

CITY OF WESTMINSTER
CONSERVATION AREA
DIRECTORY No. 15

COVENT GARDEN

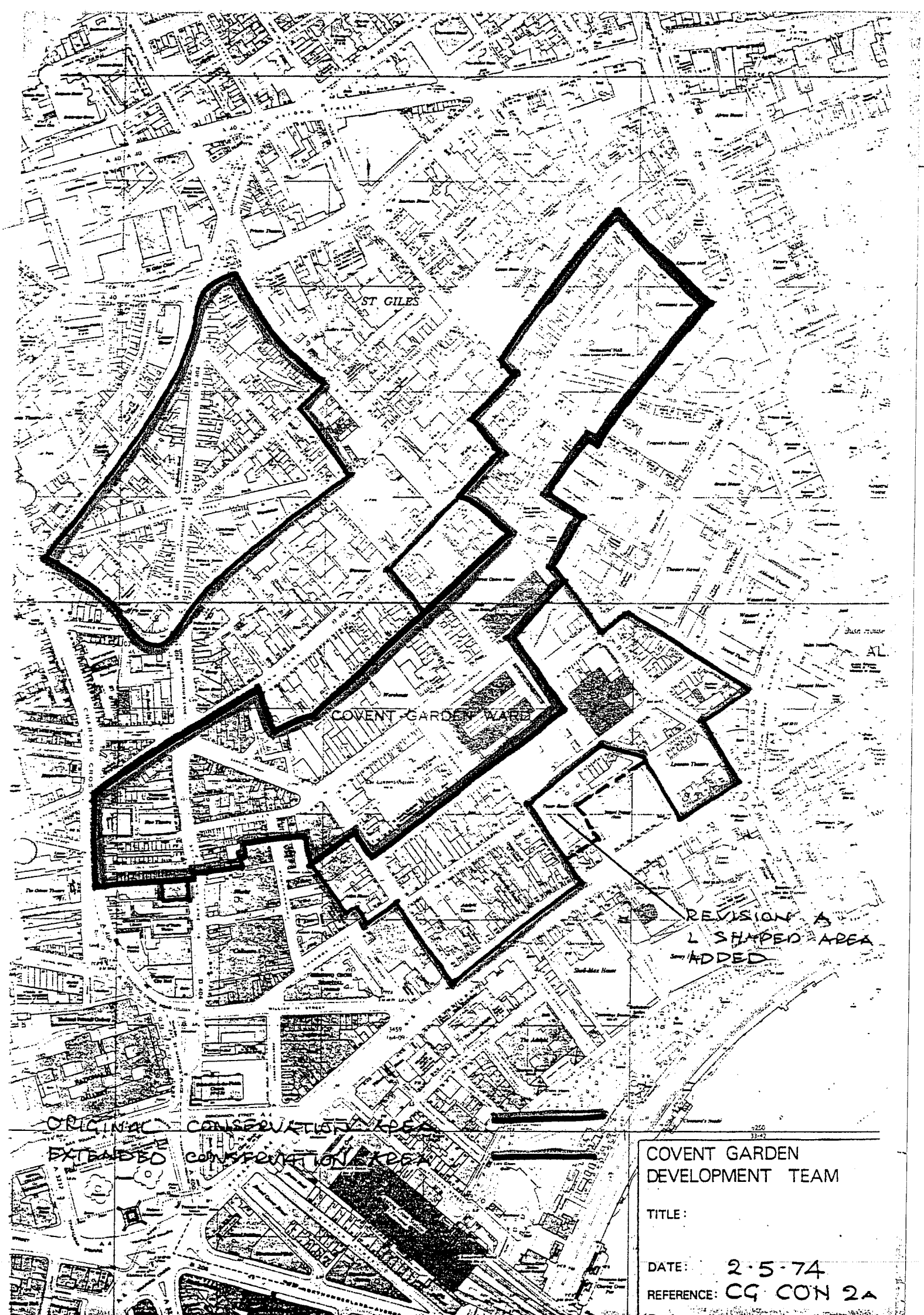
Please note that the conservation area boundaries have changed since this document was published. Please refer to the up to date maps on the website for the correct boundaries.

COVENT GARDEN CONSERVATION AREA DIRECTORY

1. Designation and Extension
2. Historical Background
3. List of Buildings of Special Architectural and Historic Merit
4. Key Features
5. Adjacent Conservation Areas
6. Strategic Views
7. Areas of Special Archaeological Priority
8. Article 4 Directions
9. Regulation 7 Directions
10. Design Briefs and Guidelines
11. Further Reading

COVENT GARDEN CONSERVATION AREA DIRECTORY

1. Designation and Extension



ST GILES

COVENT GARDEN WARE

REVISION A
L SHAPED AREA
ADDED

ORIGINAL CONSERVATION AREA

EXTENDED CONSERVATION AREA

COVENT GARDEN
DEVELOPMENT TEAM

TITLE:

DATE: 2.5.74
REFERENCE: CQ CON 2A



Covent Garden Conservation Area

———— Existing Conservation Area boundary

----- Proposed extensions to Covent Garden Conservation Area

Covent Garden Conservation Area Proposed Extensions

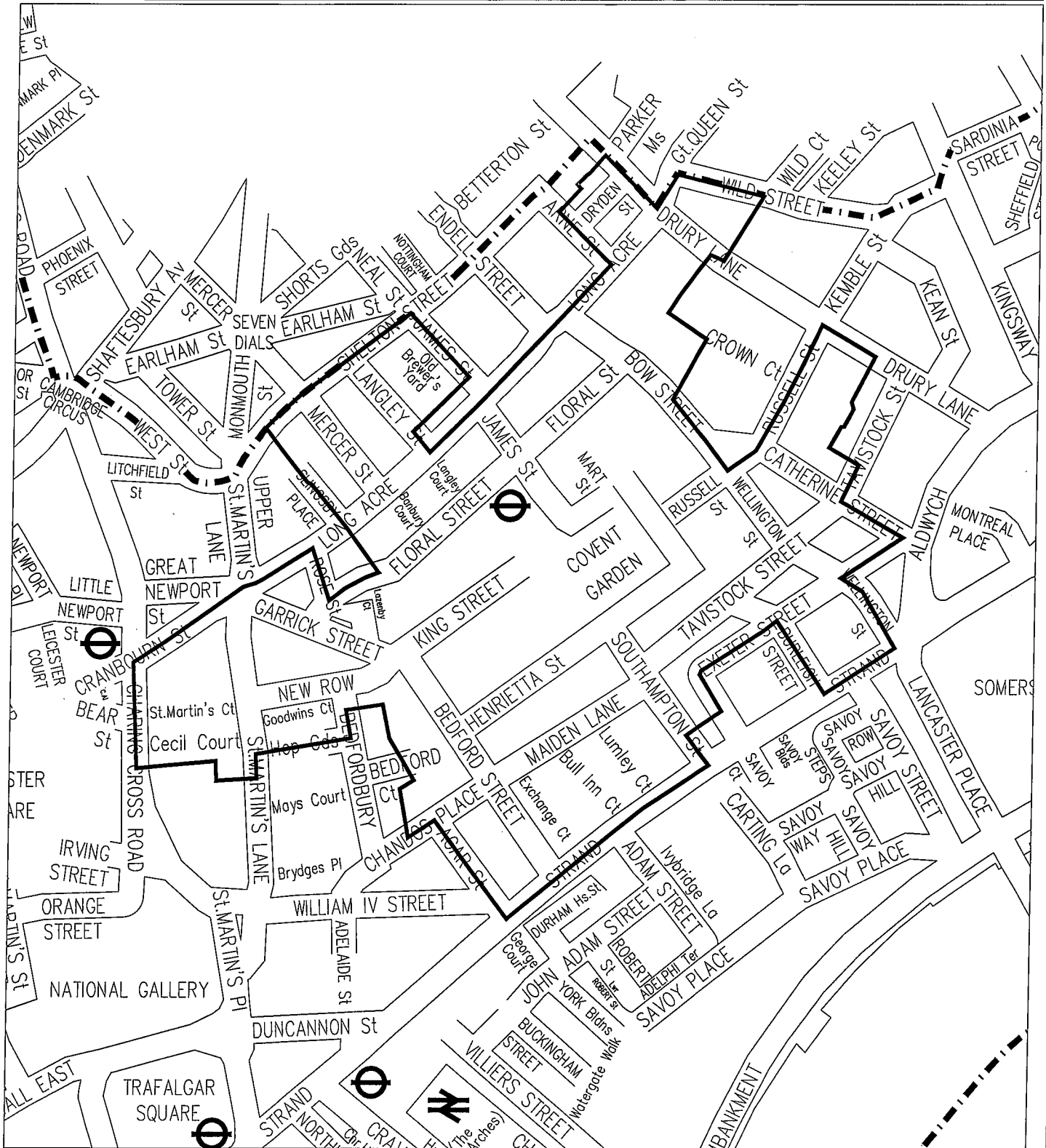


Figure

Location Plan

Existing Conservation Areas A Proposed Extensions 0 100metres N ↑

COVENT GARDEN CONSERVATION AREA STREET MAP



CONSERVATION AREA NUMBER 15

Covent Garden Conservation Area - Designation and Extensions

The Covent Garden Conservation Area was originally designated in 1971 by the former Greater London Council (GLC), the then local planning authority for the area. The Conservation Area was reviewed and extended, again by the GLC, in 1974. Regrettably the original reports on the designation and extension are no longer in existence. On these occasions the City Council was formally consulted and the City Council's response to the 1974 extension is available, along with the reports relating to subsequent extensions.

Following the abolition of the GLC in 1986 responsibility for all planning matters in Covent Garden was split between Westminster City Council and the London Borough of Camden.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 18TH JUNE 1974

A.133/74

REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING

COVENT GARDEN - CONSERVATION AREA EXTENSION

1. In August 1971 the City Council raised no objection to a proposal by the Greater London Council to designate a large part of the Covent Garden CDA as a conservation area.
2. The GLC now proposes to extend the conservation area and the City Council's views are requested. The extension is shown on Plan No. CG CON 2A to be displayed. No objection is seen to this proposal.
3. A very small part of the extended conservation area is outside the CDA boundary and the GLC has asked whether the City Council itself might wish to designate this area. There appears to be no advantage in this suggestion and since the GLC has power to designate conservation areas outside CDA boundaries it is suggested that Authority include this small area within their general designation.
4. Recommendation:
 - (i) The Greater London Council be informed that the City Council has no objections to the proposed extension to the Covent Garden Conservation Area as shown on Plan No. CG CON 2A.
 - (ii) That as there appears to be no advantage in the City Council separately designating the small area outside the CDA boundary, this be left to be included in the overall GLC designation.

