

4 | CONSERVATION AREA AUDIT & MANAGEMENT PROPOSALS DORSET SQUARE



City of Westminster

PLANNING & CITY DEVELOPMENT

Date: 08.12.2008

Status: Final Post consultation Draft for Adoption as
Supplementary Planning Document

Document ID No: **3040**

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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 55 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 and Documents, as well as the emerging Local Development Framework. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in Planning Policy Guidance Note 15 and the English Heritage guidance documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of General Information Leaflets 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 a Supplementary Planning Document it will incorporate the directory for that conservation area.

Councillor Robert Davis DL

Deputy Leader and
Cabinet Member for Built Environment

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1 INTRODUCTION AND POLICY CONTEXT

1.1 Conservation Areas are ‘areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.’ They are areas which are immediately recognisable for their distinctive townscape.

1.2 Section 69 of the Planning (listed buildings and conservation areas) Act 1990 obliges local authorities to identify which parts of their areas are of special architectural and historic interest. The City Council has a statutory duty to review the character and boundaries of its conservation areas. This audit is the third, and final stage of a review process. The overall appraisal strategy is based upon national guidance found both in Planning Policy Guidance Note 15 and the English Heritage publications: *Guidance on Conservation Area Appraisals* and *Guidance on Conservation Area Management* (2005).

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. It includes proposals for the future management of the conservation area and also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.4 This is a Supplementary Planning Document and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in Westminster’s Unitary Development Plan, referred to below. It has been prepared in accordance with the advice contained in PPS12 and the Town

and Country Planning (local development) (England) Regulations 2004. Consultation has been carried out in accordance with Westminster’s Statement of Community Involvement. A sustainability appraisal and statement setting out how the public have been involved in preparation of the document is set out in the SPD documents, which form an appendix to this document.

1.5 The Conservation Area Audit for Dorset Square was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 29.12.2008. The Dorset Square Conservation Area was designated in 1968. The designation reports can be found in the directory at the back of this document.

The Unitary Development Plan (UDP) was adopted in January 2007 and is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the UDP are referred to throughout the audit.

General Guidance on additional planning controls in conservation areas can be found in the Council’s Supplementary Planning Guidance: *Development and Demolition in Conservation Areas and Conservation Areas: A Guide for Property Owners*.

3 HISTORY

3.1 Until the late 18th century, the land now occupied by Dorset Square was open fields, belonging to the Portman Estate. This lay at the northern edge of 270 acres of land which Sir William Portman of Somerset, Lord Chief Justice to Henry VIII, had acquired from the Knights of the Order of St John of Jerusalem in 1532.

3.2 Still remote from London, the area included a stretch of fields and country lanes, with the hamlets of Lisson Green and Paddington just to the west, on either side of the present day Edgware Road, and hunting grounds established by Henry VIII to the east, at Marylebone Park (now Regent's Park).

3.3 Rocque's map of 1757 (Figure 2) shows that in the mid 18th century, this was still an overwhelmingly rural area. The encroachment of development on the

Portman Estate is, however, just visible around Portman Square, well to the south of the conservation area.

3.4 The New Road (Marylebone Road) from Paddington to Euston, which opened in 1757, is also visible on Rocque's map. As the first substantial development of any kind in the area, this provided the impetus for the area's transformation from rural backwater to part of London.

3.5 In the second half of the 18th century, the area between Oxford Street and the Marylebone Road developed rapidly. By the time of Horwood's map of 1799 (Figure 3), terraces with generous gardens can be seen fronting the New Road, these built on land leased from the Portman Estate.

3.6 To the north of these is a cricket ground on the site that would become Dorset Square. This had been established in 1787, when Thomas Lord took a lease



Figure 2: Rocque's Map of 1757 showing open land and Marylebone Gardens which once occupied the Dorset Square Conservation Area (Copyright, Westminster Archives)



Figure 3: Horwood's Map of 1799 (Copyright, Motco enterprises Ltd.)

from the Portman Estate for one of its fields. This became the first Lord's Cricket Ground and the home of the Marylebone Cricket Club.

3.7 By 1811, however, the northward expansion of the Portman Estate's building activity had reached beyond the New Road and consequently the value of the land upon which the cricket club played had risen to a point where they could no longer afford to remain. The ground was moved north to a site occupied by the Marylebone Goods Yard and was then displaced to its present location in St John's Wood in 1814, when the land was acquired for the Regent's Canal.

3.8 After the lease was surrendered in 1811, building appears to have begun on Dorset Square around 1814, although some sources put it as late as 1826. The square itself is likely to have taken its name from the Duke of Dorset, an enthusiastic patron of the game of cricket.

3.9 The square and its service streets were laid out by J T Parkinson, and building leases granted by the estate to David Porter, both of whom had co-operated on the development of Bryanston and Montagu Squares to the south.

3.10 Development began with the construction of Nos. 2 and 39 near the south-east corner. Terraced houses with gardens were then extended northwards and westwards from these two points but it was not until around 1830 that the square was complete.

3.11 Although stylistically similar to the preceding developments on the Portman Estate, Dorset Square is more modest in conception, described by Summerson as being built 'in the plainest possible style'¹. The surrounding service streets were made up of a mixture of second and third rate houses and mews which were constructed during the late 1820s and early 1830s. Residents during the early

1: Summerson (1962) *Georgian London*

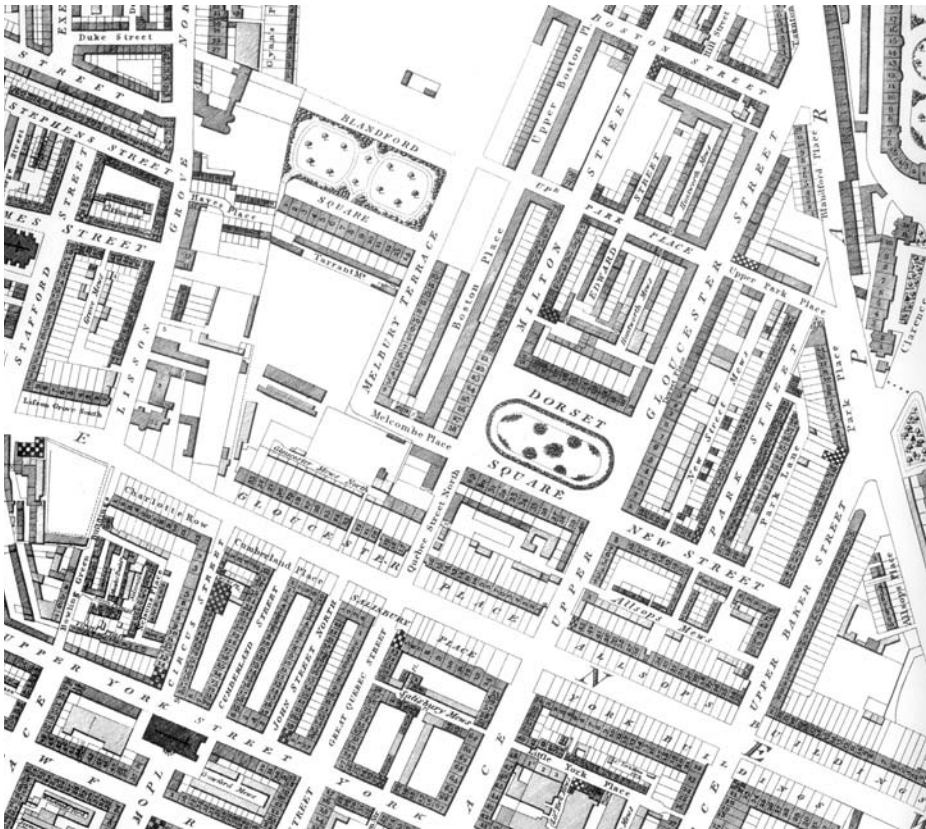


Figure 4: (above) Exterior view of 35 and 36 Dorset Square (1898)

Figure 5: (left) Potters map of 1832 (Copyright, Westminster Archives)

19th century included Rev Dr Penfold, rector of Trinity Church, Lady C Graham, Count Dupont and the Rev. Dr. Fellowes.

3.12 Potter’s map of 1832 (Figure 5) shows the square and the streets immediately adjoining it, almost completely developed. Milton Street and Quebec Street North were renamed Balcombe Street in 1886 whilst Gloucester Street became Gloucester Place. Other renamed streets include Melcombe Street (formerly New Street), Ivor Place (Park Place),

Chagford Street (New Street Mews) and Glentworth Street (Park Street).

3.13 The area, however, never achieved the social standing of the more prestigious developments south of the New Road and was never completed as originally planned. Blandford Square, for example, was laid out around 1828, but took around thirty years to be completed.

3.14 The area remained substantially intact throughout the Victorian period, until the Great Central Railway built the final stage of their London extension, which was started in 1894. The line cut through St John’s Wood to Blandford Square, the east side of which was subsequently cleared to build Marylebone Station. The station was opened in 1899 with the Grand Central Hotel built facing the station across a forecourt.

3.15 To the east, properties in what was Park Street, now Glentworth Street, were demolished and redeveloped in the late 19th century, to provide the tall mansion blocks of Clarence Gate Gardens.

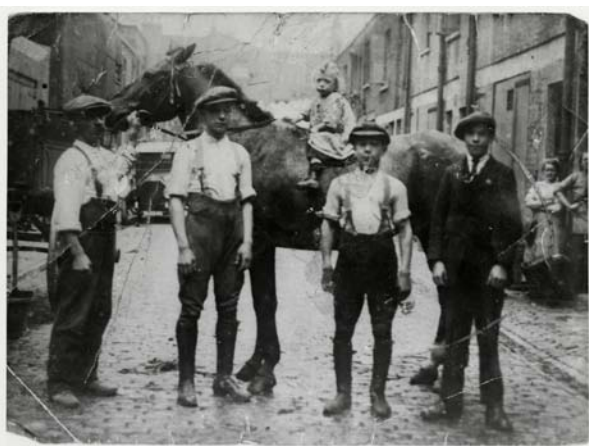


Figure 6: Stable Lads in Huntsworth Mews (c.1900) Copyright of Westminster Archives

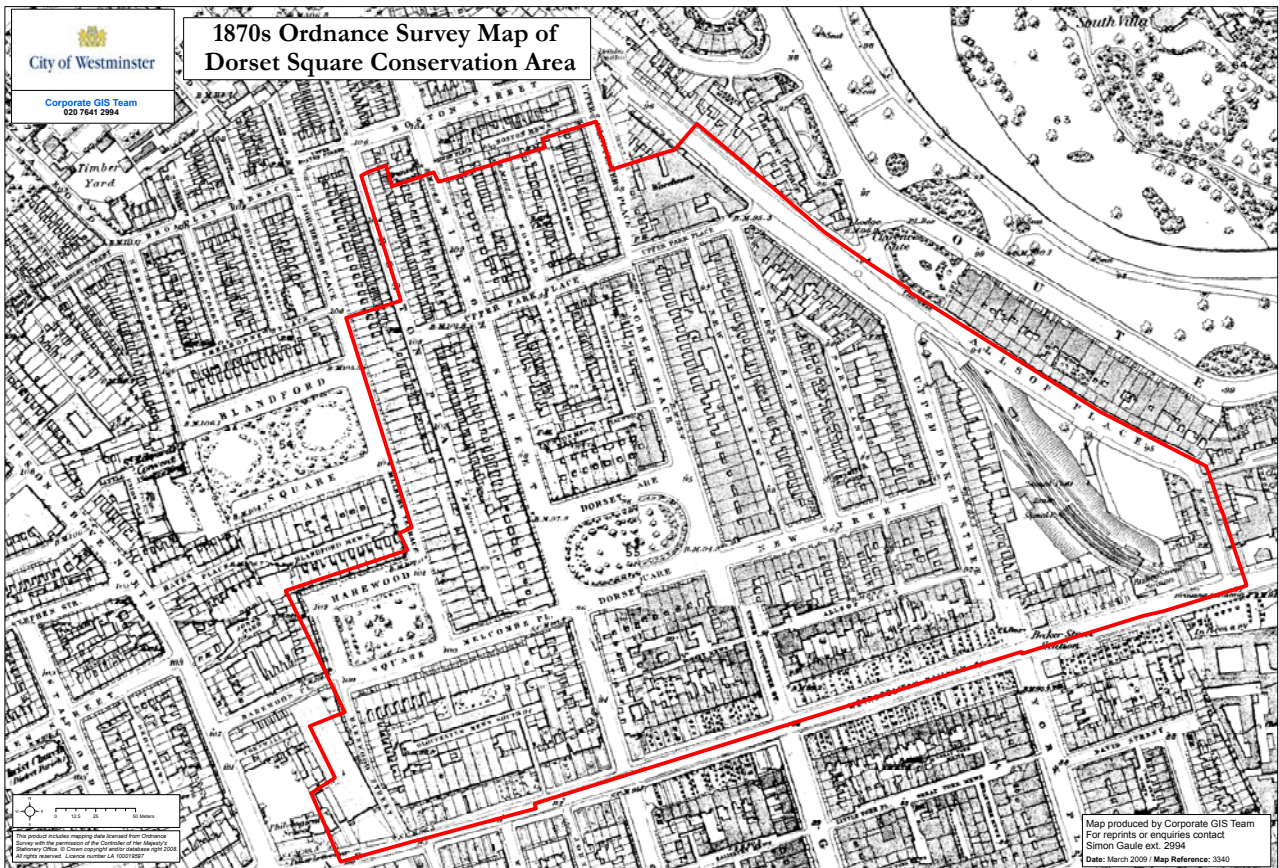


Figure 7: 1870s Ordnance Survey Map of Dorset Square Conservation Area

3.16 In the inter-war years, further peripheral developments occurred along Baker Street and Marylebone Road, where the platforms at Baker Street Station were surrounded by the development of Chiltern Court, built during the 1920s. The Marylebone Road was also transformed, with the building of larger-scale mansion blocks.

3.17 During World War II, the area experienced some bomb damage. In 1940, three bombs were dropped over Dorset Square, demolishing houses on the south side, the Portman Arms on Balcombe Street and the railway goods yard on the corner of Rossmore Road and Lisson Grove. The war also saw the former railway hotel being used as a transit camp and no. 1 Dorset Square occupied by a branch of the Secret Operations executive.



Figure 8: Black & white photographs of Dorset Square (1960s-1970s) Copyright of Westminster Archives

3.18 Following the war, and the death of the Viscount Portman in 1946, the freehold of the houses in the Dorset Square area was sold by the Portman Estate.

3.19 Since this time, development in the area has taken the form of piecemeal infill and reconstruction. The Council rebuilt flats and houses on the bomb sites in Balcombe Street and Dorset Square. Other postwar development was concentrated in the mews and on the fringes of the area.

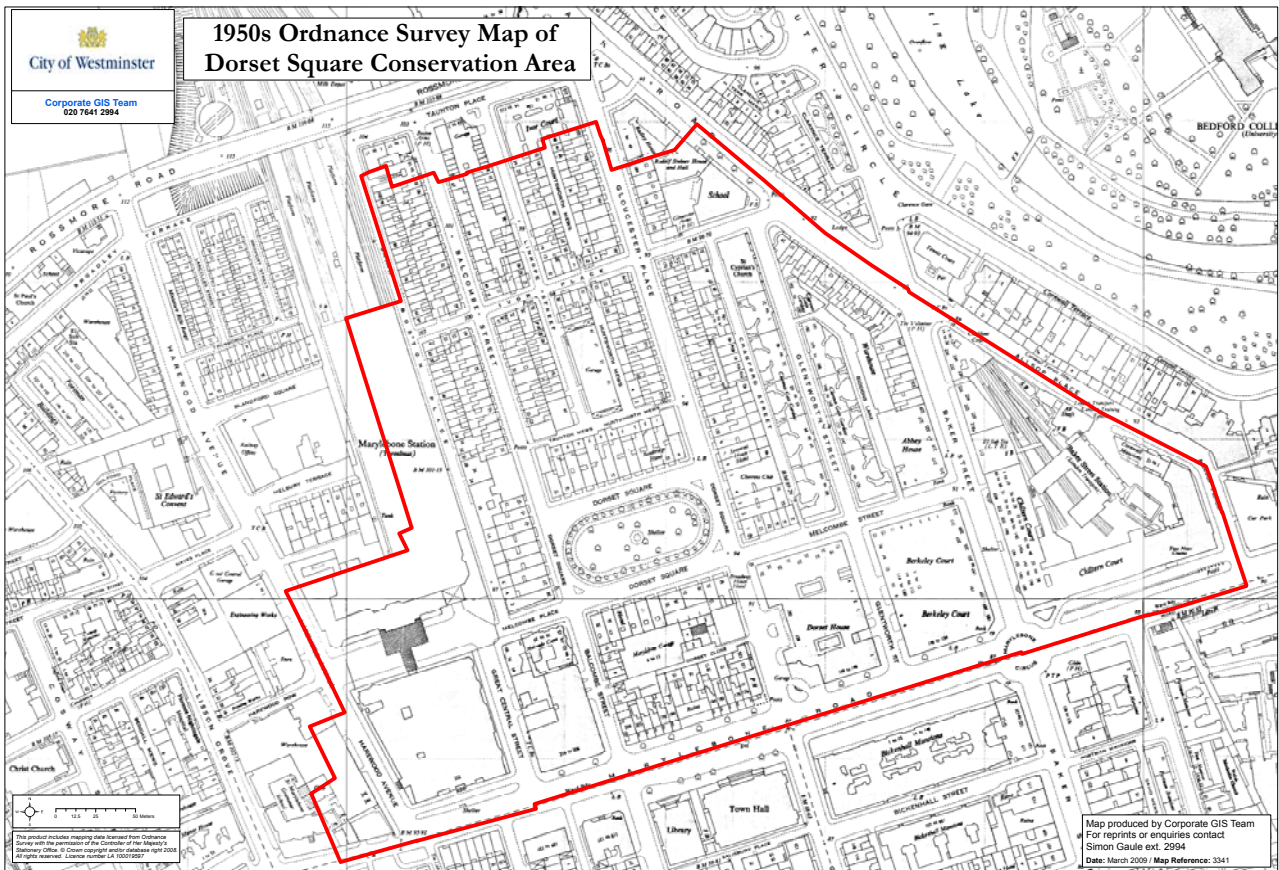


Figure 9: 1950s Ordnance Survey Map of Dorset Square Conservation Area

3.20 Balcombe Street became notorious in the 1970s for the ‘Balcombe Street Siege’, when four members of the IRA took refuge in a flat at 22b Balcombe Street in Marylebone, taking its residents hostage for six days.

3.21 Dorset Square was designated as a conservation area in 1968, which was then extended in 1978, 1990 and 2008. Today it remains of historic interest as a substantially intact area of Georgian townscape.

