

24 | CONSERVATION AREA AUDIT BELGRAVIA

CONSULTATION DRAFT



City of Westminster

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All comments should be submitted by 11.12.2013

Details of the consultation process are set out in the consultation statement. Please note that all comments made on this draft SPD will be published, prior to the adoption of the SPD, as part of a final consultation statement.

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PREFACE

Westminster's exceptional built heritage is a defining aspect of the character of the City. This character derives not just from our best known landmarks but also the wider historic environment, the importance of which is recognised through designation of local areas of special architectural and historic interest or conservation areas.

Conservation areas were first designated in Westminster in 1967 and since this time, the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 56 conservation areas in Westminster, covering over 76% of the City and encompassing some of the UK's finest townscape.

In addition to general heritage policy set out in our over-arching Development Plan Documents, the City Council is also required to undertake regular detailed review and appraisal of its conservation areas. These appraisals are prepared to ensure the unique character of each conservation area is properly understood and can be protected.

This appraisal process involves analysis of historical development, identification of buildings making a positive contribution to an area, and key townscape features, including street patterns, trees, open spaces and street furniture. Conservation area boundaries are also reviewed and a set of management proposals prepared for each area.

The City is undertaking this process for each of its conservation areas, preparing conservation area audits and management proposals. All of these audits are now adopted as Supplementary Planning Documents and as such they form part of Westminster's policy framework and the guidance within them will be used to determine planning applications.

Belgravia, with its stucco mansions and squares, is one of the City's best known and most distinctive residential areas. This document sets out to identify and protect those qualities which contribute to its distinctiveness and also to provide a framework for its future protection and management.



Councillor Robert Davis DL

Deputy Leader and
Cabinet Member for Built Environment

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1 INTRODUCTION, POLICY & REASONED JUSTIFICATION

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. Once designated, the council also has a statutory duty to review the character and boundaries of its conservation areas. This conservation area audit has been produced as a result of this review process. The overall appraisal strategy is based on English Heritage Guidance, in particular *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

1.3 The audit describes the historical development, and the character and appearance of the conservation area, which make up its significance. It aims to identify and explain important local features, identifying buildings which contribute to the area, distinctive roofscapes and important local views. It does not create new policy but seeks to apply relevant development plan policies and guidance to the local context in order to preserve or enhance the character and appearance of the area. It also identifies features which detract from the area's character and provide an opportunity for positive change, as well as proposals for the future enhancement and management of the area.

1.4 This is a Supplementary Planning Document (SPD) and is one of Westminster's Local Development Documents. It has been prepared in

accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, having regard to Government policy on the role of SPDs as set out in the National Planning Policy Framework (NPPF). A consultation statement setting out how the public have been involved in preparation of the document is set out in a separate appendix of SPD documents.

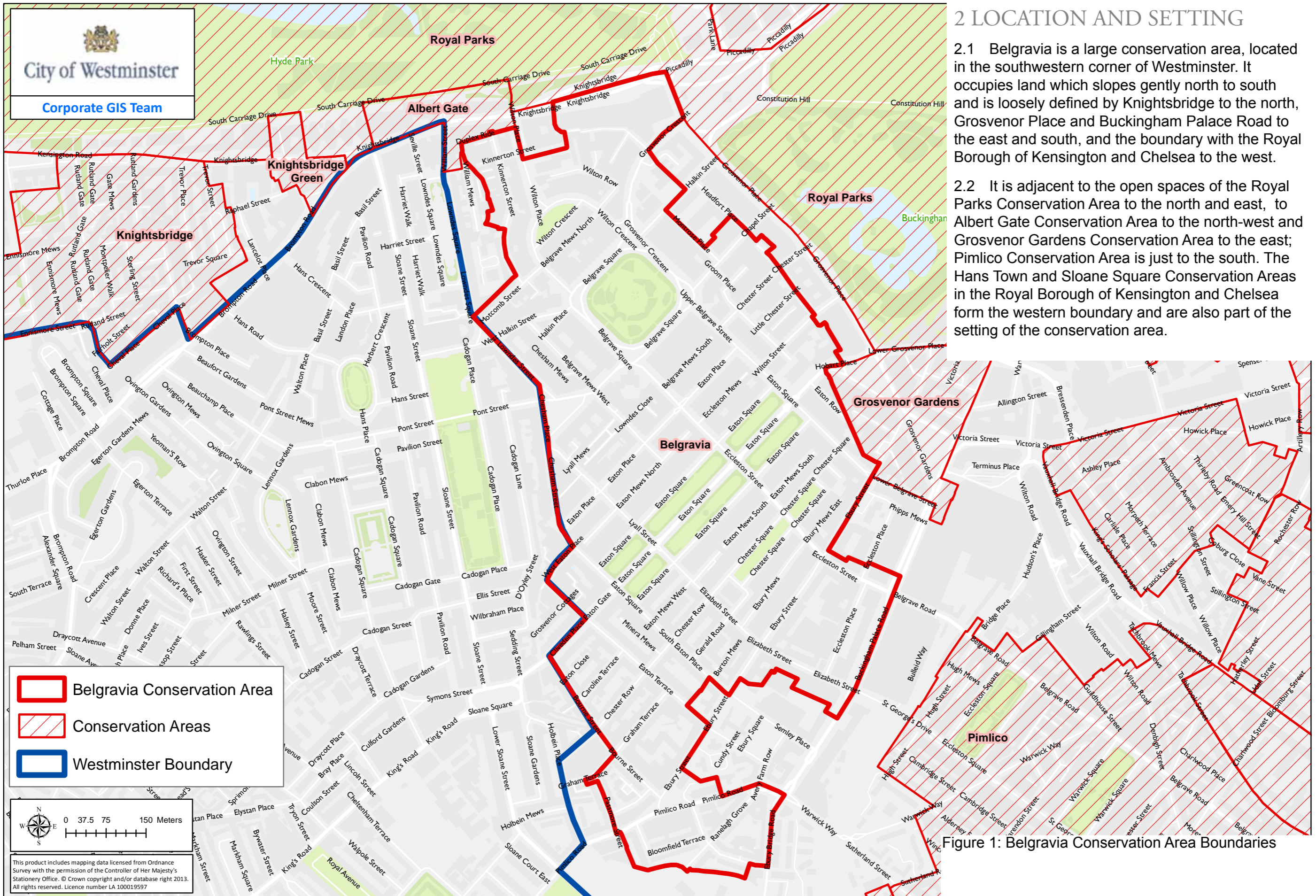
1.5 The Belgravia Conservation Area was designated in January 1968. The designation reports can be found in the directory at the back of this document. The conservation area audit for Belgravia was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on X.X.XXXX.

POLICY AND FURTHER GUIDANCE

Westminster's Development Plan consists of the Mayor's London Plan (2011), the Core Strategy (adopted January 2011) and the saved policy from the Unitary Development Plan (UDP), adopted in January 2007.

The Core Strategy has been reviewed and amended to reflect the National Planning Policy Framework (the NPPF revision). This revised document has been through Examination in Public and is due to go to full Council for formal adoption on 13 November 2013. This NPPF revision to the Core Strategy is called Westminster's City Plan: Strategic Policies. Given the advanced stage of plan, this document refers to policies in this revised plan. Following adoption, all references to the Core Strategy will be removed.

Overarching policies on heritage and views are Westminster City Plan: Strategic Policies S25 and S26. Other City Plan and UDP policies are referred to throughout this document, along with relevant supplementary planning guidance and documents.



3 HISTORICAL DEVELOPMENT & SIGNIFICANCE

3.1 The area now known as Belgravia originally formed part of the Manor of Ebury, recorded in the Domesday Book as 'Eia' and later known as Eye, from which Eybury or Ebury derives.

3.2 In Medieval times, the Belgravia area was known as 'Five Fields' as it was intersected by footpaths cutting it into five. It was marshy and flat, used for grazing and later for market gardening. The river Westbourne ran through the fields on the western edge, joining the river Thames at the village of Chelsea and the village of Ebury lay in the south-west corner of the area on the old route to Chelsea, now Buckingham Palace Road.

3.3 The Manor was subdivided and the land passed through a succession of owners until 1656, when the ownership of the land became more well-established following the marriage of Sir Thomas Grosvenor to Mary Davies, heir of the Ebury Estate.

3.4 This union was to form the basis of the Grosvenor Estate, who remain the

principal landlord in the area to the present day. Viscount Belgrave was the third title of the Dukes of Westminster (Earls Grosvenor) and the name Belgravia is thought to take its name from Belgrave, a village on the outskirts of Leicester, where the Grosvenor family held an estate.

3.5 Roque's map of 1746 (Figures 2-4) shows that the land remained rural into the mid-18th century, with early development confined to the fringes of the district. The King's Road, originally a road to Hampton Court Palace, was the only route running through the centre of the area.

3.6 The northern part of what is now the conservation area was outside Grosvenor estate ownership and the pattern of development here was different. Knightsbridge - the main road west to the village of Kensington, was gradually developed with large mansions during the 17th and 18th centuries. Lanesborough House was built at Hyde Park Corner around 1718, and converted to St George's Hospital in 1733. Immediately behind this, the famous Tattershall market was established on this site in 1770, where it remained until moving to Knightsbridge Green in the mid 19th century. A ribbon of new buildings developed along

Archaeological Significance and Potential

- **Prehistoric:** While evidence from Belgravia itself is slight, excavations from surrounding areas show that the north bank of the Thames was exploited throughout prehistory, but particularly in the Bronze Age and Neolithic.
- **Roman:** A Roman road has been posited running north/south through the conservation area, to a putative ford in the vicinity of Chelsea Bridge. The course of the road has yet to be verified by excavation.
- **Medieval:** At its southern edge the conservation area takes in part of the **Area of Archaeological Priority centred on Ebury village** (see map in appendices), a medieval settlement. The Domesday Book recorded 29 households in Ebury in 1086. Beyond the boundaries of the village itself, evidence for medieval field systems, or other agricultural features are likely to remain throughout the conservation area. A medieval hospital was located just outside the conservation area to the north, in the vicinity of Albert Gate.

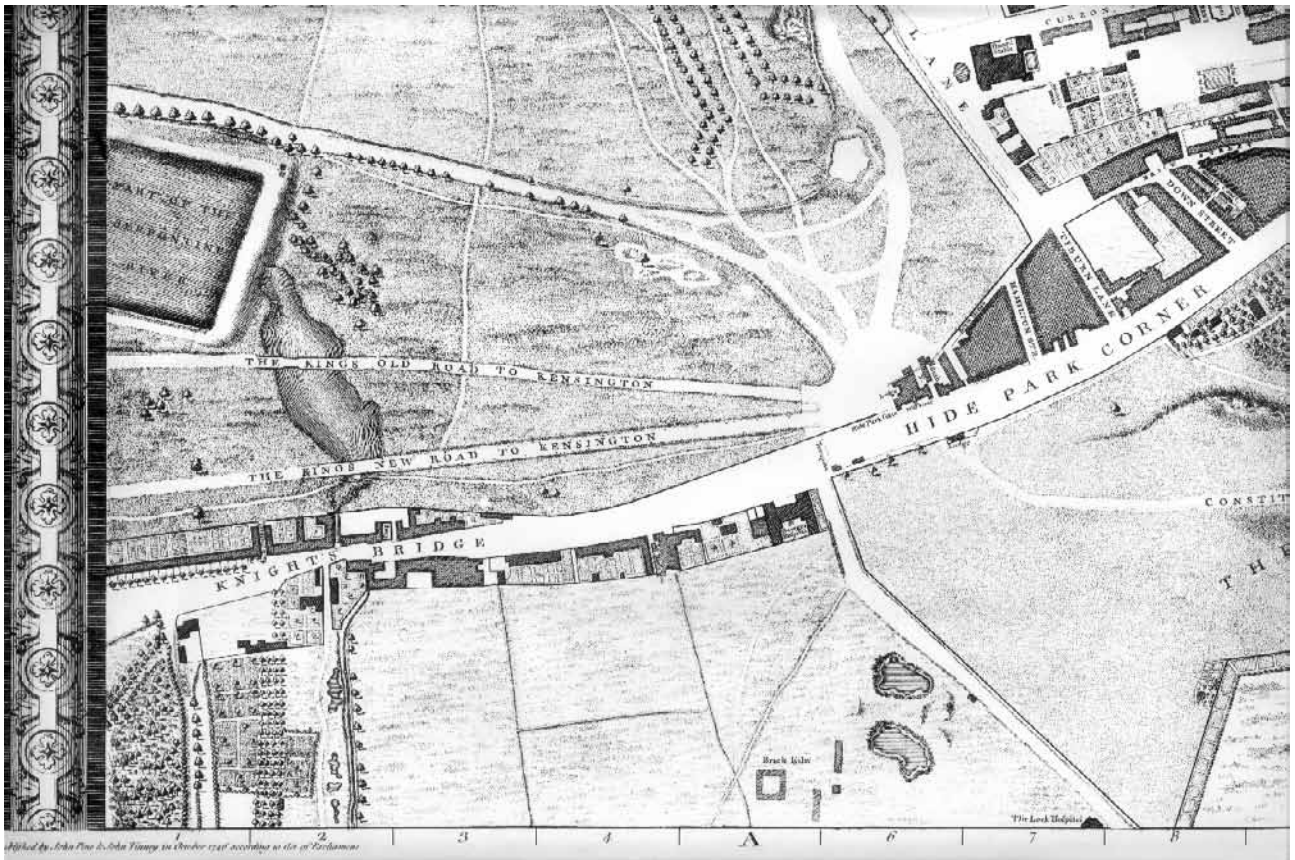


Figure 2: Roque’s Map 1746, northern section (Copyright, Westminster City Council Archive Centre). At Hyde Park Corner, St George’s Hospital is visible on the site of No. 1 Knightsbridge, this having been converted from Lansborough House in 1733. Adjacent to this an Old Turnpike, or toll booth, is also visible on Roque’s map, effectively the north-western entry point into London.



Figure 3: Roque’s Map 1746 (Copyright, Westminster City Council Archive Centre), shows the rural nature of central Belgravia, with the King’s Road running through the centre and River Westbourne at the western edge. The only building visible is the Duke’s Hospital on the road which, at that time, was known as Pimlico.

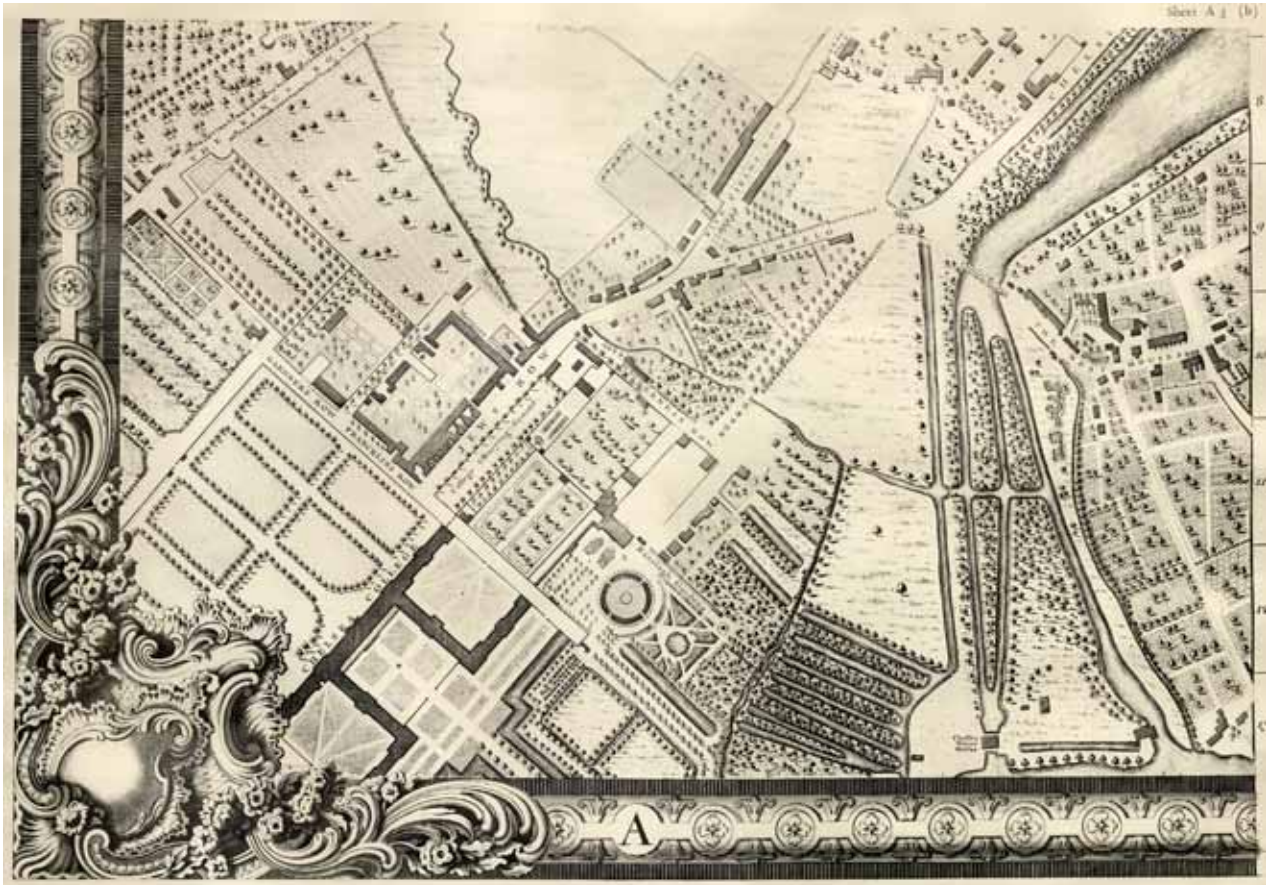


Figure 4: The southern section of Roque's Map shows more development on south-western edge of what is now Belgravia Conservation Area. Terraces of houses can be seen along Five Fields Row and 'Strumbelo' and the Chelsea Road running alongside the Grosvenor Canal.

Knightsbridge, acquiring the name St George's Place. Adjacent to this an old Turnpike or toll booth is also visible, effectively the north-western entry point into London (see Roque's Map Figure 2).

3.7 South of the conservation area, Chelsea Bridge (now Ebury Bridge) crossed over a natural inlet of the Thames. This inlet was developed in the early 18th century by the Chelsea Waterworks Company as the Grosvenor Canal and ran from the Thames into Pimlico, parallel with what is now Buckingham Palace Road. Its alignment became the railway tracks and this shaped subsequent development in the southern part of the area.

3.8 Early development took place just northwest of this at Ebury. Here the southern part of Roque's map (Figure 4) shows small terraces along Five Fields Row and Queen Street, at the foot of

Ebury Street. This area became known as 'Rumbillo' and was associated with a cluster of pubs sited on the route to Ranelagh Pleasure Gardens in Chelsea. By the 1750s, it is recorded that there were ten pubs here. The Flask, with its skittle alley, stood in Ebury Square until about 1868 and The Orange or The Royal Orange Coffee House, Tea Garden and later private theatre was displaced by St Barnabas Church. The name survives today in the Orange Public House opposite.

3.9 Development in the central part of the Five Fields area came later. In 1761, George III purchased Buckingham House, just to the east of what is now Belgravia Conservation Area. At this time, the only other buildings in this part of the area were the Locke Hospital for Women and the Duke's Hospital, but the presence of



Figure 5: Horwood's Map 1799, Copyright, Motco enterprises Ltd. shows development around the fringes of five fields, along Knightsbridge and Grosvenor Place, along the line of the Grosvenor Canal to the south and around Five Fields Row.

a royal residence may have helped to enhance the desirability of the area.

3.10 More widespread development soon began to follow and by the time of Horwood's Map in 1799 (Figure 5), terraces had grown up along Upper Grosvenor Place overlooking the Queen's Gardens, with additional new streets appearing further south, off Buckingham Palace Road. The Vauxhall Bridge was opened in 1816, increasing the accessibility of the Five Fields area and providing further stimulus for development.

3.11 The Grosvenor Estate had first had plans for the Five Fields area drawn up by James Wyatt and William Porden in 1795. However, it was not until 1821 when Lord Grosvenor appointed Thomas Cundy I (1765-1825) as surveyor to the Grosvenor Estate that a definite plan for the Five Fields was approved, setting out criteria on which builders could then base their offers.

3.12 In 1824, Thomas Cubitt (1788-1855), one of the most famous speculative

builders of the time, came to an agreement with the Grosvenor Estate to lease nineteen acres on the south side of what is now Belgrave Square. Though Cubitt was not the sole developer, his name has become synonymous with Belgravia as he was largely responsible for the co-ordination of development, ensuring the quality of housing, roads, sewers, street lamps and other services which contributed to the area's success. In particular he undertook to drain the area, a massive operation which involved the rebuilding of the Ranelagh sewer. Additionally, Cubitt used the surface layer of soft clay in the area to build bricks. Below this lay a hard layer of gravel upon which Cubitt laid earth from the neighbouring Lowndes Estate. The rest of the estimated 21,415 cubic yards of earth needed to raise the square above the level of a marsh may have come from the excavation of St Katharine's Dock.

3.13 Other speculative builders took sites elsewhere on the estate for development.

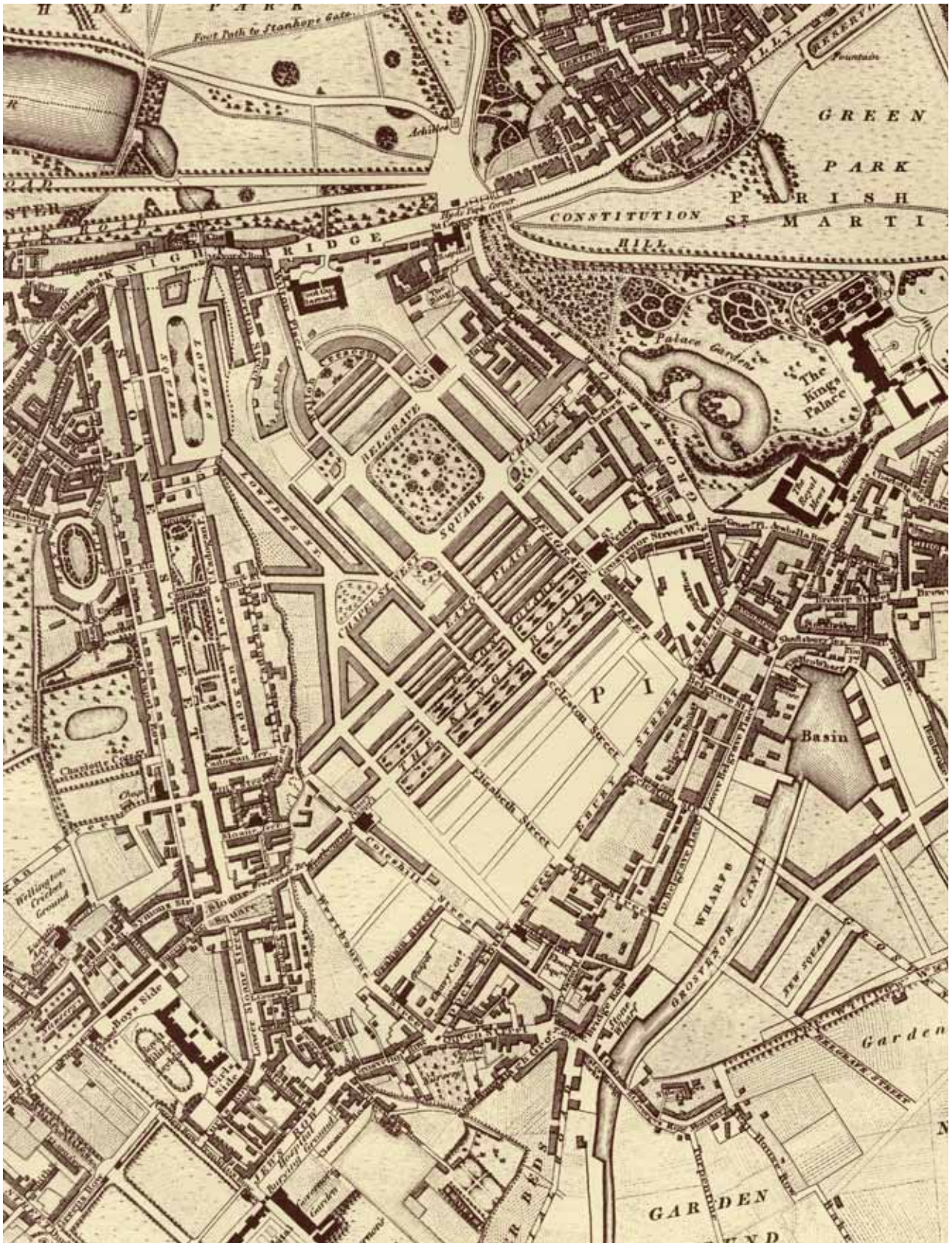


Figure 6: Greenwoods Map 1827, shows the beginnings of development in Belgravia (Copyright, Westminster City Council Archives).