F G WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 11TH NOVEMBER 1976

A.246.76

REPORT OF THE DIRECTOR OF ARCHITECTURE AND PLANNING

COVENT GARDEN CONSERVATION AREA - EXTENSION

1. The Covent Garden Conservation Area was first designated in 1971 and later extended in 1974.
2. The Secretary of State for the Environment has recently considered with the advice of the Historic Buildings Council for England, the status of the extended Covent Garden Conservation Area. In the light of that advice, he accepts that the Conservation Areas as extended, continues to be of outstanding architectural and historic interest in accordance with the terms of Section 10 of the Town and Country Planning (Amendment) Act. 1972.
3. The Historic Buildings Council does however consider it desirable to further extend the Conservation Area to include the following:
 - (a) The Theatre Royal, Drury Lane.
 - (b) The Rhodesia House block in the Strand.
 - (c) The part of Charring Cross Road at present excluded.
 - (d) Chandos Place.
4. The formal views of the City Council have accordingly been requested by the G.L.S. in respect of their inclusion. The proposals have been examined in detail and the following comments are made:-
 - (i) The theatre Royal, Drury Lane

The Theatre Royal entrance faces onto the existing Covent Garden Conservation Area and the theatre itself is listed Grade I. It was rebuilt in 1811 ;by Benjamin Ryatt and remodelled by S. Beasley in 1822. In view of the significance of this building, it is obviously desirable that it should be included within the Conservation Area.

(ii) The Rhodesia House Block.

The Rhodesia House block consists mainly of Rhodesia House (at present vacant) and the Civil Service Stores. Rhodesia House is an interesting neo classical building in Portland stone and is listed Grade II. It was built in 1907 by Charles Holden and has some particularly interesting carved figures by Jacob Epstein flanking the second floor windows. The Civil Service Stores building fronting onto the Strand is not of great interest; however, the building at the rear of the Civil Service Stores overlooking Bedford Street and Chandos Place is altogether different. It is red brick with terracotta pedimented windows and pilasters etc. and as it is unaltered, it would be very impressive if cleaned. The inclusion of this block will fill the gap between the Government Precinct Conservation Area and the existing Covent Garden Conservation Area and for these reasons it is considered to be a reasonable suggestion.

(iii) Charring Cross Road to Chandos Place

The remaining area recommended for inclusion in the Covent Conservation Area is the pocket between the Government Precinct Conservation Area and the Covent Garden Conservation Areas extending from Charring Cross Road back to Chandos Place. The buildings are not, on individual merit, of conservation standard but it would be tidier if this small area is included in the Covent Garden Conservation Area.

5. Recommendation

That the Greater London Council be informed that no objection is raised to the Covent Garden Conservation Area being extended as indicated on the attached plan.

J.M. HIRSCH
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 3 FEBRUARY 1987

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : COVENT GARDEN CONSERVATION AREA -
PROPOSED EXTENSIONS.

WARD : ST. JAMES'S

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Covent Garden Conservation Area, originally designated in 1971, by the Greater London Council, the then local planning authority for the area, was last reviewed and extended in 1974. When the Covent Garden Action Area Plan (CGAAP) was adopted in 1978 it included proposals for further extensions - at the behest of the Department of the Environment. Further designations were not undertaken by the GLC. Prior to its abolition, officers from that Council (and subsequently from the Historic Buildings and Monuments Commission HBMC)) corresponded with officers of this Department with a view to undertaking a survey and review of the conservation area boundary.

The survey work has revealed a number of building groups of considerable townscape importance contributing to the character of the area, which are neither primarily listed nor fall within the current conservation area boundaries. Several of these - notably on sites between Long Acre and Shelton Street - are subject to proposals for extensive redevelopment. It is anticipated that such development pressures will continue.

Committee approval is now sought to proceed with consultations on the proposed extensions to the Conservation Area - with a view to formal designation later this year.

2. RECOMMENDATION

- 2.1 That the extensions to the Covent Garden Conservation Area, as indicated on Plan No CD/CO/0023 (on display) and attached site plan, be approved for consultation purposes and that consultations be carried out with the Historic Buildings and Monuments Commission, the Civic Trust, Victorian Society, Georgian Group, Covent Garden Forum, Covent Garden Community Committee/principal local landowners.
- 2.2 That the results of consultation be assessed and reported back to the Appointed Member's Panel to approve the designated conservation area as subsequently defined.

3. BACKGROUND

- 3.1 The Covent garden Action Area Plan placed great importance upon the value of the conservation area status of much of its area. It sees the physical fabric as determining future opportunities for change. An approach based on conserving that fabric is seen as essential to the revitalisation of the area and fits continued well-being.
- 3.2 Further extensions to the Conservation Area are outlined in the CGAAP, supplementary to those approved in July 1974. These proposals follow suggestions made by the Department of the Environment and include the Theatre Royal, Drury Lane together with parts of St. Martin's Lane and Chandos Place. The Plan does not include proposed designation dates for these and after its formal adoption in 1978 the GLC did not attempt to proceed with designation.

4. Proposed Extensions

- 4.1 In the case of the Soho Conservation Area extensions in 1979, and the declaration of the East Marylebone Conservation Area in 1982, the City Council acknowledged the importance of protecting areas where there is a close interdependence between the physical fabric and the scale of activities and uses. As in these instances Covent Garden has a close relationship between these elements - its buildings accommodate a wide range of mixed uses of a relatively small scale which create a very district local character. The proposed extensions to the conservation area seek to maintain this character.
- 4.2 As the Committee is aware, the City Council has undertaken a number of pedestrianisation, environmental and traffic management schemes in Covent Garden - which have had a direct influence upon the Conservation Area and affect those areas now proposed as extensions. Schemes have recently been approved for Shelton Street, Neal Street and James Street (South). Further schemes are being considered for Endell Street, Shelton Street and Rose Street (North).
- 4.3 Five specific areas are identified as being of sufficient special architectural and historic interest to qualify as extensions to the Covent Garden Conservation Area:

Extension (A)

The largest area lies between the current northern boundary of the Conservation Area, along Floral Street and the City boundary of Shelton Street. It extends between Slingsby Place to the west and Neal Street to the east and effectively links up the existing Covent Garden and London Borough of Camden Seven Dials Conversation Areas. This area was described as 'unique' in a Central London context, in the Covent Garden Action Area Plan. It is characterised by a number of large (formerly warehouse) properties which were at one time associated with the market activities, and which have subsequently proved sufficiently flexible to meet the need of more latterday uses. Their scale, contrasting with the narrow street pattern is quoted as being more "...reminiscent of similar buildings in the docklands area of Wapping or Rotherhithe" in the Action Area Plan.

The street block bounded by Shelton Street, Neal Street, Long Acre and Langley Street contains a significant number of listed warehouse type buildings and is currently the subject of a conservation based development scheme submitted by the Mercer Company.

The street block bounded by Shelton Street, Langley Street, Long Acre and Mercer Street contains a number of unlisted warehouse buildings, presently proposed for demolition and redevelopment by the Mercers Company and a significant number of late 19th century commercial buildings facing on the Long Acre, which, whilst unlisted, are a considerable townscape value. It also contains two turn of the century residential buildings of particular architectural value, Chertsey Chambers and Maidstone House.

The third street block, north of Long Acre, bounded by Shelton Street, Mercer Street, Long Acre and Slingsby Place, contains a number of late 19th century commercial buildings of townscape value fronting Long Acre, a fine, early 20th century 'Arts and Crafts' residential block on to Mercer Street, Tonbridge House, and a pleasant group of domestic and other buildings at the corner of Mercer Street and Shelton Street.

The area to the south of Long Acre contains a large number of 19th century buildings of outstanding townscape value and is subdivided by a series of narrow alleyways, Conduit Court, Banbury Court and Langley Court. It also contains the recently completed and very successful, conservation based scheme known as Floral Court centred on the listed former carriage works.

Extension (B)

Further to the north-east, and on the City's boundary with Camden is part of a street block, bounded by Drury Lane, Dryden Street and Arne Street. The group comprises 19th century buildings in the ownership of the Mercer Company used for light-industrial and retail purposes, all of which are of particular townscape value, and (from outside examination) in sound condition.

Extension (C)

The third area comprises one of the three street blocks originally suggested for designation by the DOE and includes the Grade I listed Theatre Royal and adjoining 19th century building.

Extension (D)

This small area comprises two, unlisted, early 20th century commercial buildings of townscape value, occupying a critical site at the corner of Bedfordbury and Hop Gardens. At present this is the only part of the street block remaining undersigned.

Extension (E)

This area includes surviving 19th century buildings on the north side of Chandos Place and the street block containing the former Civil Service Store and the statutorily listed Zimbabwe House.

- 4.4 These areas were originally recommended for consideration for designation by officers of the Greater London Council shortly before abolition. Officers from the successor Historic Buildings and Monuments Commission have also indicated that they wished investigations to take place and have assisted in subsequent survey work. It should be noted that the larger area proposed, (A) above, does not include several buildings between Upper St.Martin's Lane and Slingsby Place - originally proposed for designation by the GLC. This sub area is not considered to be sufficiently cohesive to merit inclusion in the conservation area.
- 4.5 At its meeting on 26 November 1986, the Covent Garden Consultative Committee endorsed the review of the Conservation Area boundaries.

5. RESOURCE IMPLICATIONS

- 5.1 Experience of other Conservation Area extensions or designations suggests that these relatively small additions to the existing Conservation Area are unlikely to result in a significant addition to the workload of the Development Division, although it should be recognised that the specialist staff involved are always difficult to recruit and under particular pressure when in post.
- 5.2 In Extension Area a major applications and appeals on the Mercer's site are being processed and a public inquiry is due to be held later in the year. Staff resources are already committed to this work and designation of the Conservation area extension is unlikely to add to it. Extension Areas C and E largely contain relatively new buildings which would require specialist attention whether included in a conservation area or not. Some redevelopment or rehabilitation schemes may be submitted for properties in extension Areas B and D but the difference in staff resources to process such schemes in these small areas with or without designation is considered to be minimal.

6. CONCLUSION

- 6.1 The areas recommended as extensions to the existing Covent Garden Conservation Area have an important townscape character both in local and national terms - a character derived from the mixed use nature unique to the Covent Garden district. The development pressures now being seen there are threatening this townscape character; therefore the Committee is asked to agree to the proposed extensions to the Conservation Area subject to the normal public consultation procedures.