History Summary

1533 - 270 acres of land passed to William Portman, the Lord Chief Justice to Henry VIII, who created the Portman Estate

1787 - Thomas Lord leased some of the estate’s land to create the first Lord’s Cricket Ground

1811 - northward expansion of the Portman Estate led to rising land values which led to the cricket ground being forced to surrender its lease.

c.1814 onwards- Dorset Square and its environs were laid out by J T Parkinson and building leases granted by the estate to David Porter

Late 1820s/Early 1830s - surrounding service streets, made up of a mixture of second and third rate houses and mews, were constructed.

1894 - the building of the Great Central Railway and the construction of Marylebone Station (opened in 1899)

1905-10- Clarence Gate Gardens constructed

1920s- Baker Street Station and Chiltern Court were constructed

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 Dorset Square Conservation Area is centred on a small grid of neo-Classical terraces, with a predominantly residential character. The majority of the buildings in the area date from the Georgian era, resulting in a uniform area of townscape with a coherent character.

4.2 The character of the area has, however, also been influenced by subsequent development, particularly around its boundaries. The conservation area can therefore be subdivided into several 'character areas' (Figure 13); these reflect its differing phases of development.



Figure 10: Regular townscape of Dorset Square

4.3 The largest character area is centred on Dorset Square itself and includes the network of streets leading north from this. The grid layout of the square and adjoining streets is a continuation of the formal squares and terraces to the earlier parts of the Portman Estate, south of the Marylebone Road. Built form along principal streets is of a consistent scale, and characterised by its regularity and repeated detailing.

4.4 The townscape of the principal terraces on the square sets the tone for the character of the buildings arranged along the secondary streets, immediately to the north of this. Here, the quiet streets are lined with more modest Georgian houses, including artisan dwellings and mews. These smaller-scale terraces have more varied detailing.

4.5 To the east of Dorset Square, around Glentworth Street, there is also a residential character but it is late Victorian/Edwardian in date and style. Along this quiet street, and immediately to the north of it, is an attractive mixture of Arts and Crafts and Art Nouveau-influenced buildings. This character area is centred on the red brick mansion blocks of Clarence Gate and includes the church and school, which adjoin these to the north.



Figure 11: Edwardian Mansion Blocks provide variety in the townscape



Figure 12: Marylebone Station

4.6 On the southern fringes of the conservation area, development is of a larger scale and has a more mixed character. Around the transport hub of Marylebone Station, the townscape is made up of late Victorian red brick and terracotta buildings. These public buildings step up in scale and provide a contrast to the simple residential terraces.

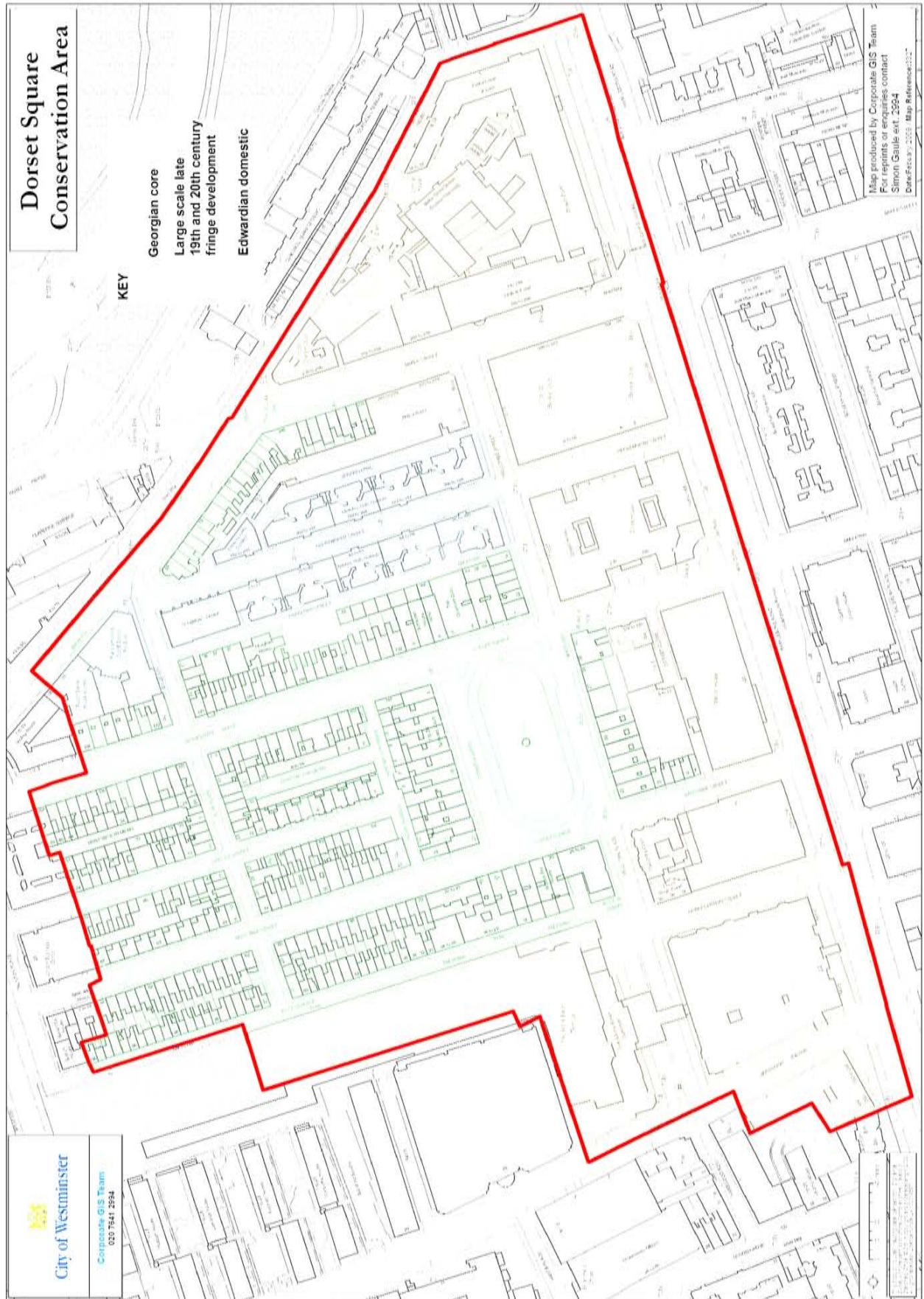
4.7 The area around Baker Street Station and Marylebone Road also differs from the central area of terraces. Here the townscape is much larger in scale and dates predominantly from the inter-war period. This area has a busier and more mixed residential and commercial character reflecting its important location at the junction of major routes.

4.8 Character areas are shown on the map at **Figure 13**.

Character Summary

- Central residential area of Georgian terraces around Dorset Square with streets ranging from first rate town houses to mews.
- Large red brick and terracotta late Victorian buildings of Marylebone Station and the hotel opposite.
- Enclave of mansion blocks around Clarence Gate.
- Larger scale inter-war and later buildings around the periphery.

Figure 13: Character Areas



Streets And Spaces

4.9 The historic street layout and the relationship of built form to open space define the overall framework of an area. Within this framework, the fine grain of the townscape, including sizes of plots and building lines are important in establishing the pattern and density of development. This has a significant impact on the character of an area, dictating the scale of development and level of enclosure or openness.

4.10 The focal point and primary space within the conservation area is Dorset Square itself. This traditional London square is located in the heart of the conservation area and is set between the two main streets of Balcombe Street and Gloucester Place, which run on a north-south axis. North of Dorset Square is a small, tight-knit, grid of Georgian terraces and mews, all with small rear gardens. This formal layout continues the grid street pattern adopted in the earlier development of the Portman Estate, south of Marylebone Road.

4.11 There is a very clear hierarchy of streets and spaces surrounding the square, which is key to their character. Dorset Square is the primary and only open space in the conservation area, surrounded by the grandest, first-rate houses. Leading north out of the square, Gloucester Place is the main thoroughfare and to a lesser extent, so too is Balcombe Street; these long streets are lined with second rate townhouses.

4.12 From these principal routes, secondary artisan terraces and mews are located. These shorter, narrower streets have a more intimate character, smaller in scale and set behind the main streets leading north to south. This creates a fine urban grain that is legible.

4.13 Marylebone Station, its hotel and forecourt to the west of the area,

represents a significant later insertion into the grid pattern of streets.

4.14 The high side wall of the station creates a sense of enclosure along Boston Place. Immediately to the north of the area the busy Rossmore Road is also at a higher level than the streets in the conservation area, with a high wall along the edge of Taunton Place. As a result the streets to the north and west are cut off from surrounding major routes, which creates a sense of enclosure, giving a particularly quiet and intimate character to this part of the area.



Figure 14: High station walls create a sense of enclosure

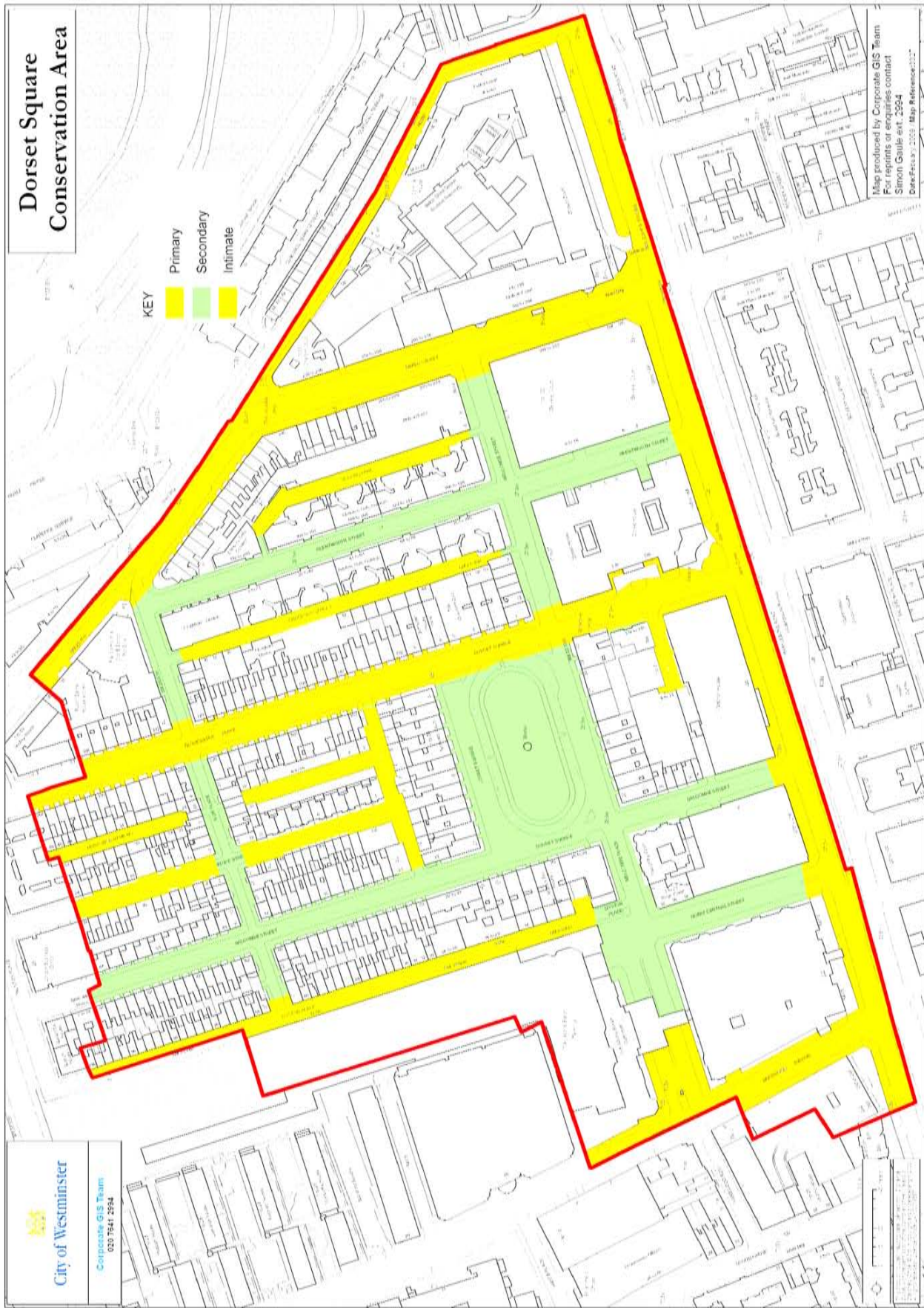
4.15 The southern and eastern boundaries of the conservation area are formed by major traffic routes including Marylebone Road and Baker Street, with a more open character, and a larger scale of buildings. To the east, looking up Baker Street, the distant greenery of Regents Park can be glimpsed.

4.16 For the purposes of the Conservation Area Audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform

within the area. These are defined as Primary Routes and Spaces, Secondary Routes and Spaces, Intimate Routes and Spaces, as shown on the map at **Figure 15**.

Dominant street patterns and the character of spaces should be respected and where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES 1, 2, 4, 5, 7 and DES 12 should be consulted.

Figure 15: Hierarchy of Streets and Spaces



Architecture

Overview

4.17 The core of the area is made up of flat-fronted, late Georgian terraces, with consistent proportions, detail and materials. Their simple facades form a uniform backdrop, but are enlivened by decorative details such as fanlights, door cases and ironwork.

4.18 The scale of terraces is consistent, most buildings being 3-4 storeys, but there is a hierarchy in terms of form and architectural detail. Dorset Square itself is made up of large, plainly detailed, first-rate town houses. Slightly smaller scale terraced houses, with similar proportions and detail, are located on the secondary streets of Balcombe Street, Gloucester Place and Park Road. Beyond these, the smaller mews and rows of artisan dwellings that run parallel to the main streets and the cross street, Ivor Place, provide an important contrast to the simple and somewhat austere regularity of the late Georgian terraces.

4.19 This Georgian core of buildings uses a consistent palette of materials, in yellow London stock brick, with stucco to the ground floors, decorative cast iron boundary railings and balconies, and slate roofs set behind parapets. Properties retain much of their original detailing.



Figure 16: Dorset Square, southern side

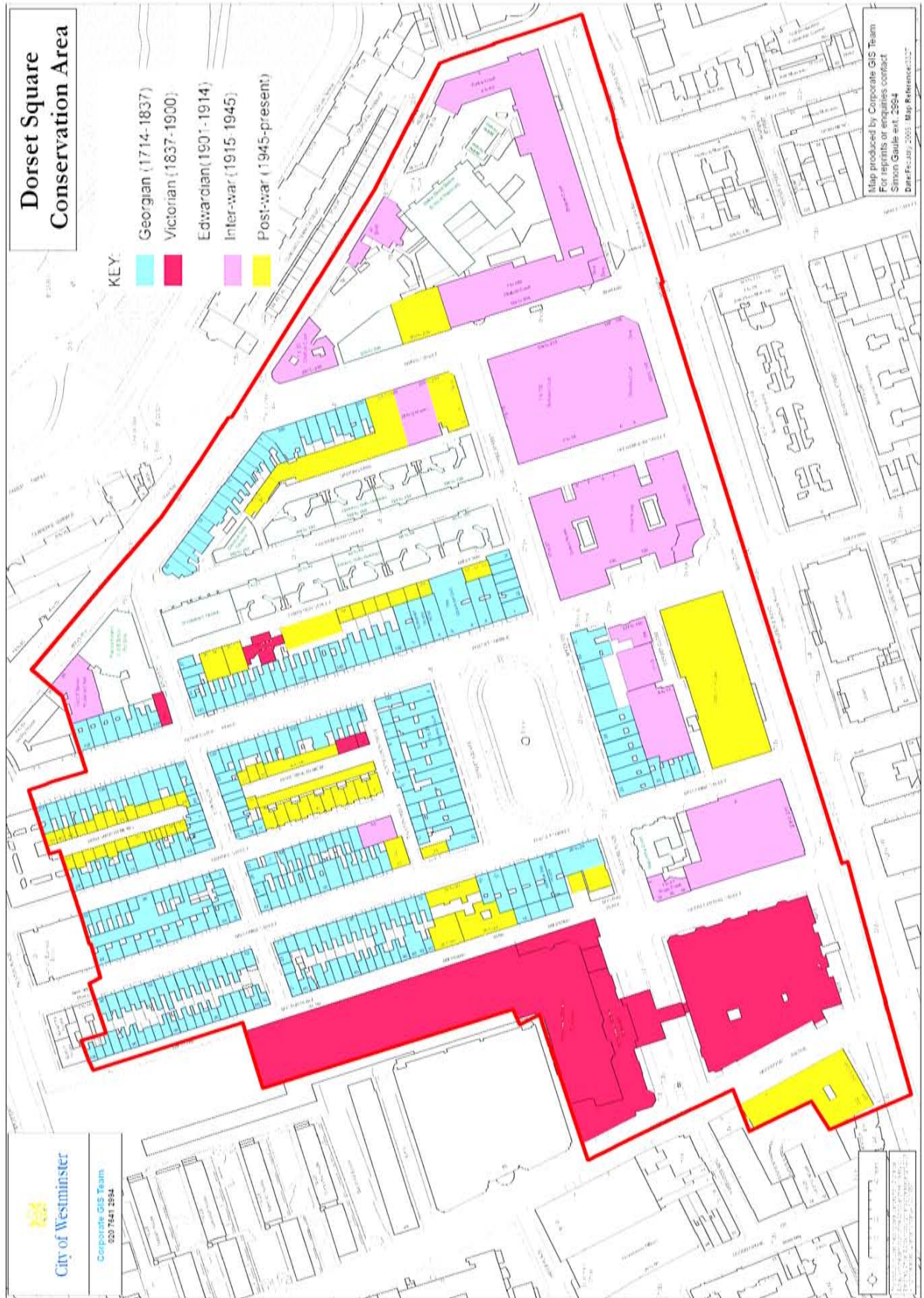
4.20 Larger scale developments to the east and west of the area, that occurred from the late 19th century onwards, also contribute significantly to the overall character of the conservation area, demonstrating its evolution. These are characterised by a mixture of redbrick and Portland stone with a variety of Arts and Crafts and Art Nouveau detailing.

4.21 A map showing the pattern of building ages can be found at **Figure 21** and buildings are described individually in further detail below.



Figures 17-20:
(left) Clarence Gate Mansions; (above) Marylebone Station; (top right) Chagford Street; (bottom right) Boston Place

Figure 21: Approximate Building Ages



Georgian Squares and Terraces

4.22 The core of the conservation area is made up of Georgian terraces, with consistent scale and materials but a hierarchy of detail, as set out below.

First Rate Houses

4.23 The terraces surrounding **Dorset Square** are Grade II listed. The exact date of the formation of the square is unknown, but the architectural character of the buildings indicate that they were erected c.1820-30.