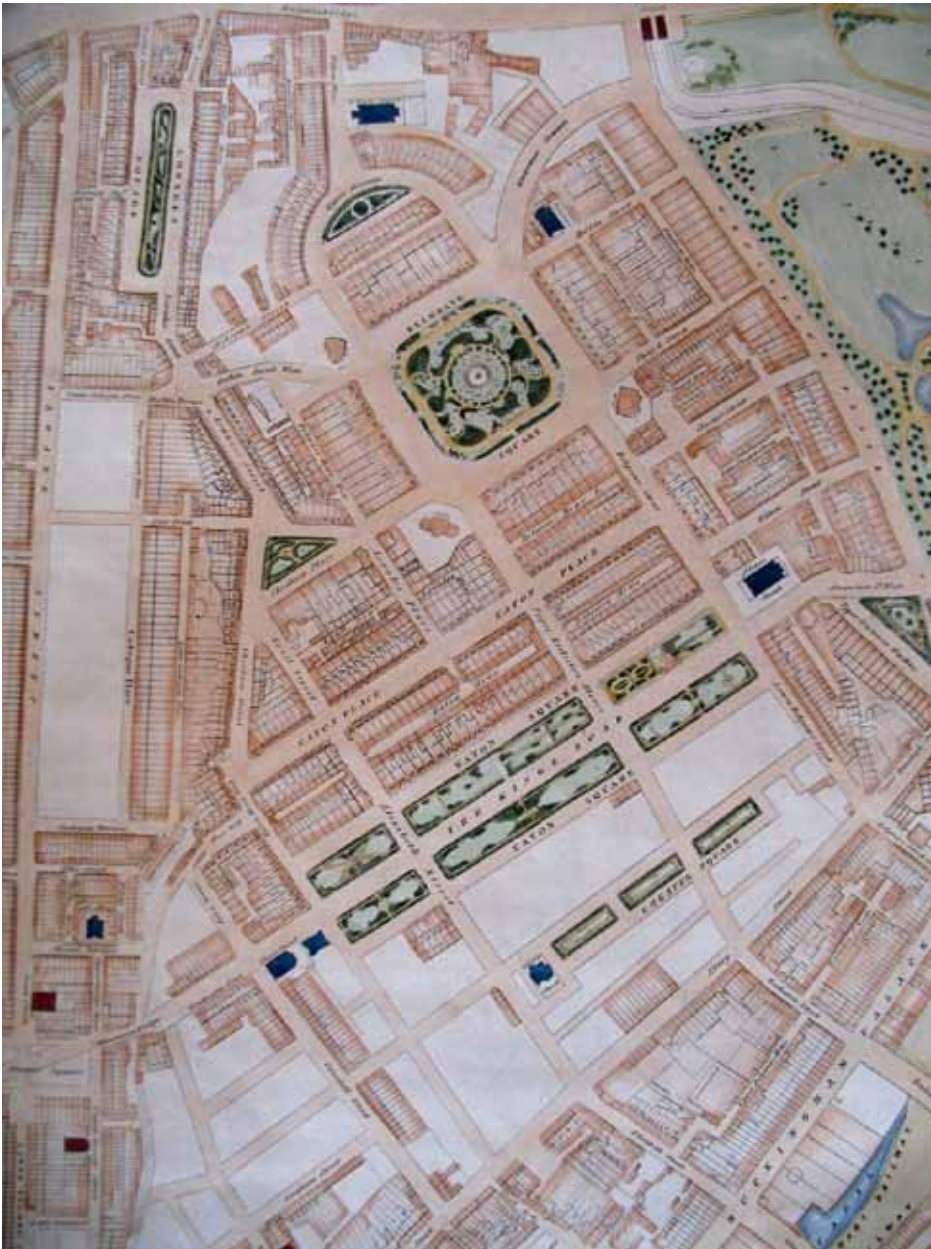


Figure 7: Thomas Cubitt's Map of 1865 showing the streets of Belgravia laid out by Cubitt (Copyright, Westminster Archives).

Seth Smith (1791-1860) took the ground north and south of Cubitt's and the remaining important sites in the southern part of the area went to Thomas Cundy II (1790-1897) and Joseph Cundy (1795-1875), the sons of Thomas Cundy I.

3.14 From 1826 development proceeded rapidly. Building began in Belgrave Square, which was to be the most important and expensive part of the development. It was partly on Cubitt's ground, and partly on Smith's but most of the sites for the terrace houses in the Square were transferred to a syndicate headed by a financier, William Haldimand. He employed the architect

George Basevi Junior (1794-1845), one of John Soane's most brilliant pupils, to design the terraces and supervise their construction. The north and east sides were built first, followed by the more exuberant west and south sides. Large detached houses designed by different architects were sited at the four corners.

3.15 Thomas Cubitt was responsible for the north side of Eaton Square, Belgrave Square and the streets between them. In Eaton Square, the irregular detailing of the blocks reflects the 30 year period covered by its development. Chester Square was laid out in 1840; St Michael's Church on

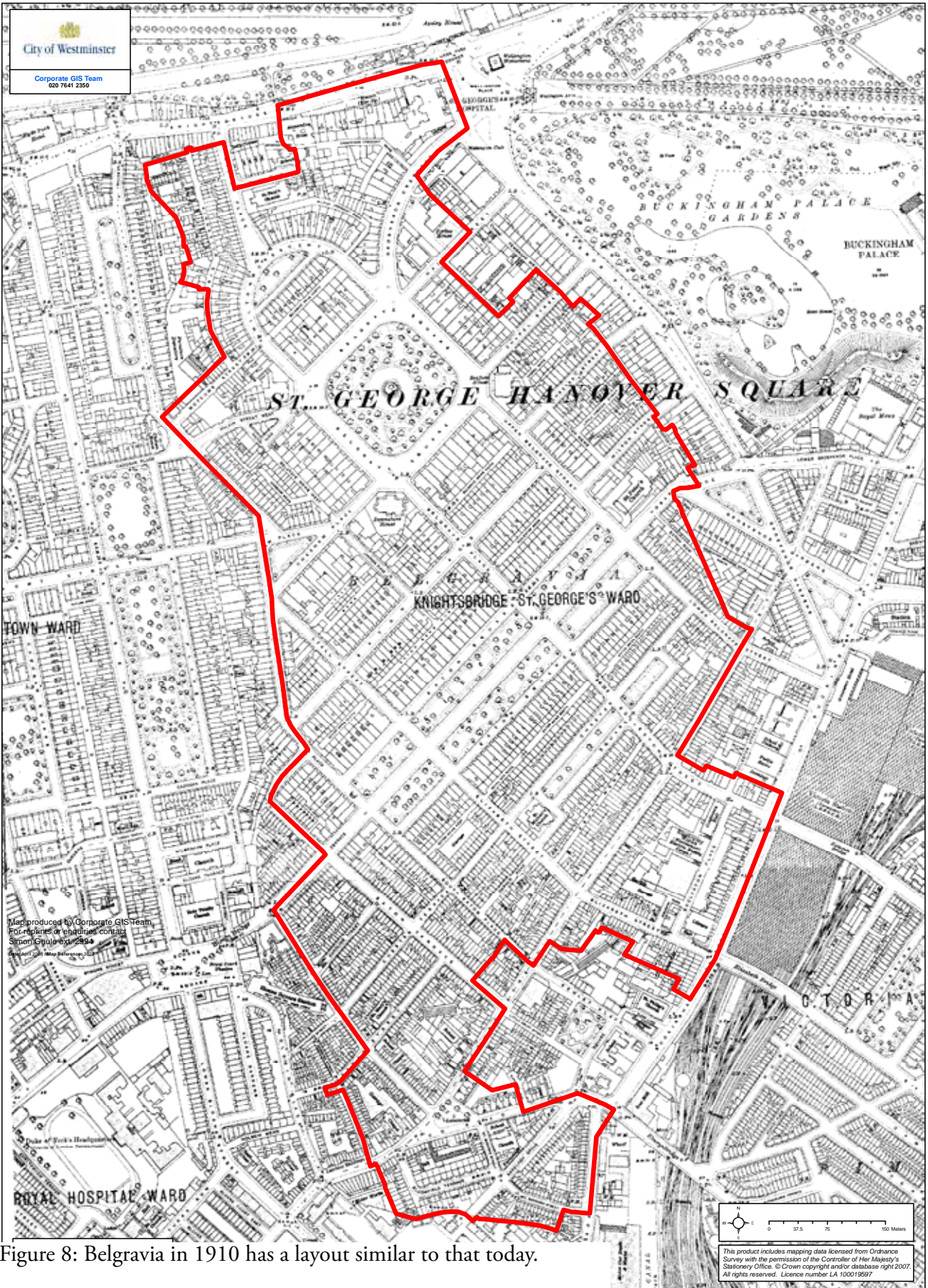


Figure 8: Belgravia in 1910 has a layout similar to that today.



Figure 9: Eaton Square in 1908 (copyright, Westminster City Council Archives).

the west side is by Thomas Cundy II and dates from 1844.

3.16 Seth Smith was responsible for building a significant amount of the Belgravia: Wilton Crescent (1827) to the north of Belgrave Square, the southern side of Eaton Square, part of Chester Square and its adjacent streets. He is also thought responsible for the Pantechnicon on Motcomb Street - a building originally conceived as a bazaar but which was soon closed and turned into a vast furniture warehouse, later destroyed by a fire in February 1874. The rest of Chester Square and adjacent streets were built by Joseph Cundy in the 1830s and 40s.

3.17 The Lowndes Estate, immediately to the west of Grosvenor Estate land, was also developed by Thomas Cubitt between 1826 and 1855. Most of this is now in the Royal Borough of Kensington and Chelsea but this includes Lowndes Square (half of which is in Westminster), Chesham Place, Lowndes and Lyall Streets.

3.18 By the middle of the 19th century, Belgravia had been completely developed with Victoria Station opening to the south of the conservation area in 1863. Belgravia was designed to attract the wealthy and the area as whole, and Belgrave Square in particular, quickly established itself as a sought after residential address, favoured by the aristocracy and home to many

famous residents, including politicians, actors and composers.

3.19 In the late Victorian period there was relatively little development in the central part of the area. Most development occurred in the poorer, southwestern part of the conservation area, around Pimlico Road and along Buckingham Palace Road. From the late 1860s a policy was inaugurated by the second marquess of Westminster and his son Earl Grosvenor, the future first Duke, to encourage further improved dwellings on the Grosvenor estates.² This resulted in development of new model flats and housing for the working classes.

3.29 In the 20th century the only areas to experience more large-scale change were to the northern fringes of the conservation area, around Knightsbridge, and to the south-east, around the transport hub of Victoria. The most notable 20th century addition to the area was Victoria Coach station, which dates from the 1930s by Wallis, Gilbert and Partners. To the north, Knightsbridge underwent piecemeal redevelopment and the arrival of the underground in the 1900s and growth of heavy traffic in the area began to undermine the desirability of this part of the area for residential use. In central Belgravia, a number of new mansion houses inserted into gaps behind the main squares.

² Survey of London: volume 40: The Grosvenor Estate in Mayfair, Part 2 (1980), pp. 93-98.

3.21 Its proximity to Parliament and Victoria Station meant that the area suffered some bomb damage in World War II which led to some further small scale infilling throughout the area, most in neo-Georgian or facsimile styles. In the latter half of the 20th century, many of the largest houses on the main squares were also converted into professional institutes and embassies or subdivided into flats.

3.22 During this period, larger commercial development and offices were built around the fringes of the conservation area, with new offices developed on Buckingham Palace Road and Knightsbridge. At Hyde Park Corner, St George's Hospital moved from the site in the 1980s and the building was converted to the Lanesborough Hotel.

3.23 In recognition of its historical importance, the area was designated as a conservation area in 1968. Later extensions include an area of small-scale yards to the west of Kinnerton Street, the Knightsbridge Road frontage and the Lanesborough Hotel (the former St George's Hospital) and an area on the south east side of Ebury Street.

3.24 Today Belgravia remains of historic significance as a planned aristocratic residential quarter, an example of high-class, early 19th century speculative development on an unprecedented scale, which influenced other similar developments in Victorian London. Much of the area remains in the ownership of the Grosvenor Estate (see map in the Directory at p115).

POLICY AND FURTHER GUIDANCE

The NPPF requires development to take account of the significance of a heritage asset, which may include its historical and archaeological significance.

Further advice on archaeology can be found in *A Guide to Archaeology and Planning within Westminster*.

History Summary

Medieval - area known as Five Fields; a marshy, flat and treeless area used for animal grazing.

1658: marriage of Mary Davis, heir of Ebury Estate to Sir Thomas Grosvenor

1700s: early development along Knightsbridge and around Ebury village

1718 : Lanesborough House built on Hyde Park corner

1760s: George III purchases Buckingham House

1810s-30s - Opening of Vauxhall Bridge and development of small scale terraces on land made accessible by Vauxhall Bridge Road.

1820- John Nash redevelopment of Buckingham House

1821- Thomas Cundy I appointed as surveyor of the Grosvenor Estate and produced a plan for its development.

1824 - Thomas Cubitt took 19 acres in the centre of the development; Seth Smith, took the ground north and south of Cubitt's; and Thomas Cundy II and Joseph Cundy took the remaining important sites to the south of the area.

1826 - Development began, co-ordinated, to a large extent by Cubitt. George Basevi Junior supervised the construction of Belgrave Square

1827 - Seth Smith designed and constructed Wilton Crescent.

1840 - Chester Square was laid out.

1863 -Following construction of the railway line, Victoria Station opens immediately to the south-east of the area.

1930s - Victoria Coach Station Built

1960s- present: Larger scale commercial development to fringes of area, especially along Knightsbridge, Buckingham Palace Road.

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 Belgravia today remains a desirable residential area, centred upon the original network of stucco-clad squares and terraces dating from the early-mid 19th century.

4.2 The distinctive character of the conservation area derives from the combination of opulent cream stucco terraces, spacious streets and the verdant garden squares on which these are set. Few public buildings or landmarks were included in the original layout and this, coupled with the consistent use of materials and repetition of classical architectural detailing, contributes to a high degree of townscape uniformity and coherence.



Figure 10: Grand cream stucco terraces form the core of the conservation area

4.3 Set behind the main squares and terraces, the mews are more intimate, hidden spaces, characterised by small-scale, modest buildings. The areas around Kinnerton Street, Wilton Row and Old Barracks Yard have a particularly picturesque character. Here small artisans houses and mews are set around yards and alleys and a number of small shops, restaurants and pubs give this area an intimate 'village' feel.



Figure 11: Picturesque townscape around Kinnerton Street

4.4 To the south and east of the main squares, intermediate streets are also lined with more modest terraced housing, these are of a slightly smaller scale than the principal squares and often in half stucco and brick. Some of these intermediate streets including Elizabeth and Eccleston Streets, have a more lively, commercial character with exclusive small shops and cafes to ground floors.

4.5 Streets in the area to the west, around Caroline and Graham Terrace, are set apart from the busy traffic routes and commercial areas and have a different character once again. These quiet streets are lined with attractive small scale housing (Figure 12).

4.6 Another distinctive character area is located to the southwest of the



Figure 12: Small-scale housing to Caroline Terrace



Figure 13: Southern part of Elizabeth street leading to Buckingham Palace Road has a more mixed and commercial character.

conservation area. The area around Ebury Street and Pimlico Road, which predates the original planned Belgravia development has a mixed townscape, and vibrant small shops and cafes around Orange Square. On the streets behind this, simply detailed earlier terraces are mixed in with villas on Bloomfield Terrace, late Victorian philanthropic housing and 20th century infill buildings.

4.7 Finally, the main traffic routes of Knightsbridge and Buckingham Palace Road have a busy commercial character and larger scale of built form.

4.8 Thus, despite the relatively coherent character of the majority of Belgravia Conservation Area, it can be subdivided into several ‘character areas’ as shown on the map at **Figure 16**.

Summary

- Intact area of aristocratic 19th century housing.
- Wide streets and green garden squares lined with imposing stucco terraces.
- Shorter linking streets connecting Belgravia to adjacent neighbourhoods, mainly of brick and stucco houses.
- More mixed townscape around Pimlico Road and to the southwest.
- Intimate mews properties accessed through archways and hidden behind larger properties.
- Picturesque areas of workers housing, especially around Kinnerton Street.
- Fringes with more commercial character and larger scale Victorian and 20th century development.

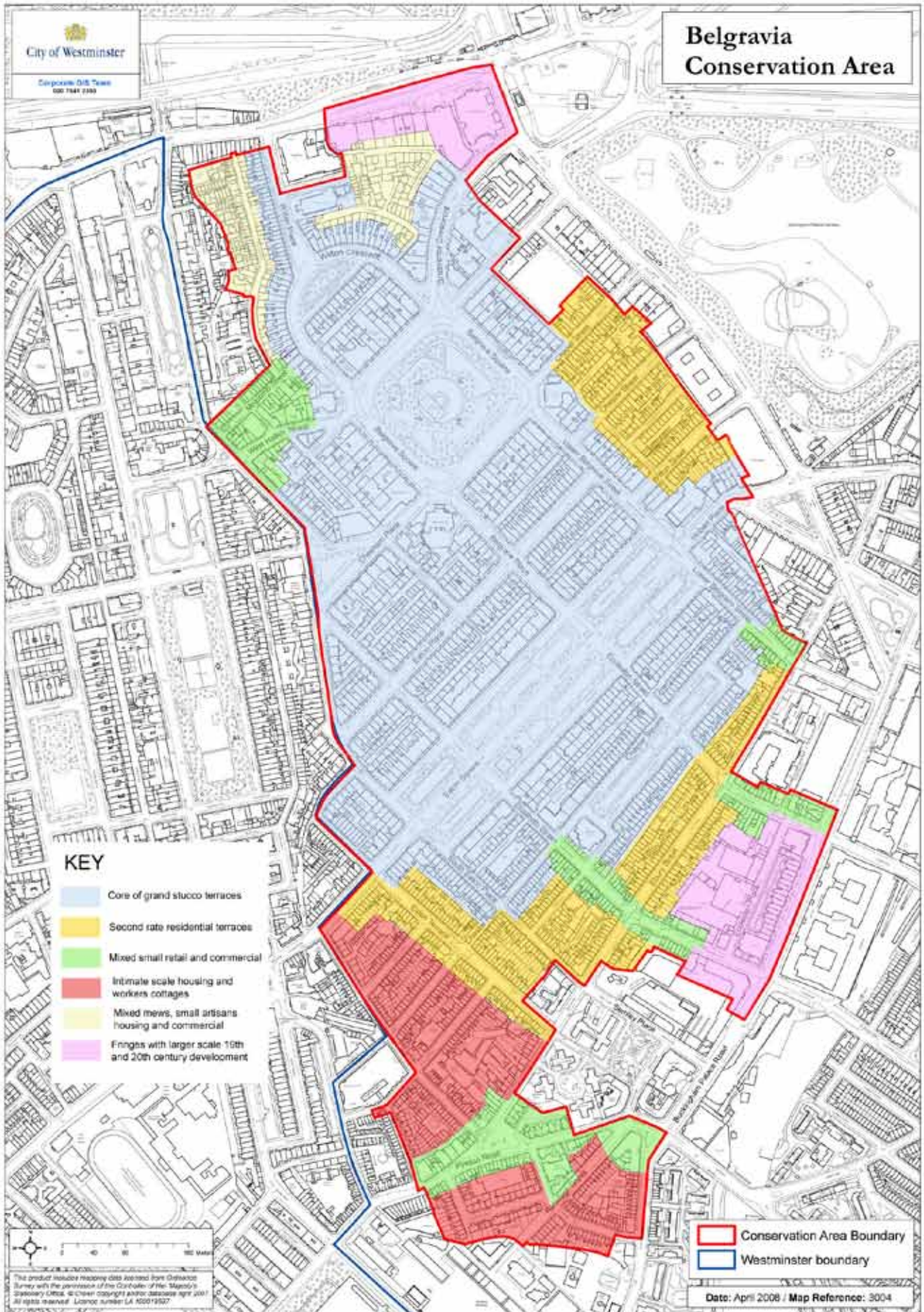


Figure 14: Distinctive townscape around Bloomfield Terrace.



Figure 15: The area around Orange Square feels quite separate to the centre of Belgravia and has its own distinctive character.

Figure 16: 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 Belgravia has a formal grid street layout. This is based on a pattern of related squares, crescents and parkways enclosing central gardens and linked by wide terraced streets, with a clear hierarchy of spaces, squares, streets and mews.

4.11 Historic routes, which predate the planned Belgravia development, form the boundaries to the area and determine the orientation of the grid. Knightsbridge, the historic route to Kensington, runs along the northern boundary, whilst Grosvenor Place and Buckingham Palace Road, along the historic route to Chelsea, are located to the eastern and southern edges. These historic routes are lined with slightly larger scale buildings and remain the principal traffic routes in the area today. Knightsbridge and the northern corner of the conservation area were not part of the Grosvenor estate and were developed and redeveloped at different times meaning this area is poorly connected with and feels separate from the rest of the conservation area.

4.12 The River Westbourne was at the western edge of Belgravia and its meandering course influenced the irregular street pattern along the western boundary of the area. This also gave its name to Bourne Street.

4.13 Within the grid, Belgrave and Eaton Squares are the two primary spaces.

Pivotal to the layout is Belgrave Square, which was the first to be developed. It extends to nearly 10 acres and forms the setting for the grandest of the terraces and mansions. Wide curving thoroughfares feed traffic from the busy streets of Knightsbridge and Grosvenor Place onto the square, creating unusual building plots at intersections.

4.14 The King's Road is the only historic route through the middle of the area and today runs through the centre of Eaton Square. The square has been designed around this, with terraces set back on secondary streets and large gardens separating houses from the more major traffic route of the King's Road.



Figure 17: The curve of Wilton Crescent leading away from Belgrave Square towards Knightsbridge.

4.15 Chester Square, to the south of Eaton Square, is much smaller, lined with building of more modest scale. It has a greater sense of enclosure with only Eccleston Street breaking up the green space.

4.16 Set between these main squares, the east-west streets are lined with intermediate scale second and third rate houses, the scale seemingly reduces moving east-west. The north-south streets connect the main squares with shorter stretches of terrace. Of these, Upper and Lower Belgrave Streets, Eccleston Street and Belgrave Place are the most important thoroughfares, linking the principal squares and leading onto Buckingham Palace Road.

4.17 Along the north-south streets, lower buildings enclosing arches form the main access points to the intimate spaces of the mews, and screen these from view. The mews themselves are the narrowest streets, characterised by their sense of enclosure and original settings (see mews directory for further info on individual mews).

4.18 Away from the principal routes and spaces around the fringes of the area are other small-scale intimate streets. To the south west of the conservation area, the streets do not form part of the original planned layout of Belgravia but were formed along the lines of historic routes leading to Chelsea. Here, Orange Square is an important space at the intersection of Ebury Street and Pimlico Road.

4.19 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 and Intimate Routes and Spaces. These are defined in the Glossary at the back of this document. The map at **Figure 19** shows the hierarchy of routes and spaces within the Belgravia Conservation Area.



Figure 18: Archways hide narrow mews streets from view.

POLICY AND FURTHER GUIDANCE

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. The London Plan at Policy 7.1 states that the design of new buildings and spaces that they create should help reinforce or enhance the character, legibility, permeability and accessibility of neighbourhoods and Policy 7.4 states that buildings streets and spaces should have regard to the pattern and grain of the existing spaces and streets.

Westminster City Plan Strategic Policy S25 and UDP Policies DES 1, 2, 4, 5, 7 and 12 should also be consulted.

Figure 19: Hierarchy of Streets and Space



Architecture

Overview

4.20 Belgravia has a coherent and formal architectural character, the result of its rapid development in a short period between 1825 and 1850.

4.21 The grand terraced houses, which are central to its original planned layout, are late Georgian/Regency in style. These follow the Nash tradition of long stucco terraces, as first developed around Regent's Park, but introduce more eclectic detail characteristic of the early Victorian period.

4.22 Individual terraces are of uniform mass and height, each grouped to form an architectural unit and characterised by classical architectural detailing. However, a number of different architects and speculative builders were working in the area during the mid-19th century and the townscape is not entirely uniform. A variety of classical detailing and the influence of the gradual shift in architectural fashions is visible throughout the area, with early Victorian terraces increasingly introducing more Italianate ornamentation.

4.23 There is also a clear hierarchy of building types throughout the conservation area, which is important to its character. In London the Buildings Acts had subdivided Georgian terrace houses into several 'classes' according to size and this hierarchy persisted into the Victorian era as can be seen in the terraces of Belgravia.

4.24 The grandest buildings are the large, 'first rate' stucco properties set on Belgrave and Eaton Squares. These have the most elaborate architectural detailing. Adjoining, intermediate streets, and the smaller Chester Square, are generally lined with terraces of second-rate properties, also in stucco, but of slightly smaller scale.

4.25 To the south and west of the core of Belgravia are brick and stucco buildings of more modest detail, many with shop fronts at ground floor level and some of only 2-3 storeys. The short connecting streets linking the area to Grosvenor Place are also lined with buildings of a slightly earlier date, again in brick and stucco and with simple Georgian detailing.

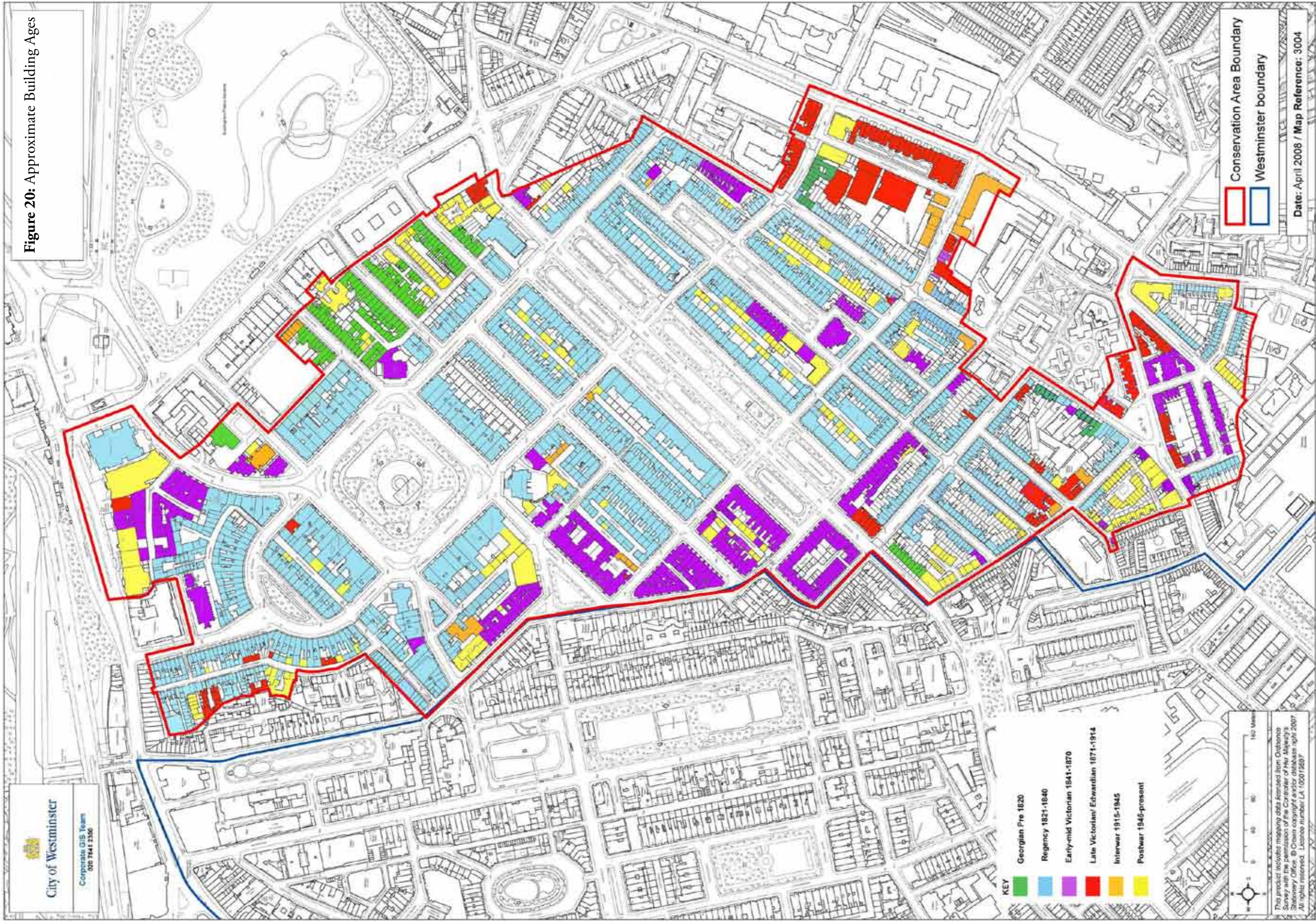
4.26 In the southwestern corner of the Belgravia conservation area, the small residential neighbourhood centred around Pimlico Road and Bloomfield Terrace has a more mixed architectural character including linked villa type houses, early Georgian houses, later Victorian houses and small-scale terraced workers houses.