Local Government (Access to Information) Act 1985

List of Background Papers

1. Report to Covent Garden Consultative Committee - 26 November 1986.
2. Letters from GLC dated 11 and 19 March 1986.

6/389/pqu-pps/0

COVENT GARDEN CONSERVATION AREA DIRECTORY

2. Historical Background

Historical Background

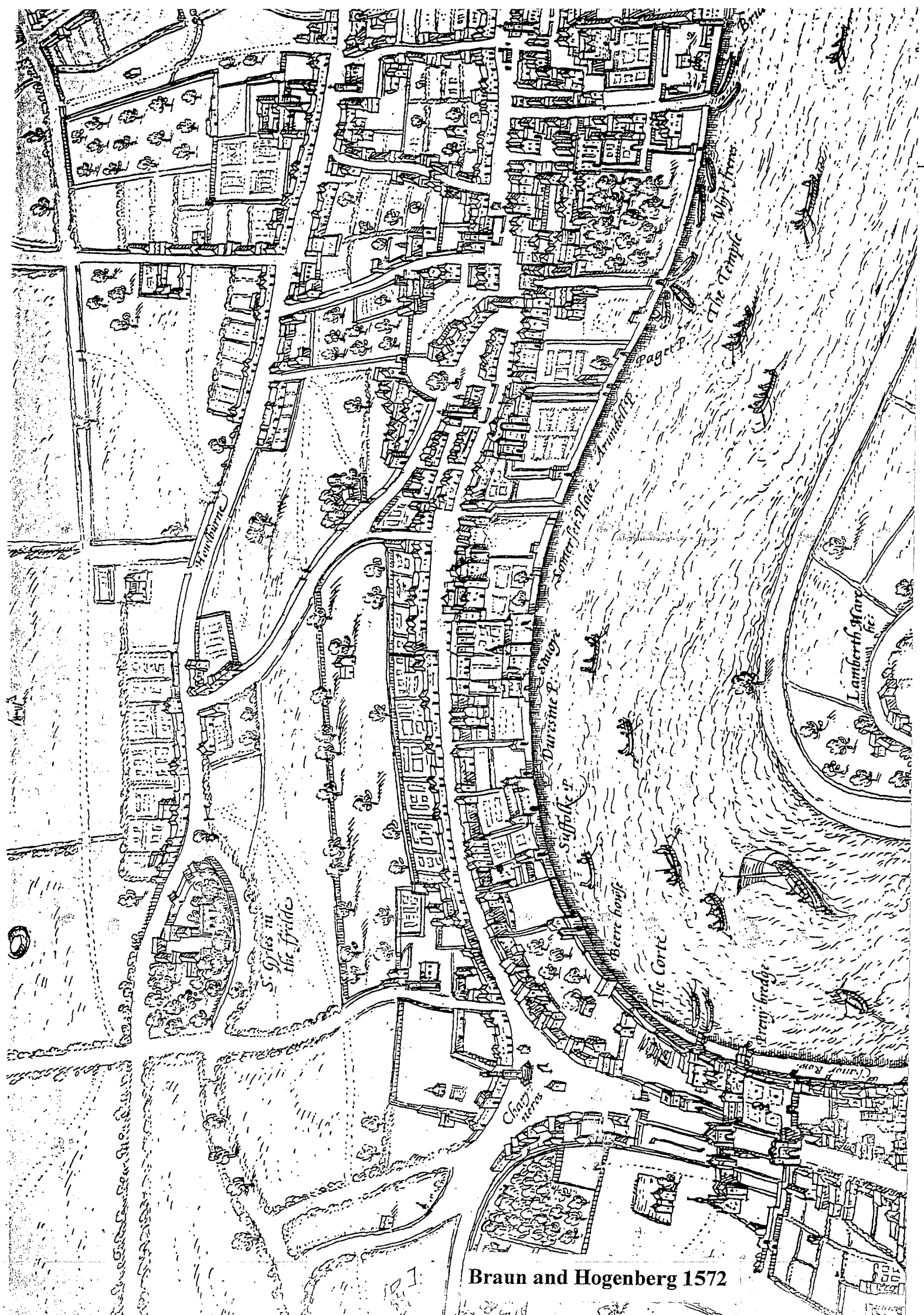
Covent Garden comprises the area on the north side of the Strand which was developed as the link between the settlements of the City of London and Westminster/Thorney Island. In medieval times the Strand was lined with large houses and palaces set in substantial gardens. On the north side of the Strand were Craven House (site at the south end of Drury Lane), Bedford House (site south of the Piazza) and Exeter House (site opposite the Savoy) as well as the Garden of the Convent, which provided food for Westminster Abbey. In 1553, following the Dissolution of the Monasteries, the Garden was given to Sir John Russell, later the first Earl of Bedford, by the Crown. Bedford House was built by the third Earl but it wasn't until the 1630's that the fourth Earl obtained a development licence from Charles I for £2,000 to develop the land north of Bedford House and garden.

The Earl employed Inigo Jones as his architect who, inspired by Italian architecture, laid out a long rectangle lying east to west immediately behind Bedford House and garden. St. Paul's Church (1631-8) was on the west side and terraced houses with arcaded ground floors on the north and east side. The south side of the Piazza was not developed due to the location of the garden wall to Bedford House. The houses were initially occupied by rich and aristocratic families, but these gradually moved to more fashionable developments to the west of the city, a trend hastened by the developing fruit and vegetable market which was established on the south side of the Piazza. The fifth Earl of Bedford was granted a royal charter in 1670 to hold the market and this grew to dominate the whole area and influence its development. Bedford House was demolished in 1704 and on its site Southampton Street was laid out between 1706 and 1710, connecting the market with the Strand. As the market grew the area became characterised by bawdy-houses, taverns, coffee houses and prostitutes. In 1795 St. Paul's burnt down and a facsimile replacement was built by Hardwick.

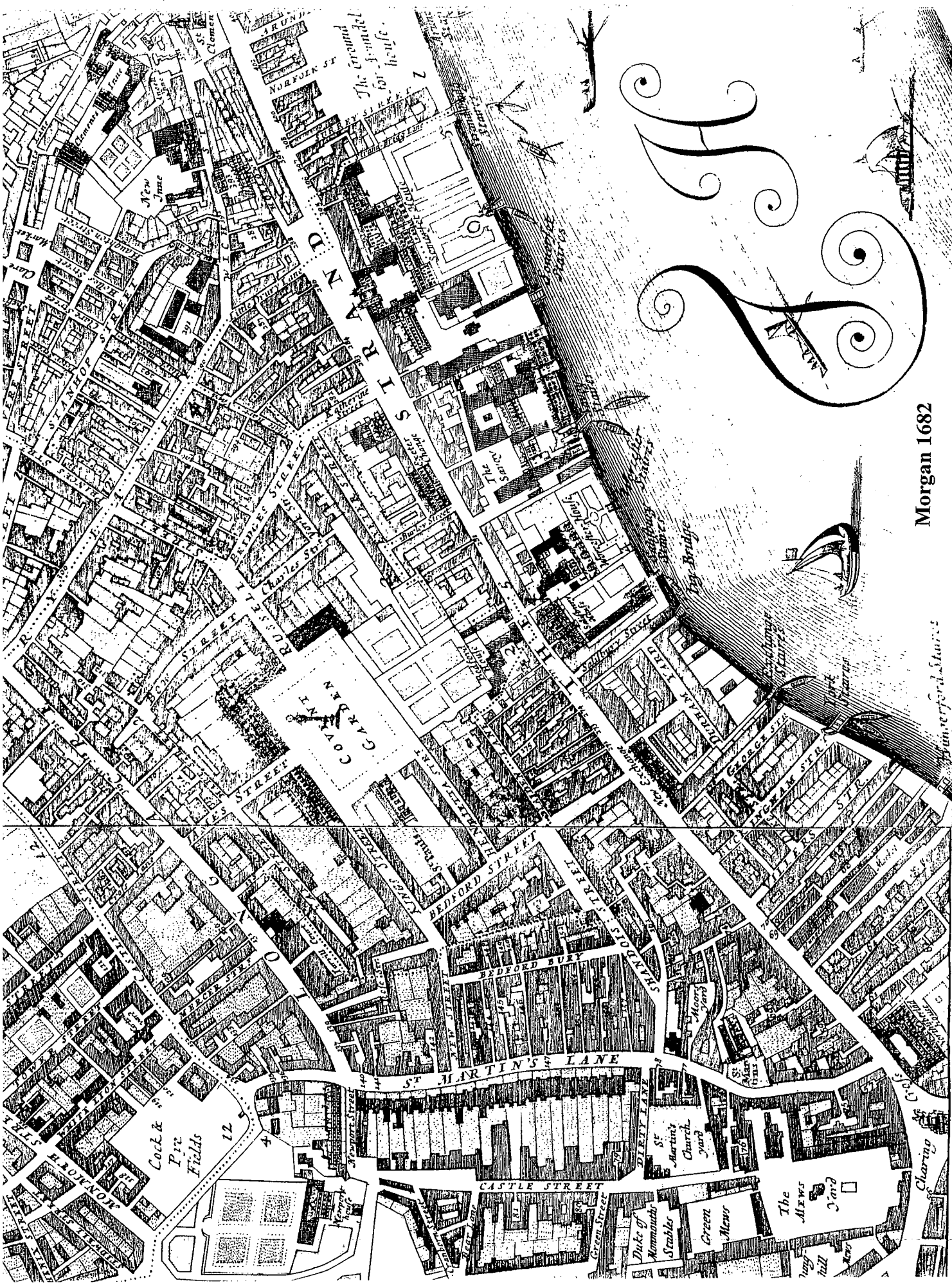
In the 19th century a number of major building schemes, following major fires in both Covent Garden and Drury Lane in 1808-9 resulted in a number of changes to the character of the area, including the laying out of Wellington Street in 1834, and Endell Street, further north, in 1844. Garrick Street was laid out in 1860 as part of a slum clearance. The Drury Lane Theatre (Benjamin Wyatt, 1811-12), replaced an earlier theatre on the site, whilst the current Royal

Opera House (E.M. Barry, 1858-60) replaced a theatre by Robert Smirke (1808), which was itself a replacement for a theatre dating from 1732. The expansion of the market also led to a number of new buildings, most notably a main market building in the centre of the Piazza in 1828-30 (Charles Fowler) in the centre of the Piazza. This was later altered by in 1874 by Cubitt, who added the glass roofs. Other new buildings included the Floral Hall (also by Barry, 1857-8) on the north side of the Piazza, and the Flower Market (1870-71) and Jubilee Market (1904) on the south side. Bedford Chambers (1880), a development on the north west corner of the Piazza, is in a similar form to and replaced the last surviving part of Inigo Jones' scheme.. Warehouses linked to the market function were constructed north of the Piazza such as in Floral Street and Shelton Street.