4.24 On the north and south sides of the square the houses are arranged as two symmetrical terraces. The east and west sides are formed by terraces which continue into Gloucester Place and Balcombe Street respectively.

4.25 All terraces are four storeys over basement, although some have had later roof extensions. Most buildings are three bays wide, some four. The two central and end houses project slightly from the building line.

4.26 The ground floor is in rusticated stucco and there is a continuous, projecting cast iron balcony at first floor level. All houses have open basement lightwells and are set behind a variety of cast iron railings (see Section 5: Townscape Detail), with stone steps leading to the main entrance.

4.27 Entrance doors form the most prominent decorative features. These are in timber, generally 8-panelled and some flanked by pilasters. These vary in detail but all are set in arched, recessed openings, with large semicircular fanlights, of various designs (Figures 27-29).

4.28 Windows are 6-over-6 recessed timber sliding sashes under gauged red brick arches and with painted reveals. These follow typical Georgian hierarchy, decreasing in height above first floor level. There is a continuous moulded cornice to



Figure 22 and 23: (*above*) Dorset Square western side; (*below*) northern side, with sheer storey extension disrupting the unity of the group



Figures 24-26 :
Examples of doors on Dorset Square; (*right*) timber panelled door flanked by Greek Doric columns; (*below left*) double timber doors and; (*below right*) entrance steps.





Figures 27-29: Different styles of decorative fanlights on Dorset Square, one incorporating a gas lamp holder



Figure 30: Dorset Square, verandahs to eastern sides

the parapet (missing in sections) and some properties have stucco string courses marking storey heights.

4.29 There are subtle differences to each side of the square, due to later alterations. Those on the south side have later mansard roof extensions and one building to the north side has had a sheer storey extension, disrupting the unity of the roofline to this side of the terrace. The balconies to the eastern side of the square, on nos. 1, 2 and 8, have additional canopies forming an attractive Regency style verandah. To the south side, nos. 35-38 were rebuilt in facsimile following bomb damage and to the east side, nos. 3, 4 and 5 were rebuilt in the 1970s.

Second Rate Townhouses

4.30 Second rate Georgian townhouses can be found on the streets leading from Dorset Square to the north - Balcombe Street and Gloucester Place and also on the eastern side of the conservation area - on Park Road and north-east Baker Street. All these streets are lined with consistently detailed terraces of four storeys over basement. These use similar materials and detailing as the principal terraces, being in yellow stock brick with stucco base and timber sliding sash windows.

4.31 They are, however, slightly more modest than those on Dorset Square, most being 2 bays wide and lacking cornices and other embellishments. Detailing is simpler with more modest entrances, smaller, simply detailed fanlights, single windows to ground floor and one house width balconies.

4.32 Of these streets, **Gloucester Place** has the most coherent character and townscape. In general, the properties are of slightly more modest type than those in Dorset Square. Buildings are mostly two bays wide and all are four storeys. To the ground floor rusticated stucco remains in places. There are attractive arched sash windows to ground floors and original



Figure 31: Typical Gloucester Place properties



Figure 32 (*above*): Typical ground floor detail, Gloucester Place. Figures 33-34: (*below*) examples of radial and batwing fanlights, Gloucester Place.



doors are 6-panelled with semicircular fanlights, less grand than those to the square and in a variety of designs (see Figures 33-34). Not all of the buildings on Gloucester Place are well-maintained and there have been some poor later alterations (see Section 7: Negative Features).

4.33 To other north-south streets, there is more variation in building types and detailing, with some later Victorian alterations and stucco decoration. On

Balcombe Street whilst there is an overall feeling of consistency, there are three different building types. The majority of buildings are two bays wide with one square headed sash to the ground floor. Nos. 53-67 are 3 bays wide with arched



Figure 35 & 36: Balcombe Street: (*above*) to the north-east are some larger houses, three bays wide with two round headed sashes to ground floor; (*below*) Typical detailing with single square headed sash to ground floor





Figure 37: 4-panel door with attractive rectangular fanlight, repeated across buildings on northwest section of Balcombe Street



Figure 38: Nos. 62-64 Balcombe Street have undergone subsequent alteration

sashes to ground floor flanking panelled doors with semi circular fanlights (Figure 35). Nos. 46-92 are also two bays, but have single square-headed 6-over-6 or 8-over-8 sashes at ground floor level. Doors to this group are in a variety of styles but have attractive rectangular decorative fanlights (Figure 37). Nos. 62 and 64 Balcombe Street have later alterations including stucco architraves and cornices.

4.34 Buildings on **Park Road** (Figure 39) are more varied and have had a number of Victorian embellishments added, including pedimented stucco window surrounds and architraves. The buildings here also have a moulded stucco cornice unifying the group. The majority of buildings have had later roof extensions and one (No. 17) is



Figure 39: More varied terrace to Park Road

of three bays and fully in stucco. No. 29 has a full height bow to the return forming an attractive feature on the corner with Glentworth Street.

4.35 Other second rate terraced houses can be found on **North Baker Street** and **Melcombe Street**. These have similar



Figures 40-41: (top) North Baker Street and (bottom) Melcombe Street

details but with shopfronts at ground floor (see Figures 40-41). On Melcombe Street a number of buildings have had mansards added, but the terrace to North Baker Street retains a highly consistent roofline.

Third and Fourth Rate Houses

4.36 The smaller scale streets of **Ivor Place**, **Boston Place** and **Linhope Street** provide a further variation on the Georgian terrace form. The modest buildings lining these three streets, also, have a less consistent character than those previously described.

4.37 **Ivor Place** consists of 3 storey properties, Georgian in character but exhibiting a mixture of proportions and detailing, probably the work of a variety of different builders. The majority of buildings are two bays wide and set behind basement lightwells and railings.



Figures 42-43: 21 Ivor Place; *(above)* later stucco facade; *(below)* example of the variation in composition, detailing and materials of Ivor Place properties



Figure 44: Nos. 28-33 Ivor Place

4.38 There are also several larger, three bay wide buildings in stucco with decorative detailing. Many still retain original features such as timber sashes, and panelled doors. However, ground floor treatment varies, some buildings have shopfronts and some basement lightwells have been infilled.

4.39 **Linhope Street** is divided in two by Ivor Place and is primarily lined with plain late Georgian terraces. These are also of a domestic scale, 3 storeys and to the



Figures 45-46: *(above)* Small scale buildings on South west Linhope Street; *(left)* 54 Linhope Street, a converted Victorian warehouse





Figures 47: (above) Northern end of Linhope Street

southern part of the street, mostly of only single bay width. Many of the properties retain original detail, including 8-over-8 sashes and narrow timber panelled doors in arched openings with small, semicircular fanlights. In the northern part of the street, some larger buildings have been inserted, these fully in stucco. Some of the properties, however, have infilled forecourts, bounded by a low concrete wall in place of traditional open lightwells.

4.40 **Boston Place** also has an attractive intimate character, retaining original cottages of two storeys, very simply detailed. These are in yellow stock brick with timber sashes and front directly onto the street, without lightwells or intervening boundary treatment. Many of the properties retain an unusual butterfly



Figure 48: Nos. 64-100 Boston Place small scale 2-storey properties with original butterfly roof profile and sash windows

parapet to the front, giving this area a particularly distinctive character.

4.41 A number of modern infills and mansards have changed the character of the southern part of the street. However, northern Boston Place is largely unaltered and very much has the character of a mews. There have been instances of unsympathetic alteration and window replacement all along the street (see Section 7: Negative Features).

Mews

4.42 The Dorset Square Conservation Area has three mews which are a key component of the historic form and development of the area. The mews are the lowest order of surviving historic buildings, originally being service roads supporting the activities in the principal properties. Buildings are two storeys in height, constructed of brick and generally simply and robustly detailed. There are a number of modern infills within the mews and some small Victorian warehouse buildings, which also contribute to their character.

4.43 **Huntsworth Mews** effectively falls into two separate spaces both of which retain their original small-scale character despite much rebuilding. The northern half is principally residential in character whilst the southern half is flanked by an office development and an attractive garage workshop at nos. 2-4.



Figure 49: Huntsworth Mews north



Figures 50-52:
(top) Huntsworth Mews south east elevation;
(left) Archway to Huntsworth Mews;
(below) Huntsworth Mews west elevation



4.44 The archways into Huntsworth Mews from Ivor Place (Figure 52) are an important townscape feature and enhance the sense of enclosure within the mews. These breaks in the building line afford glimpses of the activities taking place in the residential and commercial mews.

4.45 **Chagford Street** also retains its mews character with some traditional features, including mews doors, hayloft doorways and winches, despite much rebuilding. Chagford House No. 39, (Figure 54) is an attractive 4 storey Victorian Tudor property with a mansard roof, it was built as an almshouse or tenement



Figure 53: Chagford Street, looking north



Figure 54: Chagford House

block in 1840-50. Built in stock brick with stone dressings, the four storey building is formed of a central pavilion between two set-back wings. Tudor detailing includes stone door and window dressings and capitals to gate piers. The recessed wings are fronted by small gardens with simple railings.

4.46 **Taunton Mews** is a well-preserved small mews of two storey yellow stock brick buildings. These have maintained their original roofline set behind straight parapet and none have been extended upwards, giving a very consistent character. To the upper floors windows are 3-over-3 sashes. There are modern garages at ground floor level and some unsympathetic modern alterations (see Section 7: Negative Features).



Figure 55: Taunton Mews



Figure 56: Traditional timber carriage doors such as those above have been lost in many of the mews building in Dorset Square.

Mansion Blocks

4.47 The mansion blocks of the Dorset Square Conservation Area form another important building type, alongside the Georgian terraces. They are mainly found in the south and east of the conservation area and make a positive contribution to its character. The blocks date from the late 19th and early 20th centuries, and demonstrate the evolution of housing types in central London.

4.48 Clarence Gate Mansions line both sides of Glentworth Street, and date from 1905-10. They are 6-storey mansion blocks in red brick with stone dressings showing both Arts and Crafts and Art Nouveau influences.

4.49 Large and elaborate Dutch gables contain two additional roof storeys, and paired bay windows rising the full height of the buildings are joined by sinuous Art Nouveau railings. The blocks have segmental porch hoods supported on pairs of ionic columns, the doors of which have fine Art Nouveau handles (Figure 58).



Figures 57 & 58: Clarence House; (above) frontage (left) entrance

4.50 Chalfont Court is an attractive 6-storey mansion block of 1913, also in red brick with stone dressings. Its Dutch gables at roof level and cantilevered bay windows from second and fourth floors are distinctive features and the location



Figures 59-60: Marylebone Station (*above*) and Hotel (*below*).



of the block at the corner of Park Road and Baker Street give the building a high degree of visibility in longer views.

Victorian/ Edwardian Public Buildings

4.51 To the west of the conservation area is **Marylebone Station** and the former **Great Central Hotel**, both built in the last decade of the 19th century.

4.52 The station was designed by H W Braddock and is in red brick and terracotta with Flemish style gables. At 22 Marylebone Road, the hotel, a typical 19th century railway hotel, also in red brick, was designed by Sir Robert William Ellis. The station and hotel are linked by an elaborate iron and glass 3 bay porte-cochere which marks the western extent of

the conservation area. Both buildings are Grade II listed.

4.53 There are also a number of other attractive red brick Edwardian buildings in the area. **Melcombe Court**, a 5-storey block in red brick with stone banding, slate roof and timber sash windows has a distinctive corner tower with cupola roof in lead and alternating Dutch gables and pediments at roof level.

4.54 The Metropolitan Railway Building, immediately behind Chiltern Court, is also splendid example of Edwardian architecture (built in 1914 and designed by Metropolitan Railway architect CW Clark). The facade is of white faience and



Figure 61-63: (*above*) Melcombe Court; (*left*) elaborate entrance to Metropolitan Railway building; and (*below*) white facade of Metropolitan Railway building





Figure 64: St Cyprian's, Glentworth Street



Figure 65: Francis Holland School



Figure 66: 218-226 Baker Street

incorporates railway motifs such as the entwined Metropolitan Railway letting. This building stands in marked contrast to its neighbouring block, the utilitarian brown brick facade of Selbie House.

4.55 Other notable Edwardian buildings in the area include St Cyprians Church

(Comper, 1901-03), with its relatively plain red brick exterior and stone dressings and the Francis Holland School (Hare, 1915) also in red brick with tall mansard, hipped dormers and tall chimneys (Grade II* and Grade II respectively).

Inter-war Architecture

4.56 The fringes of the conservation area are characterised by a number of larger scale buildings from the inter-war period. Rudolf Steiner House and Hall on Park Road is an unusual building of 1924-32 by Montague Wheeler. The building has a cast concrete frame, and is faced with concrete blocks. Its asymmetric, irregular fenestration reflects the staircases behind. The doors and windows are striking; the windows feature a coved segmental hood, and window and door lights are similarly asymmetric. Rudolf Steiner House is one of the very few examples of expressionist architecture in London.



Figure 67: Rudolf Steiner House, Park Road



4.57 The Art Deco Abbey House (219-229 Baker Street) was constructed for the Abbey National building society in 1932. Only the central part of the deco facade remains, featuring a tall clock tower in Portland stone with relief sculpture representing 'security'.

4.58 **Baker Street Station**, built originally in 1863, as part of the first underground railway line, was rebuilt to its present form with **Chiltern Court** above. Originally intended as a hotel, the building was completed in 1929 providing residential accommodation and a restaurant.

4.59 The building, designed by C.W Clark, is faced with Portland stone and is detailed in a neoclassical style. This differs distinctly from the plain Georgian character of the main part of the Dorset Square Conservation Area. The ground floor of Chiltern Court has a distinctive entrance portico (Figure 70).



4.60 Farley Court forms a return wing of Chiltern Court, a fine 1920s range of apartments which shares the same character as the other blocks of flats in the street block.

4.61 Dorset House, (1934-5) is a Grade II listed block of 135 flats. Designed by TP Bennett and Son, this highly distinctive residential building is one of the most impressive Moderne style complexes of flats built in central London. Occupying an



Figures 68-70: (top) Abbey House; (middle) Chiltern Court (left) entrance portico



Figure 71: Dorset House



Figures 72-74: (left to right) Regis Court, Berkeley Court and National Cash Register building

entire block it is considered a landmark on one of the principal routes in and out of London with its distinctive metal balcony railings, and a filling station at ground floor level.

4.62 Berkeley Court is a 1920s residential block, which also occupies an entire street block adjacent to Dorset House and is of a similar scale and bulk. It has two cantilevered and canted stone bays which rise from the second floor to the fifth.

4.63 Regis Court is another example of inter-war design within the conservation area and relates well to other neighbouring buildings of this period. It is built in brown brick with very little ornament and Deco detailing. Windows are timber sash.

4.64 The 1937 National Cash Register building at 202-216 Marylebone Road is also an attractive inter-war building constructed in Portland Stone with classical detailings.

Post War Development

4.65 Even though much of the conservation area was developed during the Georgian period, there have been various redevelopments since and quite a substantial number of infills to terraces and mews. These include a number of

blocks of Local Authority housing built on World War II bomb sites in the 1950s. On Linhope Street, a new terrace also lines the south-eastern part of the street. This 1970s development is in brown brick and retains the scale of the original terraced houses opposite (Figure 75).

4.66 Some later 20th century re-building has also taken place in the various mews across the conservation area. These are of mixed quality and sensitivity and some make a negative contribution to the area (See Section 7: Negative Features). A good example, however, is the contemporary scheme at nos. 40-41 Chagford Street by Mark Fairhurst, completed 2005 (Figure 77).



Figure 75: 1-10 Linhope Street



4.67 Woolworth House, 242-246 Marylebone is a stripped classical Portland Stone clad building of 1955 by Richard Seifert, one of his earliest commissions and includes incised relief decoration to the stonework at first floor level.

4.68 Marathon House by Collins, Melvin and Ward (1958-1960), originally home to Castrol, was one of the first UK



Figure 78: Marathon House



Figures 76 & 77: (left) Woolworth House and (right) modern mews scheme on Chagford Street

examples of slab-and-podium massing and was based on Lever House and the UN secretariat tower in New York. The building, while it has little in common with the Georgian core of the conservation area to the north, forms an important part of the story of development along Marylebone Road. It is also an important example of a curtain walled slab and podium building, although its appearance has been altered through recladding.



Figure 79: 28 Dorset Square



Figure 80: Abbey House development

4.69 More recent developments include a range of small office buildings and some larger developments and refurbishments of existing buildings.

4.70 **28 Dorset Square**, (Figure 79), designed by John McAslan Partners in 2007, was the winner of a RIBA award. This sensitively relates to the proportions of adjoining Georgian buildings, whilst not copying their detail.

4.71 **Abbey House**, discussed earlier, was, at the time of writing, under development to become residential accommodation, with new buildings set adjacent to the retained clock tower and facade.

4.72 Buildings from all periods described above contribute to the character of the area and any alterations to buildings should respect their scale, period and integrity, and appropriate materials should be used.

POLICY AND FURTHER GUIDANCE

Any proposal should take into account the character of its context. Policies, DES 1 a should be consulted on the principles of Development, DES4 for infill development and DES5 should be consulted on alterations and extensions.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES 9 C encourages reinstatement of missing traditional features to the original design detail and materials.

Other relevant Supplementary Planning Guidance and Documents are noted throughout the audit.

Roof Profiles

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

4.74 The central part of the conservation area is characterised by traditional Georgian terraces, of a consistent scale, generally with butterfly or pitched roofs set behind a continuous straight parapet. Many of the Georgian properties within the conservation area also have stout brick chimney stacks- a prominent feature of the roofline. Some have had mansard or other roof extensions added.

4.75 In the northern part of the conservation area, many terraces retain their original roof profiles, with long terraces largely unbroken by roof extensions, with the exception of a stretch to West Balcombe Street, south of Ivor Street.

4.76 On Dorset Square too, the buildings also retain a generally consistent roofline, with pitched roofs set behind moulded stucco cornice. Only the southern side of Dorset Square has been substantially altered by mansard extensions.

4.77 On terraces with a consistent roofline, upward roof extensions would disrupt the unity of groups, and roof extensions are therefore unlikely to be acceptable. Many of these original terraces are also listed. Even where these may be considered suitable for roof extensions in townscape terms, further analysis would be required to establish whether these buildings have historic roof forms of interest.

4.78 Within the mews and service streets, the buildings are characterised by their small scale and most buildings do not rise above two storeys. This small scale is an



Figure 81: Georgian terraces with unbroken roofline



Figure 82: Distinctive roof profiles on Boston Place



Figure 83: Southern side of Dorset Square with mansard extensions

important part of their character and many form attractive groups which could not easily be extended upwards.

4.79 In some areas, the roofscape of the mews is more mixed and, the majority have already had mansard extensions. In such areas, the filling in of gaps may help



Figures 84 and 85:
Elaborate roof profile
of Clarence Gate,
Glentworth Street;
gables and chimney
design.