4.27 Other examples of later Victorian and 20th century development and a variety of materials, styles and building types are most evident around the fringes of the area on Knightsbridge and Buckingham Palace Road. Within the central part of the conservation area, later 20th century development has tended to be facsimile infill.

4.28 The building ages map at **Figure 20** shows approximate building ages in the area. From this it is clear that the majority of buildings in the area date from the 1820s-40s, when central Belgravia was first laid out by Cubitt, with more varied building ages around the edges of the area.

4.29 The text that follows describes each of the distinctive building types in Belgravia in more detail. This is followed by a description of Regency detailing, windows and doors.

Figure 20: Approximate Building Ages



Late Georgian/ early Victorian Residential terraces

4.30 Most of Belgravia is characterised by residential terraces, the majority dating from 1824-50. These original terraces share many of the same basic architectural characteristics, as follows:

- All buildings adhere to basic Georgian proportions, but with some more elaborate classical stucco detailing, characteristic of the early Victorian period;
- Buildings range from 2-5 storeys over basement or half basement, with roofs hidden behind parapets;
- All properties are set behind railings with open basement lightwells;
- Palette of materials confined to stucco and yellow stock brick with natural slate roofing. Almost all have channelled stucco to ground floor;
- Repeated decorative detail includes stucco porticos, cornices, doorcases and window surrounds and ironwork railings and balconies. This is often consistent within groups;
- Many other attractive original architectural details: fanlights, rainwater goods, painted house numbers, and stone front steps have been retained.

4.31 This repetition of detail and materials across all sizes of properties gives an overall coherence to the character throughout the conservation area but architectural treatment varies according to the status of buildings, with a clear hierarchy of building types which contributes significantly to character, as set out below.

Main squares, mansions and principal terraces

4.32 The most opulent terraced houses were reserved for the main squares and principal terraces of Belgravia including

Belgrave Square, Eaton Square, Eaton Place and Chesham Place, as well as some streets connecting and immediately adjoining these. A typical first rate house is pictured below (Figure 21), with a typical plan and elevation at Figure 22, overleaf.



Figure 21: Typical first-rate terraced house.

4.33 These large houses are typically of 4-5 storeys and three bays wide with prominent raised entrances fronted by porticos and accessed by stone steps. A bottle balustrade or decorative cast iron balustrade marks the first floor level. Above this, storey heights and size of windows diminish regularly above the principal rooms to the first floor, which are given emphasis by larger windows or French doors. On some properties, moulded cornices have also been used to delineate storeys, with decorative friezes on the most opulent terraces on Belgrave and Eaton Square.

4.34 Stucco is the predominant material on these main thoroughfares, although some of the earlier properties are in brick and stucco.

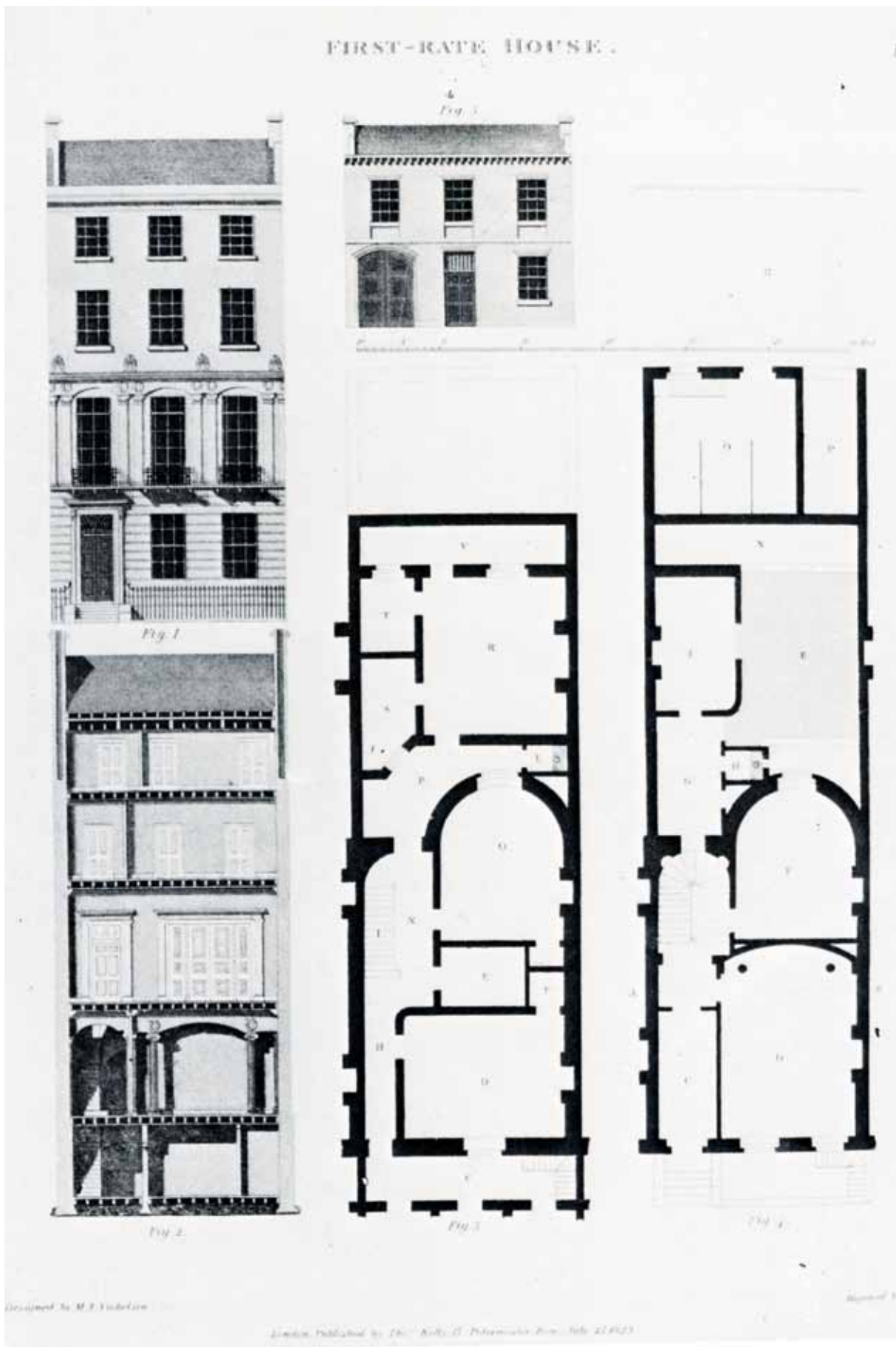


Figure 22: A typical first-rate house, in plan and elevation, taken from Peter Nicholson's *The New and Practical Builder* 1823, a pattern book used by builders at the time Belgravia was developed.



Figure 23: Giant Corinthian pilasters used to define the centre of the terrace on Eaton Place. Colonnade to entrance with fluted Doric columns and balustraded balcony above.

4.35 Initially terraced groups on these principal streets tended to be designed as single architectural compositions with 'palace fronts' defined by slightly projecting pavilion buildings to the ends and centre to give the impression of being one large mansion. These used giant applied orders in stucco (either pilasters or engaged columns) to upper floors and on some, a projecting colonnade provides further emphasis to the entrances at the centre of the terrace (Figure 23).

4.37 Some of the earliest and grandest examples of first rate terraced houses can

be found on Belgrave Square. Designed as the centrepiece of the area by George Basevi in 1825, its status is clear from the grandeur of the buildings around it. Each side is framed by terraces of 11-12 stucco houses, with the centre and ends stressed by giant engaged Corinthian columns (Figures 24-25) and the top storey set above a strong horizontal moulded cornice. This gives a sense of uniformity to the square, although each terrace is subtly different in its architectural detailing. The formality of the square is modified by large detached houses, each of an individual design by a different architect and sited at the four corners of the Square (Figures



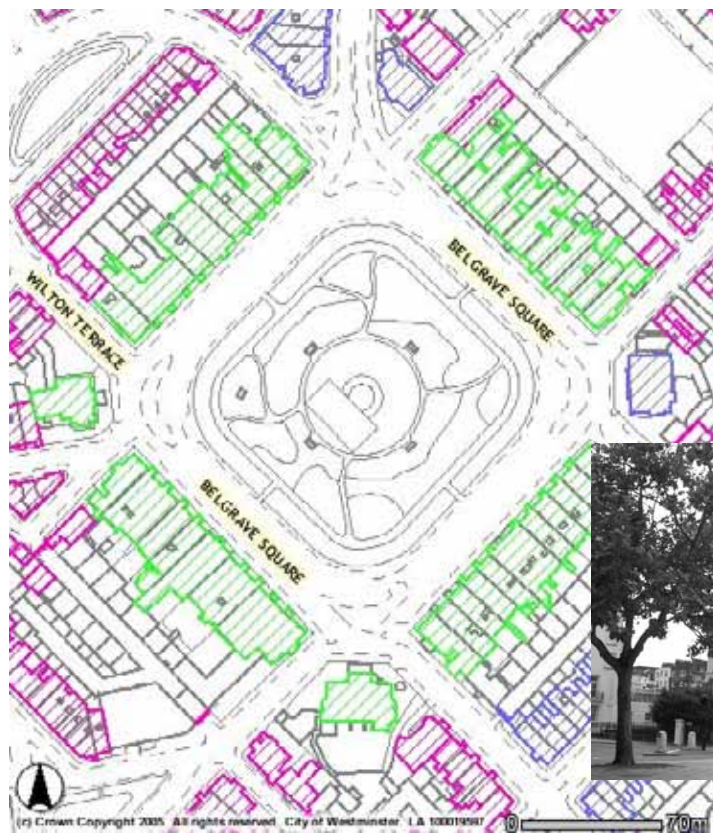
Figures 24: (above) Southern range of Belgrave Square has an 8 column centre and colonnade over entrances to the centre, its projecting end and central section with giant applied orders.



Figure 25: (left) Belgrave Square North.

Figures 26-29: Individual houses situated at each corner of Belgrave Square

The later No. 49 Belgrave Square; its designs apparently produced in Cubitt's office for Sidney Herbert (1847-51). This replaced one of the original houses which was demolished following the layout of Grosvenor Crescent.



No 12 Belgrave Square (NW); built for Lord Brownlow by Robert Smirke (c.1830).



Seaford House, no. 37 Belgrave Square (SE) for Lord Sefton by Philip Hardwick (c.1842).



No. 24 Belgrave Square (SW) for Thomas Read Kemp by H.E Kendall (1826-33).

26-29). This arrangement was modified following the construction of Grosvenor Crescent and one of the original houses demolished.

4.38 Moving through the conservation area there are subtle differences in architectural treatment of the first class terraces. While individual terrace groups are treated as single units, there is some variety in architectural detail between different blocks and streets. In particular, the later terraces were generally designed as identical individual units repeated across terraces, rather than being treated as Palace fronts and use individual porticos rather than colonnades (Figure 31). The giant orders and Grecian details disappear on later houses and these are increasingly embellished using Italianate



Figure 30: Colonnade decorated with laurel wreath motifs on Eaton Place.



Figure 31: Repeated detail of projecting fluted Doric porticos creates rhythm and uniformity in the street scene.

stucco detailing, including pedimented and architraved window surrounds, ornamental friezes and moulded cornices (Figure 32).



Figure 32: Italianate detail to Eaton Square (c.1850), including bottle balustraded balcony, pedimented windows to first floor and elaborate moulded cornice below the attic storey decorated with dentils and swags.

4.39 This variety is visible on Eaton Square and Eaton Place, both of which were constructed over a thirty year period and show this evolution in detail. The earliest properties are in brick and stucco with later buildings fully in stucco and different builders worked on different terrace groups. Thus, on Eaton Square the properties to the north of the square are mostly the work of Thomas Cubitt and his sons and the southern side largely built by Seth Smith. Figure 33 overleaf shows the variation in detail and combination of materials around the square in relation to the age of buildings.

4.40 On Eaton Place, the slow progress of building westwards is also visible in the changing architectural detail to the terraces moving east to west (Figures 34-35). All the terraces lining these principal streets

Figure 33: Variation in architectural detailing around Eaton Square, giant orders and a combination of stucco and brick feature on earlier properties, with Italianate detail to later buildings.

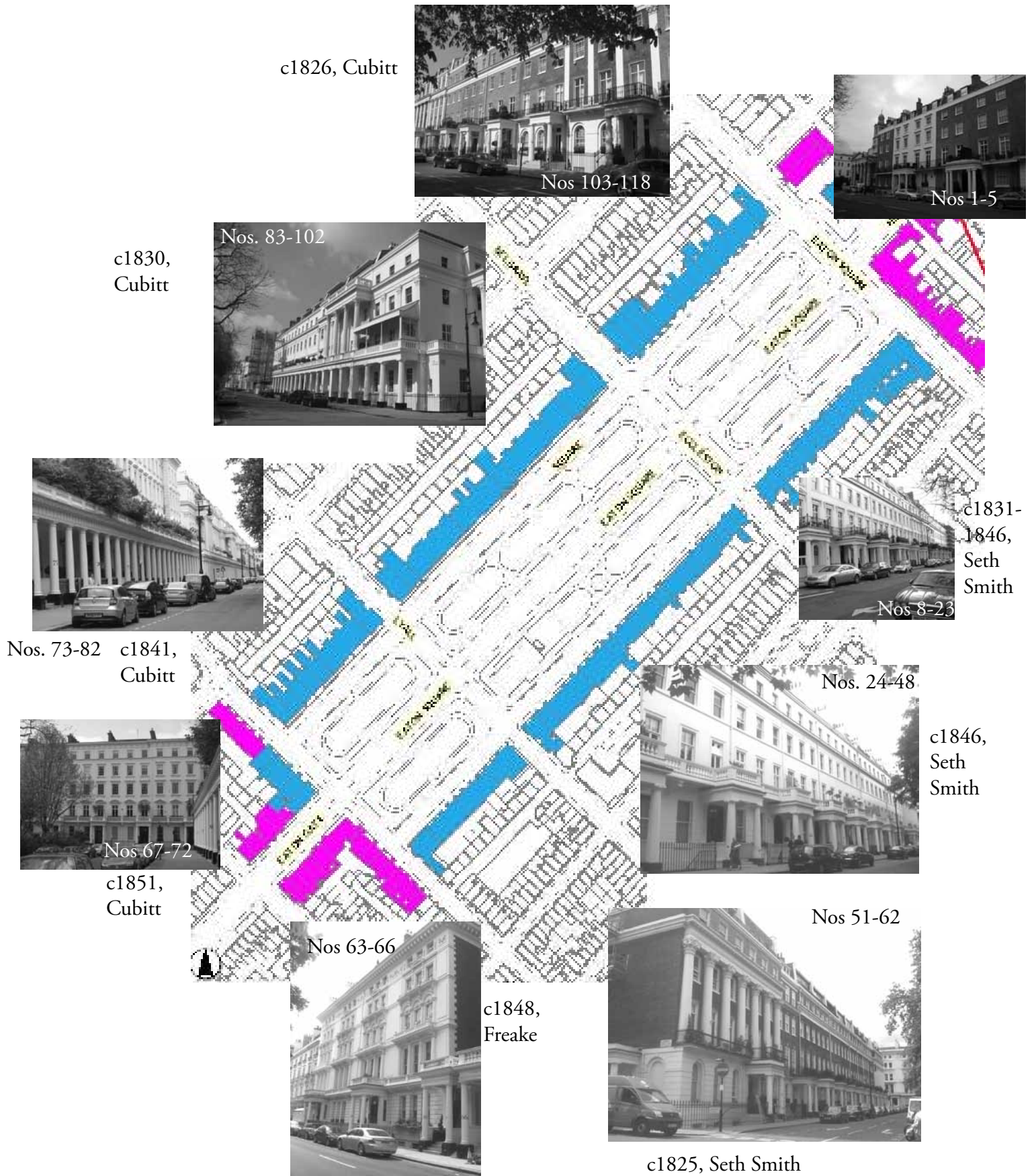




Figure 34: *(above)* Eaton Place, earlier stock brick terrace designed as one composition unified by giant stucco pilasters. Figure 35: *(below)* Later stucco terrace, with eclectic Italianate detailing. Individual projecting porticos and detailing on each individual units are repeated across the terrace more and there is a projecting full height bay to the flank elevation.



and squares are, however, consistent in their height and massing, with most individual houses being three windows wide and rising four storeys with variations in attic storeys.

4.41 Chester Square (c.1832) is the smallest of Belgravia's squares. Now considered one of the most desirable squares in Belgravia, this was in fact reserved for slightly smaller 'second-rate' residential properties - all are two windows wide and three storeys with attic and basement, with relatively simple detail and less ornamentation. Like Eaton Square, the terraces were constructed by two different builders, Thomas Cundy (SE

and NE) and Seth Smith (SW and NW), resulting in variation in detailing with more austere stucco houses by Cundy and Italianate forms by Smith (Figures 36-37).



Figure 36: *(above)* More modest stucco housing by Cundy at nos 46-63 Chester Square.



Figure 37: *(above)* 42-45 Chester Square date from the 1850s. Each house is subdivided by pilasters, with unusual portico detail.

4.42 The street pattern has also significantly influenced the architectural form of properties on the principal streets and creates further variety in the street scene. The elaborate treatment of return frontages and corners of these large houses is an important feature within the conservation area, with curving bays, columns and projecting porticos used to add interest to flank elevations (Figures 38-39). Between terraces, lower pairs of



houses mark the breaks between terrace groups and lodges and archways form the entrance to mews and screen them from view (Figure 40).

4.43 The street pattern also gives Wilton Crescent (c.1825) its own distinctive character, as its elegantly curving facades form a semicircle behind the NE side of Belgrave Square. These curved elevations to the northern side were also re-faced in Portland stone in the early 20th century but they retain their original proportions and brick and stucco returns (Figures 42-43).

4.44 The western side of the conservation area originally formed part of the Lowndes



Figure 41: (*above left*) Wilton Crescent: showing stone fronted houses to the north side, with brick return. Figure 42: (*above right*) Detail of No. 26. The second and third floors are united by paired Ionic pilasters set between houses. Figure 43: (*below*) Ground floor set below continuous balcony with distinctive projecting corbel detail

Figures 38: (*top*) Full height bay to side return, Eaton Place. Figure 39: (*above centre*) Curved corner elevation to buildings on Grosvenor Crescent. Figure 40: (*below*) Lower buildings screen mews, behind





Figure 44: Chesham Place

Estate. Here, Chesham Place is similarly grand in scale and is set around a triangle of land with large stucco houses from the 1840s, also by Cubitt (Figure 44).

4.45 There are also a number of detached mansions in the conservation area which date from this period. Most notable are those on the corners of Belgrave Square (see above, Figures 26-29). Forbes House on Halkin Street is another and dates from 1810, extended 1824 (Figure 45). Detached houses which are later insertions are described later in this section.



Figure 45: Individual mansion house, Forbes House, on Halkin Street

Secondary Streets and terraces

4.46 Moving away from the main squares and streets, a gradual decrease in scale is evident towards the southern and western fringes of the conservation area. Here, smaller second and third rate terraces line streets, including Lower Belgrave Street, South Eaton Place, Chester Row, Eaton Terrace, Ebury Street and Wilton Place.

4.47 Figure 46-47 shows the detail which is typical of second-rate properties. These simple, flat-fronted houses are generally three-four storeys over basement and two bays wide. They use a similar palette of materials to those buildings on principal streets, but with less elaborate stucco ornamentation. A certain degree of decoration is, however, retained, often in door surrounds and decorative ironwork.



Figure 46: A typical second-rate house in Belgravia.

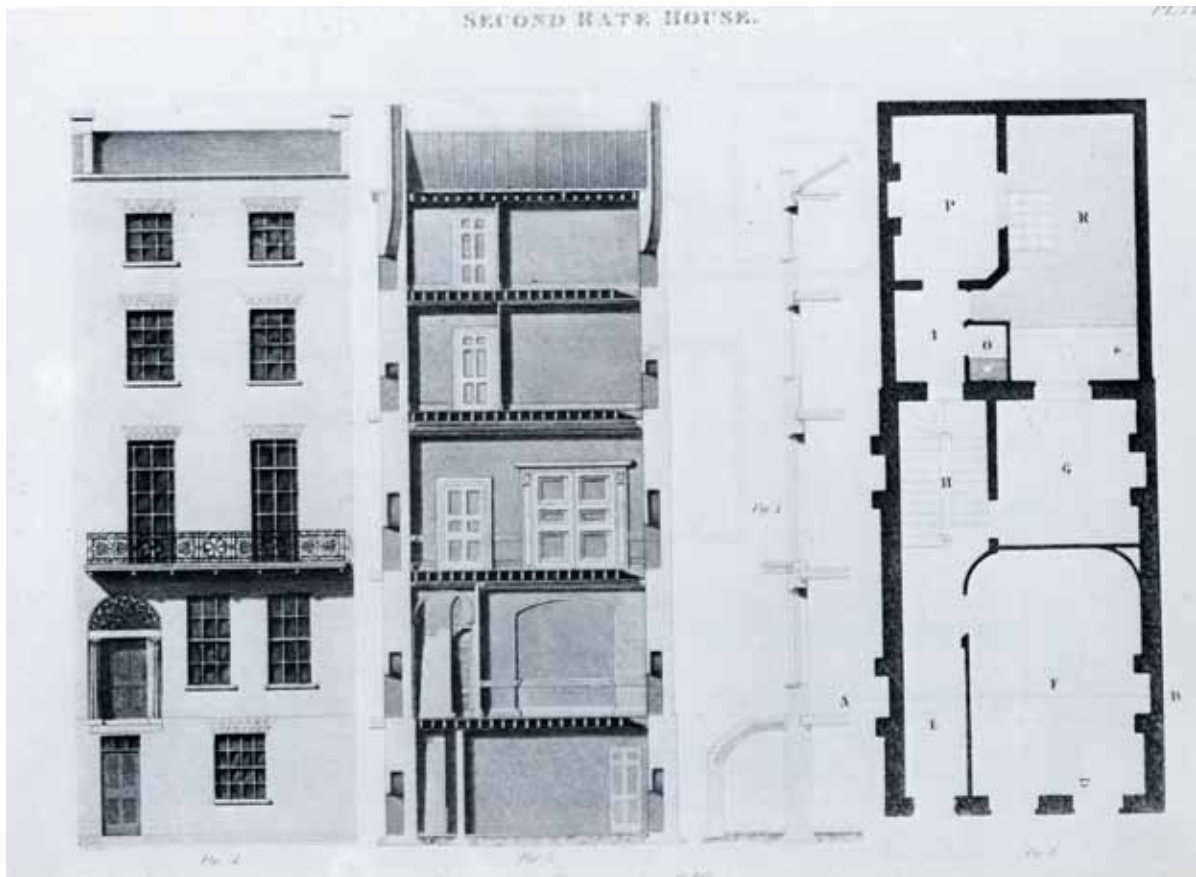


Figure 47: Typical second rate house elevation, taken from Peter Nicholson's *The New and Practical builder* 1823.

4.48 The consistent scale and repetition of a limited combination of materials and architectural detailing across these terraces contributes to a coherent character and an overall feeling of uniformity. As with their grander counterparts, however, the work of different builders is visible in the subtle differences in architectural treatment and some terraced houses have also had later alterations.

4.49 The majority of the houses to these streets are in yellow stock brick, with rusticated stucco base. There are, however, some smaller-scale terraces which are faced entirely in stucco, including those on Gerald Street (Figure 48), 24-54 Ebury Street and on Chester Street. On long streets such as Chester Row and South Eaton Place, there are a variety of different terrace groups along its length: some are fully in stucco, some partially, while others have stucco detailing



Figure 48: (above) Attractive three storey stucco terrace on Gerald Street Figure 49: (below) Houses on south side of Gerald Street have front gardens.



including architraves and horizontal stucco banding to upper floors (Figure 50). Less typically, a small number such as those to nos. 81-93 Elizabeth Street, use stucco pilasters to subdivide individual houses (Figure 51) and on Gerald Street there are unusual houses in stucco with front gardens.



Figure 50: *(above)* Nos. 36-52 South Eaton Place are in brick with stucco detailing to window surrounds, marking attic storey and parapet
Figure 51: *(below)* 81-93 Elizabeth Street has giant pilasters subdividing individual houses.



4.50 Most second-rate terraces have windows set in simple surrounds with brick arches above. Some have simple, architraved window surrounds; in some cases these are a later addition. A small number, such as those on Eaton Place in the western part of the conservation area, have first floor windows set in recessed brick arches, a typical detail from this period (Figure 52).

4.51 Continuous decorative cast iron balconies above ground floor are used to unify some groups (see Figure 53). On others, such as those to Ebury Street, houses have individual cast iron balconies which are repeated across the terrace. A



Figure 52: *(above)* First floor windows set in round headed blind reveals on Eaton Terrace.



Figure 53: *(above)* Nos. 14-46 Lower Belgrave Street, brick and stucco terraces with highly consistent character.



Figure 54: *(above)* Taller block in stucco marks corner of terrace.



Figure 55: *(above)* Simple stock brick terraces to Elizabeth Street with square-headed sashes, moulded cornice and shops at ground floor set below cast iron anthemion balconies; Figure 56: *(below)* Simple stucco buildings with shop frontages on Motcomb Street.



small number of houses have porticos, like their grander first-rate counterparts, especially those located closest to the principal streets (Lower Belgrave Street, Figure 53, has porticos to its northern end). Most, however, have simpler door surrounds (See architectural detail section, for further examples).

4.52 Some corner buildings are marked by different architectural treatment, being taller or fully in stucco (Figure 54) and there is often a gap or lower building used to mark the return or break between different terrace groups.

4.53 Terraces on the more commercial streets have shopfronts to the ground floor. Thus, Elizabeth Street, West Halkin Street and Motcomb Street are lined with simple three storey second-rate terraces in stock



Figure 57: *(above)* Late Georgian terraces on Wilton Street.



Figure 58: *(above)* 8-14 Chester Street, from the 1810s.

brick and stucco but with shops to ground floors (Figures 55-56).

4.54 Finally to the fringes of the conservation area, there are a small number of terraced houses which predate or did not form part of Cubitt's plan for Belgravia and therefore have a different, more varied character.

4.55 The short streets connecting Belgravia to Grosvenor Place - Chapel Street, Chester Street, Halkin Street and Wilton Street, predate Cubitt's plan and were built up from the late 18th century. These are lined with restrained flat-fronted, late Georgian terraces. These are characterised by their regularity and are more simply detailed, with stucco base and panelled doors with large decorative fanlights, decorative ironwork to balconies and simple straight parapets and no stucco decoration to upper floors. Most date from the late 18th and early 19th century. On the north side of Wilton Street, the slightly later buildings from the 1820s introduce a pediment to the central house to create a palace front.