The market moved to Nine Elms in 1974 and, following considerable public opposition, plans for comprehensive redevelopment of the area were eventually abandoned when a large number of buildings were listed. Subsequent developments in the area has been steered by the Covent Garden Action Area Plan (1978), which adopted a largely conservation-based strategy and which covers both those parts of Covent Garden in the City of Westminster and the London Borough of Camden. The area has now become a popular shopping and entertainment location, largely as a result of the central market buildings being restored and converted in 1980 by the GLC into speciality shops, stalls and restaurants.



Braun and Hogenberg 1572



The ground
for a market
house.



Morgan 1682

Printed by Headlee, Wrentham, Dorset. Ashford Kent

GUILDHALL LIBRARY in association with

HARRY MARGARY

St. Martin's Lane

Cock & Pigeon Fields

CASILE STREET

ST MARTIN'S LANE

BEDFORD STREET

BEDFORD STREET

COVENT GARDEN

Green Mews

The Mews Yard

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

St. Martin's Church

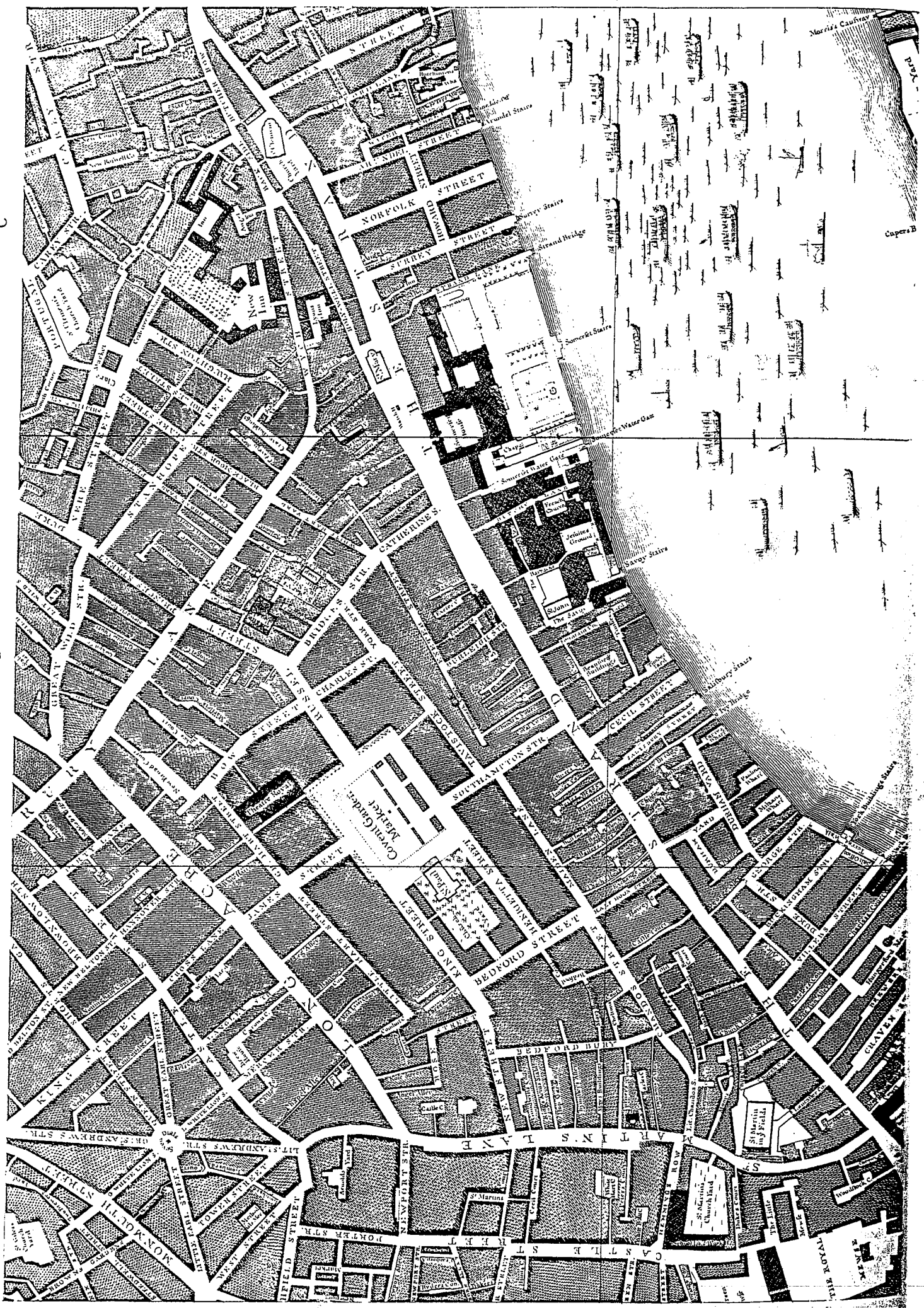
St. Martin's Church

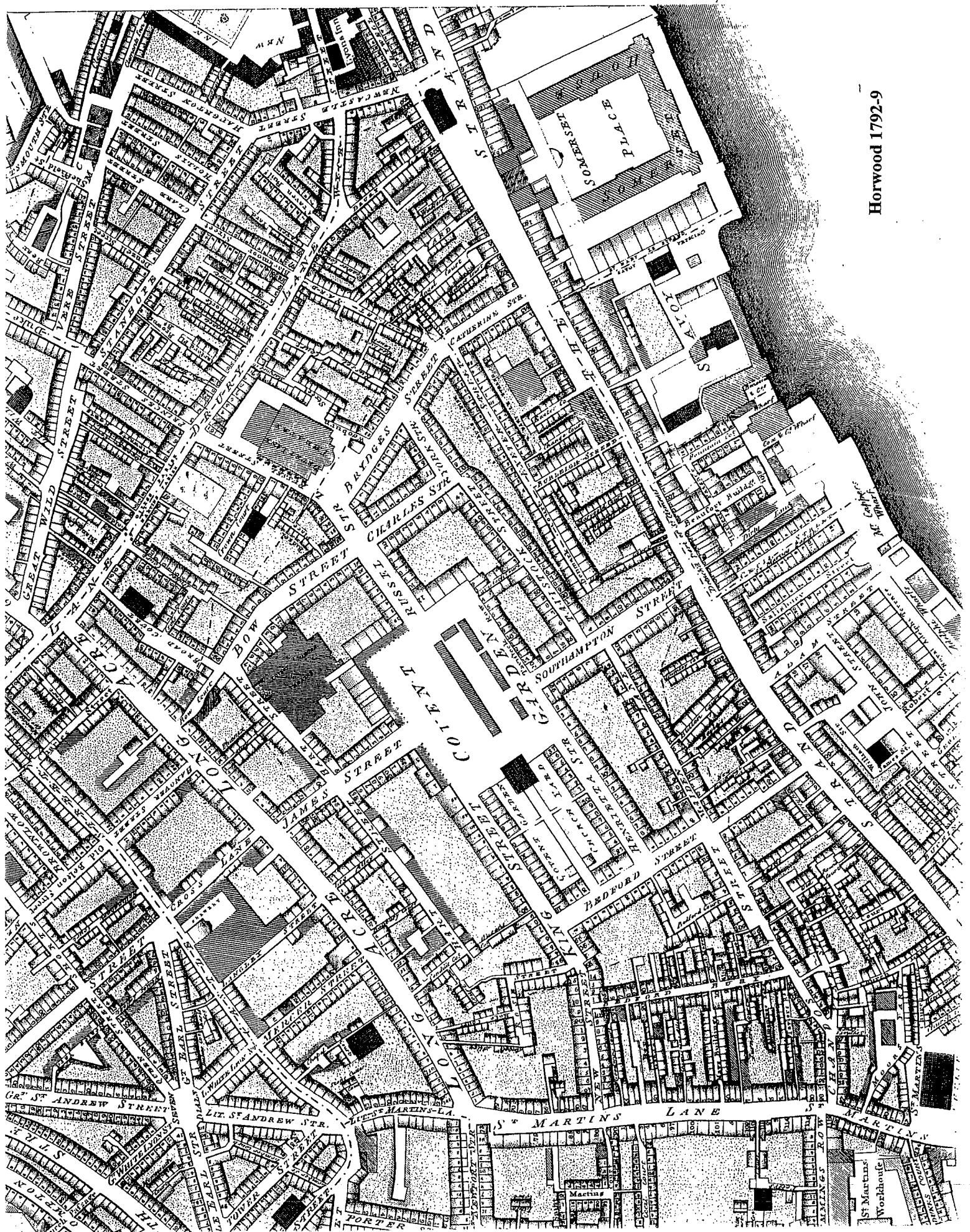
St. Martin's Church

C

B

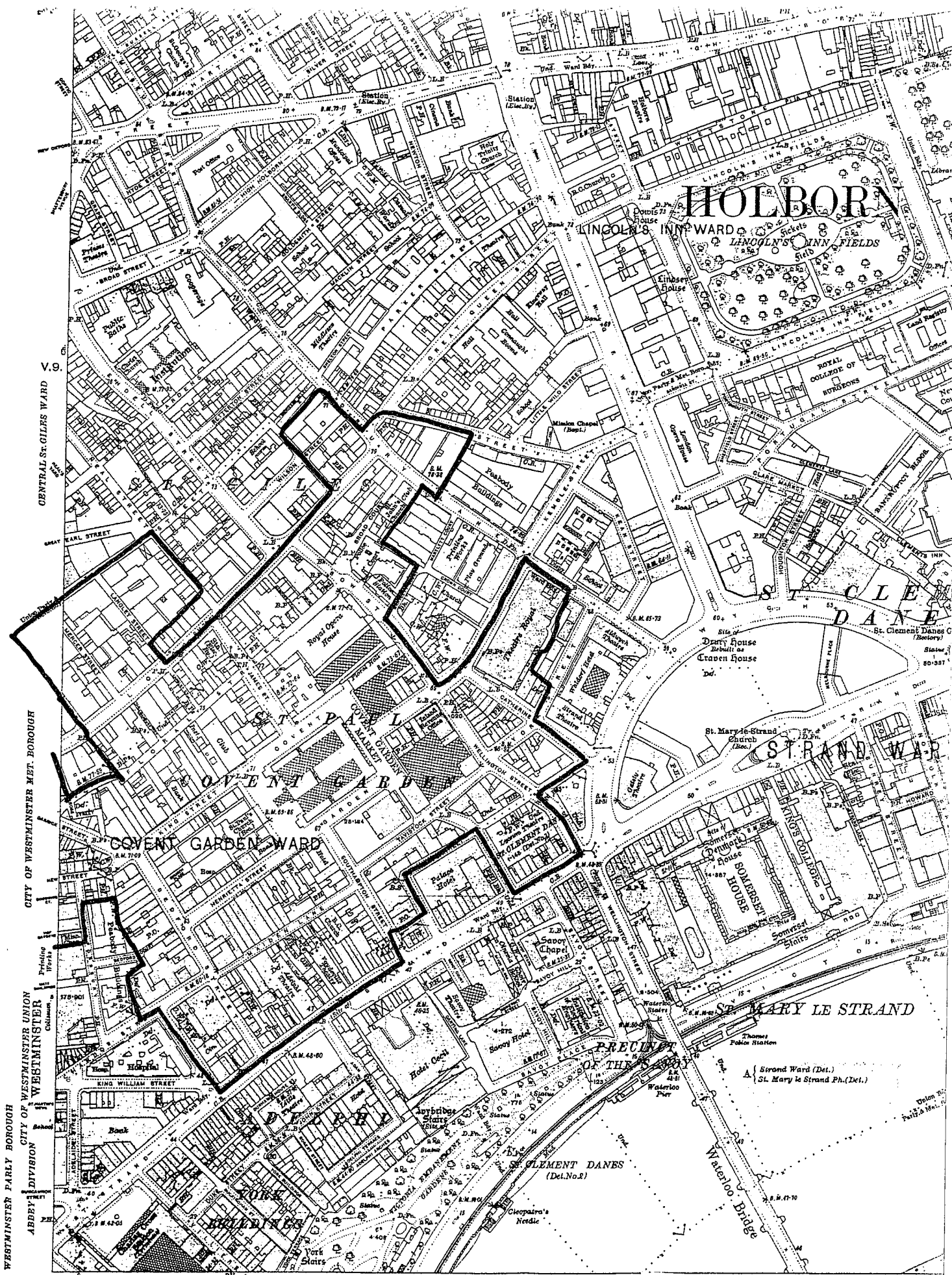
A





Horwood 1792-9

St Martins
Workhouse



CHARING CROSS WARD
 Strand
 Downloaded in 1897-71. Revised in 1914. No London Ed. Boundaries Revised in 1912

St. MARTIN IN THE FIELDS PH.
 STRAND PARLY. BOROUGH

Ordnance Survey 1914

URD
 RTM

CHARACTERISTICS AND SYMBOLS FOR BOUNDARIES, &c.