Figure 86: Roof profile Chiltern Court, Baker Street

achieve greater uniformity of the roofline. The northern portion of Huntsworth Mews has seen the gradual introduction of mansard roof extensions to all but a few buildings.

4.80 Other properties within the area are generally of a larger scale. The Victorian and Edwardian buildings tend to incorporate more flamboyant gable-fronted rooflines, which are integral to their design. This includes the mansion blocks in Glentworth Street, Chiltern Court and Marylebone Station. These are of

an architectural style that precludes the introduction of additional storeys due to their distinctive and attractive roof profiles

4.81 As part of the conservation area audit, a survey of roof profiles has been undertaken, identifying where buildings have already been extended, or were designed with an existing roof storey. This includes identifying groups of buildings which retain a consistent roofline, where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, and where the roof is exposed to long views from public places. This survey has been undertaken from street level. Properties where it is considered roof extensions are unlikely to be acceptable are shown on the map at **Figure 88**.

4.82 There are also a number of unsympathetic later roof extensions (see Section 7: Negative Features). Improvements to these will be encouraged as part of redevelopment proposals.

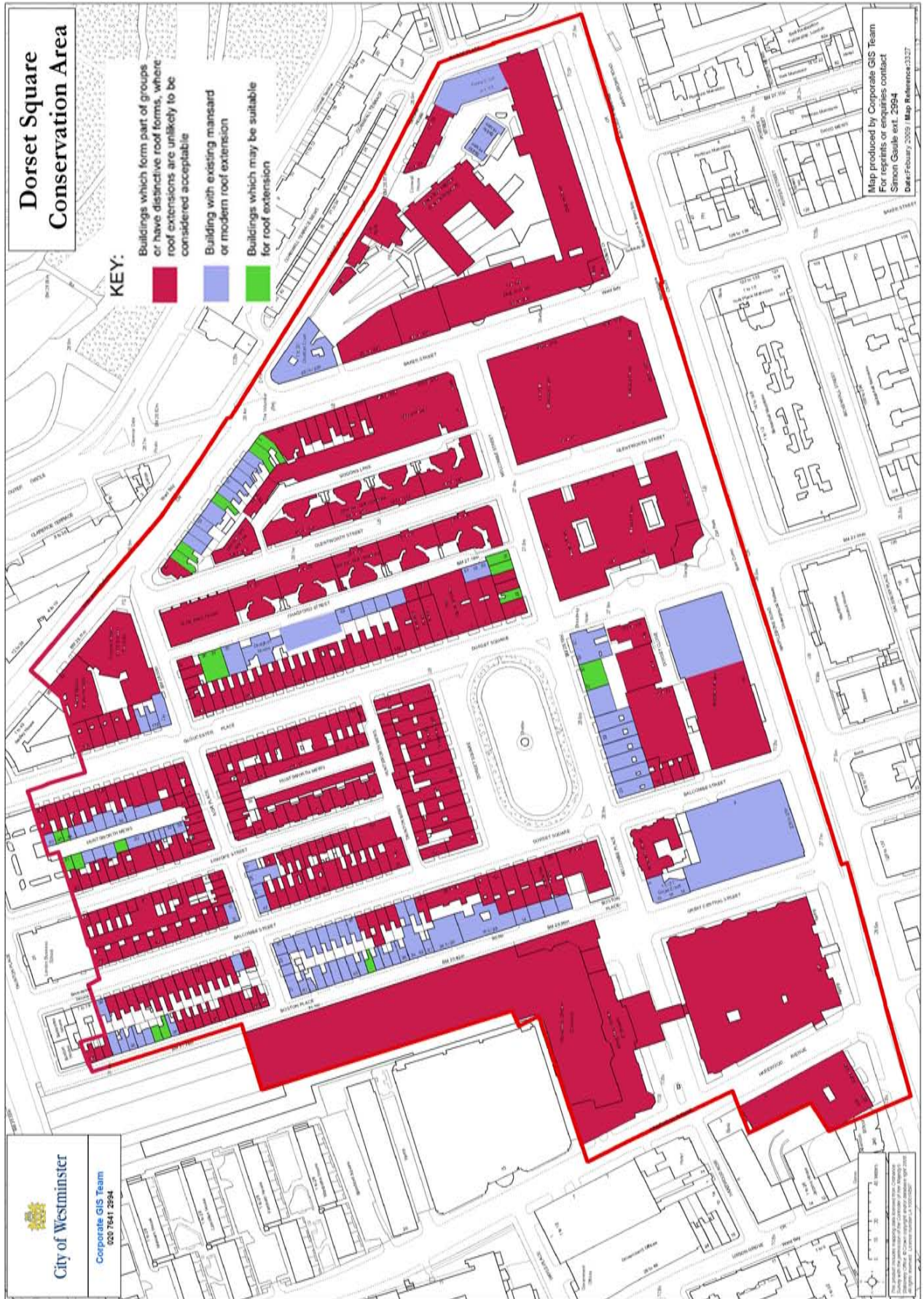
Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable without proper justification.

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



Figure 87: View to the roofscape to rear of terrace on Boston Place from Ivor Street

Figure 88: Roof Extensions



Unlisted Buildings of Merit

4.72 Many unlisted buildings also contribute to the character and quality of the local area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in the audits as 'Unlisted Buildings of Merit'. By definition these properties are considered to be of value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted.

4.73 The majority of first rate and second rate townhouses in Dorset Square, Balcombe Street, Gloucester Place and Park Road are Grade II listed buildings. Other less grand buildings of different styles and periods also make an important contribution to the diversity and interest of the area.

4.74 Of particular importance are the more modest Georgian houses and mews buildings, which line the side streets to the north of Dorset Square. The third rate terraces in Linhope Street, Ivor Place and Melcombe Street and the mews properties in Boston Place and Taunton Mews were an integral part of the original Portman Estate development. Although less grand in detailing than the listed buildings, these add a change in scale and variety, which is complementary to the rest of the conservation area.

4.75 Other buildings are representative of different periods. These demonstrate the evolution of the area and changing fashions in residential development. The attractive redbrick residential mansion blocks of Glentworth Street are particularly good examples of their type and relate to the group of redbrick listed buildings of St. Cyprians Church by Bucknall & Comper and the Francis Holland School by H T Hare.

4.76 The central section of Abbey House and Chiltern Court on Baker Street are also distinctive and attractive examples of the inter-war architecture, which adds further variety and interest to the area.

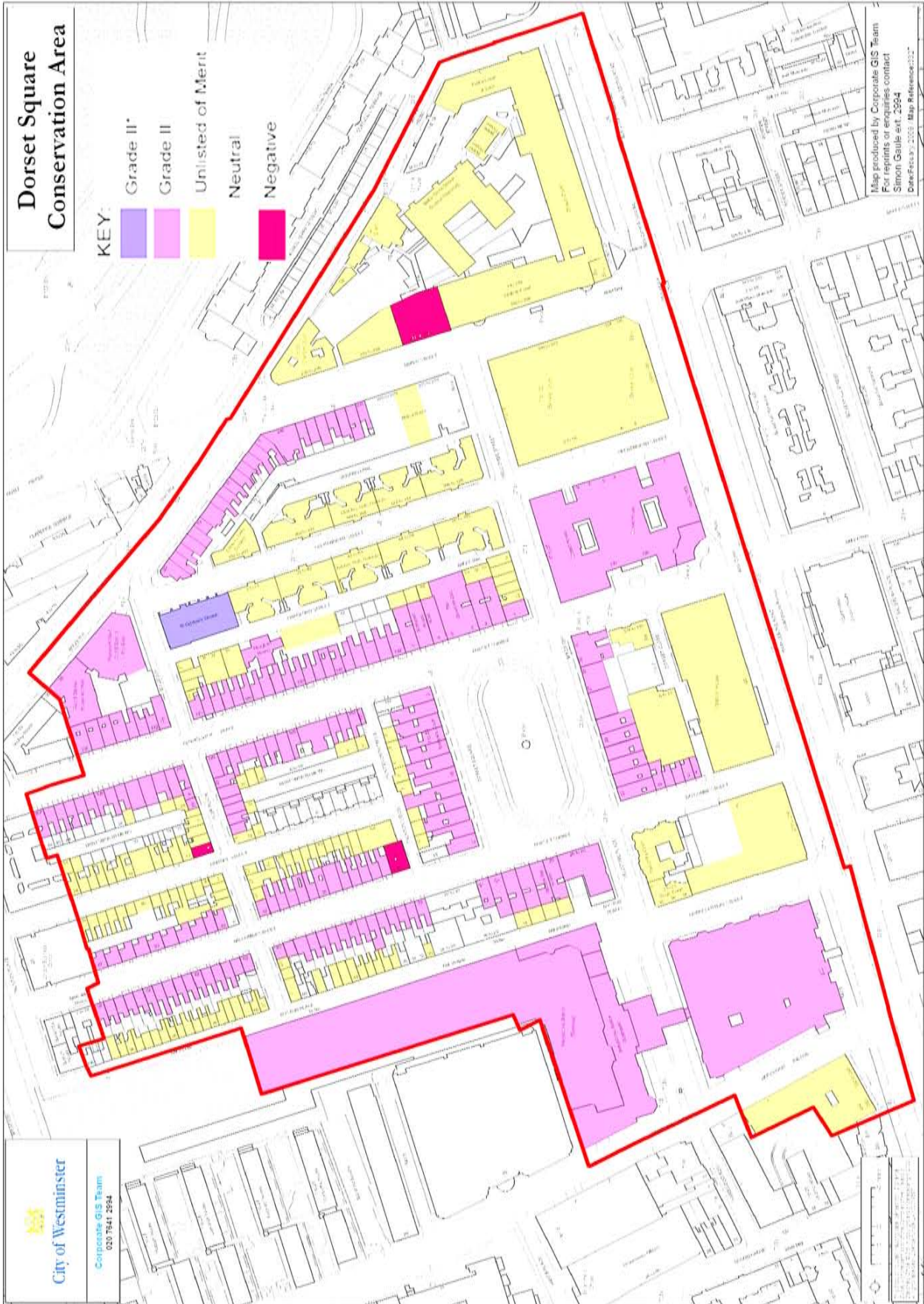
4.77 Those buildings which have been identified as Unlisted Buildings of Merit are shown on the map at **Figure 89** and are listed below. A full list of listed buildings can be found in the directory at the back of this document.

4.78 Buildings have also been identified which are neither considered to contribute to nor to detract from the conservation area, these have been termed 'neutral buildings.' Negative buildings are identified on the map and described in 'Section 7: Negative Features'.

List of Unlisted Buildings of Merit

Street	Number
Allsop Place	Metropolitan Railway Building, Selbie House, Farley Court
Boston Place	66-100
Ivor Place	7-9, 11-14, 20-28, 34-37
Linhope Street	11-24, 30-34
Tauton Mews	1-10
Chagford Street	36-37
Glentworth Street	1-200 Clarence Gate Gardens
Melcombe Place	Regis Court
Melcombe Street	14-22 (even)
Baker Street	190-202, 218-226, Chalfont Court
Dorset Square	Melcombe Court
Dorset Close	6-11, Allsop Arms
Marylebone Road	1-8, National Cash Register building (No.202-216), Woolworth House (No.242-246), Marathon House (No.200) and Berkeley Court

Figure 89: Unlisted Buildings of Merit



Policy DES9 B states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute positively to the character and appearance of the Conservation Area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area. The requirement may be balanced against the City Council's other policy objectives.

Landmark Buildings

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

4.80 The Dorset Square Conservation Area has a homogenous character and consistent scale and there are therefore few buildings which stand out from the townscape and could be classed as landmarks.

- **Marylebone Station and Hotel** form the main landmark in the area, due both to their function and exuberant Victorian architecture. Both make them stand out against the restrained architecture and residential character of adjoining Georgian buildings
- **Abbey House**, Baker Street is substantially larger than other buildings in the conservation area and one of the few buildings in Portland Stone, with its central clock tower forming a prominent landmark, visible throughout the conservation area and from other conservation areas, notably Regent's Park.

- **Chiltern Court**, Baker Street occupies a prominent corner site at the gateway to the conservation area and is also of substantial scale.

Views

4.81 Views can also make an important contribution to Westminster's townscape and historic character. The City Council has identified two categories of views: Local Views of Metropolitan Importance and Local Views.

4.82 Metropolitan Views include views from Westminster out to other parts of London, and views from other parts of London into Westminster. The category also includes views of landmark buildings considered to be of metropolitan importance.

4.83 Local Views have a narrower focus and can be of natural features, skylines, landmark buildings and structures, as well as attractive groups of buildings, and views into parks, open spaces, streets and squares.

4.84 There are no Metropolitan Views which affect the Dorset Square Conservation Area.

4.85 A number of local views have been identified. The garden of Dorset Square provides the main concentration of trees within the conservation area and is a central focus for views, as do local landmarks.



Figure 90: View of the corner of 29 Park Road, looking into the conservation area

Local View 1: Looking east through Marylebone Station porte-cochere

Local View 2: Looking west through Marylebone Station porte-cochere

Local View 3: View of Dorset Square from south-western corner

Local View 4: View of Dorset Square from north-western corner

Local View 5: View of Dorset Square from north-eastern corner

Local View 6: View of Dorset Square from south-eastern corner

Local View 7: View south down Balcombe Street taking in Georgian terraces

Local View 8: View looking along Ivor Place

Local View 9: View south down Gloucester Place taking in Georgian terraces

Local View 10: Panorama from Park Road taking in Francis Holland School and St. Cyprian's Church.

Local View 11: View north up Chagworth Street taking in mews

Local View 12: View north up Glentworth Street taking in Clarence Gate Mansion blocks



Figure 92: View of Chiltern Court looking south down Baker Street

POLICY AND FURTHER GUIDANCE

In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views is set out in the UDP at DES 14. DES9 F seeks to protect the setting of conservation areas, having regard to local views into and out of the area.

Reference should also be made to the Greater London Authority's View Management Framework and Westminster City Council's Supplementary Planning Document on Metropolitan Views.

Local View 13: View of Chiltern Court from the top of Baker Street

Local View 14: View of Chiltern Court and Baker Street tube station from Marylebone Road

Local view 15: View looking east from Park Road towards Regents Park

All views in the conservation area are detailed on the map at **Figure 91**.

5. Local Townscape Detail

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

Shopfronts

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

5.3 A number of small shops add variety and interest to the conservation area. Although many of these have been altered, some retain elements of original detailing to surrounds, including pilasters and console brackets. Groups of small shopfronts can be found on Ivor Place, Baker Street and Melcombe Street. Modern commercial frontages are located in the southern part of Baker Street.

5.4 Ivor Place contains a mixture of shopfronts, offices and residential frontages at ground floor. Some of the older shopfronts retain their traditional proportions and detail. Attractive small



Figure 94: Ivor Place

shopfronts can be found to nos 36, 14 and 62 Ivor Place.

5.5 The Georgian properties at nos. 231-243 Baker Street also have a row of late 19th century shop fronts, although most have been substantially altered. Opposite and to the south of these, the large 20th century buildings to Baker Street and Marylebone Road tend to incorporate shopfronts integral to their design. Many shopfronts in the area have undergone unsympathetic alterations and had poor quality signage added (see Section 7: Negative Features).



Figure 95: Shopfronts at 231-243 Baker Street



Figure 93: 14 Ivor Place

Public Houses

5.6 There are a number of attractive public houses, which also retain traditional pubfronts.

5.7 **The Gloucester Arms**, 5 Ivor Place, c.1840-50, Grade II Listed, occupies a prominent corner site. Although no longer in use as a pub, it retains an attractive traditional Victorian pub front subdivided



Figure 96: The Volunteer's public house, Baker Street



Figure 97: The Feathers public house

by pilasters, with entablature-fascia to Ivor Place.

5.8 **The Feathers**, 43 Linhope Street, said to be the smallest pub in London, also has a traditional frontage, separated by glazed brick pilasters. The original framework is currently hidden by the large fascia sign.

5.9 **The Volunteer**, 245-7 Baker Street, c.1815, Grade II Listed, is in a converted terrace house and retains a traditional public house frontage. This has large sash windows subdivided by stucco corinthian pilasters carrying entablature-fascia with dentil cornice above.

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

POLICY & FURTHER GUIDANCE

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

Railings, boundary walls & enclosures

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

5.12 Railings are a prominent feature of the conservation area, enclosing Dorset Square's terraced housing, as well as the mansion blocks of Glentworth Street and Marylebone Station and Hotel. The quality and diversity of ironwork in the conservation area is a key part of its character and provides an important unifying element in the street scene.

5.13 Front railings to terraces were designed to enclose the narrow open lightwells and help mark the distinction



Figure 98: Spear-headed railings to Dorset Square properties



Figure 99 & 100: There are a wide range of different finials to railings in the conservation area, including spearhead, fleur-de-lys and Arrowhead finials

between main and service areas of a house. They are found in both cast and wrought iron and are generally painted in black and set into low stone plinths.

5.14 A variety of railing types can be found across the conservation area, with the greatest number in Dorset Square, Gloucester Place and Balcombe Street. Most original railings are of cast iron, and are set directly into stone plinths. Railing bars are slender, and have a wide variety of finials, including spearheads and arrowheads, subdivided by acorn, urn and pineapple finials. Original railings were removed from around the central garden area of the square during the war.

5.15 More decorative ironwork can be found to the later Victorian/ Edwardian

buildings, which incorporate delicate scrolled wrought iron. Some later examples of railings have a bottom rail, upon which the vertical bars rest. This type of railing is only found on later buildings, such as the late Victorian station buildings shown at Figure 101. This example features 'dog rails', shorter intermediary railings between the vertical bars, to prevent dogs from squeezing through.

5.16 The terraces of the Dorset Square Conservation Area also have a variety of iron balconies to the first floor. Balcony designs vary, with many very ornate cast iron examples.



Figure 101 & 102: Late Victorian railings at the Grand Central Hotel and Marylebone Station, monogrammed GCR.

5.17 Several properties on Dorset Square are characterised by the addition of tented first floor verandas; a distinctive characteristic of Regency architecture.



Figure 103: Veranda to eastern properties of Dorset Square



Figures 104-6: Examples of balcony detailing

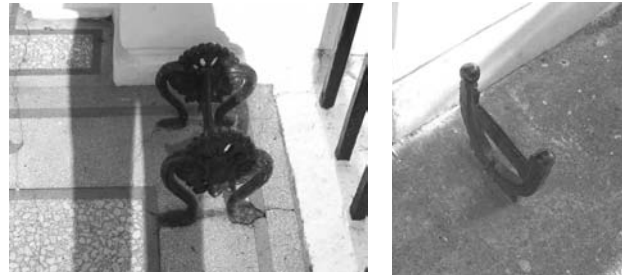


Figure 107: Wrought iron Art Nouveau balcony of Clarence Gate Mansion blocks

(Figure 103). These verandas, which are not common among the earlier Georgian buildings of the Portman Estate nonetheless make a positive contribution to the character of Dorset Square.