4.56 Although from a similar period to the Belgravia development, Bloomfield Terrace (Figure 59) has its own distinctive character and dates from the 1830s-40s, by John Newson. It is designed as linked villa-style houses with shallow pitched roofs with overhanging eaves. They are in



Figure 59: Bloomfield Terrace



Figure 60: Early Georgian housing on Ebury Street.



Figure 61: 20-42 Ebury Street

yellow stock brick and subdivided by plain pilasters.

4.57 In the southwestern corner of the area, close to Orange Square are some early examples of Georgian terraced housing at nos. 162-170 and nos. 180-188 Ebury Street (Figure 60). These were built between 1720 and 1740 and have typical early Georgian detail, simple brick facades and flush sashes, very different to their later Georgian and early Victorian counterparts.

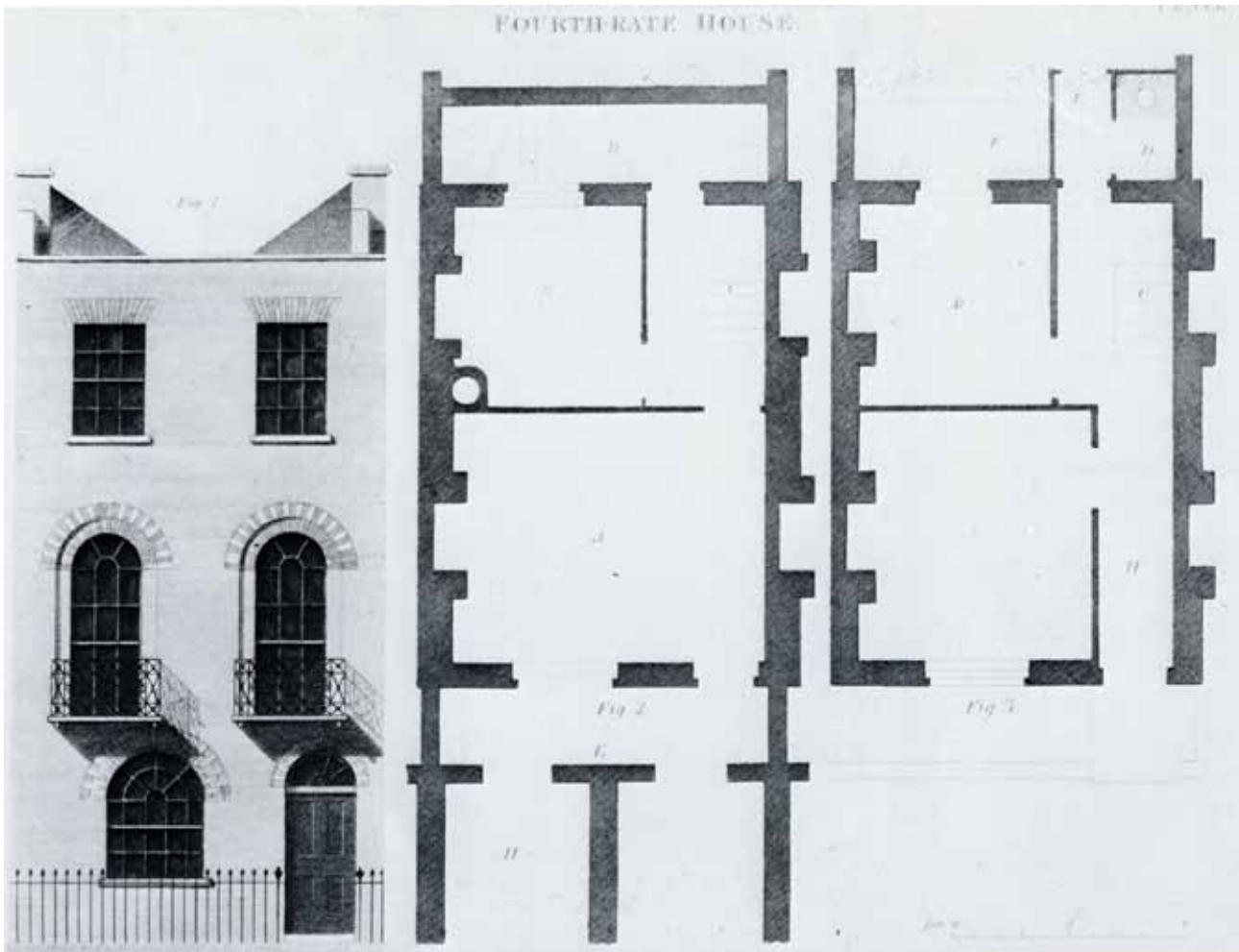


Figure 62: Detail of fourth rate terrace house taken from Peter Nicholson's *The New and Practical Builder* 1823.

(III) Small-scale terraces/ workers housing

4.58 Moving to the far western edge of the conservation area, the scale decreases even further. Here, there are some attractive examples of third and fourth rate terraced housing in the area west of Eaton Terrace. These picturesque streets are lined with small, well-preserved, early 19th century terraced houses, with a highly consistent character.

4.59 Characteristic detail of a fourth rate house is shown at Figure 62. Again, these mimic the detail of the grander terraces but in much smaller scale. In Belgravia, the majority of these houses are only two bays wide and two storeys above basement or half basement.

4.60 Like their grander counterparts, most of the buildings on these streets use channelled stucco at ground floor level, but they have little decorative architectural detail to upper floors with square-headed sash windows set in simple surrounds and



Figure 63: Small-scale terraces to Graham Terrace with a highly consistent character; most of the houses are 2 storeys above a semi-basement.

simple arched or square-headed doorways without door frames or porticos. Butterfly or pitched roofs are set behind a simple moulded stucco cornice or straight parapet. Relatively few of the buildings here have had roof extensions and the small scale and consistent roofline is especially important to the area's character.



Figure 64: *(above)* Caroline Terrace South, *above*, has an intimate character. Figure 65: *(below)* The northern side of the street has slightly larger scale properties.



4.61 Typical examples of this type of housing are those on Graham Terrace, dating from the 1820s (Figure 63) and to the western end of Chester Row. To the north of this, Caroline Terrace includes similar scaled housing but with a group of more elaborate terraced houses to the north side of three storeys with applied



Figure 66: St Barnabas Street



Figure 67: *(above)* One-bay workers' cottages on Bourne Street by Samuel Arbutt.

stucco pilasters to the upper floors (Figure 64-65).

4.62 Some of the simplest houses are found on Bourne Street, which runs N-S at the western edge of the conservation area. Built by Samuel Arbutt in 1824, these are only one bay wide, with very simple detail, simple brick arches above first floor windows and plain unadorned parapet (Figure 67). St Barnabas Street, in the southwest corner of the conservation area, comprises a row of similar, small workers cottages (Figure 66).

4.63 Finally, a mix of small workers housing and stabling are also found on both Kinnerton Street and the small yards and streets immediately off Kinnerton Street (see Figures 68-69) as well as on Old Barrack Yard. Although similar to mews houses, these streets have



Figure 68: *(above)* Kinnerton Place; Figure 69: *(below)* Kinnerton Street



their own distinctive character with a more eclectic range of buildings than are found in the mews themselves and many were built as individual houses, rather than serving a terraced house to one of the principal streets. Recognising their distinctive character, the council produced specific design guidelines for Old Barrack Yard and Wilton Row in 1994. Any relevant information from these guidelines not covered by the audit, will be included within the appendices.

Mews

4.64 Similar in scale and detail to the workers housing described above, the mews form a hidden network of streets behind the grand terraces. They have an

intimate character with tightly enclosed spaces and modest proportions, generally entered via a classically detailed archway (Figure 74). This allowed the integrity of the terraces on the grander streets to be retained whilst screening the mews buildings from view.



Figure 70: *(above)* Eccleston Mews



Figure 71: *(above)* Example of traditional mews building in Groom Place.

4.65 The principal feature of Belgravia's traditional mews buildings is their small scale in relation to the terraces which they originally served. Typically two storeys, the plot width varies depending on the width of the principal building with which they are associated. The sense of enclosure within the mews is heightened as buildings front directly onto the street with no lightwells or intervening boundary treatment.

4.66 Originally constructed in yellow stock brick, the mews buildings are characterised

by their simple, robust detail. Most had timber carriage doors to the ground floor (Figure 74-75) and two or three smaller openings above, with timber sashes. Although some mews buildings have been substantially altered or redeveloped, the more successful infill developments tend to retain the characteristic scale and form and arrangement of openings of the original mews. Many mews buildings have been painted or rendered, the latter being more harmful to character. Where mews retain original brickwork, this should usually be left unpainted.

4.67 There are also a range of types of mews buildings within the conservation area, including redeveloped mews buildings from the Victorian and later periods. Many of these altered or rebuilt buildings also contribute to the character of



Figures 74-75: Timber carriage doors



Figure 72: (above) Grade II listed archway entrance to Eaton Mews North, Figure 73: (below), Halkin Mews.



the area. The character of each individual mews is therefore described in more detail in the 'Mews Directory' at Appendix B.

4. Georgian/ Victorian Public and other Buildings

4.68 Belgravia was built as a residential suburb and there are therefore relatively few public or other building types from the area's earliest phases of development. The most common non-residential building type from this period are churches. Planned as part of the original layout to serve the growing residential population, these occupy key points in the area and are generally designed to contrast with the prevailing character of the conservation area, using a mixture of brick, rubblestone and ashlar and, with one exception, in a contrasting Gothic style.

4.69 The most prominent churches are located on the main squares. On Eaton Square is St Peter's, dating from 1824-27, a classical Commissioners' church in yellow stock brick with Ashlar stone dressings (see photo in Landmark Buildings p64). On Chester Square is St Michael's, in coursed rubblestone with ashlar dressings and spire. Both are listed Grade II. Slightly less prominent,



Figures 75-76: (top left) St Paul's Wilton Place, (top right), St Barnabas and Figure 77: (below) St Michael's



St Paul's, Wilton Place (Thomas Cundy 1840-3) is listed Grade II* and is in yellow brick with Bath stone dressings in Perpendicular Gothic style and has a centrally placed western clock tower (Figure 75).

4.70 In the south west of the conservation area, St Barnabas, St Barnabas Street (Thomas Cundy II: 1847-50) is also distinctive in its context, being in Ragstone rubble, with tower and broad

spire of Caen stone. It was built together with the Clergy House and school (1846-7) and a Church Hall added later(1900).

4.71 There are relatively few other non-residential buildings from this period. Commercial development was deliberately located away from principal streets when they were first laid out. A number of pubs do date from this time, but these were kept out of sight within the small streets of workers housing and mews (Figure 78), or else adjacent to the small rows of shops to the fringes of the area.

4.72 One other notable commercial building from this period is the Pantechicon, designed by Joseph Jopling in 1830 as 'fireproof' warehouses, stables, wine vaults and carriage houses. It was almost totally destroyed by fire in 1874 but the stucco frontage remains, with a screen of giant Greek Doric columns (Figure 80). Opposite this is the Halkin Arcade, which originally held bazaars on the upper floors with shopping arcade below. The upper floors have been converted to offices, with supermarket below.



Figure 78: Wilton Arms, public house dating from 1826, in Kinnerton Street.

4.73 In areas outside the Grosvenor Estate, the townscape has a less consistent character and many of the original buildings have been redeveloped. However, a building has occupied the site of the Lanesborough Hotel at Hyde Park



Figure 79: (*above*) West Halkin Street frontage of the Halkin Arcade; and Figure 80: (*below*) Joseph Jopling's Pantechicon on Motcomb Street.



Figure 81: (*above*) The Lanesborough Corner since well before the development of most of Belgravia. The current building, formerly St George's Hospital, is by William Wilkins and dates from 1827, with subsequent alterations. This symmetrical 13-bay block in stucco with low pitched slate roof to parapet and was converted to a hotel in the 1980s.



Figure 82: (*above*) Pimlico Grammar School

4.74 Another small but distinctive public building in the south of the conservation area, on Ebury Street, is Pimlico Grammar School. With a Classical Greek portico, it was built by J R Candy Deering in 1830, and is now flats (Figure 82).

Late Victorian and Edwardian

4.75 The late Victorian and Edwardian eras witnessed relatively little development within central Belgravia. At this time, development was concentrated to the fringes of the area and, in particular, in the poorer, south-western part of the conservation area around Pimlico Road and Ebury Street.

4.76 Here, there are a number of examples of later Victorian and Edwardian mansion blocks and flats which were built as part of improvement schemes, some to replace earlier slum dwellings. These buildings contrast with the classical, formal detail of the earlier Georgian and Victorian townscape and are characterised by a greater variety of materials and the use of red brick. They use more elaborate and eclectic detail with particularly distinctive roofscapes with prominent chimneys, pediments and gables.

4.77 Examples of houses and mansion flats above shops typical of this period can be found on Buckingham Palace Road and Eccleston Street (Figure 83). These use



Figure 83: (above) Mansion flats above shops on Vauxhall Bridge Road/ Eccleston Road.



Figure 84: Coleshill Buildings.

stone-dressed, red brick, with projecting bays and are characterised by prominent roofs with pediments and dormers.

4. 78 On Ebury Bridge Road, Coleshill Buildings is an attractive example of Victorian model dwellings for the working classes. Built by the Improved Industrial Dwellings company, the flats date from 1871 and are in white brick, with red brick banding and stucco dressings and have distinctive French pavilion roofs with cast iron crestings and gabled dormers (Figure 84).

4.79 There are also some surviving late Victorian townhouses to the north of the conservation area. This includes townhouses to Grosvenor Crescent (Figure 85) and Nos.15-17 Knightsbridge. The latter are Italianate-style houses which

date from 1870 and built of white brick with stone dressings and red-granite columns to the porches. These give an idea of the character of built form along this stretch of Knightsbridge before the larger scale more commercial development of the 20th century (described below).

4.80 Non-residential buildings from this era are also characterised by their use of red brick and distinctive roof forms and include a range of building types. The Ebury Public House is a typical late Victorian purpose-built public house. The Victoria Library (Grade II) Buckingham Palace Road (A.J



Figure 85: (left) Victorian townhouses on Grosvenor Crescent.



Figure 86: St Mary's Bourne Street.



Figure 87: (above) The Ebury Public House.

Bolton: 1892-4) is a large red brick building which forms part of an attractive frontage onto Buckingham Palace Road. Behind are the Eccleston Street offices of 1891 by Stanley Peach.

4.81 There are also a few later Victorian churches in the area. St Mary's, Bourne Street (R.J Withers: 1873-4) constructed to serve the Southwestern quarter of Belgravia, it is in red brick with steeply pitched slate roof to its eaves (Figure 86). On West Halkin Street, the Presbyterian Chapel dates from 1881-2, probably by Theodore Barker, converted to private residence and then in 1954 to a private dining club.

4.82 Other notable late Victorian public buildings include the attractive Francis Holland School, on Graham Terrace (Figure 89). Dating from 1883-4, it includes a corner block in stucco but with later blocks in different styles including the Morrison Wing (Victor Wilkins, 1919-22), Jubilee Wing (1978) and Grosvenor Wing (Hans Haenlein Architects, 1996-9).

Early 20th Century

4.83 The area did not experience significant development in the early 20th century. During this period a number of detached mansions were inserted behind the main squares in both the Edwardian and interwar period, including Menard



Figure 88: (above) Francis Holland School; Figure 89: (left) Grosvenor Club, 1937-8; Figure 90: (below) Eccleston Street Offices.



House (1934), Chester House (1911) and The Caledonian Club, (1910-12). Examples of Edwardian terraced houses include those on Ranelagh Grove and the attractive large terraced houses by Balfour



Figure 91: (*above*) Ranelagh Grove: a group of modest Edwardian terraced houses in red brick with stucco dressings.



Figure 92: 2-10 Eaton Gate. Balfour and Turner, handsome brick and Portland stone houses 1907

and Turner (Figure 92), with typically Edwardian detailing.

4.84 Also notable is the former Hyde Park Corner underground station at Nos. 11-13 Knightsbridge. Designed by Leslie W. Green, it opened in 1906 with five storeys above by Delissa Joseph added in 1908-9. The station itself is a steel-framed structure clad in glazed red faience blocks, with large round-arched openings. It has been converted to a hotel.

4.85 The emergence of modernism in the 1930s is also visible in a number of interesting buildings around Victoria Coach station. The Coach Station itself on Buckingham Palace Road is of distinctive Art Deco style by Wallis, Gilbert & Partners: 1932. The design has a hieratic



Figures 93-95: Later mansions (*Top-Bottom*), Chester House 1911 facing upper Belgrave Street by F W Foster and Robert Atkinson; 32 Wilton Crescent; and Menard House 1934 by Arthur J Davis.

entrance tower with stepped and fluted detailing, which forms a local landmark. The sides have long horizontal bands of steel windows, which contrast with the verticality of the tower (see landmark buildings, p64).

4.86 Behind this, the St Michael's Institute at No. 2 Elizabeth Street was built as



Figure 96:
(left) 2
Elizabeth
Street

Figures 97: (below), Sydney House, Elizabeth Street



a missionary school in 1937-8 by the notable 20th century church architect N F Cachemille Day. It also adopts a streamlined 'moderne' style, with an elegantly curved rear wing (Figure 96).

Post-war Development

4.87 In the latter part of the 20th century, some further residential development occurred in gap sites, often areas of wartime bomb damage. A number of plain red brick 1950s buildings in the central part of the conservation on Eaton Place and Chester Square date from this time but these generally disrupt the unity of original stucco terraces (Figure 98). Around Ebury Street a number of large housing blocks were built mainly from the post-War period. T P Bennett & Son put up the Cundy Street Flats in 1950-2.



Figure 98: Red brick 1950s infill at no. 86 Eaton Place contrasts with the stucco terraces

4.88 Most later 20th century residential development within Belgravia, however, uses a highly contextual approach. There are a number of successful neo-Georgian schemes such as Ormonde close on Bourne Street (1979-81) and 14-26 Little Chester Street, by Stone Toms and partners, dating from the 1960s. Within the mews, there has also been some infill development of varying quality. On



Figure 99: (above), Ormonde Place; Figure 100: (below), Modern mews-style housing at St Barnabas Mews.





Figure 101: 1970s German Embassy extension, Chesham Place.

Kinnerton Street, Bowand Yard is an attractive 1980s development, winner of a Europa Nostra Award. St Barnabas Mews is a successful close of modern mews-style houses in the southwestern part of the area, behind St Barnabas Street.

4.89 Of other later 20th century insertions into the urban fabric, perhaps most striking is the German Embassy Extension (1972-8) by Walther and Bea Betz of Munich, located just off Belgrave Square on Chesham Place. It has dark strips of windows and is set on columns with archway underneath leading into the mews. It won the Westminster City Council prize for architecture in 1978.

4.90 Finally, the latter half of the 20th century also witnessed a new larger scale of commercial development and offices along the main thoroughfares- Buckingham Palace Road and the Knightsbridge frontage. Not all of this most



Figure 102: Knightsbridge frontage

recent development is sympathetic to the predominant scale and character of the area. No. 21 Knightsbridge, a block of offices and flats was designed by Julian Keable and Partners and built in 1962-3. It is faced in Britts Blue granite and dark, heat-absorbing glass.

4.91 Nos. 25 and 27 Knightsbridge are Postmodernist office blocks of unequal size, designed by Hunter & Partners and built by Trollope & Colls in 1993-5. The smaller building, No. 25, faced in brick and Portland stone. No. 27, the headquarters of Dunhill International, is faced in Portland stone and pale grey granite, and has a bowed front and central atrium.

POLICY AND FURTHER GUIDANCE

Development from all eras contributes to the character of the area. Any new proposal should take into account the character of its immediate and wider context. Relevant policies are 7.4 of the London Plan and Westminster City Plan Strategic Policies S25 and S28. UDP Policy DES1 should also be consulted on the principles of development, DES4 for infill development and DES5 on alterations and extensions.

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

Architectural Detail: Windows, Doors and Porticos.

4.92 The original Regency terraces share many of the same basic architectural characteristics, but interest and variety in the townscape is provided by an attractive mix of Classical detail. In particular, the original doors and windows, with their decorative pediments, surrounds, friezes and porticos make a significant contribution to the historic and architectural character of the conservation area.

4.93 The majority of buildings have retained windows in their original form. Most terraced houses have single glazed timber sliding sashes, recessed within the window reveal and painted in white. These are in a variety of configurations but most commonly are square-headed, six-over-six sashes, adding to the overall uniformity of the townscape.

4.94 To ground floor, many of the houses have attractive arched sashes (Figure 103); and sashes with margin lights or tripartite sashes (Figure 104) are also common on some of the larger properties.

4.95 The architectural hierarchy of the houses is reflected in the window detail and to the first floor, there are larger windows or french doors opening onto balconies. The design and glazing bar detailing of these varies, dependent on the size and status of the property.

4.96 To some terraces, especially the larger-scale and later terraces, first floor windows are marked with elaborate, stucco surrounds, friezes and pediments supported by ornamental consoles (Figures 105-106). The smaller brick terraced houses typically are more simply detailed, with brick arches above the windows, or some have simple architraved window surrounds (Figure 107).

4.97 Other distinctive window detail found in the conservation area includes a



Figure 103: (*above*), Arched sash windows are common on the ground floor of Belgravia terraced houses. Figure 104: (*below*), Sash window with side lights on Chester Square



Figure 105: (*below*), Pediments above first floor french doors on first rate property



number of bay windows which have been used to add interest to flank elevations.



Figure 106: *(above)* unusual windows topped with frieze below lintel with dentils and supported on decorative consoles, Upper Belgrave Street.



Figure 107: *(above)* Sash windows in simple stucco surrounds, with cast iron pot retainer, on small scale property, Figure 108: *(below)* Sash window with simple brick arch and painted reveals



More unusually, there are bow windows to ground floor in a number of locations which may originally have been shop windows. Contrasting with the majority of terraces in Belgravia, the use of flush sash windows mark out the earlier date of the Georgian properties on Ebury Street (Figure 109).



Figure 109: Flush sash windows to early Georgian terrace, Ebury Street

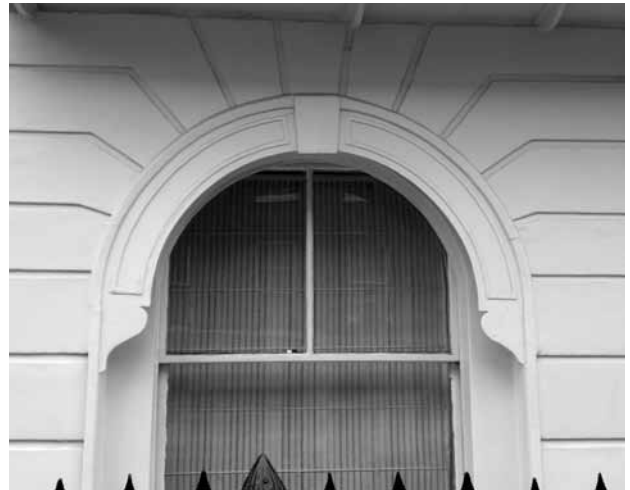


Figure 110: Sun shade, Lower Belgrave Street

4.98 External sun blinds and blind boxes are another detail found to some properties in Belgravia, in particular on Belgrave Square, Eaton Place and Lower Belgrave Street (Figure 110).

4.99 The greatest variety of architectural detailing is, however, to be found in the



Figure 111-115: Different portico styles to large terrace houses in Belgravia, *above* from left, Corinthian portico, Greek Doric portico with fluted columns and frieze, Doric portico with triglyph frieze. *Below*, portico to Wilton Place with Tuscan columns and right porticos to Chester Square with unusual capital detail



many different door surrounds. A wide variety of portico and doorcases across the conservation area reflect the date, status and location of individual buildings (Figures 111-115). These make a significant contribution to character.

4.100 To the grander properties entrances are characterised by porticos with stucco columns incorporating classical detail and stone steps leading to a panelled front door. These porticos form an important repeated detail, providing consistency across terraces.



Figure 116: (*left*) Black painted house number on Doric column of projecting porch, 42 Eaton Square



Figures 117-120: *left to right*. Door set between pilasters in simple recessed arched surround, Lower Belgrave Street; Chester Street door with large radial fanlight with gas lamp holder; Stucco door surround, South Eaton Place; and Gothic door hood, Gerald Street.

4.101 The smaller scale terraces tend to have simpler door surrounds, with doors set in recessed arched openings. These doors may be set between pilasters, with fanlight above, or a small number have moulded stucco surrounds with classical detailing (Figures 117-120). On smaller third-rate terraces, doors are recessed in simple, unadorned arched surrounds. Almost all have house numbers painted in black on stucco, and this forms a

characteristic feature in the Belgravia streetscene (Figure 116).

4.102 Front doors are all of painted timber and panelled and are found in a variety of designs, again according to the status of the building. Although many have been replaced, some original doors do remain and many of the replacements are replicas of original door styles from the period. Simple six panelled doors



Figure 121-122: Typical doors to larger properties; *left* a two panelled door incorporating raised studs, and *right* a later Victorian door with half glazed door with side panels and large fanlight, incorporating gas lamp holder.



Figure 123: Wide range of attractive fanlights add interest to the townscape.

are common on late Georgian houses but the later buildings have a wider range of door styles. Doors with raised studs or diamonds set around two panels (Figure 122) are particularly characteristic of the large first rate properties in the conservation area. Others, especially those on Eaton Place and Eaton and Belgrave Square, have part-glazed later Victorian doors, with glazed side panels, which are also of interest (Figure 123). Some of these first rate houses have decorative cast iron grilles fronting the doors.

4.103 To the smaller properties there are also a range of timber panelled door styles including some attractive regency doors with central roundel detail (Figures 125-126).

4.104 Most doors incorporate fanlights most of which are relatively simply detailed. Simple rectangular fanlights are most common on the first rate properties. Some of the early terraces have semicircular, more decorative fanlights, some of which have been altered to incorporate a gas lamp holder. On smaller properties teardrop fanlights are most common. Throughout the area, the wide range of original fanlights contributes significantly to character (Figure 131).



Figures 124-125: Typical Regency style doors with central roundels, studs and diamonds.



Figure 126: Typical Victorian house in red brick, with decorative brickwork to the eaves, brick arches with central keystone, brick aprons below windows and pot retainers.

4.105 Whilst the prevailing types and styles of detailing are outlined above, there are numerous examples of other types of architectural detail of interest from all periods (Figures 127-133). Where there are later buildings of good quality, the preservation of original detail, window and door styles is of no less importance.