County	C	Municipal Wards	W	Change of Boundary, indicating the point at which the character of a Boundary changes	Every parcel is numbered thus.	27
Boroughs	P	Urban Districts	D	Antiquities (Site of)	Its area is given underneath in Acres, thus.	4.27
	M	Civil Parishes	P	Trigonometrical Station	Braces indicating that the spaces so connected are included in the same reference number and area.	
		Rural Districts	R	Poor Law Unions		
					For other information see Characteristic Sheet	

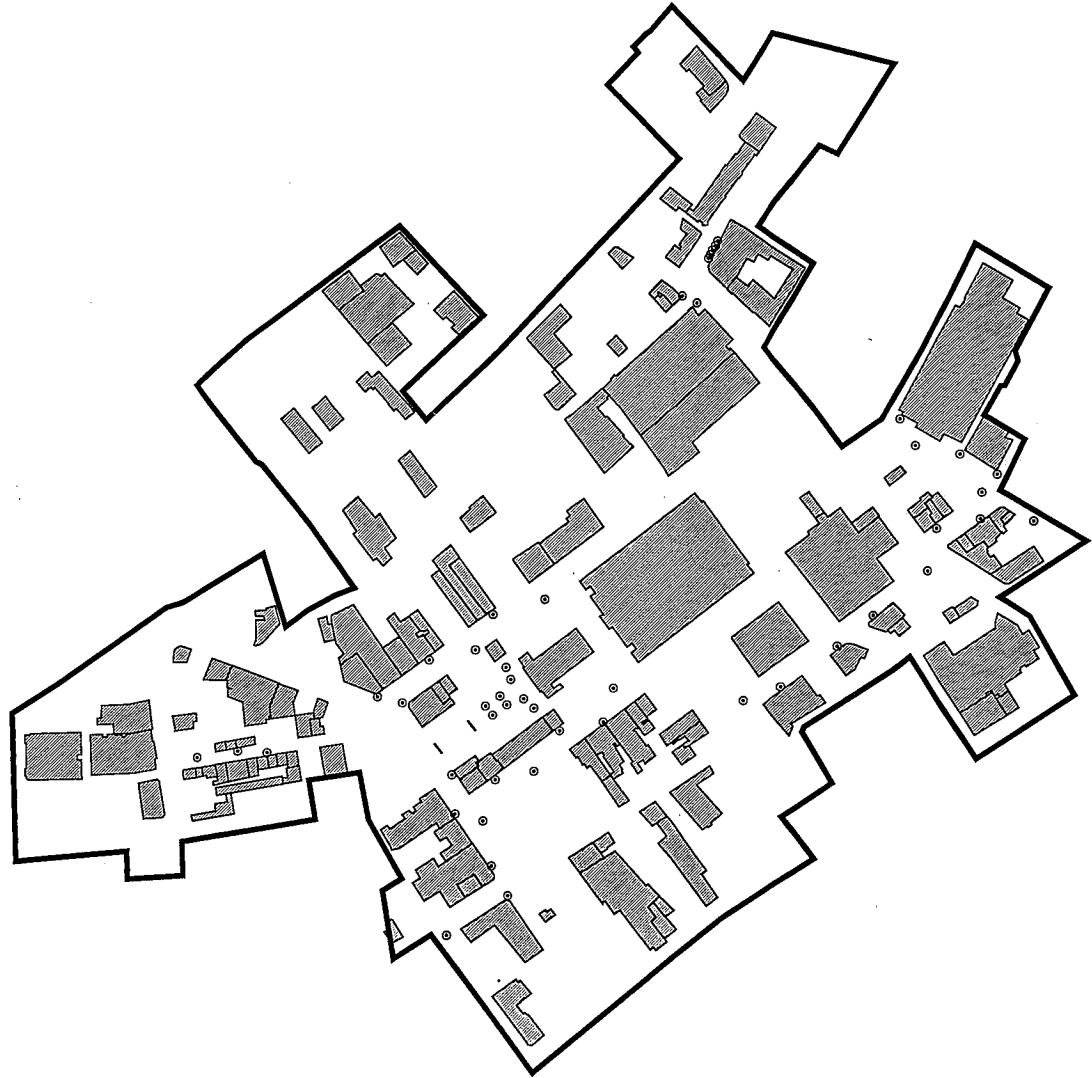


19
20 Adjoining 23 Sheet
21

COVENT GARDEN CONSERVATION AREA DIRECTORY

3. List of Buildings of Special Architectural and
Historic Merit

COVENT GARDEN CONSERVATION AREA DISTRIBUTION OF LISTED BUILDINGS




BASE MAP REPRODUCED/DERIVED FROM THE ORDINANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. (C) CROWN COPYRIGHT (YEAR AS MAP DATE). WESTMINSTER CITY COUNCIL LA 086 592

CONSERVATION AREA NUMBER 15

Scale - None

Distribution of Listed Buildings

Listed statues, lamp posts, etc., are shown thus: 

147 buildings listed Grade II,

10 buildings listed Grade II*,

4 buildings listed Grade I.



COVENT GARDEN CONSERVATION AREA DISTRIBUTION OF LISTED BUILDINGS




BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (c) CROWN COPYRIGHT (YEAR AS MAP DATE), WESTMINSTER CITY COUNCIL LA 086 592

CONSERVATION AREA NUMBER 15

Scale - None

Distribution of Listed Buildings

Listed statues, lamp posts, etc., are shown thus: 

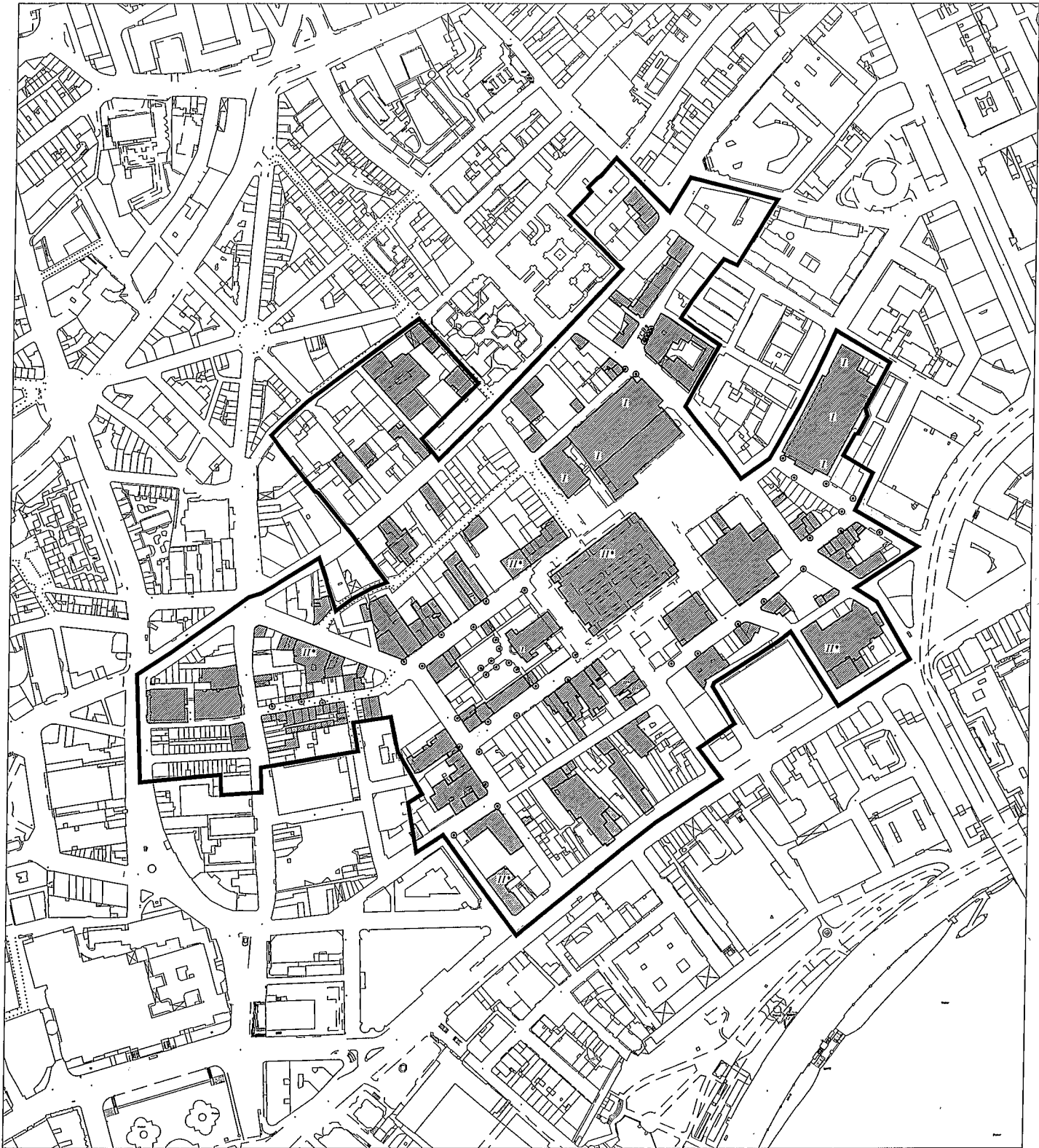
147 buildings listed Grade II,

10 buildings listed Grade II*,

4 buildings listed Grade I.