5.18 The wrought iron balconies to Clarence Gate Mansion blocks are located to the central bay on all storeys; these incorporate elegantly curved forms with simple detailing and central finials (Figure 107).

5.19 Both area railings and balcony railings are generally in a good state of repair, and in many instances other cast iron features such as boot scrapers and rainwater goods and hoppers have also been preserved (see Figures 108-9).



Figures 108 and 109: Original bootscrapers; (left) Dorset Square; (right) Clarence Gate



Figure 110: Expansive red brick wall of Marylebone railway station backing onto Boston Place

5.20 Other notable boundary features in the conservation area include the distinctive scalloped red brick wall



Figure 111-113: *(top)* Elaborate detailing to gates of Francis Holland School; *(middle)* Boundary Wall to Francis Holland School; *(below)* Detailing to gates of Marylebone Station

bounding the Francis Holland School and the unusual expansive red brick wall of Marylebone railway station, which runs along the west side of Boston Place.

POLICY AND FURTHER GUIDANCE

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

Street Furniture

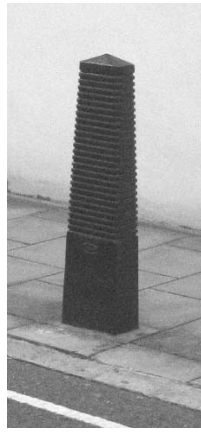
5.21 Westminster has a fascinating collection of historic street furniture, some of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter from detracting from its setting.

5.22 Dorset Square Conservation Area has relatively little historic street furniture and the larger streets tend to be characterised by modern street lighting, bollards and signage.

5.23 The majority of lamp standards in the conservation area are modern reproductions of the 'Grey Wornum' design. Designed in 1957, this has a restrained and elegant appearance (Figure 114). There are also a number of wall-



Figure 114: Grey Wornum Lampstandard



Figures 115-119 (left to right): Double aperture pillar box on Dorset Square; City of Westminster bollard; traditional cannon bollard; two examples of St Marylebone bollards

mounted lanterns, including those to the Francis Holland School.

5.24 A number of bollards are located throughout the conservation area, some of which are of historic interest. These include a variety of designs, both historic and modern (see Figures 116-119). There are some traditional cannon bollards, located to the corner of Balcombe Street and Ivor Place, as well as various other designs grouped along Boston Place and 5 bollards of the St Marylebone design located outside Chagford House on Chagford Street. The majority are located along Ivor Place, where a variety of ages and designs can be found ranging from the traditional St Marylebone bollards to the newer City of Westminster bollards to the corner of Gloucester Place.

5.25 Traditional red pillar letter boxes are a familiar feature in the local street scene. Dorset Square Conservation Area

Figure 120: mounted clock on Gloucester Street



Figure 121: Shelter located centrally in Dorset Square

has two oval double aperture models, monogrammed with E.I.R. One is located to the north-eastern corner of Dorset Square and the other on the corner of Melcombe and Baker Street.

5.26 Within the central garden of Dorset Square, the Victorian wooden shelter also provides an attractive focus within the gardens, which contributes to its character.

5.27 Street names and signs can also be of historic interest. Old painted signs are visible adjacent to modern street signs on each corner of Ivor Place (Figure 122) and various other plaques mark entrances to buildings and dates of construction such as the Francis Holland School, Park Road and Chagford House, Chagford Street. There is also a memorial plaque to No. 1 Dorset Square in honour of the Free French Forces and British Comrades who



Figure 122:
(left) Street signage to Ivor Place marking original name-Park Lane



Figure 123: 'Building & Contractors' plaque on 25 Ivor Place



Figures 128-129: Plaques; (top) above on Francis Holland School entrance; (left) In memory of Free French Forces at no 1 Dorset Square



Figure 124:
(left) Plaque marking the date of construction for Clarence Gate Mansion Blocks



Figures 125-127: Various plaques found in conservation area; (top left) celebrates the birthplace of the Bentley motorcar.



fell in occupied France between 1941-44. A mounted wall clock to the side of 40 Dorset Square, facing onto Gloucester Place, also provides a point of interest.

5.28 Finally, there are a number of English Heritage Blue Plaques in the conservation area. On Dorset Square there are plaques to Sir Laurence Gomme (1853–1916), an early pioneer of the Blue Plaques Scheme, George Grossmith, co-author of *The Diary of a Nobody* and Dodie Smith, author of *101 Dalmatians*. At 22 Park Road is a plaque to Jose San Martin, the Argentine soldier and statesman. There are also various other plaques related to the history of buildings, including one in Chagford Street marking the birthplace of the Bentley motorcar and plaques recognising Dorset Square as the original site of Lords Cricket Ground.

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



Figure 130: 'Security' - public art located on Abbey House, immediately below the tower. The lantern in the lighthouse was designed to function

Public Art

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

5.28 Dorset Square Conservation Area is a predominantly residential area, with little in the way of public art and no freestanding sculpture.

5.30 To the retained facade of the Abbey House development (Figure 130), the Portland stone facade features a lighthouse with detached figure above. It is entitled 'Security.'

5.31 The entrance to Dorset House on Gloucester Place features a relief sculpture by Eric Gill, one of his several significant London commissions which include Broadcasting House.

POLICY AND FURTHER GUIDANCE

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

Hard Landscaping and Original Street Surfaces

5.32 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well-designed, maintained and



Figure 131: York Stone paving to Balcombe Street interspersed with original coal hole covers

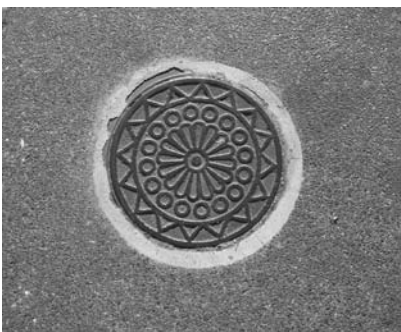


Figure 132-134: Examples of original coal holes, Balcombe Street

in high quality materials, contributes to the character of an area, providing the backdrop to the surrounding buildings.

5.33 The northern part of Balcombe Street has distinctive original riven York Stone paving. The large stone slabs, extending the width of the pavement, are extremely rare survivals and are of a quality that is rarely matched today. They are weathered, adding colour and a strong texture to the townscape (Figure 131).

5.34 Granite setts can be found in Chagford Street. These add texture and character to this original mews. There are also a large number of decorative coal hole covers in the conservation area, which add interest to the townscape and can be



Figure 135: Granite setts to Chagford Street

particularly vulnerable to removal during re-surfacing works.

POLICY & FURTHER GUIDANCE

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

For guidance on best practice relating to both street furniture and public realm works, the Westminster Way is the Council's public realm manual.

Trees, Soft Landscape & Biodiversity

5.35 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as bringing environmental benefits. Often a single tree can provide a focal point, whilst avenues or a group of mature trees may form part of an historic planting scheme or an estate layout.

5.36 The Dorset Square Conservation Area is notable for its lack of street trees. Following standard Georgian practice, in

which trees were not a feature of street design, the majority of planting is within the garden of Dorset Square itself. The green oasis of the square was intended to provide sufficient visual interest for the whole area, although important amenity space was provided in small rear gardens to individual terraced houses.

5.37 Dorset Square contains a mixture of mature trees and smaller shrubs. In summer, the mature Plane trees form a canopy over almost all of the grassed central garden. There are also a large number of smaller species. Trees and other planting in Dorset Square are well maintained by the Dorset Square Trust.



Figure 136: Dorset Square garden

5.38 The other concentration of trees in the conservation area surround the red brick Victorian hotel at 222 Marylebone Road. This building has mature plane trees on three sides, while on the fourth - to Harewood Avenue - there are some specimens of Cypress oak.

5.39 To the east of the conservation area, along Park Road and at the north of Baker Street, there are views towards the trees and greenery of Regent's Park, which provides a soft edge to this otherwise urban conservation area.

5.40 All trees within conservation areas are protected and the City Council must be given six weeks notice of any intention to fell or lop a tree.



Figure 137: Mature Plane trees outside Marylebone Station

POLICY AND FURTHER GUIDANCE

UDP policy ENV 16 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area.

Advice on trees and their protection is given in the City Council design guide: 'Trees and Other Planting on Development Sites.'

6. Characteristic Land Uses

6.1 Land uses also contribute significantly to the character and appearance of a conservation area. These not only have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of the public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of an area.

6.2 **Residential** Dorset Square was historically a residential area and, as the land use map shows, today remains overwhelmingly residential in its character. The majority of mews buildings and townhouses are in residential use and mansion blocks within the area also house a sizable residential population. The number of traditional domestic houses in single occupation has declined in recent years and many of the original houses, particularly the larger, first rate townhouses, have now been converted into flats or to other uses.

6.3 **Transportation** The other major land-use affecting the character of the conservation area relates to its positioning adjacent to two major transport hubs at Marylebone and Baker Street stations. These bring a large number of people to the area and contribute to a more vibrant and busy atmosphere, particularly around Baker Street.

6.4 **Hotels** The area's proximity to Marylebone Station and central London has resulted in a number of hotels locating within the area. The largest of these is the Landmark Hotel opposite Marylebone station and there is also hotel accommodation on Dorset Square and a number of small hotels on Gloucester Place.

6.5 Commercial and Offices

Commercial activity is concentrated on the fringes of the conservation area, especially on Baker Street, where there are a number

of offices. There are also a number of small offices located throughout the conservation area in Georgian townhouses on Dorset Square and some within the mews, especially the eastern side of Huntsworth Mews South, which retains a more industrial character.

6.6 **Other.** Other activities concentrated in the north-eastern corner of the conservation area include a number of community-focused activities, such as the school and church. Rudolf Steiner House is the UK headquarters of the Theosophical Society, a philosophical movement. On Dorset Square there is also an embassy and a cultural institute.

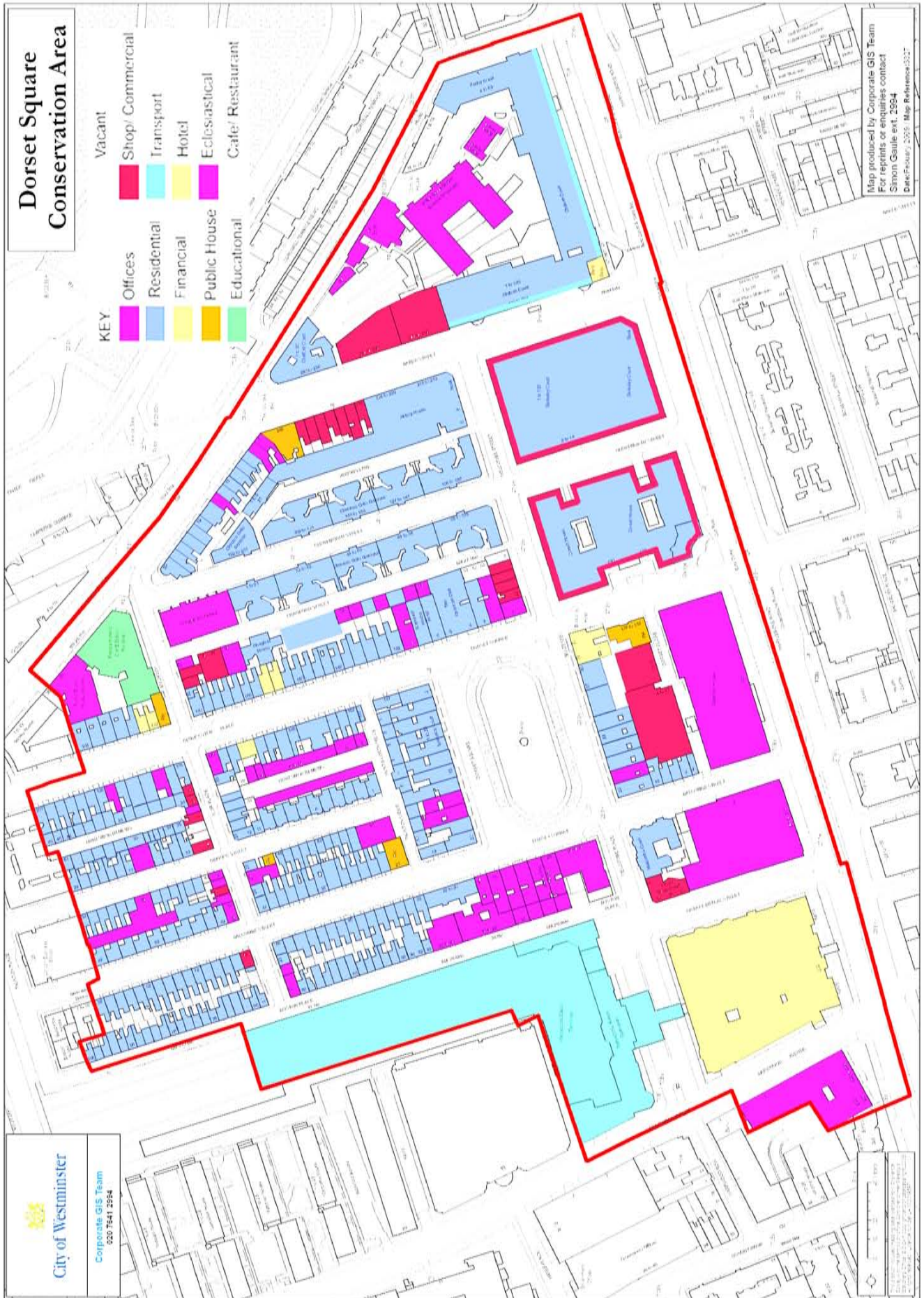
6.7 Interspersed within the housing there is a variety of small commercial premises, including shops, pubs and restaurants. Small shops are concentrated on the Baker Street/ Park Road junction and Ivor Place and a number of pubs can be found throughout the area.

6.8 The map at **Figure 138** shows the area's predominant land use character.

POLICY AND FURTHER GUIDANCE

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

Figure 138: Land-use map



7 NEGATIVE FEATURES & ENHANCEMENT

7.1 Negative features are those elements which detract from the special character of an area and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation or in some cases there may be an opportunity to redevelop a particular site. The main issues affecting the character of the conservation area are outlined below. This is followed by a table which identifies some of the specific sites where negative elements have been identified.

Individual Buildings and Sites

7.2 A number of buildings have had a detrimental impact on the conservation area. These are individually identified in the table at the end of the document and shown on the map at **Figure 89**.



Figure 139: Some buildings around the conservation area have a negative impact on its setting

Setting of the Conservation Area

7.3 Buildings on the boundary with the conservation area have had an impact on its setting. To the west, beyond Marylebone Station, some of the modern office developments impinge on views above the roofline of the Georgian terraces on Dorset Square when viewed from Gloucester Place. To the end of Huntsworth Mews, the back elevations of buildings on Tauton Place dominate the character of the mews.

Issues/ Features which have a Negative Impact on the Area

7.4 Throughout the conservation area there are elements and features that detract from its character and appearance. These are listed below.

Loss of Architectural Detail

7.5 Loss or inappropriate replacement of original architectural details cumulatively has a significant impact on the character of the area.

7.6 Replacement doors and windows which do not reflect the details and materials of the conservation area have had a detrimental impact on the area's character.

7.7 Some of the Georgian buildings within the central part of the conservation



Figure 140: Example of windows which have lost their original glazing bar pattern to the ground floor (No 59 Balcombe Street).

area have lost original glazing bar patterns, with single pane sashes in place of original six pane sashes. Some original fanlights have also been removed and replaced with single panes of un-subdivided glazing. Within the mews alterations have been more significant (see below).

7.8 A number of buildings have also lost their original front doors and inappropriate replacements have been installed, including flush doors and poorly detailed or unpainted hardwood doors. Some panelled doors have had top panels replaced with obscure glazing.

7.9 Around Dorset Square a number of buildings have lost their original moulded stucco parapet detailing and reinstatement of consistent detailing would be beneficial.

7.10 Additions and alterations to the front elevations of several of the unlisted properties in Ivor Place and Linhope Street include uPVC windows and replacement doors, an example being No. 24 Ivor Place, which appears incongruous within the streetscene.

Maintenance and Painting

7.11 Although the majority of properties in Dorset Square are well maintained, this is not universally the case. A number of buildings, especially on Gloucester Place, are in poor condition with peeling paintwork to the ground floors and would benefit from improved maintenance. There are also some empty buildings within the conservation area and where these exist, this can make the area appear rundown and neglected.

7.12 The majority of ground floors to properties on Dorset Square are painted in white or off white, with iron work painted in black. However, there are a few instances of use of inappropriate colours which disrupts the unity of terraces.

7.13 On some buildings within the conservation area, original exposed

brickwork has been painted. Examples of painted brickwork can be found at nos. 39 and 40 Dorset Square and on Gloucester Place, as well as in the mews. In many cases such work is irreversible and can cause serious long-term damage to the brickwork, which has a distinctive texture and character. Brickwork should never, therefore, be painted unless this has already happened in the past.

Alterations to Mews

7.14 The mews have undergone much alteration, involving substantial loss of original architectural detail. Many of these works do not require planning permission but nonetheless have cumulatively had a significant impact on the area.

7.15 Much unsympathetic alteration has taken place at ground floor level where metal 'up and over' garage doors have replaced more traditional timber coach doors in numerous locations. This is particularly evident in Tauton Mews and the west side of Huntsworth Mews. The reinstatement of traditionally detailed



Figure 141: Replacement uPVC windows and doors in Huntsworth Mews



Figure 142 and 143: Examples of modern garage doors which have a detrimental effect on mews character

timber coach doors would be desirable.

7.16 In other locations, openings have been in-filled or windows have been inserted which do not relate to the original materials and detailing of the mews. Many of the buildings have also lost original timber sash windows at upper floor level, some replaced with uPVC and many in different glazing patterns.

Threshold and Forecourt Treatment

7.17 Stone front steps and open basement lightwells are important to the character of original Georgian and later buildings. In some cases, stone steps have been replaced by modern concrete steps or forecourts have been tiled or resurfaced using inappropriate materials. This is undesirable and greatly affects the overall character of the conservation area. In

other parts of the conservation area, especially Ivor Place, concrete forecourts are used for parking and these have no front boundary railings, detracting from the overall appearance and uniformity of the street.



Figure 144 and 145: Examples of stone steps covered with modern tiles

Railings and Basement Lightwells

7.18 Whilst on the principal streets, original railings have been retained, on secondary streets including Linhope Street and Ivor Street, there are a variety of boundary treatments and original railings and lightwells have been lost, detracting from the character of the street.