4.106 Throughout the conservation area, original detailing should be retained and reinstatement of missing architectural detail will be encouraged. The council will encourage the repair and retention of original doors and window throughout the conservation area. Regular maintenance and painting of timber doors and windows is essential to ensure that problems of decay are not allowed to flourish, and to prolong their life expectancy. Porches and other architectural details of special interest should also be retained, and specialist advice sought on repair.

4.107 Where wholesale replacement is needed, the detail of doors and windows should match existing originals, in terms of glazing patterns and method of opening. Poor quality replacement doors and windows, with materials and detailing that do not reflect the original, can have a detrimental impact on the architectural integrity of individual building, and the character of the Conservation Area as a whole (see Negative Features section below) and will be resisted. Original detailing, such as door and window furniture, should be retained.



Figures 127-128: 20th Century door and window detail also contributes to character.



POLICY AND FURTHER GUIDANCE

Original architectural features, materials and detail contribute to the architectural quality of individual buildings and the character and significance of the conservation area and should be protected. UDP Policy DES9 encourages reinstatement of missing traditional features to the original design detail and materials.

Roof Profiles

4.108 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.

4.109 As described above, the majority of Belgravia Conservation Area was developed with terraced townhouses over a short period in the early 19th century. The area therefore has a relatively consistent scale, with few buildings which rise above five storeys. The hierarchy of buildings is key to the area's character and the gradual reduction in scale from principal streets to mews is important in both visual and historic terms.

4.110 Almost all terraces have been designed as groups with a consistent roofline which is integral to their character. The majority originally had slate-covered pitched or butterfly roofs set behind parapets.

4.111 The original architectural hierarchy of buildings is also reflected in the detail of the roofscapes. Many of the grand terraces were designed with central and end projections marked by sheer storeys or by differing roof treatment or pediments.



Figure 129: Consistent roofline with roofs set behind straight parapets.

Smaller scale terraces tend to have a simpler roofline, often with roofs hidden behind a straight parapet or a moulded stucco cornice used to unify the group.

4.112 Single building developments dating from the later 19th and 20th centuries tend to have more distinctive roofscapes incorporating gables and dormers. As such, these are completed architectural compositions and generally have a roof profile integral to their overall design.



Figure 130: Late Victorian roofscape

4.113 As part of the conservation area audit, a survey of roof profiles has been undertaken, identifying characteristic roof types in the area and where buildings may be unsuitable for upward roof extension. This includes groups of buildings which retain a consistent roofline, where buildings are completed compositions,



Figure 131: Pattern of butterfly roofs visible at the rear of South Eaton Place from Gerald Street

where buildings have been extended or are already out of scale with the existing townscape. Where roof extensions would disrupt the architectural composition or unity of a group, these are unlikely to be acceptable.

4.114 A large number of buildings within the conservation area have later mansard roof extensions. New roof extensions may be acceptable where the majority of houses in a group already have them and infilling would achieve greater uniformity of roofline. Return corners of terraces must be considered individually in relation to both of their adjoining groups.

4.115 The high percentage of listed buildings within the area means that, whilst many of these may be suitable for roof extensions in townscape terms, further analysis would be required to establish whether these buildings have historic roof forms or structures.

4.116 There are also a number of unsympathetic later roof extensions and terraces (see Negative Features below). Improvements to these will be encouraged as part of re-development proposals.

4.117 The original roof coverings within the conservation area were generally natural slate. Original materials should be retained wherever possible. Modern materials such as concrete tiles or artificial slate rarely meet the high quality, appearance or longevity of traditional natural materials.

4.118 The map at **Figure 134** shows the different types of roof profile in Belgravia including those where roof extensions would not normally be acceptable, without proper justification. It should be noted that this survey has been undertaken from street level as a guide only and further detailed analysis would be undertaken as part of any application received.



Figure 132: The small scale of the mews seen against larger scale of principal terraces beyond.

POLICY AND FURTHER GUIDANCE

UDP 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.

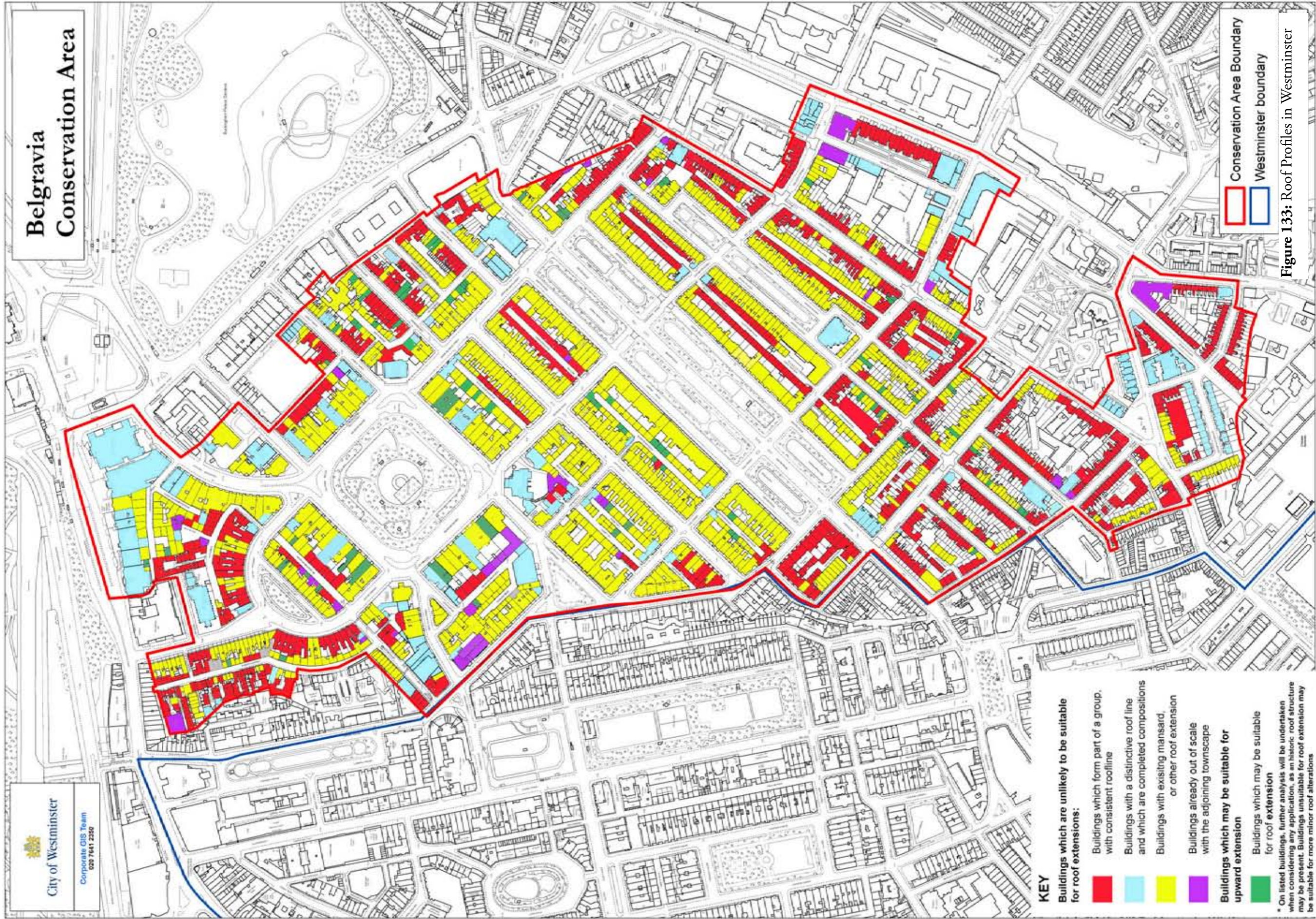


Figure 133: Roof Profiles in Westminster

Unlisted Buildings of Merit

4.119 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.

4.120 In Belgravia, the majority of buildings on principal streets and terraces, particularly those from the first phase of the area's development, are on the statutory list of buildings of special architectural and historic interest. However, there are many other buildings which contribute to the area's character. These include the many attractive small-scale terraced properties and workers' houses, particularly those located to the south and west of the conservation area. Later Victorian and 20th century buildings also make an important contribution to the area, providing evidence of its evolution. In particular a number of notable 20th century buildings are found around the fringes of the conservation area, particularly on Vauxhall Bridge



Figure 134: Unlisted terraced houses on Graham Terrace

Road around Victoria Coach Station (see architecture section for detail).

4.121 The greatest concentration of unlisted buildings of merit, however, can be found within the mews, which generally retain their original scale and are a vital part of the area's character. Many individual mews buildings have undergone significant and unsympathetic alteration, which has altered their character. However, in general terms, it is considered that if a mews building is of (i) the right scale, (ii) has an appropriate parapet height and (iii) retains its vehicular access and vertical articulation, it will be considered of merit, even if it has undergone some subsequent alteration.

4.122 When assessing the contribution of mews buildings, as individual buildings may not in themselves be of significant quality, it is important to consider the character of the mews as a whole. A directory of mews has also been drawn up to provide an overview of the character of each mews to ensure assessments are based on an understanding of townscape and not just the individual building. This forms an appendix to this document.

4.123 It should be noted that, even where not so identified on the map at Figure 136, some mews buildings may be listed buildings if they are considered to be curtilage structures to the principal listed buildings with which they are associated. The two most relevant tests for whether a mews building would be a curtilage structure are whether it was in the same ownership at the time of listing, and more importantly, whether there was access between the main building (or its land) and the mews building. Determining curtilage can be complex and it is advisable to contact the council for further information.

4.124 Some buildings are considered to neither detract from nor enhance the character of the conservation area and these are identified as making a neutral

contribution. This means that their scale and materials may blend with the local townscape but could be of bland appearance or altered to a significant extent. Only the best examples of recently constructed buildings have been marked as of merit. To mews buildings, if the alteration is significant, and the majority of original openings have been lost, then it may be considered neutral but its contribution will need to be assessed having regard to the character of the mews as a whole.

4.125 Negative buildings are those that due to their scale, detailed design or materials are considered to detract from the predominant character of the conservation area. These are described in more detail within Section 7: Negative Features.

4.126 The map at Figure 135 shows 'Unlisted Buildings of Merit', 'Neutral' and 'Negative' buildings. Listed buildings are also shown on this map and are listed in the directory at the back of this document.

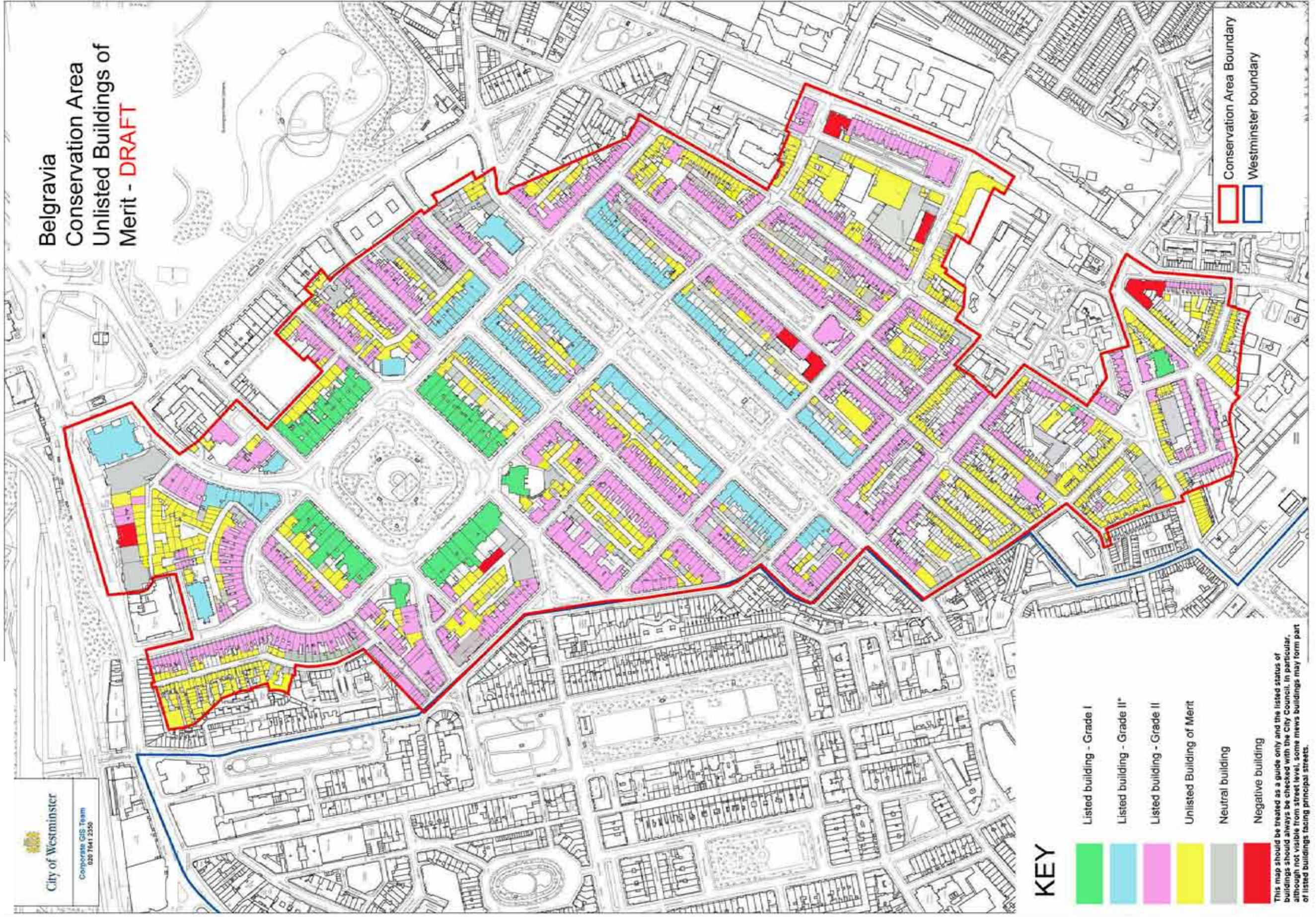
POLICY AND FURTHER GUIDANCE

Section 12 of the NPPF provides advice on how to determine applications which would result in the total loss of a heritage asset. The loss of a building or other element which makes a positive contribution to the significance of a conservation area may be considered substantial or less than substantial harm.

UDP Policy DES9 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. These issues will be balanced against the City Council's other policy objectives, following the advice in the NPPF.

Figure 135: Unlisted Buildings of merit



Landmark Buildings

4.127 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 conservation areas, being focal points or key elements in views.

4.128 Belgravia has a predominantly residential character with generally consistent building height and style and relatively few public buildings. Hence there are few taller or landmark buildings. However, there are a number of buildings that due to their distinctive design and detail are more prominent within the townscape and as such have been identified as landmark buildings.

4.129 Victoria Coach Station (1931-2) forms a landmark by virtue of its distinctive Art Deco concrete construction, its streamlined horizontal lines, which forms a contrast to other buildings on Buckingham Palace Road and Elizabeth Street, and its corner tower. The tower is visible in long views down Elizabeth Street and along Buckingham Palace Road and, along with a tower opposite, forms a gateway to south Belgravia.



Figure 136: Victoria Coach Station

4.130 The Lanesborough Hotel, the former St George's Hospital (1827), on the corner of Knightsbridge and Grosvenor Place is



Figure 137: St Peters, Eaton Square

considered a landmark building due to its scale, symmetry and prominent location. It is visible in several long views across the open space of Hyde Park Corner, and also from both the park and Knightsbridge. Its stucco finish and formal classical facade with giant portico lend it considerable presence in this location.

4.131 St Peter's Church, Hobart Place forms the eastern termination of the grand Eaton Square. This commanding position, along with its classical pillared stone portico and tower make it an important feature in views from the Square. The church is also important in views from Upper Belgrave Street.

4.132 St Michael's Church is another church forming the termination of a square. At the west end of Chester Square, this rubble-stone church forms a significant feature of the square, its style and materials in contrast to the polite stucco of the terraced housing. The church has a tall

spire visible in views up Chester Row and Elizabeth Street.



Figure 138: Spire of St Barnabas visible above small scale terraces

4.134 St Barnabas Church, St Barnabas Street is a Grade I listed ragstone church by Thomas Cundy Jnr. It forms part of an ensemble with the adjacent parsonage and school buildings. Its large five stage tower forms a local landmark, and is particularly visible from the south, where the terraced housing is of a small scale.

4.135 St Paul's Wilton Place, although less prominent than some of the other churches also forms a local landmark visible from Wilton Place.

Views

4.136 Views make an important contribution to our appreciation of Westminster's townscape and historic character. Important views are protected at both regional and local level. Designated Views of London-wide significance are identified by the Mayor in the London View Management Framework.

4.137 There is one designated strategic view which passes over Belgravia Conservation Area; the view from King Henry VIII's Mound, Richmond Park, to St Paul's Cathedral runs from the west end of Eaton Square to Grosvenor Gardens.

4.138 The council also identifies locally important views including local views which are considered to be of 'metropolitan' significance. Local Views 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. Local views of metropolitan importance are of more significant landmarks and include views from Westminster out to other parts of London, and views from other parts of London into Westminster.

Within Belgravia the following local views have been identified. This list is not definitive and on many streets a range of important views will be experienced when moving through the area.

Local View 1: View across Wilton Crescent

Local View 2: Wilton Crescent from Belgrave Square

Local View 3: Belgrave Square from Grosvenor Crescent

Local View 4: Northern range of Belgrave Square properties and Wilton Crescent with St Paul's spire in the distance

Local View 5: Belgrave Square from Wilton Terrace. Long views down Ecclestone Street and, unusually for central London, reveal the topography of the area with the land shelving towards the river and Grosvenor Road. Vulnerable to development at both Victoria and Nine Elms.

Local View 6: Wilton Crescent from Belgrave Square

Local View 7: 360° panorama from the junction of Wilton Place and Wilton Crescent taking in the two sweeps of crescent and the terrace of Wilton Place

Local View 8: Belgrave Square from West Halkin Place

Local View 9: Panoramic view from south west corner of Belgrave Square

Local View 10: Belgrave Square from Chapel Street.

Local View 11: Chapel Street looking toward Buckingham Palace Gardens

Local View 12: Belgrave Square from Upper Belgrave Street

Local View 13: Eaton Place from junction with Lyall Street

Local View 14: Eaton Place from junction with Upper Belgrave Street

Local View 15: Eaton Mews North from Eaton Place

Local View 16: Eaton Mews North from Lyall Street

Local View 17: Eaton Square from Eaton Place South

Local View 18: Views across Eaton Square from south end of Lyall Street

Local View 19: Views across Eaton Square from south end of Belgrave Place

Local View 20: Eaton Square and St Peter's Church from Upper Belgrave Street

Local View 21: Eaton Square and the King's Road from Hobart Place

Local View 22: Eaton Square, south side, from Lower Belgrave Street

Local View 23: Views across Eaton Square from north end of Eccleston Street

Local View 24: Views across Eaton Square from north end of Elizabeth Street

Local View 25: Views up Kings Road and across Eaton Square from South Eaton Place

Local View 26: Eaton Square from South Eaton Place

Local View 27: View south across Chester Square

Local View 287: Views north east and south west across Chester Square from

Eccleston Street

Local View 29: View of St Michael's across Chester Square

Local View 30: St Barnabas Church from Pimlico Road and Ebury Street junction

Local View 31: 3-11 Upper Belgrave Street from Eaton Place

Local View 32: Views into Hyde Park from Knightsbridge

Local View 33: Panorama from the corner of Knightsbridge and Grosvenor Place taking in Hyde Park, the monuments of Hyde Park Corner and the grand terrace of Grosvenor Place

Local views 34 & 35: Views north east along Chester Row to Chester Square and the spire of St Michael's Church

Local view 36: View towards Chelsea Hospital from Pimlico Road.

Local View 37: View to the corner tower of Victoria Coach Station

Local View 38: View from the west side of Wilton Crescent with the curved elevations of Wilton Crescent the top of the Spire of St Paul's Wilton Place visible in the background.

Views are shown on the map at **Figure 139**.

POLICY AND FURTHER GUIDANCE

Westminster City Plan: Strategic Policy S26 protects both strategic and local views and in addition Policy S25 seeks to protect the setting of heritage assets including conservation areas.

Reference should also be made to the London Plan policies 7.11 and 7.12 and the Greater London Authority's View Management Framework (2012), as well as Westminster City Council's emerging Supplementary Planning Document on Views.

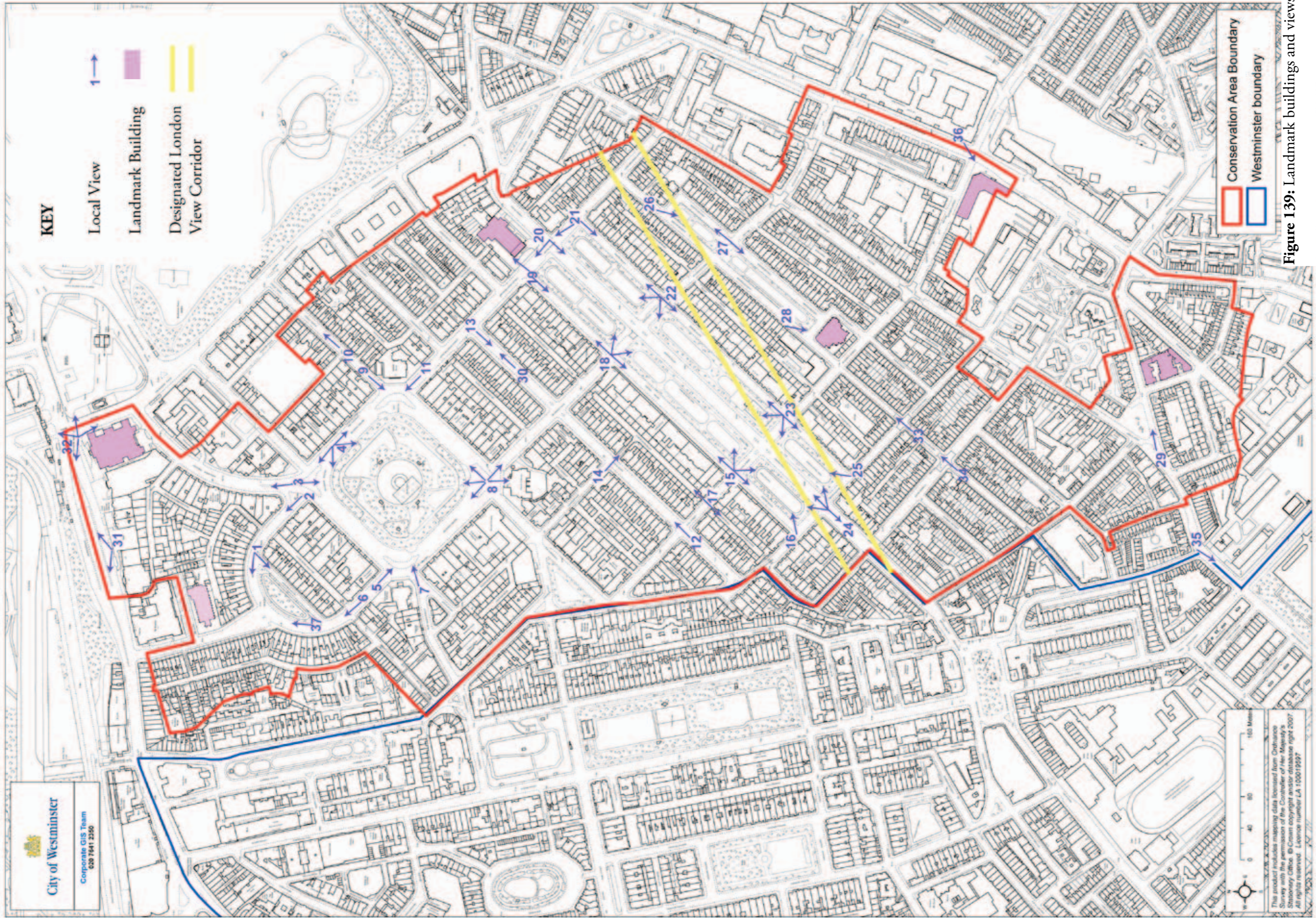


Figure 1.39: Landmark buildings and views

5 Local Townscape Detail

5.1 In addition to architectural detail described above, other smaller features and detail in the townscape also contribute to local distinctiveness and the significance of the conservation area. 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 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 Although commercial development was separated from the grand terraces of Belgravia, small shops are an important part of the character in parts of the south and west of the conservation area. Here, there are several attractive groups of traditionally proportioned timber shops on Motcomb, Lower Belgrave, Eccleston and Elizabeth Streets, as well as in and around Orange Square, to the extreme south-west of the area.

5.4 The shopfronts to these streets have generally been designed and detailed as



Figure 140: Small shopfronts on Elizabeth Street

groups and are unified through consistent architectural treatment, most retaining consistent size of fascia set below projecting first floor balconies. Even where some of the single shop units have been altered, such groups are still of special interest, as many shops have retained their traditional proportions and parts of their original surrounds, including pilasters and decorative console brackets.

5.5 On Motcomb Street, the Halkin Arcade and Pantechnicon are of particular interest as some of the few purpose built commercial buildings which were part of the original Belgravia development (see architecture section).

5.6 There are also a few examples of later Victorian and Edwardian developments of flats which included shopfronts as part of their design, for example those in Eccleston Street (Figure 142). Given the large number of attractive



Figures 141-142: (*above*) Shopfronts on Pimlico Road; and (*below*) Shopfronts below mansion flats on Eccleston Street



individual shopfronts of interest, a gazetteer of shopfronts has been included in an appendix at the end of this document.

5.7 There are also a number of public houses of interest within the conservation area. Many of these date from when Belgravia was first laid-out or have a long historical association with the area and, as well as their important contribution to the local townscape, these add vitality to small streets and mews. These have also been included in the gazetteer.

5.8 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. The council will also seek to retain original public houses which contribute to the character of the 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).

Railings, boundary walls & other decorative ironwork

5.9 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. Almost all the original buildings in Belgravia, regardless of their size, were designed with front railings enclosing open basement lightwells, which mark the

distinction between the main and service areas of houses. The majority of terraced houses in the conservation area retain these original boundary railings and these are of key importance to the character of the area and provide a strong unifying element along terraces.

5.10 Generally in cast iron and painted in black, the railings are set into low stone plinths. The majority of railings to the principal terraces in the area are of one design. These have simple spearhead finials, with more elaborate standards and support panels (Figure 143). This pattern of railings is found along main streets including Eaton Square and Eaton Terrace.



Figure 143: The most common design of railings fronting Belgravia terraces, with spearhead finials and more elaborate standards with support panels.



Figure 144: Belgrave Square has a distinctive pattern of railings with spearhead finials, semi-circular 'swag' ornamentation below the rail and dog rail to base.



a variety of types of finials and to some of the buildings original railings have been replaced with heavier later Victorian replacement railings, which also contribute to the character of the area.

5.13 Other attractive examples of later railings include those to the re-fronted stone terraces on Wilton Place and the delicate Edwardian wrought iron railings which front the Francis Holland School.