COVENT GARDEN CONSERVATION AREA DISTRIBUTION OF LISTED BUILDINGS



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (C) CROWN COPYRIGHT (YEAR AS MAP DATE), WESTMINSTER CITY COUNCIL LA 086 592

CONSERVATION AREA NUMBER 15

Scale - None

Distribution of Listed Buildings

- Listed statues, lamp posts, etc., are shown thus: ⊙
- 147 buildings listed Grade II,
- 10 buildings listed Grade II*,
- 4 buildings listed Grade I.



Listed Buildings in Covent Garden Conservation Area

The following list was prepared August 1995 and as new buildings are regularly included the list should not be treated as definitive.

Address	Grade
4-6 Bedford Street (includes 1-5 Chandos Place)	2
Lading House 10-13 Bedford Street	2
14-16 Bedford Street	2
17-19 Bedford Street	2
27 and 28 Bedford Street	2
Gateway to Inigo Place and St. Paul's Churchyard, Bedford Street	2
Church of St. Paul Covent Garden Bedford Street	1
8 lampstandards on dwarf stone walls in St. Paul's Churchyard, Bedford Street	2
33 Bedford Street	2
34 Bedford Street	2
44 Bedford Street	2
5 lamp-posts, Bedford Street	2
23 and 24 Bedfordbury	2
25 Bedfordbury	2
Royal Opera House Bow Street	1
Floral Hall and Market 3-5 Bow Street	2
7 and 8 Bow Street	2
19-20 Bow Street	2

Address	Grade
Magistrates Court and Police Station 28 Bow Street	2
2 Bollards either side of junction with Floral Street Bow Street	2
5 Broad Court	2
11-19 (odd) Broad Court	2
Group of K2 telephone kiosks Broad Court	2
Public House 2 Bull Inn Court	2
11 and 13 Burleigh Street (includes 20 Tavistock Street)	2
St. Paul's Clergy House 14 Burleigh Street	2
15 Catherine Street	2
Theatre Royal, Drury Lane Catherine Street	1
7 lampstandards, Catherine Street	2
1-5 Chandos Place	2
44 Chandos Place	2
45 and 46 Chandos Place	2
Public House 51 and 52 Chandos Place	2
60 Chandos Place	2
66 Chandos Place	2
67 and 68 Chandos Place	2
2 lamp-posts, Chandos Place	2
Wyndhams Theatre 32-36 Charing Cross Road	2*

Address	Grade
Bedford Chambers, 1 to 8 The Piazza Covent Garden (includes 33 St. James Street)	2
Covent Garden Market Building	2*
Theatre Royal Drury Lane	1
Public House 36 Drury Lane	2
37 Drury Lane	2
39 Drury Lane	2
40 Drury Lane	2
42 and 43 Drury Lane	2
15 Exeter Street	2
Public House 16 Exeter Street	2
17 Exeter Street	2
12 Floral Street	2
27A Floral Street	2
46 and 47 Floral Street	2
52 Floral Street	2
5 Garrick Street	2
9-13 (odd) Garrick Street	2
14 Garrick Street	2
Garrick Club 15 Garrick Street	2*
17-21 (odd) Garrick Street	2
27 Garrick Street	2
1-8 (consec) Goodwins Court	2*

Address	Grade
3 Henrietta Street	2
4 Henrietta Street	2
5-6 Henrietta Street	2
7-8 Henrietta Street	2
9 and 10 Henrietta Street	2
22 Henrietta Street (includes 34 Bedford Street)	2
23-24 Henrietta Street	2
St. Peters Hospital 25-29 Henrietta Street	2
30 Henrietta Street	2
5 lampstandards, Henrietta Street	2
Public House 10-10A James Street	2
33 James's Street	2
8 King Street	2
14 King Street	2
15 King Street	2
16 King Street	2
26 King Street	2
27 and 28 King Street	2
29 and 30 King Street	2
31 and 32 King Street	2
33 King Street	2
36 King Street	2
37 King Street	2*

Address	Grade
38 King Street	2
43 King Street	2*
6 Langley Street	2
7 and 8 Langley Street	2
12 to 14 (consec) Long Acre (includes 27A Floral Street)	2
Yard premises to rear of 22 and 23 Long Acre	2
30 and 31 Long Acre	2
48 to 52 (consec) Long Acre	2
Public House 60 and 61 Long Acre	2
Public House 66 Long Acre	2
78 and 79 Long Acre	2
116 Long Acre	2
1 (Presbytery) and Corpus Christi Church, Maiden Lane	2
9-10 Maiden Lane (Rear premises of Vaudeville Theatre)	2
16 and 17 Maiden Lane	2
18 to 20 (consec) Maiden Lane (Rear premises of Adelphi Theatre)	2
35 Maiden Lane	2
42 Maiden Lane	2
3 and 5 Mercer Street	2
6 and 8 Mercer Street	2
3-7 (odd) Neal Street	2

Address	Grade
17-19 Neal Street	2
21 Neal Street	2
1 New Row	2
2 and 2A New Row	2
3 New Row	2
4 and 5 New Row	2
6 New Row	2
7 New Row	2
8 New Row	2
9 New Row	2
10 New Row (includes 25 Bedfordbury)	2
13 New Row	2
Public House 14 New Row	2
16 New Row	2
17 and 18 New Row	2
23 and 23A New Row	2
24 New Row	2
25 New Row	2
3 lampstandards, New Row	2
Public House Rose Street	2
8 Russell Street	2
52 and 53 St. Martin's Lane	2
Public House 58 St. Martin's Lane	2

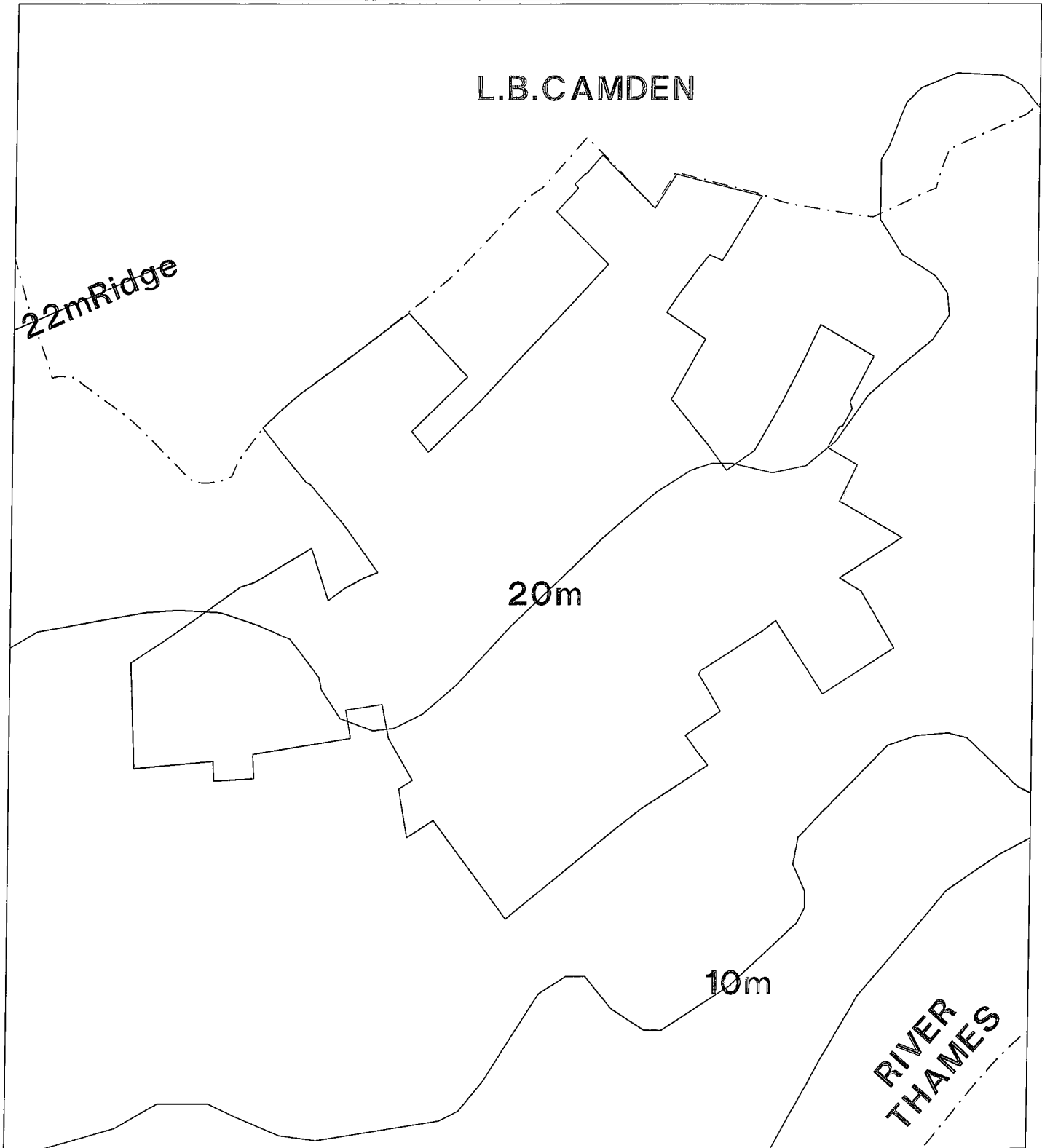
Address	Grade
62 St. Martin's Lane	2
70 St. Martin's Lane (includes 27 Garrick Street)	2
Westminster County Court 82 to 84 (consec) St. Martin's Lane	2
Albery Theatre 85 St. Martin's Lane	2
Public House 89 and 90 St. Martin's Lane	2
91 to 93 (consec) St. Martin's Lane	2
24 and 26 Shelton Street	2
34 Shelton Street (includes 21 Neal Street)	2
26 Southampton Street	2
27 Southampton Street	2*
Vaudeville Theatre 403 Strand	2
355 Strand	2
356 to 359 (consec) Strand	2
409 and 410 Strand	2
Adelphi Theatre 411 Strand	2
Zimbabwe House 429 Strand	2*
2 to 10 (even) Tavistock Street	2*
11 Tavistock Street (includes 3-9 (odd) Tavistock Street and 28 Wellington Street)	2
13 Tavistock Street	2
15 Tavistock Street	2
20 Tavistock Street	2