Poorly Sited Aerials, Plant & Service Equipment

7.19 When carelessly sited, both large mechanical equipment and minor additions such as wires, netting, pipework and flues



Figure 146: Poorly sited aerials and railings to roof of mews property

can have a negative impact on individual buildings and the wider street scene.

7.20 There are some instances in Dorset Square of such accretions. These are often located to the backs of buildings in mews, alleys and on roofs, or else in basement lightwells. These have a detrimental impact on buildings and the street scene.



Figure 147: Poorly maintained service boxes, Linhope Street

Shopfronts & Signage

7.21 In general, shopfronts should relate to the proportions and detail of the building in which they are set, as well as the adjoining townscape.

7.22 Whilst some of the shopfronts within the conservation area have retained original surrounds, many use poor quality materials, inappropriate detailing or have over-sized or unsympathetic signage. Plastic canopies and external roller shutters have been inserted in some locations.

7.23 Some examples of shopfronts which relate poorly to the character of the area are listed in the table that follows this section.

Public Realm, Street Surfacing & Street Furniture

7.24 In general, Dorset Square has a well-maintained public realm. However, there are areas which would benefit from enhancement.

7.25 Paving materials and street furniture are of varying quality throughout the area and more consistent treatment would be beneficial.

7.26 Huntsworth Mews has lost its original setts and the reinstatement of these would be desirable.

Roof alterations and extensions

7.27 There are many examples throughout the conservation area of roof extensions, dormers and alterations which have been poorly detailed and have a detrimental impact on the character of the street and area. On Boston Place in particular there are several examples of mansards designed with very steep pitch and oversized dormers which makes these appear overly dominant and detract from the overall character of the street (Figure 148).





Figure 148: 96 Boston Place: example of roof extension which does not relate well to the historic roof form. There are many similar extensions within the conservation area



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.

Table of Negative Buildings, Features & Sites





The following table, though not exhaustive, provides examples of types of buildings and alterations which have had a negative impact on the character of the conservation area.






Location	Negative Feature	
Examples of poor quality or missing architectural detail to mews		
<ul style="list-style-type: none"> Boston Place, examples of small scale alterations 	<p>24-26 Boston Place. Ground floor treatment uses solid roller garage doors. Modern replacement top-opening uPVC windows.</p>	
	<p>54 Boston Place Painted brickwork, uPVC windows and detrimental ground floor treatment. Very poor dormer detail.</p>	

	<p>90-92 Boston Place Modern replacement uPVC windows and door.</p> <p>100 Boston Place Modern replacement windows and door.</p>	 <p>The top photograph shows a three-story brick building with modern white uPVC windows and a white door. The bottom photograph shows a similar three-story brick building with modern white uPVC windows and a white door.</p>
<ul style="list-style-type: none"> • 1 Tauton Mews 	<p>Replacement windows/ doors, painted brickwork.</p>	 <p>The photograph shows a two-story building with white-painted brickwork. The windows have a diamond-patterned leaded glass design. A white door is visible on the ground floor.</p>

<ul style="list-style-type: none"> Tauton Mews 	<p>Solid white ground floor roller shutters are not in keeping with the historic mews.</p>	
<ul style="list-style-type: none"> Huntsworth Mews (north) 	<p>Wide variety of alterations have significantly affected the appearance of the mews. Replacement windows and doors, often in openings which do not reflect original pattern, solid modern garage doors.</p>	
<ul style="list-style-type: none"> 36 Chagford Street 	<p>Concertina solid metal garage door.</p>	


Examples of poorly detailed Shopfronts, Canopies and signage


<ul style="list-style-type: none"> • 32 Ivor Place 	<p>Forecourt and shopfront. Shopfront in unpainted timber, poor signage, poorly detailed railings and wall to forecourt.</p>	
<ul style="list-style-type: none"> • Oliver House, 8-9 Ivor Place 	<p>Fixed plastic canopy to entrance.</p>	
<ul style="list-style-type: none"> • 11-12 Ivor Place 	<p>Shopfront detail includes large plate glass windows without subdivision. No 11 has lost its basement lightwell and has no railings to the forecourt, which is surfaced with concrete paving.</p>	
<ul style="list-style-type: none"> • 15-16 Ivor Place 	<p>The office/shopfront bears little relation to the building above with oversized fascia, large areas of glazing and poor railing detail.</p>	


<ul style="list-style-type: none"> • 174 Gloucester Place 	<p>Box signage to hotel not in keeping with listed building. Also uPVC windows to upper floors and structure to the roof.</p>	
<p>Examples of Loss of Architectural Detail</p>		
<ul style="list-style-type: none"> • Various Addresses 	<p>Original glazing bar patterns lost and replaced with single panes of glass, to both sashes and fanlights.</p>	
<ul style="list-style-type: none"> • 168-170 Gloucester Place 	<p>Balconettes do not follow original design detail.</p>	
<ul style="list-style-type: none"> • Linhope Street 	<p>Front forecourts. A mixture of boundary treatments and surfacing used to forecourts, with a range of modern railings and walls, many of which are unsympathetic. Consistent detailing would be beneficial.</p>	
<ul style="list-style-type: none"> • Various • Dorset Square 	<p>Missing moulded stucco cornice to parapet.</p>	

<ul style="list-style-type: none"> Ivor Place 	<p>Flush unpainted plywood door to 31 Ivor Place. Also uPVC door to 24 Ivor Place.</p>	
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Maintenance and Paintwork




<ul style="list-style-type: none"> 2 Dorset Square 	<p>Poorly maintained stucco details with paintwork in need of attention.</p>	
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<ul style="list-style-type: none"> 132-134 Gloucester Place 	<p>Painting of brickwork and general condition</p>	
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<p>Various including</p> <ul style="list-style-type: none"> • 150 Gloucester Place • 183 Gloucester Place 	<p>Different colour of ground floor disrupts uniformity of terrace General condition of ground floors including peeling paintwork.</p>	
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Other Individual sites and buildings

<ul style="list-style-type: none"> • 10 Ivor Street 	<p>Poor quality brickwork used to rebuild. uPVC replacement windows. Solid balustrade at roof level is not in keeping with the roofline or character of the building.</p>	
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<ul style="list-style-type: none"> • 21 Balcombe Street 	<p>Whilst the scale of the building does relate to adjoining properties, overall this buildings is poorly proportioned and materials do not relate well to adjoining buildings, particularly on the Tauton Mews elevation.</p>	
<ul style="list-style-type: none"> • 208-216 Baker Street 	<p>This bland 1960s building is not a good example of its type and uses poor materials, which have not weathered well. It has poorly detailed shopfronts at ground floor and large rooftop plant.</p>	
<ul style="list-style-type: none"> • 58 Boston Place 	<p>Badly proportioned in relation to adjoining buildings and poor quality modern brickwork. Poor detail, including brick arches and ground floor treatment with modern garage door and door hood.</p>	

8 Management Proposals

8.1 It is expected that the effective management of the Dorset Square 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.

8.2 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 Dorset Square Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as ‘negative’ in Section 7.

Table of proposals

Negative Feature	Action
Infill Development	<ul style="list-style-type: none"> • Any new proposals for infill development should include an analysis of the character and appearance of the conservation area and should reflect the predominant scale and architectural detail, making reference to the findings of the conservation area audit. • Proposals for development adjacent to the conservation area should have regard to the impact on the setting of the conservation area, making reference to the findings of the conservation area audit. • Protect setting of conservation area through consideration of extensions to protect buildings of interest along its southern fringe.
Security Measures, Roller Shutters & Garage Doors	<ul style="list-style-type: none"> • Encourage replacement of solid roller shutters with more sympathetic alternatives, where possible, as part of redevelopment proposals. • Refer any unauthorised works identified as part of audit process to Enforcement Team for investigation.
Loss of Architectural Detail	<ul style="list-style-type: none"> • Encourage awareness of original design detail and best conservation area practice through circulation of audit and design guides. Audit to be made available on the website and to local residents groups and businesses. • Encourage reinstatement of missing architectural details including missing parapet cornice and original glazing bar patterns to sash windows/ fanlights of Georgian townhouses wherever possible as part of refurbishment schemes. • Update and republish Supplementary Planning Guidance Document on mews.

<p>Maintenance and Painting</p>	<ul style="list-style-type: none"> • Raise awareness amongst owners of best conservation practice and the importance of timely maintenance of properties. Increase circulation of the audit and awareness of other supplementary planning documents and technical guidance, specifically <i>Repairs and Alterations to Listed Buildings</i> and <i>The Care and Maintenance of Stucco</i>. <p>Encourage use of consistent paint colours on Dorset Square and principal streets, to ensure uniformity of terraces, as follows:</p> <p>Stucco: white or off-white (e.g. British Standard 08 B15)</p> <p>External joinery: (Except front doors): white or off-white</p> <p>Ironwork (e.g. Balconies, railings etc.): Black</p> <p>Pipework: generally black, except against stucco which it should match</p> <ul style="list-style-type: none"> • Monitor situation and if condition deteriorates, letters to be sent to owners and consideration given to the use of Section 215 or listed buildings repairs notices, if appropriate. • Monitor situation with regards to any vacant buildings and refer these to the City Council’s empty property officer or addition to the Buildings at Risk Register where appropriate.
<p>Shopfronts & Signage</p>	<ul style="list-style-type: none"> • Where poor quality shopfronts have been in place for more than four years, these are exempt from enforcement action. Where this is the case, improvements should be sought through the development control process as and when planning applications are received. • Consider use of discontinuance notices on poor quality signage if considered appropriate. • Original features such as shopfronts, surrounds and architectural detailing identified in the audit to be retained as part of refurbishment proposals. • Encourage awareness amongst shop owners of original design detail through circulation of audit and shopfront design guides. Audit to be made available on the website. • Update guidance on shopfronts and advertisements.

Roof Alterations & Clutter	<ul style="list-style-type: none"> Proposals for roof extensions to be considered having regards to the roof extensions map. Seek the removal/ re-siting of unnecessary and redundant satellite dishes/ aerials and wires, as part of future development or refurbishment proposals. Seek improvements to poorly detailed roof extensions as part of redevelopment proposals.
External Plant & Air conditioning Equipment	<ul style="list-style-type: none"> Update and republish guidance on Plant and Air Conditioning and make available on the Council website. Seek the removal/ re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals.
Public Realm	<ul style="list-style-type: none"> Promote reinstatement of granite setts where missing within mews and encourage public realm improvements throughout conservation area in general. Original street furniture and historic paving identified in the audit to be retained as part of any future street works or landscaping schemes. Audit to be made available to highways teams to ensure wider awareness.

9 GLOSSARY OF TERMS

Acanthus

A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings

Accretions

A gradual build-up of small additions and layers

Aedicule

The framing of a door, window, or other opening with two columns, PIERS or PILASTERS supporting a GABLE, LINTEL, plaque or an ENTABLATURE and PEDIMENT

Architraves

The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window

Art Deco

From the Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes, 1925. An early 20th century movement in the decorative arts, architecture and fashion. Considered to be an opulent, eclectic style, influenced by a variety of sources. Characterised by use of materials such as and stainless steel and the use of bold forms, sweeping curves, CHEVRON patterns and sunburst motifs

Art Nouveau

Meaning 'New Art'. A movement that emerged at the end of the 19th century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.

Arts & Crafts

A major English aesthetic movement, at its height between 1880 - 1910. Inspired by the writings of John Ruskin, a reformist movement searching for authentic and meaningful styles as a reaction to the machine-made production of the Industrial Revolution. Its best known practitioner is William Morris, who founded the SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS.

Balconettes

A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more

decorative rather than functional

Baroque

An architectural style of the 17th and 18th centuries characterised by dramatic and exuberant decoration, using expansive curvaceous forms, large-scale and complex compositions. Used in palaces, churches and national buildings as a means of creating emotional involvement and a dramatic impression.

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window

An angular or curved projecting window.

Beaux Arts

Translated as "Fine Arts". A classical architectural style taught at the Ecole des Beaux Arts in Paris 1885-1920. Depended on sculptural decoration along conservative modern lines, using French and Italian BAROQUE and Rococo formulas with an impressionistic finish.

Bottle Balustrade

A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase.

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof, an essential part of CLASSICAL architecture, but accommodated Britain's wet climate.

Buttress

A mass of masonry or brick-work projecting from or built against a wall to give additional strength.

Canopy

A projection or hood over a door, window etc.

Canted

Architectural term describing part, or segment, of a façade which is at an angle of less than

90° to another part of the same façade.

Cantilevered

A horizontal projection (e.g. a step, balcony, canopy or beam) supported by a downward force. Without external bracing and appears to be self-supporting, cantilever construction allows for long structures without external bracing.

Capital

The head or crowning feature of a column.

Cartouche

An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed.

Casement Windows

A metal or timber window with side hinged leaves, opening outwards or inwards.

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand cast or mould rather than hammered into shape by a blacksmith. This allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chunkier, though more brittle, than WROUGHT IRON.

Chevron

A type of moulding forming a zigzag pattern.

Chimney Stack

Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical

A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued in successive waves up to 1930s.

Coade Stone

An artificial cast stone with a mottled surface, invented in the late 18th century and used up to the early 19th century for all types of ornamentation.

Coal Hole Cover

A circular, metal or wooden plate covering a hole in the pavement where domestic coal deliveries were dropped into a vaulted bunker beneath the pavement

Colonnade

A row of columns carrying an ENTABLATURE or arches

Composite

A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.

Console

An ornamental bracket with a curved profile and usually of greater height than projection.

Coping

A capping or covering to a wall, either flat or sloping to throw off water.

Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member.

Corinthian

One of the CLASSICAL orders, which is an enriched development of the IONIC CAPITAL. Featuring stylized ACANTHUS leaves, which sometimes appear blown sideways. Unlike the DORIC and IONIC column capitals, a Corinthian capital has no neck beneath it, just a moulded ring or banding. The Corinthian column is almost always fluted.

Cornice

In classical architecture, the top projecting section of an ENTABLATURE. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it

Cresting

An ornamental ironwork finish along the top of a screen, wall or roof.

Cupola

A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.

Curtain Wall

A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include

windows and spaces between.

Dentil

Meaning 'tooth'. A small square decorative block used in series in CORNICES.

Doric

One of the CLASSICAL orders. Doric columns historically stood directly onto the flat pavement without a base; fluted and topped by a smooth CAPITAL that carried an ENTABLATURE.

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.

Dressings

Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.

Eaves

The under part of a sloping roof overhanging a wall.

Edwardian

Edwardian period refers to the reign of King Edward VII, 1901–1910, although is sometimes extended to include the period up to the start of World War I in 1914.

English Bond

A method of laying bricks so that alternate courses or layers on the face of the wall are composed of headers (end) or stretchers (long edge) only.

Entablature

The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.

Faience

A type of glazing used on ceramics.

Fanlight

A window, often semi-circular, over a door, in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia

The wide board over a shopfront, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Festoon

A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends

Finial

A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings

Flemish Bond

A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall

Fluting

Shallow, concave grooves running vertically on the shaft of a column or PILASTER.

Frieze

A decorative band running between the ARCHITRAVE and CORNICE.

Gable

The upper portion of a wall at the end of a PITCHED ROOF. Can have straight sides or be shaped or crowned with a PEDIMENT, known as a Dutch Gable.

Gauged brick

Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work

Gault brick

Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue brick.

Georgian

The period in British history between 1714 - 1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III.

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter

buildings than was possible with older styles. A series of Gothic revivals began in mid-18th century England and continued into the 20th century, largely for ecclesiastical and university buildings.

Grille

A fretted metal band, often in shopfronts, to allow for the flow of air.

Heterodox

A six sided feature.

Hipped Roof

A roof with sloped instead of vertical ends.

Ionic

One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.

Italianate

Describes the style of villas which developed in England as a result of the Picturesque Movement of the 1840s. A rebellion against the CLASSICAL styles of architecture. The style includes lavish exterior ornamentation such as extended CORNICE mouldings, QUOINS, PORTICOS and floral designs.

Keystone

The central stone of an arch, sometimes carved.

Lightwell

A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms windows and natural light.

Loggia

A gallery open on one or more sides, sometimes pillared.

Mansard Roof

Takes its name from the French architect, Francois Mansart. Normally comprise a steep pitched roof with a shallower secondary pitch above and partially hidden behind a PARAPET wall. The design allows extra accommodation at roof level.

Mansion Block

A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.

Mews

A block or row of stables with living accommodation above, and subservient to grander buildings with which they were paired and serviced.

Mezzanine

A low storey between two higher ones.

Modernism

A cultural movement that emerged in France before 1914, rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are glass for the façade, steel for exterior support, and concrete for the floors and interior supports. Floor plans were functional and logical and the style became most evident in the design of skyscrapers.

Modillion

A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.

Mullions

A vertical post or upright dividing a window or other opening.

Oriel Window

A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.

Parapet

A low wall, placed to protect from a sudden drop – often on roofs.

Pediment

A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.

Pentelic Marble

A pure white, fine grain marble quarried from the Pentili mountain range in Greece.

Pier

A solid masonry support or the solid mass between doors and other openings in buildings.

Pilaster

A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one

of the orders.

Pitched Roof

A roof consisting of two sloping halves that form a peak in the middle where they meet.

Polychromy

Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.

Portcullis

A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.

Portico

A roofed space, open or partly enclosed forming the entrance and centre-piece of the façade of a building, often with detached or attached columns and a PEDIMENT.

Portland Stone

A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.

Queen Anne

A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERRACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing.

Quoins

Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word coin meaning corner.

Romanesque

The dominant style of the 11th and 12th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19th century.

Rustication

Masonry cut in massive blocks separated from each other by deep joints. Used in lower parts of exterior walls. Effect often imitated using STUCCO renders.

Sash Window

A window formed with sliding glazed frames running vertically.

Soffit

The exposed underside of any overhead component of a building.

Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Stucco

Plasterwork or an exterior render, often finished to imitate fine stonework

Terracotta

Fired but unglazed clay with a distinctively orange/red colour.

Terrace

A row of attached houses designed as a unit. Triglyphs
Blocks separating the square spaces in a DORIC FRIEZE.

Tripartite Windows

A window formed of three elements.

Turrets

A small and slender curved tower.

Tuscan

One of the CLASSICAL orders. A stocky simplified version of the DORIC order. The column has a simpler base and was unfluted, while CAPITAL and ENTABLATURE are without adornments.

Venetian Windows

A window with three openings, the central one arched and wider than the others.

Victorian

Period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era.

Wrought Iron

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of CAST IRON and enjoyed a renaissance during the revival periods of the late 19th century. Wrought iron is not as brittle as cast and seldom breaks.

Stock Brick

The most commonly used type of building brick

York Stone

found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

York Stone

A natural stone used traditionally in for paving, laid in large slabs or 'flags'.