Figure 148: (*above*), later Victorian railings, Figures 149-150: Railings to Wilton Crescent (*below centre*) and Francis Holland School (*below*)



Figure 145-147: Other railing patterns to Chester Street and Eaton Terrace.

5.11 Elsewhere, however, there is some variety in types of railings along different streets and terrace groups. Belgrave Square, for example, has its own distinctive railing design (Figure 144).

5.12 Around the fringe of the area railings are also more varied in design. The earlier terraces to the east of the conservation around Chester Street in particular have





Figures 151-154: Decorative railings fronting shops; (top) Shopfront and railings to No.13 Motcomb Street; (middle) railings to No.2 Motcomb Street; (bottom left) post war steel railings enclosing Belgrave Square gardens; and (bottom right) attractive spearheaded railings and York stone paving enclosing Chester Square gardens.



(Figure 156). Many of the small shops are also set back behind basement lightwells fronted by a variety of attractive railings designs.

5.14 The garden squares in Belgravia have generally lost their original

railings and are enclosed by modern replacements. Belgrave Square garden is enclosed by post war steel railings (Figure 153) while Chester Square gardens are enclosed by modern spearheaded railings (Figure 154).

5.15 Other types of boundary treatments and walls are relatively rare within the conservation area as most properties have basement lightwells which are characterised by their open treatment rather than solid walls. However, stucco walls and balustrades can be found in certain locations, for example, enclosing the gardens of the larger properties on Belgrave Square and Eaton Square and in some locations these also contribute to local character. There are some brick garden boundary walls to the rear of terraces which often back onto mews. There is a particularly attractive tall boundary wall along the length of on Eccleston Place. Forbes House in Halkin Street, also has tall wall topped with balustrade and decorative gates (Figure 155).



Figure 155: (top) boundary wall to Forbes House; Figure 156: (below) boundary wall on Eccleston Place.



Figure 157-160: Examples of balcony railing detailing.

5.16 Other ironwork details which are characteristic of the area include cast iron balconies. Many of the grander properties in the conservation area have continuous cast iron balconies to the first floor, which provide an important unifying horizontal element across terrace groups. Smaller properties tend to have railed balconettes one house or sometimes one window wide. Balconies are cast iron and painted in black but are found in a variety of different

designs repeated across the conservation area and important to its character (Figures 157-161).

5.17 In some circumstances, later additions to individual buildings can also be of interest. For example, there are several examples of attractive Regency style cast iron balconies in the area (Figure 163).



Figure 161: (*above*) Balconettes to Eaton Terrace first floor.



Figure 162: (*above*) Cast iron balcony to Eaton Terrace.

5.18 Other detail of interest include some examples of gas lamp holders to the west



Figure 163:
Lamp over steps
to Chester Street



Figures 164-167: Examples of bootscrapers; (*top left*) 25 Chester Street; (*top right*) Eaton Square; (*bottom left*) Lowndes Street; and (*bottom right*) usual bootscaper ‘hole’ on Chester Row.

of the conservation area to some of the earlier properties (Figure 163).

Many of the grand properties also have original bootscrapers at the entrances. These come in a variety of designs and add considerably to the overall character of the area (Figures 169-172).

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

5.19 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.

5.20 There is relatively little historic street furniture within the Belgravia Conservation Area, in comparison to parts of the city with a more public or civic character. However, that which does remain adds interest and variety to the local street scene.

5.21 The majority of lampstandards in the conservation area are modern or reproduction and there is no consistent design. Many of the principal routes,



Figure 168-171: (*left*) Grey Wornum and (*right*) MacKenzie & Moncur and (*below*) Windsor standards.



however, have reproduction Mackenzie & Moncur standards, with Rochester-type lanterns, first produced around 1900 (Figure 171). These attractive lamp standards are appropriate to their context.

5.22 Other appropriate designs include both large and small reproduction Grey Wornum 'chinstrap' lampstandards found throughout Belgravia (Figure 168) and some Nico lanterns. Traditional Windsor style lampstandards can be found on Motcomb Street in the north of the conservation area where these contribute to its distinctive character. In other areas, particularly on main traffic routes, there are utilitarian lamp standards which do not contribute to the character of the area. A more consistent approach to lamp standard design across the area would be beneficial (see negative features and management proposals). In addition to the street lighting, individual properties also have some attractive lanterns set within the porticos.



Figure 172: traditional lanterns are characteristic features in porticos of the grander properties.

5.23 Other street furniture in the conservation area includes a number of listed K2 and K6 Telephone Kiosks; designed by Giles Gilbert Scott (1927 and 1935 respectively). The locations of these are listed below and shown on the map at **Figure 186**.

- Pair of K6 kiosks located by the Lanesborough Hotel at junction with Grosvenor Crescent.
- K6 kiosk on Hobart Place (north side)

outside No.7.

- Pair of K6 kiosks on island side at junction of Pimlico Road and Ebury Street.
- K6 kiosk on Motcomb Street (south side) outside No.27.
- K6 Kiosk on Motcomb Street (south side) outside No.28.
- K2 Kiosk Belgrave Place (south side) outside flank elevation of No.103 Eaton Square.

5.24 There are a number of oval-sectioned double aperture post boxes throughout the conservation area. These are a familiar and attractive feature in the local townscape.



Figure 173-174: (above left) Double aperture letter box; (right) K6 Kiosk, Belgrave Place.

5.25 Signs and details incorporated into buildings also add to character and provide an insight into the area's history. These include a number of date stones and other plaques. A variety of types of street signage can be found in various locations throughout the conservation area, this greatly contributes to the area's historic character and appearance (Figures 175-180). Some Victorian buildings have attractive integrated original signage in their doorcases.



Figures 175-180 Original street signage in a variety of designs found throughout the area.



5.26 Also of historic interest is a drinking fountain erected by the Metropolitan Drinking Fountain and Cattle Trough Association, located on Knightsbridge close to the Lanesborough Hotel (formerly St George's Hospital). Its frieze is inscribed with MDCCCLX" (1860). One of the earliest drinking fountains erected by the Association, a hospital was seen as an appropriate location. Founded in 1859 The Metropolitan Free Drinking Fountain Association (Cattle Troughs were added to their remit in 1867) provided free fresh

water to humans and beasts at a time when ale and spirits were easier to obtain than clean water.

5.27 The entrances to many mews are marked with giant carriage arches often



Figures 182-185: Building signage including repainted signage at entrance to Eaton Mews West, advert to side of Coleshill Buildings and entrances to the Victoria library and to Francis Holland School.



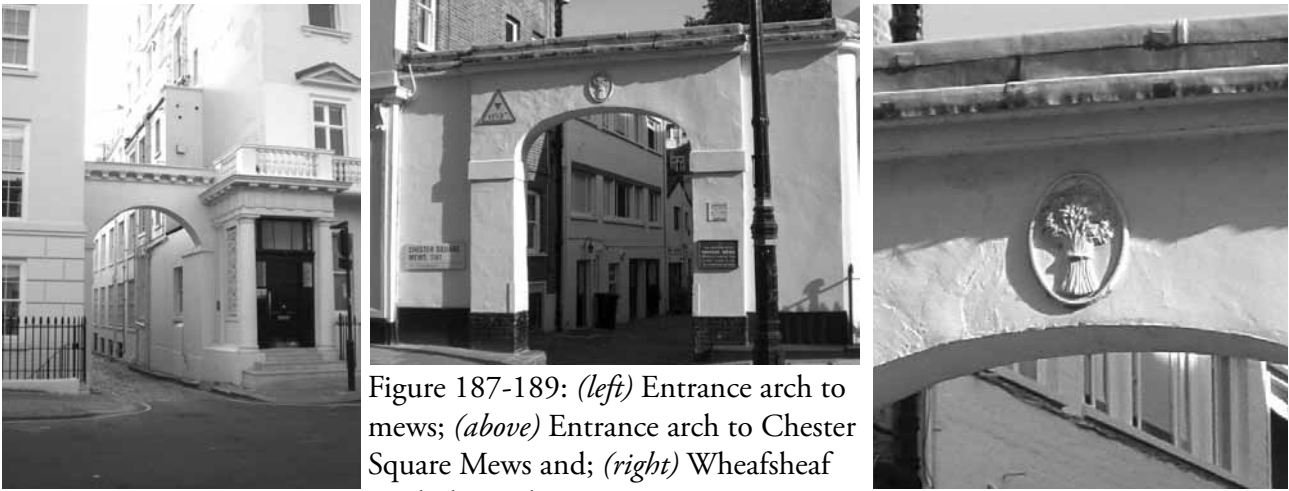


Figure 187-189: (left) Entrance arch to mews; (above) Entrance arch to Chester Square Mews and; (right) Wheafsheaf symbol on Chester Square Mews.

with the Grosvenor Estate Wheafsheaf symbol (Figure 187). Some have original granite bollards at the entrance. At the entrance to Eaton Mews West the painted signage 'Horse Infirmary and Shoeing Forge' is a reminder of the historic function of the mews.

5.27 A large number English Heritage Blue Plaques are found in various locations in the conservation area commemorating some of the many famous residents to have lived in Belgravia including Thomas Cubitt, Mozart, Lord Tennyson and Neville Chamberlain. The locations of plaques are marked on the map at Figure 186. Other plaques include that commemorating the contribution of Belgian volunteers in World War II is on the side of the Belgian embassy on Eaton Square.



Figure 190: Memorial Plaque to Belgian volunteers on the Belgian Embassy.

POLICY AND FURTHER GUIDANCE

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

For advice on advertisements and flags, DES8 is the relevant UDP policy.

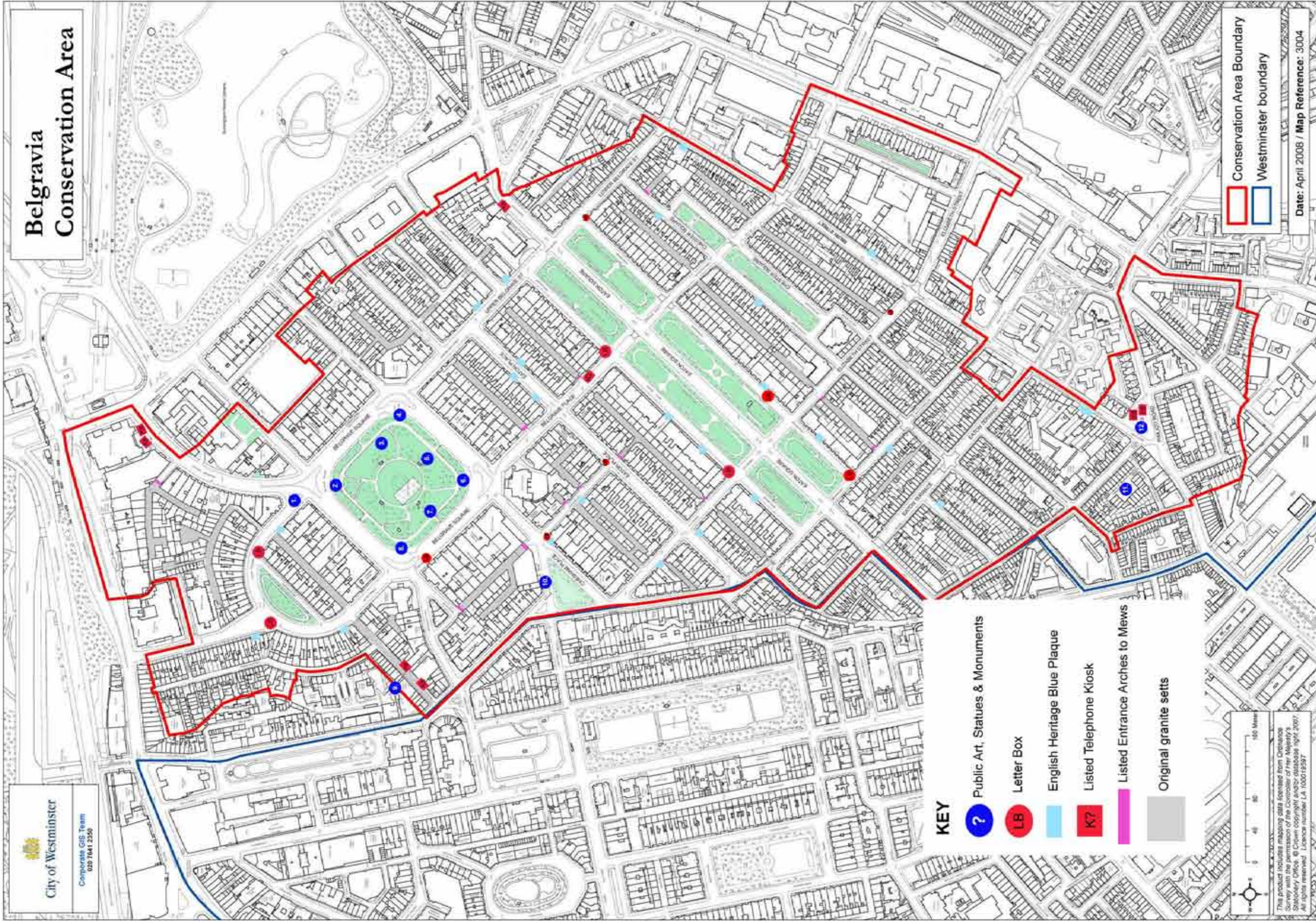


Figure 186: Townscape Detail

Public Art

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

5.29 The greater part of Belgravia has few examples of freestanding public art, such as statues and monuments with the exception of a concentration of sculpture and statues in Belgrave Square.

5.30 Some decorative detailing is to be found on the grand properties of Belgrave Square, integrated into the building facades. This detailing is restricted to the four central pavilions of the terraces forming each side of the square; the majority of building in Belgravia is characterised by a simplicity of detailing. Of special interest are the various reliefs found on the large stucco mansions of Belgrave Square (see figure 191-193). An example being “Painting, Sculpture and Architecture”- a Coade stone relief (1796) to the flank elevation of No 25 Belgrave Square- one plaque portrays the arts, the other architectural activities (Figure 191).

5.31 The Lanesborough Hotel (former St George’s Hospital), Knightsbridge, has an interesting twentieth century gateway in

Portland stone by C Holden, with bronze bust of John Hunter by Alfred Gilbert.

Statues

5.32 Belgrave Square has a high concentration of statues, both within the private garden, and in the public realm. These and other prominent statues in the conservation area are listed below and their locations marked on the map in Figure 186.

1. Marquess of Westminster (1765-1845) by Jonathan Wilder. Jonathan Wilder’s 1998 sculpture of Dr Robert Grosvenor, the first Marquess of Westminster was erected by the Grosvenor Estate. The sculpture shows the Marquess with two Talbot dogs, a breed which figures in the family coat of arms. The inscription is a quote from Ruskin: “When we build, let us think we build for ever”.
2. General San Martin (1778-1850), Liberator of Argentina by Juan Carlos Ferraro in 1993 (north corner). This statue was a gift from the Argentine - British community in Argentina. The inscription reads “his name represents democracy, justice and liberty”. This freestanding bronze figure stands on a



Figures 191-193: Decorative detailing to Belgrave Square Properties; *(above)* ‘Agriculture’ plaque of “Painting, Sculpture & Architecture” at No.25 originally from the former Danish-Norwegian Consulate at 20-21 Wellclose Square, Stepney; *(top right)* Two reclining female figures in classical dress; and *(bottom right)* Two large seated female figures holding a cartouche.





Figure 194: Statue of the Duke of Westminster, located to the NE corner of Belgrave Square.

tall Portland stone pedestal wearing a general's uniform; his cocked-hat held casually beneath his right hand, while with the other he holds his trailing sword below its hilt.

3. Homage to Leonardo by Enzo Palazzo. Within Belgrave Square Garden, but visible from the public realm, this sculpture renders in three dimensions da Vinci's Vitruvian man.

4. Simon Bolivar (1783-1830) by Hugo Daini in 1974 (east corner). This freestanding bronze figure on a stone plinth shows Bolivar in his habitual uniform and tall boots. In other capitals he is portrayed on horseback (he had a reputation as an excellent horseman),

Figure 196-197: Public Art (left) Simon Bolivar (1783-1830) in military uniform; (right) Homage to Leonardo, the Vitruvian Man, by Italian sculptor Enzo Plazzotta.



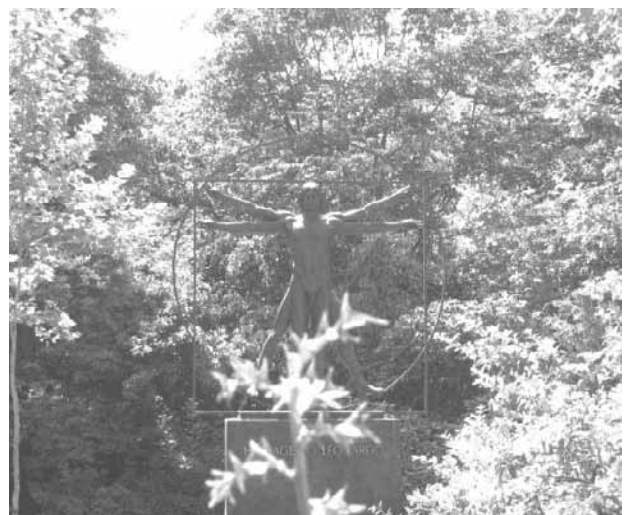
but in London, a city he respected for its order and reasonableness, he is seen delivering a speech, his text held loosely by his side while he gestures with the other hand.

6. Christopher Columbus (1446-1506) seated on a chair by Tomas Banueles in 2002 (south corner). Banueles' seated bronze figure was the gift of the people of Spain to commemorate the five hundredth anniversary of "the encounter of the two worlds". Placed on a white stone pedestal decorated with bands of polished granite, Columbus sits cross-legged, in a chair wearing a fur trimmed robe.

7. Bust of George Basevi (1794-1845) by Jonathan Wylder, 2000. Basevi was an English architect and a pupil of Sir John Soane. Between 1825 and 1840 Basevi designed and supervised the building of



Figure 195: Great Flora L, West Halkin Street outside the German Embassy.



Belgrave Square.

8. Prince Henry the Navigator of Portugal by Simoes de Almeida in 2002 (west corner)

9. Fountainhead by Geoffrey Wickham, 1971. A winged form in bronze by the Principal Lecturer in charge of the Fine and Applied Art Department at the Sir John Cass School of Art. Fountainhead won recognition from the Royal Society of British Sculptors as the best of its year.

10. "Great Flora L" - a sculpture in front of the German Embassy extension on Chesham Place; by Fritz Koenig. A bronze abstract plant head with two opening "petals" mounted on a tall shaft, this shaft is in two offset pieces set out-of-centre into a drum plinth, directly onto the pavement.

Flora I by the same artist, is in the gardens of the German Chancellery.

11. A statue of Hercules in Ormonde Place was erected by the Grosvenor Estate / Wates builders as planning gain arising from the 1980's buildings.

12. Mozart (1756-91) by Philip Jackson, 1994 At the junction of Ebury Street and Pimlico Road. This statue depicts Mozart at the age of eight. Mozart was staying with his father at Orange Square when he composed his first symphony in 1764.

5.33 In addition to the permanent sculpture, there is, at the time of writing, a programme of temporary works by the Cass Sculpture Foundation can be found in several of Belgravia's private gardens.

5.34 This programme involved the display of pieces by contemporary sculptures in a garden setting, and pieces are rotated regularly.

POLICY AND FURTHER GUIDANCE

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

The Statues and Monuments SPD provides further guidance on statues and monuments in Westminster. This identifies a saturation zone in which the maximum number of statues acceptable in townscape terms has been reached.

Hard Landscaping and Original Street Surfaces

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

5.36 Other than some York stone pavement surfaces and granite kerbstones, there are relatively few remaining historic floorscapes in Belgravia. Where these do remain, however, these make a significant contribution to local character.



Figure 198:
Historic Street
Surfacing in mews.

5.37 Historic street surfaces are best preserved in the various mews in Belgravia. Most still contain examples of historic granite setts, sometimes with drainage channels surviving. These contrast with the large element paving found in the primary routes in the area and further emphasise the intimate character



Figures 203-206: Examples of original York stone slabs, paving and granite setts within the conservation area.

of the mews. These are not all in good condition, especially at the entrance to mews where there is often a range of different surface treatments (see negative features).

5.38 Massive limestone slabs have been retained in certain areas, particularly to shop forecourts. These are key contributors to streetscape quality but are vulnerable to damage (Figure 203).

5.39 A number of decorative coal hole covers (Figures 199-202) can also be found in streets throughout the Belgravia Conservation Area. A vivid reminder of Victorian London, these are particularly vulnerable to disappearance during resurfacing works. In some locations these are set within the original limestone slabs.

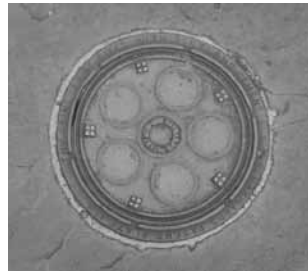
5.40 Both coal hole covers and original stone slabs should be retained as part of resurfacing works.

5.41 Where no historic surfacing remain, the footways are almost entirely paved with concrete slabs laid with a breaking





Figure 199-202:
Examples of Coal Hole covers



bond and granite kerbs. Attractive recent public realm improvement works around Elizabeth Street (Figure 207) have reinstated York Stone paving, new bollards and setts to the road surface and other areas within Belgravia would benefit from similar enhancement (see management proposals).



Figure 207: Public Realm improvements to Elizabeth Street/ Ebury Street junction including new hard landscaping and rationalisation of signage and clutter.

POLICY & FURTHER GUIDANCE

For guidance on best practice relating to both street furniture and public realm works, the Westminster Way is the council's Public Realm Strategy and contains area-specific design principles.

Westminster City Plan Strategic Policy S41 promotes creation of an attractive and safe pedestrian environment.

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

6 Trees, Soft Landscape and Biodiversity

6.1 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.

General character

6.2 Part of the distinct character of Belgravia derives from the formal character of its planting, which separates the hard built environment from the natural environment. The planting of trees in the majority of the Belgravia Conservation Area is restricted to the formal squares, which act as oases, or green lungs for the area. The impact of the garden squares extends beyond their immediate surroundings; the dense greenery of the tree canopy and smaller perimeter species are often visible in long views down approaching streets.

6.3 The London Plane is the chief species among these formal planting schemes – the large size of the squares means that this large tree species can be accommodated happily, without either disrupting or overshadowing the very formal architecture of the surrounding buildings.

Garden Squares

6.4 The main Belgravia garden squares are **Belgrave Square, Wilton Crescent Gardens, Eaton Square and Chester Square.**

6.5 **Belgrave Square** is the largest enclosed square in Westminster, and one of the principal green spaces in



Figure 208-209: Belgrave Square



Figures 210-211: Images of Eaton Square Gardens

Belgravia. The gardens dominate views across the square, and are visible in long views, particularly up Belgrave Place and Belgrave Street. The open space at the centre of the gardens is entirely screened by concentric rings of planting, the larger species including London planes, sycamore, lime and horse chestnut.

6.6 Planting in the grounds of the buildings at each corner of the square, and street trees at each corner of the square increase the visual presence of the square, particularly in views up connecting streets. This planting consists of juvenile oaks and London planes of varying ages.

6.7 **Wilton Crescent Gardens** are smaller, more visually permeable and more colourful than Belgrave Square. Prominent in views from the north, species here include Black Locust, London planes,

and sycamore. Screening is provided by Mexican orange blossom, bamboo and Chinese privet.

6.8 **Eaton Square** covers a very large area, though is subdivided into six railed enclosures. Kings Road runs through the centre of the square, with the buildings largely hidden by mature trees, giving the impression of a long tree lined boulevard. The principal species of tall 'forest' trees are London plane, lime, horse chestnut tree of heaven and beech.

6.9 Smaller species around the perimeter provide a screen to the lawns within, these include cherry, laurel, hazel, hawthorn and holly. In some places these perimeter trees are becoming almost as tall as the canopy trees.



Figure 212: Chester Square

6.10 **Chester Square** is a linear square, divided into two unequal parts by Eccleston Street. The dominant tree species in the square is the London Plane, some examples of which are very mature, with other large examples of tree of heaven, lime and horse chestnut. Around the perimeter smaller species provide privacy; figs, ginkgos and fruit trees all fill the gaps between the mature forest trees.

6.11 **Chesham Place** also has a small central triangular garden.

Street Trees

6.12 There are relatively few examples of formal planting of street trees in Belgravia. One such instance is the arcade of 18 London planes along Buckingham Palace Road outside numbers 110-160 (figure x), which is a mid Victorian red brick terrace which benefits from the addition of trees. There are also attractive street trees along Halkin Place. Other examples tend not to be true street trees, but on small private forecourts. Trees on both public and private land contribute to the character of the area, softening the otherwise urban environment.



Figure 214: Street trees on Buckingham Palace Road

Private Gardens

6.13 Planting in private gardens makes an important contribution to the character of the more formal parts of Belgravia where it is glimpsed from the public highway. Mature trees, visible through townscape gaps, from mews or over garden walls provide contrast with the white stucco and formal layout of the conservation area. They add interest to the townscape by hinting the existence of the private realm.

These trees make a positive contribution to the greening of the townscape, and do so without compromising the architectural form of the Belgravia terraces or obstructing footways.

South of Ebury Road (sub area)

6.14 The southernmost part of Belgravia Conservation Area, lying south of Ebury Road has a different character to the remainder of the conservation area, in tree planting as well as architectural terms. Buildings are smaller and less formal and planting, similarly is less formal, both in the public realm and in private areas.



Figure 213: Black Locust, Ebury Square

6.15 There are more street trees in this area, both historic specimens and more recent planting. The Himalayan Birch and Chinese privet have been used as street trees in the 20th century, both contributing to the less formal, intimate character of the area.

6.16 **Orange Square**, on Ebury Road, contains an informal group of eight historic London planes and three more recent Chanticleer pears.

6.16 **Ebury Square** is a small, formal public square south of Ebury Road, and relates in character terms to the smaller scale buildings in the south of the conservation area rather than to the grand stucco development of the bulk of Belgravia. Ebury Square was laid out in 1820, at the time of the earliest development in the area. Its character, as a later Victorian public square dates from 1872, when the current layout was adopted. The principal species in the square is the London plane – with ten specimens around the perimeter of the square and three very mature specimens in the central lawn. The golden false acacia, or black locust is also a notable tree in the square, its slender trunks and pale golden foliage forming a contrast with the planes. As with the other squares in the conservation area, the perimeter is planted with screening shrubs, including variegated hollies, laurels and rhododendrons. (NB proposed for inclusion within conservation area, see extension report)

6.17 This area also benefits from some planted private front gardens which contribute to the more picturesque local character.

6.18 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.

POLICY AND FURTHER GUIDANCE

London Plan Policy 7.21 (Tees and Wodlands) and Westminster City Plan: Strategic policy S38 seeks to protect and enhance green infrastructure.