Address	Grade
22 and 28 Tavistock Street	2
32 Tavistock Street	2
34 to 38 (even) Tavistock Street	2
40 and 42 Tavistock Street	2
20 to 26 (even) Wellington Street	2
28 Wellington Street	2
30 Wellington Street	2
38 Wellington Street	2
London Transport Museum Wellington Street	2
41 and 43 Wellington Street	2
Lyceum Theatre 33-49 Wellington Street	2*

COVENT GARDEN CONSERVATION AREA DIRECTORY

4. Key Features

COVENT GARDEN CONSERVATION AREA CONTOUR MAP

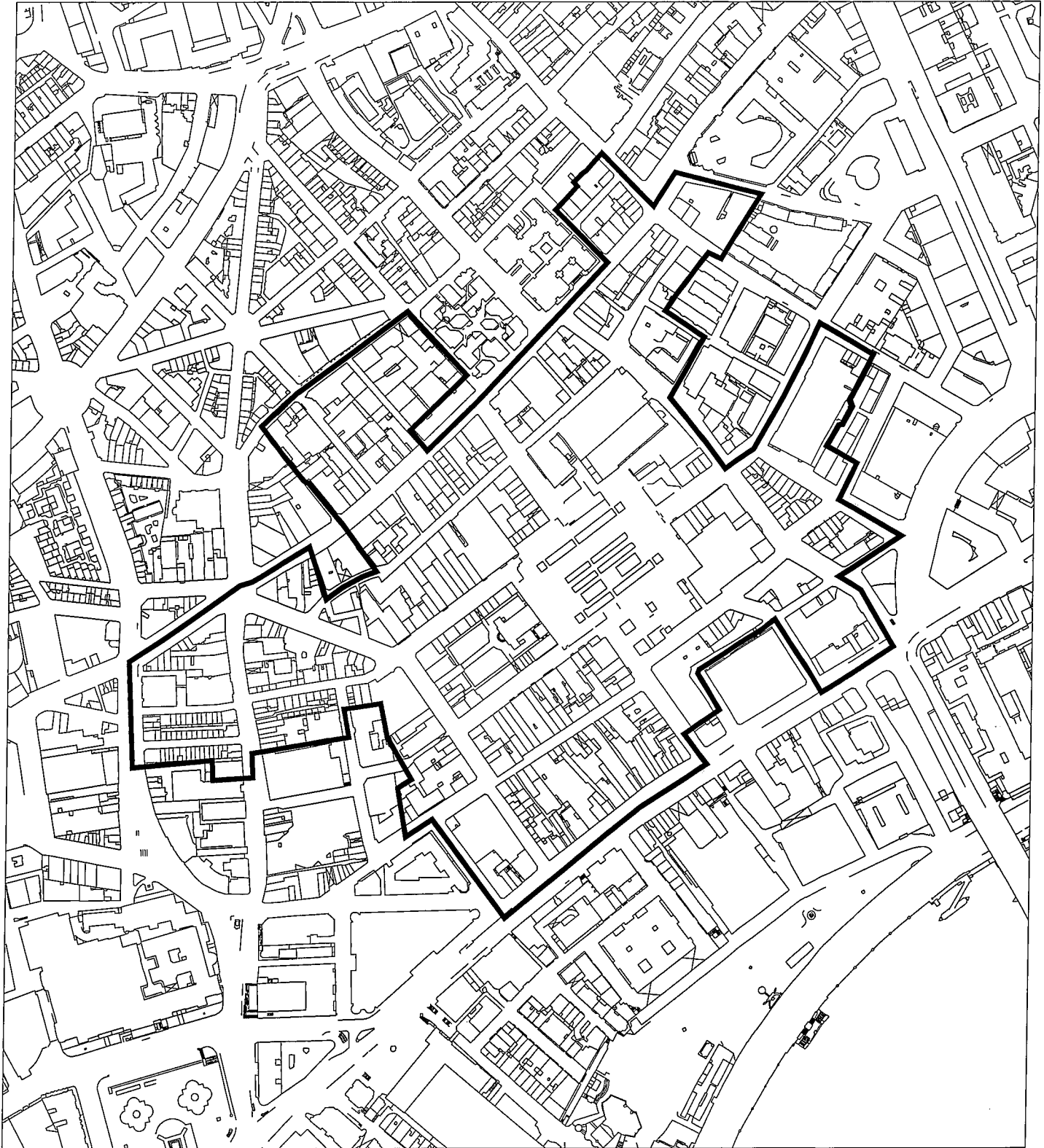


CONSERVATION AREA NUMBER 15

Scale - None

Map shows underlying topography of the Conservation Area.

COVENT GARDEN CONSERVATION AREA PLOT PATTERN MAP



CONSERVATION AREA NUMBER 15

Scale — None

Map shows the historic layout of streets and squares with associated plot pattern infill of the Conservation Area.



COVENT GARDEN CONSERVATION AREA SPECIALIST INDUSTRIAL AREA

L.B.CAMDEN

INSIDE
AREA

OUTSIDE
AREA

CONSERVATION AREA NUMBER 15

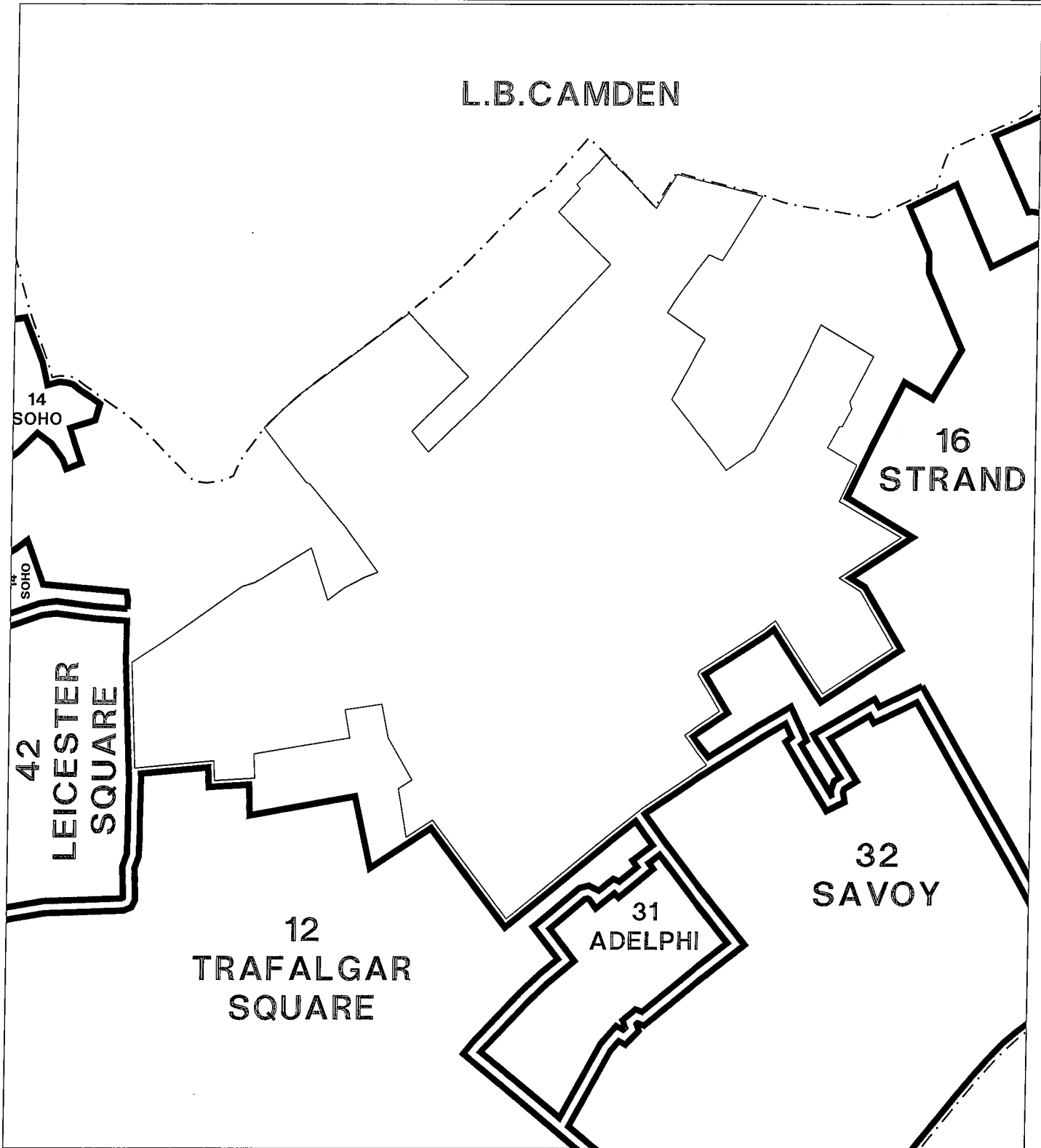
Scale - None

Light Industrial Special Policy Area-Historically certain specialist economic activities have located in parts of the Covent Garden. These provide essential supportive or ancillary services to important economic and cultural activities such as film processing laboratories associated with the media industry. The City Council recognises the importance of these industries in maintaining the diversity of the economic and employment areas of the City. As such the City Council would not normally grant planning permission for redevelopment's which would result in the displacement of industrial activities which contribute to the character and function of the area.

