 3HE

Tel: 020 7641 2087

E-mail: ChurchillGardensEO@cwh.org.uk

One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on planning and design matters. It is located at **62 Victoria Street, SW1** (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

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. Ecrivez 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 سمجھانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دے دیے 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 rodaka 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.

Conservation Area Audit
Department of Planning and City Development
Westminster City Council
64 Victoria Street
London SW1E 6QP

The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact (020) 7641 8088.