UDP policy ENV16 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area.

Trees and the Public Realm: a Tree Strategy for Westminster sets out Design guidance in relation to siting of trees in the public realm. Further advice on trees and their protection is given in the City Council design guide: 'Trees and Other Planting on Development Sites.'

The Westminster Biodiversity Action Plan outlines actions for priority habitats and Species Action Plans.

7 Characteristic Land Uses

7.1 Land use contributes significantly to the character and appearance of a conservation area. Land use not only has a direct influence on the building typology or make-up of an area but also on the distinctive 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.

7.2 Belgravia was laid out as a residential suburb and today retains an overwhelmingly residential land use character. Many of the largest houses have now been subdivided into flats. However, the mews and smaller houses, especially to the western and southern fringes, are generally in residential use as single dwellings. The part of the conservation area west of South Eaton Place and extending down to Ebury Bridge Road to the south is identified as an area where family-sized houses should be protected.

7.3 The original layout of the area included very few public or other buildings, the only exception being a number of churches erected to serve the residential communities of Belgravia, which are still found throughout the area.

7.4 More commercial uses and public houses were historically located away from the main terraces and out of sight in the mews and small streets. Although now dominated by residential uses, the mews still retain a more mixed character and particularly around Kinnerton Street, pubs, restaurants, small shops and businesses are mixed in with residential buildings. These commercial uses in residential areas make an important contribution to local character and vitality.

7.5 The mews public houses are particularly characteristic of the area, adding vitality to these intimate spaces. There are also a number of purpose built

later Victorian public houses located on the fringes of the area.

7.6 A number of streets in the conservation area now provide focal points for retail activity, these are located away from the main squares and principal terraces to the south and on the edges of the conservation area. A concentration of small shops and cafes and pubs are found around Ebury Bridge Road/ Pimlico Road, on Motcomb Street/Halkin Street and on Elizabeth Street. These are designated local shopping centres, recognising their contribution to the character and vitality of the area, and importance as facilities for local communities.



Figure 215: The size and grandeur of the buildings on Belgrave Square has made them attractive for embassy use, with many national flags around the square.

7.7 The large size and grandeur of the houses on the principal squares means that many have been converted from single residential use and this part area has

now become particularly associated with diplomatic and consular uses. There is a concentration of embassies, commissions and foreign cultural institutes in the area, especially around Belgrave Square.

7.8 Transport has also strongly influenced the character of the area. Along Buckingham Palace Road, the character of the area is dominated by the major transport hub around Victoria. Both Victoria Railway Station just outside the conservation area and Victoria Coach Station, inside the area, bring a large number of people and traffic to this part of the conservation area, which has a busy and more commercial character. Some of this part of the conservation area lies within the Victoria Opportunity Area and the Planning Brief for Victoria includes the coach station and its environs.

7.9 Its proximity to Victoria Station has resulted in the location of a number of small hotels in this southern part of the conservation area, along Ebury Street. Due to the small number of hotels in Belgravia, these do not currently have a negative impact on character. Larger hotels can be found along Knightsbridge, notably the Lansborough Hotel on Hyde Park Corner. The rest of Knightsbridge is lined with large-scale uses, including offices and commercial premises.

7.10 Buckingham Palace Road is also dominated by larger scale non-residential uses, including some large offices.

7.11 Other land uses include a number of small-scale educational buildings which are found scattered around the area, and include the Francis Holland and St Barnabas School. The Victoria Public Library is located on Vauxhall Bridge Road.

7.12 Open spaces within the conservation area are generally the private gardens associated with the main squares. However, in the south of the conservation area, Orange Square and Ebury Square offer well-used public space. Orange

Square hosts a weekly food market, bringing further vitality to the area.

7.13 Parts of the conservation area (adjacent to Victoria, fronting Grosvenor Place and Belgrave Square) is located within the Central Activities Zone, although most of Belgravia is outside.

7.14 Characteristic land uses are shown overleaf on the map at **Figure 216**. This map is not intended to be definitive but to give an indication of land use patterns which contribute to character.

POLICY AND FURTHER GUIDANCE

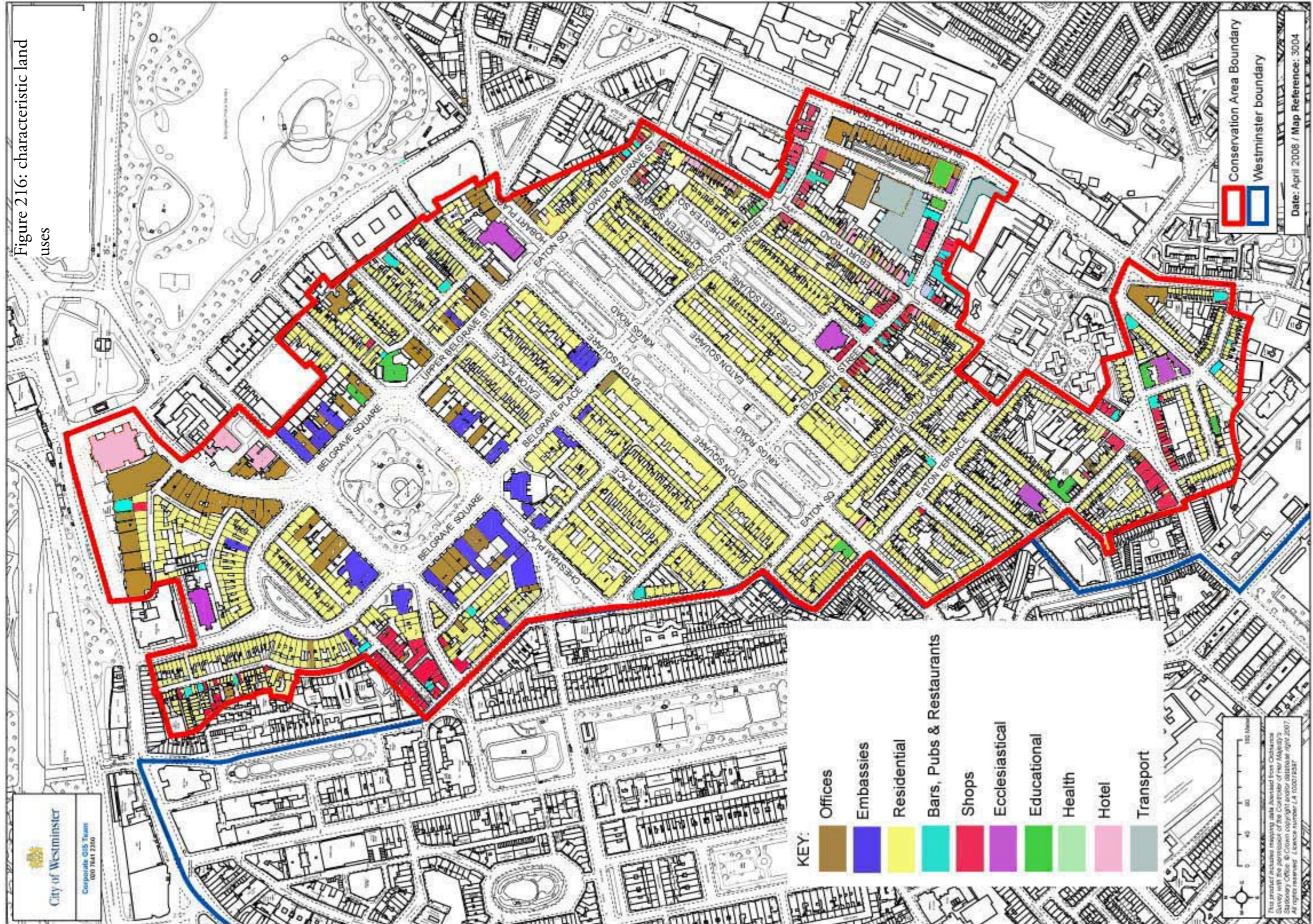
The City Council will consider the contribution of existing and proposed uses to the character, appearance and setting of the conservation area.

The NPPF states that local planning authorities should consider the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

In the Westminster City Plan: Strategic Policy S4 provides specific guidance on development in the Victoria Opportunity Area. Further advice can be found in the Victoria Area Planning Brief Supplementary Planning Document (SPD). Policy S14 should be referred to in relation to optimising housing delivery.

DES9 E is the relevant UDP policy.

Figure 216: characteristic land uses



8 NEGATIVE FEATURES, PRESSURE FOR CHANGE AND ENHANCEMENT

8.1 Negative features are those elements which detract from the special character of an area and therefore present a positive 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.

8.2 Belgravia is generally well-maintained and there are relatively few buildings and features which detract from its character. A number of issues have, however, affected the character of the area in recent years including:

- erosion of character through incremental change from small-scale alterations, especially within the mews;
- pressure for residential extensions, particularly roof and basement extensions;
- impact of traffic on principal routes and lack of consistency in treatment of public realm;
- proximity to Victoria and larger scale development around the fringes.

8.3 Some specific features which have been identified as adversely affecting the character of the area are described below. This is followed by a list of individual sites and buildings which are considered to detract from the character of the area and offer potential for redevelopment.

Negative Features and Management Issues

8.4 Erosion of character & small-scale alterations. As set out in the architecture section above, small but distinctive elements of architectural detail are cumulatively important to the character

of the area. These include windows, doors, balustrades, decorative surrounds, pediments, mouldings, porticos and stone steps. Loss or unsympathetic alteration of such original architectural detail has adversely affected some locations in Belgravia Conservation Area, particularly within the mews, where small works of alteration do not always require planning permission.

8.5 Throughout the conservation area, there are examples of poor quality alteration or replacement doors and windows, with materials and detailing which do not reflect the originals in particular:

- use of non-traditional materials such as aluminium or uPVC.
- changes to fenestration patterns including loss of original glazing bar patterns.



Figure 217-218: Loss of original glazing patterns to windows on Eaton Square and Eaton Place.



Figures 219-220: *Left* Examples of infilled porticos on Eaton Place.



Figures 221: (*above*) Replacement uPVC window and Figure 222: (*below*) replacement of stone steps.



- alterations to original doors, with insertion of glazed panels in place of timber or original door furniture removed.
- modern varnished timber doors replacing original painted timber panelled doors.

8.6 In addition to the above, in some streets, previously open porticos have been in-filled, with glazed or solid panels inserted to the sides, resulting in the loss of the rhythm of open porticos (Figures 219-220).

8.7 Stone steps and forecourts to the entrances of properties are also important to the character of the area and in many instances these have been replaced using inappropriate materials.

8.8 These small changes all reduce consistency of detail on individual buildings and across terrace groups.

8.9 **Mews** Small-scale alterations are particularly visible within the mews, where loss of original detailing and openings, the use of non-traditional materials and unsympathetic infill development have all had a significant impact on character.

8.10 Hinged timber coach doors to the ground floors provide important evidence of the original use of these properties but many have been replaced, often using modern 'up-and-over' garage doors in non-traditional materials, which substantially



Figure 223-224: Garage Doors to (above) Ebury Mews; (right) Eaton Mews South.



Figure 225: 26-27 Eaton Mews South (building has permission for redevelopment).

cases, several sites have been merged, losing the original plot pattern.

8.13 Maintenance and Painting. The care and maintenance of individual properties can also have a significant impact on the character of the area as a whole. Stucco buildings need regular maintenance and repainting to preserve their appearance and weather resistance.

8.14 The consistency of terraces is particularly important to character of the area and the stucco terraces should

change the character of the ground floor elevation.

8.11 To the upper floors, original small openings with timber sashes have also been altered or lost. In some cases, large single openings and bay windows have been introduced. uPVC doors and windows are also common within the mews (figures 223-225) and are not in keeping with their traditional character. Traditionally in brick, a large number of mews buildings have also been rendered with hard render which substantially changes their character.

8.12 The small scale of mews properties is also a significant part of their character. There have been a large number of roof extensions in the mews streets and there are some examples of new development which does not respect the original scale of mews streets. Where mews properties have been redeveloped, this has not always been sympathetic and in some



Figure 226: Peeling paintwork Chester Row.



Figures 227 & 228: (top) Eaton Square portico with stucco in poor condition and replacement of original stone steps with tiling; (left) loss of original balustrade to portico.

be painted in the established colour (Magnolia).

8.15 Although buildings in Belgravia are generally well-maintained, there are a small number of properties which would benefit from improved maintenance regimes. Porticos and decorative stucco detailing such as pediments, balustrades and cornices are characteristic of the area but are particularly vulnerable if not regularly maintained. In some

circumstances lead flashing has been added above decorative detail to increase their weather resistance. However, in prominent locations this can also have a harmful visual impact.

8.16 Roof Alterations, Extensions and Terraces. There are numerous examples of roof alterations and extensions throughout the conservation area which have been poorly detailed. Some of these are highly prominent and use non-traditional materials. Improvements to existing poorly-detailed roof extensions will be sought as part of refurbishment proposals (see management proposals).

8.17 Where roof gardens and terraces have been created, the associated railings, trellises, stairs and screens can cause visual clutter, which incrementally affects the character of the area. In a number of locations roof terraces have been created on top of an existing mansard roofs, which appears particularly prominent and incongruous.

8.18 As roof clutter, such as guard rails, antennae, awnings and satellite dishes can affect both short and long distance views, careful consideration should be given to the siting and design of such equipment to minimise its visual impact. Usually such equipment should be located away from the front facade of buildings and from chimneys or other locations where it may be visible.



Figure 229: Example of a stepped roof terrace.



Figure 230: (above) Poorly detailed mansard, 81 Chester Square.



Figure 231: Roof alteration at No.1A Caroline Terrace.



Figure 232: Some roof extensions have been poorly executed with steeply pitched roof slopes and non-traditional window detail (No.23 Grosvenor Crescent Mews).

8.19 Micro-generation equipment is supported by the council, where this will improve building performance but should

also be sited in the least visually obtrusive location, to rear roof slopes or behind parapets, where feasible.

8.20 Wires, Pipework and Security Equipment.

Where prominently or unsympathetically placed, security equipment including CCTV cameras and burglar alarms detracts from the architectural quality of individual properties. Visible wires and pipework have also had a detrimental effect on the overall appearance of building facades in some locations and should be rationalised or removed where refurbishment works are taking place.

8.21 Shopfronts, blinds and signs. The majority of shopfronts within the Belgravia Conservation Area have been designed to relate well to the proportions and detailing of the buildings in which they are



Figures 233 & 234: Poor quality shopfronts on Elizabeth Street including projecting boxes and illuminated signage.



Figures 235-237: Fixed canopies over shop entrances can obscure architectural detail.

set, as well as the adjoining townscape. However, there are several examples where alterations, such as new frames and signage have been inserted which are poor quality in terms of design and materials. In the south of the conservation area, around Victoria coach station, there are a number of small shops, cafes and hotels which have signage of variable quality, including projecting boxes and hanging signs (figures 233-234). Shop frontages within this area would benefit from enhancement.

8.22 In some locations fixed canopies have been installed over doorways and windows (Figures 235-237). These obscure architectural detail.

8.23 All signage should be carefully designed and sited so as not to obscure architectural detail.

Boundary Treatment and Railings.

8.24 Original railings set around open lightwells form an important and consistent feature in the street-scene in Belgravia. Where these have been replaced, they do not always match the quality and detail of the original railings.

8.25 Most of the garden squares are now surrounded by modern railings and other boundary treatments. To Chesham Place Garden there is a chain-link fence around the perimeter.

8.26 Where these are missing, or have been replaced with poor quality

alternatives, reinstatement with railings of a more traditional design would be beneficial (see management proposals).

8.27 Railings throughout the conservation area are painted in black and the consistent colour of the railings is also important to their character. There have also been examples of railings with finials painted in gold. This reduces consistency along terraces. Such treatment was originally reserved for the grandest mansions and is considered inappropriate throughout most of Belgravia.



Figure 238: Chain-link fencing to Chesham Place gardens.

8.28 Infilling of open front lightwells will also be resisted, as this reduces consistency along terraces.

Public Realm, Street furniture and Traffic

8.29 Belgravia generally has a high quality, well-maintained public realm but there are some areas which would benefit from improvement.

8.30 Unnecessary or poorly designed street furniture and signage contribute to a cluttered public realm in places. In Belgravia, the incremental installation of street furniture has led to a congested local scene in places. Where public realm works are undertaken, rationalisation of signage and poles should be considered (Figures 242-245).

8.31 Street furniture in the area is also of variable quality and some of it is utilitarian in character and adds little to the character and appearance of the area. On main



Figure 239-242: Examples of street clutter and utilitarian street furniture.



Figure 243: (left), service box painted with anti-graffiti paint Figure 244 (below), Ebury Street.



routes there is a mixture of designs of lamp standards. A more consistent approach to street furniture and lamp standard design would be beneficial (see management proposals).

8.32 In Belgrave Square movement from terrace to terrace and onto the central garden area is greatly affected by the dominance of traffic and the poor placement of crossings. The recent improvements to the junction of Elizabeth Street demonstrates how reduction of clutter can significantly improve the appearance of the public realm. Similar improvements at other junctions currently

dominated by traffic signage would be beneficial.

8.33 Street surfacing and paving is also of variable quality throughout the area, with modern concrete slabs predominating on the main routes. Incremental changes to surfacing in some areas has resulted in a patchwork of paving materials (Figures 245-246), not all of which is to conservation standards, including use of small modular paving and asphalt in places.

8.34 Within the mews, granite setts remain in many locations and make a significant contribution to character. However, these are not all in good condition, some are damaged and uneven due to traffic and construction works. To the mews entrances, differing levels and uneven surfaces reduce accessibility of the footway. Where they have been removed, this has had a detrimental impact on local character (Figure 247).



Figure 245: (*top*) patching of paving on Belgrave Square; Figure 246 (*below*) asphalt surfacing to pavements on Eaton Square is not in keeping with the character of the area and Figure 247: below, loss of setts within the mews significantly alters the character.



Individual Buildings and Sites

8.35 In addition to the above issues and features, some development throughout the conservation area is not sympathetic to its character and appearance. The following examples illustrate building and sites, which are considered detrimental to the character of the conservation area. This may be due to their scale, detailing or subsequent alterations.

21 Knightsbridge:

6-20 Elizabeth Street:



Figure 250-252: 40 Chester Square, and (*below*) viewed from Boscobel Place,



English Partnerships building, 110 Buckingham Palace Road:

40 Chester Square:

ENI House, 10 Ebury Bridge Road:



Figure: 253-255 'Negative' Buildings: (*top*) 21 Knightsbridge; (*middle*) 6-20 Elizabeth Street and; (*bottom*) Out of scale English Partnerships building, 110 Buckingham Palace Road



Figure 256: ENI Building, 10 Ebury Bridge Road

Mews

8.36 There has been a significant amount of unsympathetic development in the mews which has had a detrimental effect on character. The majority of this is a combination of unsympathetic alterations, which could be remedied by enhancement works and few individual mews buildings are considered negative.

POLICY AND FURTHER GUIDANCE

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas.

The NPPF states that local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.

Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible.

Any proposal will be judged against Westminster City Plan policies S25, S28 and Unitary Development Plan policies DES1 and DES9.

9 Management Proposals

9.1 The character appraisal in preceding sections provides an assessment of the character and appearance of the area, describes what the opportunities for preservation and/or enhancement are, and which elements detract from the character and appearance of the Area. Its overall purpose is to provide a benchmark for assessing the impact of development proposals and other changes on the character and appearance of the area.

9.2 It is expected that for the most part, the effective management of the Belgravia Conservation Area can, in large part, be met through an effective policy framework, effective partnership working with landholders (in particular the Grosvenor Estate) and other stakeholders 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.

9.3 Each section of the audit is linked to relevant planning 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, at the end of the document. This includes a list of documents, supplementary planning guidance notes and planning briefs relevant to the management of Belgravia Conservation Area. In addition, the following table provides a list of proposals related specifically related to those features identified as ‘negative’ in the previous section.

Table of Proposals

Issue	Action
<p>Infill development and development affecting the setting of the conservation area</p>	<ul style="list-style-type: none"> • 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 of the particular character area, making reference to the findings of the conservation area audit. • Proposals for development adjacent to the conservation area should have regard to their impact on its setting, making reference to the findings of the conservation area audit and important local views identified. • Consider designation of conservation area extensions to protect important areas of townscape adjoining the conservation area. • List of buildings of merit within the conservation area to be kept under review and updated where necessary, with addendum to conservation area audit prepared where necessary. • Update Victoria Area Planning brief and ensure this will encourage highest standards of new development which take into account the character of the conservation area and protect its setting.

Issue	Action
Loss of architectural detail	<ul style="list-style-type: none"> • In undertaking its development control function the council will ensure that the historic details which are an essential part of the special architectural character are preserved and repaired where possible and will seek reinstatement of original architectural detail as part of refurbishment schemes and removal of inappropriate detail such as uPVC windows. • Continue to work with landowners, amenity groups and residents to promote best conservation practice and encourage awareness of original design detail. • As part of schemes for redevelopment/ refurbishment encourage reinstatement of railings where missing or inappropriately detailed in front of individual properties. • Encourage reinstatement of railings around Chesham Place. • Pursue enforcement action where possible on unauthorised works which have resulted in damage, modification or removal of detail which makes a significant contribution to the area. Consider targeted enforcement campaign where specific issues are raised by stakeholders.
Climate Change/ Energy efficiency	<ul style="list-style-type: none"> • Encourage sensitive upgrading of environmental performance of buildings in Belgravia, where based on an assessment and understanding of their significance, using the advice set out in the Westminster guidance Retrofitting Historic Buildings for Sustainability.
Mews alterations	<ul style="list-style-type: none"> • All new development should respect the small-scale of the mews, having regard to the traditional hierarchy of building types within the conservation area. • Update and develop mews guidance to promote best practice in alterations. • Seek reinstatement of original pattern of openings wherever possible as part of redevelopment schemes.
Maintenance	<ul style="list-style-type: none"> • If maintenance issues are identified, liaise with Grosvenor or other landowner where relevant regarding appropriate action and, if condition deteriorates, letters to be sent to owners and consideration given to the issue of Listed Building Repairs Notices or Section 215 Notices, as appropriate.
Shopfronts & Signage	<ul style="list-style-type: none"> • Original historic shopfronts and elements of shopfronts including surrounds and architectural detail should be retained/refurbished wherever possible as part of refurbishment proposals. • Monitor success and attractiveness of retail areas and work in partnership with Grosvenor and stakeholders to encourage enhancements, where necessary/possible. • Update generic shopfront design guidance to promote awareness of traditional design detail.

Issue	Action
Roof Alterations	<ul style="list-style-type: none"> • Proposals for roof extensions to be considered having regard to the roof extensions map and the importance of hierarchy of building types to the conservation area's character. • Seek the removal/re-siting of unnecessary and redundant equipment and rooftop clutter as part of future development or refurbishment proposals. • Seek improvements to poorly detailed roof extensions as part of refurbishment proposals.
Inappropriately sited plant, wires pipework & air-conditioning equipment	<ul style="list-style-type: none"> • Update and re-publish guidance on plant and air conditioning and make available on the council website. • Seek the removal/re-siting of unnecessary and redundant equipment/ wires/ Satellite dishes as part of future development or refurbishment proposals. • Any future equipment to be sited discreetly to minimise visual harm.
Public Realm	<ul style="list-style-type: none"> • Where public realm works are taking place, seek reduction in street clutter, especially removal of unnecessary street signage and poles. • Consider preparation of strategy for use of consistent street lighting in Belgravia. • Where re-paving is taking place, ensure replacement paving follows Westminster Way Guidance, removing areas of asphalt surfacing and small scale unit paving and herringbone pavements. Consider the extension of use of York stone to main squares and shopping streets, wherever possible. • Work in partnership with Grosvenor and other local stakeholders to support public realm improvements to junctions, particularly in areas identified within negative features section and to reduce impact of traffic on conservation area, especially around Belgrave Square. • Retain historic street furniture and street surfacing identified as of interest. • Work in partnership with Grosvenor Estate to encourage retention of original granite setts within mews and seek sympathetic upgrade to mews entrances to promote accessibility, where appropriate.
Impact of construction works	<ul style="list-style-type: none"> • Develop basements guidance to ensure new basement development is undertaken sensitively and minimise disruption to adjoining occupiers. • Develop Code of Construction Practice to ensure construction works follow best practice.
Community Involvement	<ul style="list-style-type: none"> • Encourage further public interest and involvement in conservation area protection, particularly through neighbourhood forums and planning. Neighbourhood plans could explore management of conservation areas further, where appropriate.

10 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 modern materials such as steel and 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-stylised 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 and 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 was 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 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 brickwork 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 brickwork 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 stylised 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-loadbearing 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 the First World War 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 semicircular, 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 and 1830, the accession of George I and death of George IV. 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 emphasises verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural

detail. The style focused on letting more light enter buildings than was possible before. 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, subservient to grander buildings which they serviced.

Mezzanine

A low storey between two higher ones.

Modernism

A cultural movement that emerged in France before 1914, involving rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are steel for exterior support, and concrete for the floors and interior supports and large amounts of glazing. 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 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 found in London. Its distinctive colour and soft

York Stone

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'.

Appendix A : Gazeteer of Shopfronts

Gazetteer of Shopfronts and Public Houses

BELGRAVE MEWS WEST



Star Tavern

Early-mid 19th century public house with three storey brick facade with stucco detail. Largely modern timber shopfront. Words "Star Tavern" in stucco to attic storey.

BOURNE STREET



36 Bourne Street

A small timber shopfront which still retains traditional proportions with stallriser, fascia and corbels. An unusual lantern is incorporated into the fanlight. Windows are large sliding sashes and doors are modest double leaf with bead and butt jointing.



46 Bourne Street

Part of a group with 198-204 Ebury Street. Simple console brackets, recessed door, large display window with slender glazing bars. Carriage arch to left gives access to rear of group

CHAPEL STREET



No. 29 Chapel Street

Early 20th century shopfront set behind basement lightwell with attractive curved bay window subdivided by delicate mullions.

CHESTER ROW



Nos. 37-39 Chester Row

Remnants of original shopfronts in 19th century townhouses, shop units converted to residential use. 37 retains its original surround with decorative console brackets and 39 has a curved bow display window.



87 Chester Row

Corner shopfront which also fronts Bourne Street. Retains traditional proportions. Stall riser, console brackets and slender mullions all remain.

EATON TERRACE



No. 40 Eaton Terrace

Corner timber shopfront with multi-pane display windows and corner entrance

EATON TERRACE



Duke of Wellington, 63 Eaton Terrace

Traditional modest pub front to an early nineteenth century corner pub with channelled stucco to the ground floor. Corner entrance and large sliding sash windows flanked by simple pilasters.

EBURY STREET



No. 77-79 Ebury Street

A group of Victorian shopfronts, this corner shop is integral to the design of the block and forms a group with 6-22 Eccleston Street.