10 DIRECTORY OF BACKGROUND PAPERS AND INFORMATION

Designation and Extension Reports

List of Buildings of Special Architectural and Historic Merit

Other Designations

Design Guides and Planning Briefs

Further Reading

Designation and Extension Reports

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE – 4 JANUARY 1968

CIVIC AMENITIES ACT 1967

CONSERVATION AREAS – DORSET SQUARE AREA

Report by the City Architect and Planning Officer

The exact date of the formation of Dorset Square is not known, but the architectural character of the buildings and the fact that a survey map dated 1832 shows the square and its approach roads indicates that the buildings were erected no later than the 1820-30 period.

The square consists of brick four storey terraces with basement and attic dormer with stucco ground floor treatment and a continuous balcony with metal balustrades at first floor level. The balconies on the houses on the eastern side of the square have additional canopies forming a Regency style veranda.

As it stands, the square is a good and virtually complete example of its period. Over the past years there has been some infilling development but this has been carried out in replica in an excellent manner – one development by the St Marylebone Borough Council on the south side and the other by private enterprise on the western side which won a Civic Trust Award. The central garden is well maintained and recently the residents replaced the enclosing metal railings.

The unfortunate features of the square include the painting of the brick facade of the Broadway House Hotel (Nos. 39/40) and the removal of the canopies to the balconies and their replacement with gaudy canvas awnings at the Somerset House (Nos. 6/7).

It is considered that the damage done to the character of the whole Square by these expressions of individuality is quite considerable and clearly indicates the detailed control required in the future.

The buildings in the approach roads leading in the square from the north are four storey houses with basements, again with the stucco ground floor treatment. Balcombe Street contains some infilling development but nevertheless contains much of its original fabric. Gloucester Place is virtually unaltered except in some small detail. It is considered that both these roads are an important component of the square itself and should be included in the conservation area.

The remainder of the area (shown hatched on the plan) retains some of its early Victorian Buildings but these are of a more minor architectural quality, smaller in scale and due to developments over the years their group value is minimal. The area contains many small mews, industrial and commercial buildings and is, in the main, ripe for development. Ivor Place, a small shopping street linking the two main approach roads, gives a village quality

to the area but here again its overall character is not considered to be of conservation standard.

Because of the close proximity of this area to the suggested conservation area a strict policy of architectural and planning control will be necessary in the event of redevelopment.

The houses around Dorset Square are on the Statutory List as Grade II; the houses in Gloucester Place are Grade III and it is understood that those in Balcombe Street will be added to the new supplementary list when this is prepared by the Ministry.

RECOMMENDATION

1. That the areas outlined on map Nos. CD/G/0067 and CD/CS/0009 be approved for the purposes of consultation as suitable for designation as a conservation area subject to consultation.
2. That the Greater London Council be consulted.
3. That the Civic Trust, the Georgian Group and the Victorian Society be consulted.

F G WEST

CITY ARCHITECT AND PLANNING OFFICER

CITY OF WESTMINSTER

A.187.75

TOWN PLANNING COMMITTEE – 26 SEPTEMBER 1975

REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

DORSET SQUARE CONSERVATION AREA

1. INTRODUCTION

1.1 The Dorset Square Conservation Area was designated on 25 April 1968. A study of the area has now been completed; in the course of carrying out the study it has become apparent that some extensions to the boundary are desirable and it would be an advantage to strengthen or add to the Council's powers of control. As there is no prospect of publishing for some time the study as a draft policy paper in the form already established for Maida Vale and Mayfair, it is considered that consultation on boundaries and powers of control and on the proposed policies should be carried out so that they can form the basis for day to day control. It is suggested, therefore, that a much simpler form of document for general distribution in the area would be appropriate, linked with a small display in the area and a further meeting, with request for a quick response; indeed this form of consultation would probably reach a wider public than previous Draft Policy Papers for individual areas and could be considered appropriate for other areas as well.

1.2 This report contains a description of the area, proposals to extend the conservation area, recommendations for additional powers of control which it is felt would contribute to the process of conservation, and suggestions for policies and consultation.

2. A DESCRIPTION OF THE AREA

2.1 Pattern of Development

As a northern appendage to the Portman Estate, the development of Dorset Square and its associated streets formed one of the earliest parts of the rapid suburban expansion north of 'New Road' (Marylebone Road). Horwood's map of 1794 shows this land to be open fields but by the 1830's development had extended as far north as St John's Wood.

Dorset Square is built on the original site of Lord's Cricket Ground founded by Thomas Lord in 1797. This Ground was removed in 1811 half a mile to the north to the site occupied today by the Marylebone Goods Depot. It was displaced yet again in 1814 when this land was acquired for the Regent's Canal and the ground was moved to its present site in St John's Wood Road. The Square itself is said to take its name from the Duke of Dorset, an enthusiastic patron of the game of cricket.

The area was leased to the well-known Marylebone contractor of the time, David Porter (who was originally a chimney sweep) and the development of Dorset Square began in 1817 with the construction of Nos. 2 and 39, near the south-east corner. Terraces were extended northwards and westwards from these two points but it was not until the early 1830's that the Square was completed. By this time Gloucester Place (then Dorset Place and Upper Grosvenor Place) had been constructed but more than 10 years elapsed before Balcombe Street (then Milton Street) was completely developed. In his 'History of Marylebone' of 1833 Smith writes: 'Dorset Square is a small but handsome Square with the area enclosed and planted, and is built on the site of Lord's Cricket Ground. In this Square reside the Rev. Dr Penfold, Rector of Trinity Church, Lad C Graham, Count Dupont, the Rev. Fellowes etc'.

In the east of the conservation area properties in Park Street, now Glentworth Street, were replaced in the late 19th century by the tall apartment blocks of Clarence Gate Gardens which now overshadow Chagford Street, immediately to the west.

More redevelopment took place between the two world wars in this area, with the construction of several large blocks of flats and hotels, notably Melcombe Court, Ivor Court and Dorset House. However, most of the original development within the conservation area still survives.

2.2 Activities

The area is still primarily residential in character although a certain amount of office and hotel activity has been introduced, especially around Dorset Square and along Gloucester Place. In the minor streets and mews a significant number of properties have been converted into commercial and light industrial units. Ivor Place and Melcombe Street have become minor centres of shopping activity and are characterised by a variety of small specialised businesses.

2.3 Townscape Appraisal

The Dorset Square Conservation Area reflects the formality of the earlier part of the Portman Estate and extends its gridiron pattern layout to the north of 'New Road' (Marylebone Road). The key element of the conservation area is Dorset Square itself which is set between the two main streets, Balcombe Street and Gloucester Place on a north south axis.

Also important to the character of the area are the smaller mews and rows of artisan dwellings that run parallel to the main streets and the cross street, Ivor Place. The variety of their styles and uses contrast with the simple, somewhat austere, regularity of the late Georgian terraces. It is unfortunate that many of the smaller buildings on the fringes of the conservation area are dwarfed and over-shadowed by unsympathetic development of a far larger scale.

2.4 Dorset Square

This is a pleasant residential square typical of this part of London. The central space contains many large mature trees and is very well maintained by the Dorset Square Trust.

The Square is enclosed on all four sides by plain late Georgian terraces which are relatively free from modern alteration. The formality of the Square is enhanced by the symmetry in the composition of each terrace. This is emphasised by the end and middle properties on each side which project forward from the overall building line.

The properties around the Square are four storeys in height plus basement. There are mansard roof additions to almost all the properties on the south side of the Square and one unfortunate sheer storey extension on the north side, but apart from these there are no other noticeable roof additions. The houses are three bays in width, built of brick and stuccoed at ground floor level with simple channelling. The entrances are in arched doorways and there is a continuous wrought iron balcony to each house at first floor level.

Most of the painting is as it should be, in white or off white with black iron work. However, there are a few instances of inappropriate painting. For example, the window and door frames of some properties have been painted in bright colours. On Nos. 39 and 40 the brickwork has been painted and this is considered extremely undesirable. In general, the properties around Dorset Square are well maintained. Both the area railing and the balcony railings appear to be in a good state of repair, and in most instances other features such as foot scrapers and coal-hole covers survive intact.

2.5 Gloucester Place

Dorset Square is defined on the east and west by Gloucester Place and Balcombe Street, both on the north-south axis, of the Portman Estate. The easternmost one of these in Gloucester Place which, together with Portman Street, extends from Park Road to Oxford Street in a straight line. From Dorset Square the vista extends far to the south, but to the north is enclosed by the terrace in Park Road. The continuity of this latter is broken by a gap caused by the demolition of several houses on the site of a future extension of the London School of Business Studies.

The softer outline of the trees in Dorset Square breaks forward from the rigid building line and forms an attractive contrast with the plain, formal terraces of the street.

There is a small variety in the heights and proportions of the buildings but in general the properties are of slightly more modest type than those in Dorset Square, lacking cornices and other embellishments.

There are a few instances of unsympathetic development of a later period, notably Ivor Court at the northern end of Gloucester Place, which is approximately twice the height of the adjoining terrace. However, the original terraces themselves have remained largely unaltered. At only two points in the street have any roof additions been built.

2.6 Balcombe Street

The buildings in Balcombe Street are of about the same height as those in Gloucester Place but the street is slightly narrower and the terraces appear somewhat more overbearing. The street is quieter than Gloucester Place since it is not a through traffic route.

A slight variation in roof and building line is noticeable in the street south of Ivor Place. The facades of three of the corner properties round the junction with Ivor Place are of a different design at ground floor level, forming an attractive feature at this point. Nos.62, 64 also have the additional ornamentation of architraves and cornices. These are probably later additions built at a time when such embellishments became fashionable.

Three instances of unsympathetic new development are evident in the street, namely Nos. 22-30 (even), Nos. 17-19 (odd) and No. 21. This latter contains the Portman Arms. The recessed balconies on the flats above the public house are particularly inappropriate. The grey rendering, shutters and mansard roof addition on No. 16 Ivor Place are the most discordant elements in the street scene. Apart from this and one other exception the parapet line of this street remains largely uncluttered.

At the northern end of the street, the terrace on the east side ends somewhat uneasily in a commercial property with a stepped parapet line.

Although not a busy street parked cars occupy both sides of the road. Dust bins left outside front doors are particularly noticeable in this street.

The properties to the south of Dorset Square, Nos. 9-15 (odd) are very well maintained part from a missing cornice on one property. The tower of Layland House rises up prominently beyond these houses; it is also visible from both the northern part of Balcombe Street and Gloucester Place.

2.7 Boston Place

This is, on the whole, a pleasant small scale street of modest two storey buildings. On the western side, the street is flanked by the boundary wall of Marylebone Station.

The original pattern of butterfly roofs is interrupted by later rebuilding but it remains evident in places. In the southern half of the street several untidy commercial properties and a four-storey office block at the junction with Melcombe Street have replaced the original buildings, and the small scale residential character of the street has been lost. The parking space associated with the office block is an unfortunate element.

The vista is closed at the southern end of the street by the facade of Regis Court. The view of the opposite direction is marred by the rear elevation of Nos. 1-17 Taunton Place and by a commercial building of indifferent design.

2.8 Linhope Street

Linhope Street consists of very plain late Georgian terraces of a domestic scale. These are three storeys in height and mostly of single bay width. Nos. 1-10, a garage workshop, break this pattern but a residential development on this site, for which there is planning permission, will improve the overall appearance of the street if carried out.

In this particular street there is some variety in the appearance of properties which gives additional interest without detracting from the overall units of the terraces. Unfortunately,

one of the features of this type of house is the area of railings which have been removed in a number of cases.

Ivor Court, at the northern end of the street, disrupts the small scale and introduces an alien architectural style. Rossmore Court, also of a larger scale, closes the view at this end of the street. At the southern end the vista is closed satisfactorily by Taunton Mews and the rear of the northern terrace to Dorset Square.

2.9 Huntsworth Mews

This mews effectively falls into two separate spaces both of which retain their original small-scale character and despite much rebuilding. The northern half of Huntsworth Mews is principally residential in character whilst the southern half is flanked by an office development and garage-workshop.

Narrow archways in Ivor Place frontages form interesting approaches to the mews and enhance their sense of enclosure.

Many of the more modern dwellings in Huntsworth Mews are restless in appearance often with a large number of disparate elements in their architectural detailing. The notable exceptions here at Nos. 44 and 46 Huntsworth Mews which rely on good proportion and sensitive detail without recourse to a variety of materials. These show very well how a modern building can fit happily into a traditional street.

In the southern half of Huntsworth Mews small individual dwellings have been replaced by a long continuous block of offices and a garage workshop. Although these are only two storeys in height the characteristic heterogeneity of the mews has been lost.

At the southern end of the Mews at the rear of the Dorset Square houses, there is an interesting composition of coach houses.

Looking northwards along the northern part of Huntsworth Mews the scene is dominated by the massive Ivor Court. The contrast between scales is especially great in this part of the conservation area.

3. BOUNDARY EXTENSIONS

3.1 The proposed extensions involve the minor streets associated with the original Georgian layout around Dorset Square. A map showing the extensions is attached (Appendix 1) and photographs will be on display.

3.2 The Georgian Development

The conservation areas at present comprise Dorset Square and almost all of Balcombe Street and Gloucester Place to the north. The original buildings in these streets are four-storey plain late Georgian terraced houses, substantially unaffected by later alteration. The area at present excludes the more modest streets adjoining, i.e. Boston Place, Linhope Street, Huntsworth Mews, Taunton Mews, Chagford Street and Ivor Place. They are, however, a part of the original form of development and their contrast in scale with the major streets is an important feature of the area and they are therefore a significant element in the overall townscape. They should be considered along with the major street when a policy for conservation is formulated. Despite a considerable amount of alteration and rebuilding the buildings in the minor streets still retain much of their small scale character and interest. It is proposed, therefore, that they should be included within the

boundary of the conservation area.

4. ADDITIONAL POWERS OF CONTROL

4.1 Additional Listings

At present all the houses in Dorset Square and almost all in Gloucester Place are on the Statutory List of Buildings of Special Architectural or Historic Interest. The Greater London Council has been asked by the Secretary of State for the Environment to prepare recommendations for new statutory lists and will shortly be submitting these. It is understood that their proposals for listing will include most of the buildings which are appropriate but it is considered that there are some omissions; it is therefore suggested that the Greater London Council should be asked to include the following buildings as well, and that representations should be made to the Secretary of State to the same effect. No. 39 Chagford Street (WRVS Hostel) and Nos. 15, 16, 18-24 (consecutive) Linhope Street.

4.2 Article 4 Directions

Under the General Development Order 1973-74 certain classes of development are permitted without the need to obtain a specific grant of planning permission. The Committee in May 1973 considered a report which dealt with permitted development throughout the City making recommendations for Article 4 Directions by which permitted development can be restricted. The Committee instructed that proposals for Article 4 Directions should be made as each area was studied.

4.3 Accordingly, proposals for Article 4 Directions are now made for the Dorset Square Conservation Area, as extended. However, because of staff shortage.

4.4 The two classes of permitted development for which additional control is recommended are Class I and Class II (3) of Schedule I of the General Development Order. Within Class I are alterations and extensions within certain limits to dwelling houses in single occupation; these are normally exempt from planning control. There is a significant number of such houses in Linhope Street and Boston Place where it is considered that conformity of the building facades to traditional styles is important to the overall appearance of the street. In the more important streets there are unlikely to be any dwelling in single occupation but in any case present or expected listing will give the Council the necessary control.

4.5 Under Class II (3) painting is a permitted development. Painting of brickwork or repainting of existing painted surfaces with inappropriate colours can have an adverse effect on the character of an area and it is suggested that in the areas where control is considered appropriate, i.e. in Dorset Square, Gloucester Place, Balcombe Street, Linhope Street and Boston Place, painting in accordance with the following colour code would generally be suitable:

Stucco	White or off-white (e.g. British Standard 08B15)
External joinery except front doors	White or off-white
Ironwork (i.e. balconies, railings etc)	Black
Pipework	Black, except against stucco which it should match

It is felt that the painting of front doors in different colours enable the owner to mark the individuality of his building in a way which is acceptable to the street scene.

In seeking control over painting, it is suggested that painting in accordance with the colour

code should be exempted from control so that change from existing inappropriate colours to suitable ones would not need approval.

4.6 In both classes it is suggested that Directions should include only development which affects the external appearance of any part of a building facing a street. It is considered that Article 4 Directions as set out in detail in Appendix 2 would be appropriate, should the need arise.

4.7 Tree Preservation Orders

The trees in Dorset Square are already subject to a Tree Preservation Order. There is one other tree of value to the area in the rear garden of 64 Boston Place and overhanging Ivor Place. All trees in conservation areas now enjoy protection which gives the Council an opportunity to serve Tree Preservation Orders if there is a threat; an order will therefore be prepared if necessary for submission to the Chairman of the Planning Committee.

5. POLICIES AND PROPOSALS

5.1 The Council should have available guidelines on alterations to buildings for the guidance of architects, owners and developers and a document following the pattern of the guidelines for alterations in Pimlico and for roofs in Westbourne will be prepared in due course. The consultation document (Appendix 3) contains a suggested policy for alterations in the Dorset Square area (see heading 'What alterations should be allowed?')

5.2 In Boston Place it is felt that a case can be made for policies of greater or less restrictions and it is suggested that before the Council shows any preference the alternatives are put out for consultation and comment.

5.3 It may be possible to improve the layout of part of Dorset Square by widening the pavement on the north side and some associated works; these would restrict the traffic flow along the northern side. It is suggested that a proposal be included in the consultation document and exhibition.

5.4 Maps and other illustrative material will be displayed at Committee.

6. CONSULTATION

6.1 It is suggested that consultation should take the form of simple pamphlet for general free distribution together with a small exhibition to illustrate the suggested policies or alternatives in the pamphlet which, for economy, would be without illustration other than a map of the area. It is also suggested that there should be a meeting. Possibly the meeting and exhibition could be held at the Council House or the Library in Marylebone Road.

6.2 Comments should be requested on the following matters:

Extensions of conservation area

Alteration policy

Boston Place roofs

Application of Article 4 Directions

New Development

Dorset Square road proposals

6.3 The text of the suggested consultation pamphlet is set out in Appendix 3; this would occupy four pages A4 size, but it could be reduced to the pages by using only the map and the text of the front page.

RECOMMENDATIONS

1. That the extensions to the boundary as shown on Map CD.CO.0009A be approved for consultation and that the GLC, Georgian Group Civic Trust, St Marylebone Society, Dorset Square Trust be consulted on the boundary.
2. That the guidelines for alterations and other matters as set out in Appendix 3 be approved for consultation purposes.
3. That a pamphlet as set out in Appendix 3 be generally distributed free and residents and owners be asked to comment within two months with a view to reporting back to the Committee with further recommendations for implementation.
4. That a small exhibition be held during this period to illustrate the pamphlet, and that a meeting be convened.
5. That the GLC and the Department of the Environment be asked to include the buildings listed in Section 4.1 of this report in the Statutory List.