COVENT GARDEN CONSERVATION AREA DIRECTORY

5. Adjacent Conservation Areas

COVENT GARDEN CONSERVATION AREA ADJACENT CONSERVATION AREAS



CONSERVATION AREA NUMBER 15

Scale - None

COVENT GARDEN CONSERVATION AREA DIRECTORY

6. Strategic Views

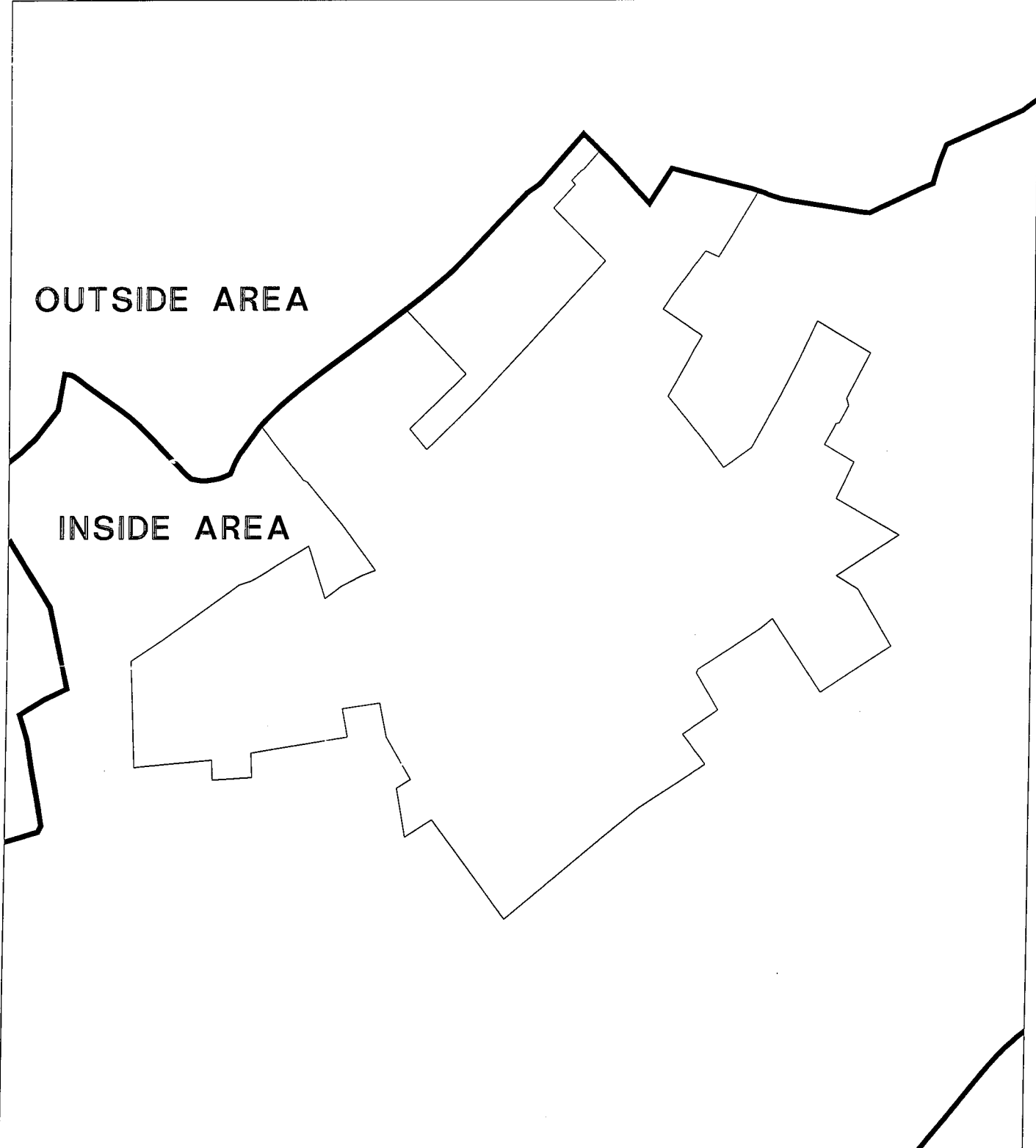
Strategic Views

There are no strategic views affected.

COVENT GARDEN CONSERVATION AREA DIRECTORY

7. Areas of Special Archaeological Priority

COVENT GARDEN CONSERVATION AREA AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY



CONSERVATION AREA NUMBER 15

Scale - None

Lundenwick and Thorney Island-This area is primarily located adjacent to the Thames and the Strand and stretches from The Place of Westminster to Middle Temple. Lundenwick was a middle Saxon trading settlement (7th to 9th Centuries) located in the vicinity of the Strand and Covent Garden. At this time London appears to have comprised two distinct elements : the old walled town, located in what is now the City of London , and Lundenwick , which comprised a much larger mercantile centre. Lundenwick appears to have been abandoned during the period of Viking raids in the mid to late 9th Century.

COVENT GARDEN CONSERVATION AREA DIRECTORY

8. Article 4 Directions

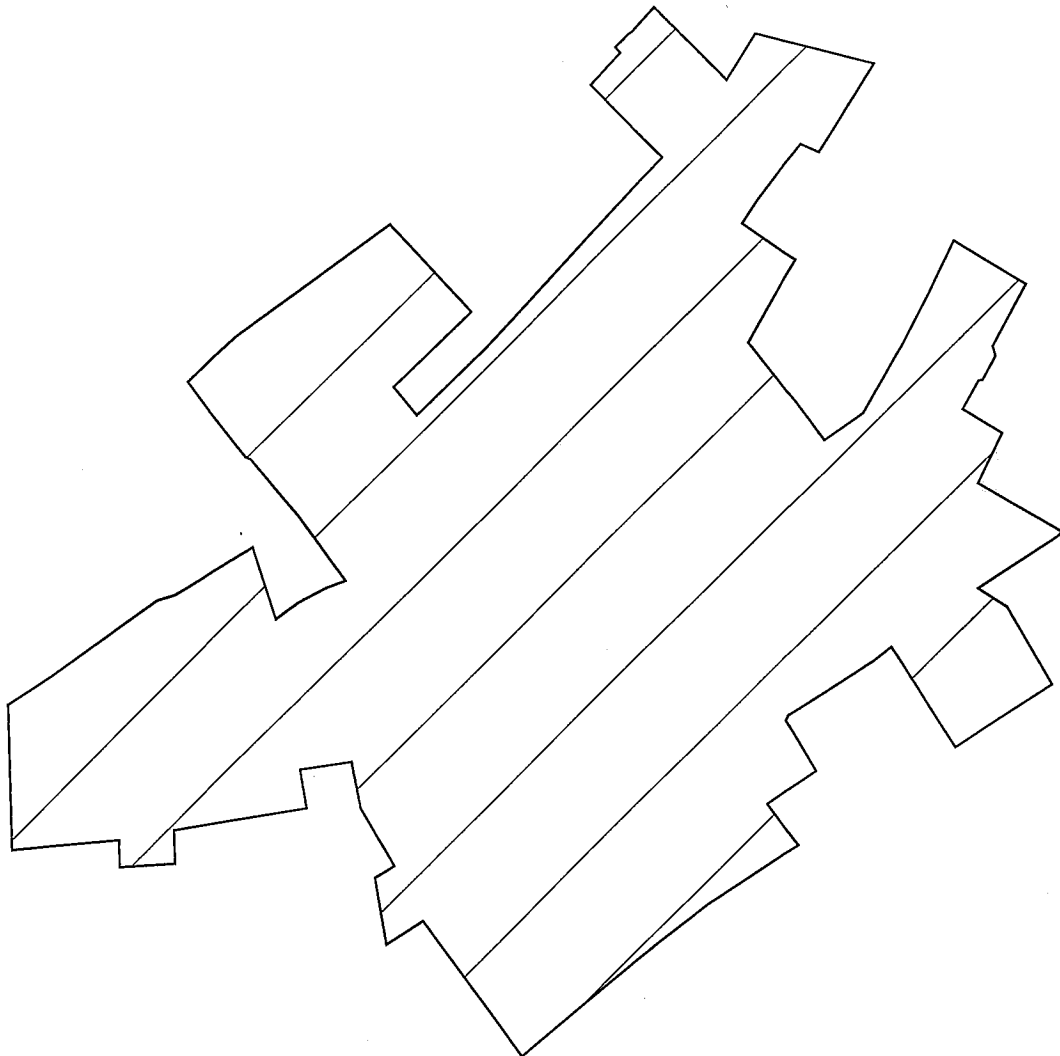
Article 4 Directions

There are no **Article 4 Directions** which affect the Covent Garden Conservation Area at present

COVENT GARDEN CONSERVATION AREA DIRECTORY

9. Regulation 7 Directions

COVENT GARDEN CONSERVATION AREA REGULATION 7 DIRECTION



CONSERVATION AREA NUMBER 15

Scale – None

Regulation 7 Direction – This Direction covers the whole of the conservation area and is designed to control the size, location and colour of estate agent's boards. Uncontrolled proliferation of these boards is considered to be severely detrimental to the appearance and amenity of the area. In summary normal deemed consent rights relating to the display of boards have been removed and replaced by a strict code of control. Express consent is required for all boards. Reference should be made to the Council's 'Boardwatch' leaflet.



COVENT GARDEN CONSERVATION AREA DIRECTORY

10. Design Briefs and Guidelines

Design Guides and Planning Briefs Specific to Covent Garden

1. Covent Garden Conservation Area - general Information Leaflet No. 15
2. St. Peter's Hospital Site, Henrietta Street
3. Covent Garden Action Area Plan

General Policies and Design Guides Relating to Belgravia

1. City of Westminster District Plan (as approved 1982)
2. City of Westminster Unitary Development Plan (Modifications as placed on Deposit) July 1995.
3. Mews: A Guide to Alterations.
4. A Guide to Roof Alterations and Extensions.
5. Blinds: Guidelines for their selection and fitting.
6. Shopfronts, Blinds and Signs.
7. Boardwatch (A Guide to Regulation 7 Requirements).
8. Forecourt Parking.
9. A Guide to Historic Building Grants.
10. Refuse Storage in new Developments.
11. Standards for Residential New Building, Conversion and Rehabilitation Schemes.
12. Mobility Guide.
13. Stucco : A Guide to its Care and Maintenance.
14. Tress: Legislation and Procedure.
15. Trees: Planing and Care.
16. Conservatories : A Guide to Design and Planning Procedures.
17. Conservation Areas : A Guide to Property Owners.
18. The Listing of Historic Buildings : A Guide for Owners and Occupiers.
19. Westminster's Architectural Heritage : Guidance about Architectural Theft for Owners of Historic Buildings.
20. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment.
21. Plant and Air Conditioning Equipment : Guidance Notes.
22. The Placing of tables and chairs on the Highway.
23. Lighting Up the City : A Good Practice for the Illumination of Buildings and Monuments.
24. Public Art in Westminster.

25. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
26. Facade Cleaning.
27. A Guide to the siting of Security Cameras and other security equipment.

COVENT GARDEN CONSERVATION AREA DIRECTORY

11. Further Reading

General Reading Relating to the History and Character of Covent Garden

1. A Prospect of Westminster - Chapter 3 *Westminster City Council 1989*
2. Survey of London:
 The Theatre Royal Drury Lane and The Royal Opera House Covent Garden, Volume 35
 The Parish of St. Paul Covent Garden, Volume 36 *R.C.H.M.E.*
3. Buildings of England - London Volume 1 *Pevsner and Cherry, Penguin*
4. Georgian London *John Summerson, Penguin*
5. London - the biography of a city *Christopher Hibbert, Allen Lane*
6. The London Encyclopaedia *B. Weinreb & C. Hibbert (Eds), Papermac*