J M HIRST

Director of Architecture and Planning

Deferred considerably for twelve months of a report on proposed extensions to the Dorset Square Conservation Area.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE

REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

Dorset Square Conservation Area

1. Dorset Square Conservation Area was designated in 1968 and a detailed study of the area was completed in 1975. Due to financial restrictions however the publication of the draft policy paper was deferred.
2. As Committee are aware, the original designated areas were based on a very stringent appraisal of the architecture and townscape. In more recent years, due to changing attitudes towards conservation, it has become apparent that some of the original boundaries need to be reviewed in order to include adjacent areas of lesser importance but which have a supporting role and are of local interest.
3. When Committee considered the Dorset Square report in 1975 it was suggested that the boundary of the designated area should be extended to include Ivor Place, Linhope Street, Huntsworth Mews, Boston Place and the western side of Chagford Street. These proposed extensions involve the minor streets associated with the original Georgian layout around Dorset Square. A map showing the extensions is attached (Appendix 1) and

photographs will be on display.

4. Townscape Appraisal

The Dorset Square Conservation Area continues the formality of the earlier part of the Portman Estate and extends its gridiron pattern layout to the north of “New Road” (Marylebone Road). The key element of the Conservation Area is Dorset Square itself which is set between the two main streets, Balcombe Street and Gloucester Place on a north-south axis, but the mews and the minor streets are an integral part of the total development.

5. Boston Place

This is, on the whole, a pleasant small-scale street of modest two-storey buildings on its eastern side – the western side being flanked by the boundary wall of Marylebone Station. The southern part of the street contains mews-type commercial properties in contrast to the northern half which is more domestic in character. A modern garage and car showroom at No. 24-28 and the rear of the new office block at the junction with Melcombe Street are disturbing elements. Although the street is not within the designated area the Committee have approved design guidelines for roof extensions on the residential properties which retain their original butterfly roofs.

6. Linhope Street

Linhope Street consists of plain late Georgian terraces of a domestic scale, three storeys in height and mostly of single-bay width. There is a new residential terraced development at the southern end which has been built to relate to the height of the street but not to the character of the older houses. In this particular street there is some variety in the appearance of the original properties which gives additional interest without detracting from its overall unity. Unfortunately, one of the features of this type of house, the area failings, have been removed in a number of cases.

7. Huntsworth Mews

This mews effectively falls into two separate spaces both of which retain a small-scale character despite some rebuilding. The northern half is principally residential retaining much of its original fabric whilst the southern half contains new office developments and garages.

8. Some of the more modern dwellings in the northern part of Huntsworth Mews are restless in appearance often with a large number of disparate elements in their architectural detailing. The notable exceptions here are the more recent developments at Nos. 44 and 46 Huntsworth Mews which rely on good proportion and sensitive detail without recourse to a variety of materials. These are illustrated in ‘The Living Heritage of Westminster’. Narrow archways in the Ivor Place frontages form interesting approaches to the mews and enhance their sense of enclosure. At the southern end of the Mews (Huntsworth Mews and Taunton Mews) at the rear of the Dorset Square houses, there is an extremely interesting and valuable group of coach houses which are, at the moment, completely unspoiled. (marked * on the plan)

9. Chagford Street

Chagford Street forms the suggested eastern boundary of the conservation area. This like Huntsworth Mews, was originally built as a row of mews properties, to service the houses

along the eastern side of Gloucester Place and Dorset Square. This row of properties still retains some of its original character. Many are used as garages, workshops and commercial premises. No. 39, a three storey Victorian Tudor property with a mansard roof, is a different but good feature in the street scene whilst the new development at No. 43 is too dominant.

10. Ivor Place

Ivor Place is an interesting cross street cutting the main streets at right angles and it is here that the contrast in scale between Balcombe Street and Gloucester Place and the minor streets can be most clearly seen. The three storey buildings within the street also create an attractively informal scene. The parapet line is plain and uncluttered and only two houses have any roof additions. Ivor Place contains some shops and a few of the older shop fronts remain intact and accord well with the architecture. The Gloucester Arms public house has an ornate Victorian ground floor facade. Unfortunately many of the original area railings have been removed and their replacements are unsuitable in some cases.

11. Melcombe Street

This Street is the continuation, east to west, of the south side of Dorset Square. The scale of the building becomes progressively smaller as one approaches Dorset Square from the east. The large trees in the Square can be seen clearly from Baker Street indicating the presence of the central open space. Between the entrance to Chagford Street and the square is a row of five shops built into the original Georgian houses. The property in the centre still retains an attractive Victorian shop front.

12. General

The Dorset Square Conservation Area is still primarily residential in character although a certain amount of office and hotel activity has been introduced, especially around the Square and along Gloucester Place. In the minor streets and mews a significant number of properties have been converted into commercial and light industrial units. Ivor Place and Melcombe street have become minor centres of shopping activity.

13. Conclusion

The Conservation Area at present comprises Dorset Square and almost all of Balcombe Street and Gloucester Place to the north. The original buildings in these streets are four-storey plain late Georgian terraced houses, substantially unaffected by later alterations. Boston Place, Linhope Street, Huntsworth Mews, Taunton Mews, Chagford Street and Ivor Place are, however, a part of the original form of development and their contrast in scale with the major streets is an important feature of the area and they are therefore a significant element in the overall townscape. They should be considered along with the major streets when a policy for conservation is formulated, and indeed, Committee have already approved an overall roof policy for Boston Place. Despite a considerable amount of detrimental alteration and rebuilding the buildings in the minor streets still retain much of their character and interest although there is much scope for improvement. It is proposed, therefore that they should be included within the boundary of the Conservation area.

14. Recommendation

That the extensions to the boundary as shown on Map CD.CO.0009A be approved for consultation and that the G.L.C., Georgian Group Civic Trust, St Marylebone society,

Dorset Square Trust be consulted on the boundary.

CITY OF WESTMINSTER

A/231/78

TOWN PLANNING COMMITTEE – 7 DECEMBER 1978

REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

DORSET SQUARE CONSERVATION AREA – PROPOSED EXTENSION TO THE DESIGNATED AREA

1.0 Introduction

1.1 On 29 June 1978 the Committee considered a report that included the replies to consultations carried out by the Director concerning extensions to the conservation area originally designated in 1968.

1.2 The Committee resolved to designate the majority of the proposals. Designation of these parts was approved by Council on 24 July 1978 and advised on 18 August 1978 and advertised on 18 August 1978 when the announcement appeared in the London Gazette.

1.3 As part of the consultations the Greater London Council suggested the inclusion of the frontage buildings and forecourt of Marylebone Station. The Committee decided that British Rail should be consulted on the proposal before approving this extension.

1.4 The Committee also requested evidence to support their suggestion that the station building (at the south end of the terminus) and the former Great Central Hotel (on the Marylebone Road frontage) be put forward for inclusion in the statutory list of buildings of special architectural or historic interest.

2.0 Conclusion

2.1 British rail have noted the proposed extensions but suggest that, “..... the station concourse area be omitted so that the edge of the conservation area follows the outline of the main station buildings” see map appended.

2.2 The concourse, enclosed on three sides by the Flemish Style three storey frontage block, has a roof of no particular merit and contains buildings of temporary nature that are not worthy of protection. This suggestion is therefore accepted.

2.3 The fact that no objection has been raised to the inclusion of the main frontage building of the station the 90' cast iron and glass porte-cochere and the former Great Central Hotel, (now know as 333 Marylebone Road) together with linear open space on the Marylebone Road frontage of the hotel, is welcomed.

3. Listing – Background Information

3.1 The buildings in the proposed extension belong to the last decade of the 19th century, and represent the aspirations of a provincial railway company to reach the capital. They provide tangible evidence of the drive and determination of a major railway entrepreneur, Sir Edward Watkin, (who also had interest in the Metropolitan railway, the

South Eastern and Chatham Railway and a channel tunnel company) to run express trains from Manchester to Paris, and consequently the line was built to continental proportions.

3.2 This line, the Manchester, Sheffield and Lincolnshire Railway, was renamed the Great Central Railway in 1987 for its incursion into the Home Counties. It was the last main line to reach the capital, and in 1966 became the first (and only) line out of London to be closed as a long distance trunk route. In the 1960's the future of the terminus became uncertain, and an application was made by British Rail to the Department of the Environment for its closure.

3.3 Redevelopment proposals were refused planning permission by this Council and the closure was blocked by the Secretary of State. The Council has not received any proposals or enquiries concerning redevelopment within the last three years, and, as stated above, there has been no objection from British Rail to this Council's conservation proposals.

4. Listing – Architecture and Townscape Assessment

4.1 222 Marylebone Road (formerly Great Central Hotel). The former hotel was conceived in the grand manner in the tradition of 19th century railway hotel buildings and once contained over 700 bedrooms. It is a monumental composition faced in red brick with terracotta dressings and was designed by Sir Robert William Edis for Sir Blundell Maple. It was opened in 1899. Externally a free Jacobean style was adopted with a steeply gabled roof line accentuated by a turreted clock tower which imparts a distinctive skyline to an otherwise uninspiring section of Marylebone Road. Internally much of the original ornament still survives including the flamboyantly detailed plaster decoration in the former dining room and principal bedrooms, the min stair case, and other principal communal spaces. The building has intrinsic architectural interest and historically represents significant stage in the development of terminus hotel buildings.

4.2 Main Station Building. This was completed in March 1899 to the designs of H. W. Braddock, an engineer working for the Great Central Railway, and its size reflects the shortage of funds available at the end of what had proved to be a very expensive project. The structure of the frontage block was designed to take additional floors, also only 4 out of the projected 16 tracks were constructed beyond the concourse in an area of train shed about half of that originally envisaged.

The 341', three storey, block is dominated by Flemish style gables, the roof line being well broken by dormers, pyramidal turrets on square towers and gable ends. The initials 'G.C.R.' appear in railings and in cartouche on the Doulton Buff terracotta dressings that relieve the Redbank Pressed bricks. The gates and gate supports to Harewood Avenue have regrettably been removed in recent years and the white panelled plaster ceiling to the booking hall has been lost. However, the original polished oak 4 window ticket office survives intact and the 'Victoria and Albert Bar' still retains all its original fittings including mirrors, inlaid woodwork, covered plaster ceilings, contemporary light bowls. The grandiloquent porte-cochere which spans Melcombe Place, linking the station with the former hotel, represents a fine example of late 19th century ironwork and comprises a graceful and elegant entrance to the station itself. It is of sufficient interest to warrant its inclusion in the statutory list in its own right.

Townscape Value

4.3 The facade and skyline of the former hotel make a valuable contribution to the

townscape of the Marylebone Road. Its scale is in keeping with the buildings with side of it and its detail and modelling create a significant point of interest on the north side of this major thoroughfare.

4.4 The former hotel, the station building, the porte-cochere and the forecourt of the station may be regarded as an accident of townscape but the fortuitous result is a unique space enjoying a quiet repose quite untypical of other London termini.

4.5 The structures must be regarded as component parts of a composition of railway buildings that are valuable as an overall ensemble not only in the context of the Marylebone Road but also, (behind the former hotel) to the forecourt are known as Melcombe Place.

4.6 On balance it is considered that for architectural and townscape reasons it would be appropriate to request the Department of Environment to consider all three structures for inclusion in the Statutory List of Buildings of Special Architectural or Historic Interest.

5. Recommendations

5.1 Officers to be instructed to proceed with the designation of the area shown on CD CO 0009C (to be displayed at committee) as an extension to the Dorset Square Conservation Area under the provisions of the Town and Country Planning Act 1971, Section 277.

5.2 Officers to write to the Secretary of State for the Environment and request that the following buildings are considered for inclusion in the Statutory List of Buildings of Special Architectural or Historic Interest compiled under Section 54 of the Town and Country Planning Act 1971.

a) 222 Marylebone Road

b) Main Station Building (excluding the concourse roof and train shed) Marylebone B.R. Terminus

c) Port-Cochere and covered way spanning Melcombe Place, NW1

6. BACKGROUND

6.1 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".

6.2 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.

6.3 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.

6.4 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 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 members at the next Committee.

6.5 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 been grouped into areas of similar characteristics.

6.6 Dorset Square Conservation Area Extension NW1 (Map VIII)

It is proposed to extend the Dorset Square Conservation Area in an easterly direction to include Glentworth Street north of Melcombe Street, which is a street of good quality brick-built mansion flats of about 1900, and the “listed” church of St Cyprian’s Clarence Gate; including Abbey House, an early nineteenth century terrace of houses and shops, Rudolf Steiner House and Hall and Francis Holland School in Park road, north of Ivor Place and which is “listed”.

The Area includes Chiltern Court, above Baker Street Station and Nos. 218-226 a good Edwardian Baroque building on the east side of Baker Street.

LISTED BUILDINGS in Dorset Square Conservation Area

The list of buildings of special architectural and historic interest set out below was prepared in 2008. As new buildings are constantly being listed, this list should not be treated as being definitive.

At the time of preparation there were 199 Grade II and one Grade II* listed buildings in the Dorset Square Conservation Area.

Name	No	Street	Postcode	Grade
	222	Marylebone Road	NW1	II
Marylebone Station		Melcombe Street	NW1	II
	1-40	Dorset Square	NW1	II
	23-67 (<i>odd</i>)	Balcombe Street	NW1	II
	32-92 (<i>even</i>)	Balcombe Street	NW1	II
	29-33	Ivor Place	NW1	II
	6	Ivor Place	NW1	II
	6A	Ivor Place	NW1	II
Gloucester Arms Public House	5	Ivor Place	NW1	II
	151-207 (<i>odd</i>)	Gloucester Place	NW1	II
	132-184 (<i>even</i>)	Gloucester Place	NW1	II
Chagford House	39	Chagford Street	NW1	II
Rudolf Steiner House	35	Park Road	NW1	II
Francis Holland Church		Park Road	NW1	II
	1-29	Park Road	NW1	II
Church of St Cyprian		Glentworth Street	NW1	II*
The Volunteer Public House	245 & 247	Baker Street	NW1	II
	231-243	Baker Street	NW1	II

Regulation 7 Directions

A Regulation 7 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. 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 and reference should be made to the Council's 'Boardwatch' leaflet for further details.

Article 4 Directions

There are no Article 4 Directions affecting the Dorset Square Conservation Area,

London Squares Preservation Act 1931

Dorset Square is protected under the London Squares Preservation Act. This Act was introduced to provide for the preservation of certain squares, gardens and enclosures of London. The provisions of the Act are to ensure the use of the squares only as ornamental garden pleasure ground or grounds for play, rest or recreation and to prevent any building or other structure or erection on or over any protected square except such as may be necessary or convenient for or in connection with the use and maintenance of the squares for the authorised purposes.

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. This can also be viewed on the Internet at: www.westminster.gov.uk

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 Council website.

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Area
3. Inclusive Design and Access
4. Design Matters in Westminster - Supplementary Planning Guidance on creating Good City Architecture
5. A planning guide for Food and Drink Premises
6. Guidelines for the placing of tables and chairs on the highway
7. Boardwatch- A Guide to the Design and Display of estate Agents Boards
8. Shopfronts, Blinds and Signs
9. Advertisement Design Guidelines
10. Design Guidelines for Shopfront Security
11. Railings on Domestic Buildings in Westminster
12. Roofs: A Guide to Alterations and Extensions on Domestic Buildings
13. Satellite Dishes: A Guide to Installation, Siting and Design
- 14: A Guide to the Siting of Security Cameras and Other Security Equipment
- 15: Public CCTV Systems - Guidance for Design and privacy
16. Designing out Crime in Westminster
17. Facade Cleaning - The removal of soiling and paint from brick and stone facades
18. Stucco: A Guide to its care and Maintenance
19. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
20. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
21. Public Art in Westminster

22. Trees and Other Planting on Development Sites
23. A Brief Guide to Planning Enforcement
24. Repairs and Alterations to Listed Buildings
25. The Listing of Historic Buildings: A Guide for Owners and Occupiers
26. Mews: A Guide to Alterations

Advice on Repairs and Alterations to Historic Buildings

For lists of specialist historic buildings consultants, building contractors and suppliers, the Building Conservation Directory can be found at www.buildingconservation.com.

Further Reading

1. Conservation in Westminster: City of Westminster Development Plan 1974
2. 'The Buildings of England: London 3 North West' Cherry and Pevsner 1991
3. 'A Guide to the Architecture of London' Jones and Woodward 1992
4. 'A Prospect of Westminster: the continuing development of this historic city' Aldous, 1989
5. 'The growth of St Marylebone and Paddington: Hyde Park to Queens Park; Whitehead 1989
6. 'Georgian London' Summerson 1988
7. 'History of Marylebone' Smith 1833
8. 'Old London: Paddington Green to Seven Sisters' Walford 1989

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

Sources of Historic Maps and Images

Motco enterprises Ltd www.motco.com

Advice on Sourcing Professional Advice and Building Materials for Historic Buildings

For lists of specialist historic buildings consultants, building contractors and specialist suppliers of building materials, the Building Conservation Directory can be viewed on-line at: www.buildingconservation.com

WESTMINSTER CITY COUNCIL CONTACTS LIST

General Planning Information

Tel: (020) 7641 2513 or Fax: (020) 7641 2515. Email: PlanningInformation@westminster.gov.uk

Or write to:

North Area Planning Team
Development Planning Services
Department of Planning and City Development
Westminster City Council
City Hall, 64 Victoria Street,
London SW1E 6QP

One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice conservation and planning. The address is:

62 Victoria Street, SW1 (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

Trees

For advice on trees, planting, works to trees and tree care and Tree Preservation Orders, tree planting programmes and greening policies:

Tree Section
Environment and Leisure Department
Westminster City Council
City Hall, 64 Victoria Street
London SW1E 6QP Tel: (020) 7641 2618 or Fax: (020) 7641 2959

Further Information

For contacts regarding other frequently used services refer to the City Council's booklet 'A-Z Guide, Your Guide to Council Services' available from One Stop Services, Libraries and Council Information Points or by contacting: Tel: (020) 7641 8088 or Fax: (020) 7641 2958

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

Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

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Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducirselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

French

Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Écrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ بھوانے کا انتظام کر سکتے ہیں، برائے سہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دئے گئے پتہ پر لکھیں۔

Farsi

چنانچه انگلیسی زبان اصلی شما نیست و فامیل و دوستی نیز ندارید تا این سند را برایتان ترجمه کند، میتوان ترجمه آن را برایتان ارسال کنیم. برای این کار لطفاً با ذکر نام، آدرس و زبان مادری با آدرس زیر مکاتبه کنید.

Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rođaka ili prijatelja koji bi mogli da vam prevedu ovaj tekst, mi vam možemo poslati prevod. Molimo vas da napišete pismo na dole pomenutu adresu i da u njemu navedete vaše ime, adresu i maternji jezik.

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