Glazed brick piers and stallrisers and large arched window openings with stucco surround and central keystones.



No. 81 Ebury Street

Corner unit with shopfront retaining original surround and console brackets to Ebury Street. Eccleston Street frontage divided into three bays, with arched glazing bars forming tripartite display windows either side of entrance.

EBURY STREET continued...



No. 85 Ebury Street

Altered shopfront retains original simple stucco surround with decorative console brackets and fascia below moulded cornice. Large modern central display window without stallriser, flanked by entrance doors.



No. 116 Ebury Street (at corner with Elizabeth Street)
Grade II

Corner timber shopfront subdivided by fluted pilasters, all set below heavy projecting cornice and balconies above. Multi-pane display windows and entrance to corner.



No. 114 Ebury Street (corner of Elizabeth Street)

An attractive original timber corner shopfront with an elegantly curved display window above canted stallriser. Multipane window divided by thin-glazing bars.



No. 145 Ebury Street

Simple shopfront with display window divided by thin glazing bars and flanked by modern panelled door. Set behind open basement lightwell with railings.

EBURY STREET continued...



No. 149 Ebury Street

Multi-pane bow display window inserted to ground floor of 19th century terraced house.



No. 151 Ebury Street

New timber shopfront retaining traditional proportions and detailing. Large multipane display window flanked by shop and house doorways to the left.



No. 161 Ebury Street

Simple timber shopfront with multi-paned display window divided by thin-glazing bars and topped with slim entablature. Entrance door has fixed plastic canopy hood which is detrimental to this otherwise attractive shopfront.



190 Ebury Street

Part of a group of three shops which project from the building line at ground floor level. Lead roofed, with rooflight, retains traditional features such as pilasters and stall risers. Two units combined to form a double width shop, to the detriment of the group.

EBURY STREET continued...



194 Ebury Street

Part of a group of three shops with 190 Ebury Street. Stall riser, fascia and console bracket to left hand side remain. Handsome lead roof.



No. 198 Ebury Street (at corner with Bourne Street)

A modern corner shopfront with splayed entrance, timber frame and panelled stallriser. Pilasters carry entablature with console brackets.



No. 200 Ebury Street

Modern timber shopfront with recessed central door. Stucco surround, retained console brackets and consistent detailing with adjoining shopfronts.



No. 204 Ebury Street

This traditional shopfront is part of a group with No. 198 and 200 above and has timber frame, panelled stallriser and console brackets to fascia. Slender mullions and transom to match 198 and 200.

EBURY STREET continued...



No. 225 Ebury Street

Altered late 19th century timber shopfront with original surround including fascia set below projecting moulded cornice and between decorative console brackets. Display windows and stallriser altered. Fixed canopy over recessed central entrance detracts.

Group with 20-28 Pimlico Road and 225-231 Ebury Street.



No. 227 Ebury Street

Well-detailed timber shopfront, similar to 225 above with central recessed doorway and display windows subdivided by slim mullions.

Group with 20-28 Pimlico Road and 225-231 Ebury Street.



No. 229 Ebury Street

Timber shopfront c. 1871 with pilasters and moulded console brackets to ends, pilasters either side of central entrance and detailing above display windows and on stallriser. Attractive decorative iron grille and matching decorative panels inserted to stallriser. Modern central doorway.

Group with 20-28 Pimlico Road and 225-231 Ebury Street.



No. 231 Ebury Street

Traditional shopfront on a corner plot, part of a group with 225-231 Ebury Street. Some traditional features obscured by unsympathetic awnings. However, retains all the components of a late Victorian shopfront; fascia, stallriser, recessed entrance with plate glass display windows divide by narrow mullions, console brackets to match group.

ECCLESTON STREET



No. 13-15 Eccleston Street

Two shop frontages in painted stucco surround with rustication to pilasters. Lefthand shopfront retains more traditional arrangement with recessed doorway while shopfront to the right has tall brick stallriser, which detracts from its character.



No. 17 Eccleston Street

Original stucco surround with rusticated pilasters as above. Modern timber shopfront below.

Group with 13-15 above.



No. 19 Eccleston Street

Shopfront has a shallow projecting bay window divided by four mullions with transom above and flanked by two panelled doors. Fascia below dentil cornice is flanked by console brackets.



No. 23 Eccleston Street

Simply detailed shopfront has lost some original detailing but still retains traditional proportions with stucco pilasters and display window subdivided by slender mullions above stallriser, flanked by access door.

ECCLESTON STREET continued...



Nos 6-22 Eccleston Street

Group of Victorian shopfronts integral to design of block set, each shop unit recessed and set below large arched openings with central keystone, brick stallrisers and pillasters. Timber display windows now replaced in a range of patterns.

ELIZABETH STREET



No. 38 Elizabeth Street
Grade II

A mid-19th century shopfront which retains the original entablature and its decorative console brackets. The display window and doorway have been altered.



No. 42 Elizabeth Street
Grade II

This mid-19th century timber shopfront retains the original entablature and its decorative end brackets. The display window is set above stallriser and flanked by house and shop doorways,



No. 43 Elizabeth Street
Grade II

Timber shopfront with entablature set on narrow pilasters. Recessed doorway to side.

ELIZABETH STREET continued...



No. 47 Elizabeth Street
Grade II

Shopfront to traditional proportions with stallriser and fluted pilasters.



No. 48 Elizabeth Street

Curved corner shopfront with decorated fluted pilasters, recessed doorway and cast iron mullions.



No. 51 Elizabeth Street
Grade II

A modern shopfront with pilaster frame and fascia carried right across. Display window is divided in 3 by slender mullions and sits on a timber stallriser and is flanked by glazed door.



No. 57 Elizabeth Street
Grade II

Mid 19th century timber shopfront with slender pilasters and entablature. Display window is flanked by original panelled doorway. Transom and fanlight display ornate tracery.

ELIZABETH STREET continued...



THOMAS CUBITT
No. 44 ELIZABETH STREET

Corner public house with shallow fascia set below moulded cornice, modern timber shop windows below.



No. 58 Elizabeth Street
Grade II

Stucco shop front divided by decorative pilasters and unified by shallow entablature below moulded cornice. Curved glazing bars to display windows.



No. 59 Elizabeth Street
Grade II

Mid 19th century timber shopfront, flanked by pilasters and moulded console brackets. Central display windows sits on panelled stallriser with recessed doorway.



No. 65 Elizabeth Street
Grade II

Early 20th century shopfront with stucco surround. The main display window is divided into two by thin mullions and set on canted stallriser and flanked by recessed doorway. Etched glass signage.

ELIZABETH STREET continued...



No. 69 Elizabeth Street
Grade II

An attractive new shopfront which retains traditional proportions. The mullions and transom are heavier than they should be, but on balance the shopfront makes a minor positive contribution to this part of Belgravia.



No. 71 Elizabeth Street
Grade II

Early 20th century timber shopfront simply detailed with display windows and transom subdivided in 3 and flanked by square-headed doorway.



No. 73 Elizabeth Street
Grade II

Shopfront of traditional proportions, combining elements of modern and historic fabric. The slender mullions and transom are attractive, and parts of the surround form a group with neighbouring units. The fascia however is modern, flat and could be improved.



No. 79 Elizabeth Street
Grade II

Altered shopfront with decorative console brackets supporting first floor balcony. Central bow windows has carved transom and mullions.

FREDERICK MEWS



A group of six matching Shopfronts (also three further matching shopfronts in Kinnerton Place). Attractive, traditional shopfronts benefitting from a consistency of design across two mews. Robust mullions and transom are appropriate for the mews setting and date of the adjoining buildings.

GROOM PLACE



No.38 Groom Place

Simple but attractive timber corner shopfront with splayed entrance set between slim pilasters. Multi-pane display windows with timber shutters. Shallow curved fascia above.



HORSE AND GROOM
No. 7 Groom Place

Small mews pub with simple traditional pub front. Robust pilasters flank a central bay with stallriser and etched glass window.

KINNERTON STREET



No. 60 Kinnerton Street

A simple timber corner shopfront, subdivided by slender pilasters and with splayed corner entrance. Sash to side elevation.



No. 51 & 53 (the Nag's Head) Kinnerton Street

Pair of timber shopfronts with consistent fascia and splayed entrances to corners. Both retain traditional proportions multi-pane display window to 53. No 51 subdivided into three panes by slender mullions.



No. 83 Kinnerton Street

Well-proportioned, modern timber shopfront with display windows subdivided by slender glazing bars and above panelled stallriser. Projecting lamps above fascia detract from the appearance of this shopfront.

KINNERTON STREET



WILTON ARMS
No. 71 Kinnerton Street

Pub dating from c.1825-6 in stucco. Ground floor occupied by timber pub front with doors to either side of small paned four-bay glazed front, with late twentieth century fascia and lamp. A central second floor blind window is inscribed with 'THE WILTON ARMS 1826'. The balcony to first floor is on heavy timber brackets with twentieth century ironwork.

LOWER BELGRAVE STREET



PLUMBERS ARMS
4 LOWER BELGRAVE STREET

Mid-19th century public house in stucco. Four storeys with pilastered pub front to ground floor. Unified composition to first and second storeys with triple windows and Doric columns and segmental pediment to second floor.



6 Lower Belgrave Street

Part of a pair with no. 8 Lower Belgrave Street, below. Much altered, but retains some traditional features, including console bracket, pilasters and stallriser



No. 8 Lower Belgrave Street

Simple timber shopfront retaining its original surround and slender pilasters. Carved brackets to balcony above.

LOWER BELGRAVE STREET



No. 47 Lower Belgrave Street

Altered mid 19th century stucco corner shop surround. Decorative pedimented stucco feature above corner entrance.

LOWNDES STREET



No. 12a Lowndes Street
Grade II

Shopfront with three single pane display windows framed by channelled pilasters. Heavy dentil cornice above fascia.



14 Lowndes Street

Elements of the historic shopfront surround remain, although the main display window is of undivided modern sheet glass. Pilasters and dentilled cornice create a traditional appearance.

MOTCOMB STREET



No.1 Motcomb Street
Grade II

Mid 19th century corner shopfront. Display window with splayed corner entrance and flanked by original doorway to upper flats with arched fanlight.



No. 2 Motcomb Street
Grade II

Simple stucco shopfront with arched central display window flanked by shop and house doorways with square headed fanlights. Set below projecting balcony and behind basement lightwell with decorative railings.



No. 5 Motcomb Street
Grade II

Traditionally proportioned modern timber shopfront with panelled riser and recessed half-glazed door. House doorway sits to the left.



No. 8 Motcomb Street
Grade II

Similar to No. 2 but with arched fanlights above doorways.

MOTCOMB STREET continued...



No. 10-12 Motcomb Street
Grade II

Timber shopfront flanked by arcade. Central doorway is flanked by nine pane display windows set on stallriser. Slender pilasters support the entablature fascia which continues around arcade. Painted signage. Good quality ironwork to forecourt.



No. 13 Motcomb Street
Grade II

Altered shopfront with multipane display window broken up by thin mullions and flanked by square-headed doorway. Projecting balcony above.



No. 14 Motcomb Street
Grade II

Large arched display window set in channelled stucco with square headed side entrance doorway.



No. 15 Motcomb Street
Grade II

Altered mid 19th century shopfront with timber stallriser and display window subdivided by slim glazing bars.

MOTCOMB STREET continued...



No. 18 Motcomb Street
Grade II

Double width frontage with detailing similar to No. 8. Arched display windows divided by thin glazing bars and stucco architrave surround above.



No. 19 (Pantehnicon) Motcomb Street
Grade II

c. 1830, rebuilt except for front after fire in 1874. Probably by Joseph Jopling and erected by Seth Smith. Greek Revival in style. Greek Doric giant order half columns link the ground and first floor forming a screen between which windows are set. A blind attic has the word "Pantehnicon" imprinted in the stucco.



No. 20 Motcomb Street
Grade II

Altered shopfront which still demonstrates traditional proportions; framed by thin pilasters which carry the entablature across the frontage.



No. 24-24b Motcomb Street
Grade II

Mid 19th century corner shopfront occupying 3 bays with angled doorway. Glazing broken up by thin glazing bars with unusual curved detailing to the corner. Air conditioning unit above doorway detracts.

PIMLICO ROAD



No. 20 Pimlico Road

Timber shopfront with central panelled door and arched fanlight. Display windows subdivided by thin glazing bars and flanked by stucco pilasters with moulded console brackets.

Group with 20-28 Pimlico Road and 225-229 Ebury Street.



No. 28 Pimlico Road

Timber shopfront with stucco pilasters and moulded stucco consoles. Display window and fascia have been altered but maintain the original proportions.

Group with 20-28 Pimlico Road and 225-229? Ebury Street.



No. 30 Pimlico Road

Projecting corner shopfront in timber, decorative console brackets, fascia below projecting moulding and decorative ironwork above.

Forms group with 20-28 Pimlico Road and 225-229 Ebury Street.



No. 43 Pimlico Road

Late 19th century timber shopfront with large un-subdivided central display window flanked by shop and panelled house door. Retains original surround and entablature fascia flanked by moulded console brackets and attractive decorative ironwork above.

PIMLICO ROAD



No. 20 Pimlico Road

Timber shopfront with central panelled door and arched fanlight. Display windows subdivided by thin glazing bars and flanked by stucco pilasters with moulded console brackets.

Group with 20-28 Pimlico Road and 225-229 Ebury Street.



22 Pimlico Road

20th Century shopfront; some elements, such as the large, flat fascia are crude, though the blue tiled surround contributes positively



24 Pimlico Road

Much altered shopfront, but retains recessed door, fascia and some moulding to surround.



26 Pimlico Road

Traditional shopfront with recessed door, and large plate display windows. Pilasters, console brackets, canvas blind and fascia retain consistency with other shopfronts in this stretch of Pimlico Road.



No. 30 Pimlico Road

Timber shopfront with stucco pilasters and moulded stucco consoles. Display window and fascia have been altered but maintain the original proportions.

Group with 20-28 Pimlico Road and 225-229 Ebury Street.



No. 30a Pimlico Road

Projecting corner shopfront in timber, decorative console brackets, fascia below projecting moulding and decorative ironwork above.

Forms group with 20-28 Pimlico Road and 225-229 Ebury Street.



No. 43 Pimlico Road

Mid 19th century timber shopfront with large un-subdivided central display window flanked by shop and panelled house door. Retains original surround and entablature fascia flanked by moulded console brackets and attractive decorative ironwork above.

PASSMORE STREET

FOX AND HOUNDS 29 PASSMORE STREET



A small traditionally-proportioned timber pub front subdivided by pilasters with sash windows and decorative consoles. Pub originally dates from 1860s.

ST. BARNABAS STREET

No. 2 St. Barnabas Street



Small shopfront largely retaining traditional proportions and detailing with stallriser, delicate glazing bars to display window and entablature flanked by pilaster and corbel. Radial fanlight is attractively detailed.

WEST HALKIN STREET



No. 4 West Halkin Street
Grade II

Mid 19th century corner shopfront with multi-pane display windows below grille. Doorway flanked by Ionic pilasters.

Canopy over the doorway detracts from the traditional shopfront.



No. 9 West Halkin Street
Grade II

Simple stucco surround, splayed corner entrance and curved fascia below projecting balcony. Large un-subdivided modern glazing and low stallriser.



Halkin Arcade, West Halkin Street
Grade II

Projecting Greek Doric porches with coupled columns. Ground floor windows have probably been widened.

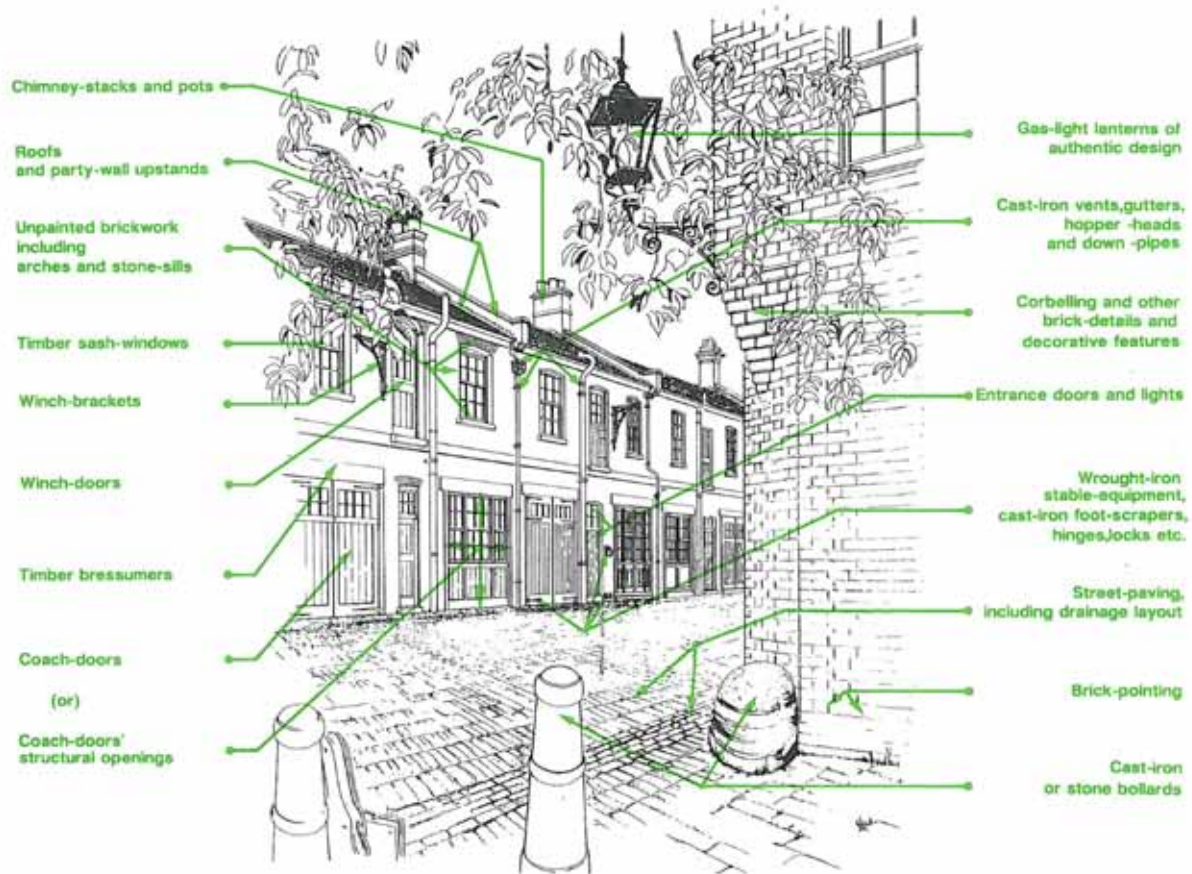
Rear to Motcomb Street also of interest with 3 storey arched windows designed to provide light to former first floor bazaar.



GRENADIER
No. 18 Wilton Row

Simple timber pub front to ground floor subdivided by slim pilasters with sashes.

APPENDIX B: GAZETTEER OF BELGRAVIA MEWS, YARDS AND CLOSES



The diagram above shows some of the most important mews characteristics. Where such detail remains, it should be retained wherever possible. The following pages provide an overview of the range of mews within the Belgravia Conservation Area. These attractive streets make a significant contribution to character.

GAZETTEER OF MEWS, YARDS AND CLOSES

Ann's Close

This close is accessed through a narrow passage from Kinnerton Street. The buildings, cottages rather than traditional mews service buildings, are of modest proportions, 2-3 stories with consistent roofline and have been rendered. Sash windows. The hard surfacing is of Yorkstone flags.



Belgrave Mews North

Short mews serving buildings on the north side of Belgrave Square and the south side of Wilton Crescent. Accessed at the west end only through a traditional mews arch. The mews buildings are of mixed type and character, some retaining traditional openings, some are altered. Mostly two storeys to south side, some with roof extensions, three storeys to north side. Paved with setts.



Belgrave Mews South

Attractive traditional mews with many houses retaining their original scale, parapet line, roofscape and openings, particularly on the south side of the mews. Accessed through a mews arch at the west end only. many buildings have been rendered or painted. Paved with traditional setts.



Belgrave Mews West

This wide mews serves the houses on the west side of Belgrave Square, and is accessed through a mews arch to Halkin Place at its north end. Just within the archway is the Star Tavern, which is Grade II listed. It is of larger scale than its neighbours but adds to the interest of the mews nonetheless. The eastern side of the mews, particularly the northern section, consists of complete and un-extended mews buildings with a consistent parapet line and appropriate window and door openings. The western side is similar, though all of these have been extended at roof level. The south end of the mews is dominated by the German Embassy extension of 1978 which forms an archway entrance to the south.



The rear of the Austrian Embassy (No. 18) is considered a negative building which does not add to the overall character of this mews. The mews retains its traditional granite setts.

Boscobel Place

Located off Elizabeth Street, this short mews is open to the south with views of the car parking area and back elevations of Chester Square properties, which have a negative impact on its character. The buildings to the north side are all 3 storey, 3 bay stock brick properties, some with timber garage doors to ground floor and balconettes added to first floor and many have been altered. Original setts have been retained. South Eaton Mews adjoins it to the east side.



Bowland Yard

Bowland Yard is a sensitively designed 1980s development in brick and stucco, located off Kinnerton Street. The yard previously housed a warehouse but now has houses, maisonettes and flats entered via a short entrance passage. A plaque records that the architects, Insall & Associates, won the Europa Nostra Award, Diploma of Merit for 'A Sensitive Development of a Typical London Mews.'



Burton Mews

This intimate mews consists of traditional mews properties of two storeys, with a high proportion having timber doors to the ground floors. Openings are of traditional size and form, with lintels retained even where vehicle openings are lost. Roof forms in particular are unchanged, with no roof extensions. The traditional setts have been lost and the tarmac road surface detracts from the character of the mews. No. 3-4, to the end of the mews, are modern additions.



Carpenter's Close

Similar in form to Ann's Close to the north, this narrow residential close is accessed through a wide passage from Kinnerton Street. The buildings are domestic in character (rather than the service character of a traditional mews), retain their modest scale and original door and window openings. The close is stone flagged.



Chester Square Mews

A short mews accessed through a carriage arch off Chester Square. The buildings in this attractive mews vary in their detailing but it largely maintains the original scale of traditional two storey mews buildings, apart from No 9, a postwar addition, which is significantly larger in scale than the other properties.

Original setts add to the overall character.



Chester Close

Small side street with modern metal arch with lantern. Cobham Court is a modern building to western side, attractive group of painted brick buildings to west. Paving is mostly of concrete pavements, with some setts to the junction with Chester Street.



Chesham Mews

Accessed off Belgrave Mews West and set behind Lowndes Street this mews is of varied quality with a number of altered and poorly maintained properties which detract from its overall character. While many properties have mansard roof extensions the parapet lines are consistent. The east side is, however, predominately in keeping with traditional mews proportions and the retention of granite sets is an attractive feature.



Duplex Ride

Has the character of a service street, rather than a residential mews; the properties serving mainly the rear of buildings on Knightsbridge, and buildings on Studio Place, including Bradbrook House. The street does contain some modest buildings of traditional height and in stock brick, but the character is marred by obtrusive plant.



Eaton Close

Not a mews but a residential close running off Bourne Street, consisting of twentieth century garages on the north side and attractive three storey, red-brick neo-Georgian houses of the 1980s on the south east side. Extensive ivy growth covers much of the buildings.



Eaton Mews North

Accessed through a listed carriage arch from Eaton Place this long mews consists of two linked mews which form a continuous stretch bisected by Lyall Street. There is some variation in the quality of the properties but are largely consistent in character and scale with some unsympathetic alterations and infills. Retains granite setts.



Eaton Mews South

A linked mews in two parts bisected by Eccleston Street. To the east of Eccleston street it is entered through a mews arch with granite setts. It is three storeys to the northern side, much rebuilt. To the south side consists of garages and backs of buildings to Chester square

Some original features such as timber carriage doors and original openings (e.g. winch door at No 1-3) but also some modern alterations which alter the character of the mews and has compromised the character of this mews in places. Alterations include roller shutter doors to Nos 8 & 16. Mostly two storeys to south side and three storeys to north side

The mews retains its granite setts.



Eaton Mews West

Accessed through mews arches to both Elizabeth Street and South Eaton Place. The Belgrave Square Garage is housed on the south side of the mews, the use contributing to its traditional functional feel. It is located in the attractive original mews buildings which have retained both their scale, detailing and proportions. The north side is slightly more varied. To this side buildings are two storey mews houses, most with mansards and have undergone some alterations but maintains a consistency in scale and character.

Retains granite setts and mews arches with granite bollards.



Eaton Row

A small mews with varied quality and proportions to buildings. Nos 8-15 are larger in scale than traditional mews. Nos 20-25 are modern infills. The addition of some metal roller shutters to the ground floor detracts from the overall character of the mews.

Original setts are found to one side with the original drainage channel.



Eaton Terrace Mews

Traditional mews buildings of two stories in an irregular mews plan. Unfolding glimpses as the mews are traversed contributes to their intimate character. In brick, some painted. Some of the buildings have been altered. Road re-surfaced in tarmac which has a detrimental effect on the character.



Ebury Mews

Despite considerable rebuilding and alteration to individual mews, Ebury Mews nonetheless retains traditional mews character. To the north side there are few mansards and a relatively consistent roofline. To this side many buildings also retain their original openings at first floor. To the south side there has been more alteration, some very large first floor window openings are detrimental to character. Almost all the buildings to this side have mansards. Setts, gate pillars to Eccleston Street, but no mews arches.



Ebury Mews East

A short mews, to the north side mainly the rear elevations of the (listed) buildings on Chester Square, most rebuilt. To the south side some two storey brick mews buildings, most with mansards. These are of a traditional scale, and mostly with the original window and door openings.



Eccleston Mews

Entered through a carriage arch this mews, which sits behind Eaton Place and Eaton Square, largely retains traditional proportions and some original features including the granite setts. However, some alterations, including recent infills, have occurred. The installation of roller shutter garage doors has a particularly detrimental effect on the overall character. The roofline of this mews is remarkably complete, uninterrupted by roof extensions.



Frederic Mews

Accessed from Kinnerton Street via a short passageway this yard is surrounded by traditionally detailed buildings in yellow stock brick with red brick arches. It has shopfronts at ground floor level. The original roofscape is unaltered, with two story gabled properties to the north and three storey houses with roofs set behind parapet to the south. Brick paviments.



Groom Place

A well maintained mews which retains its original proportions, materials and detailing. The presence of a delicatessen and public house, the Horse and Groom, at No 7 adds character and interest.

The majority of the two storey mews buildings have had mansard roof extensions but even where properties have undergone subsequent rebuildings and alterations they have generally retained some of their original character which creates an attractive grouping.



Grosvenor Crescent Mews

Consisting of two linked stretches, this mews has consistent scale, proportions and detailing. Most properties are stock brick with red brick arches and detail. Many timber garage doors remain intact. No. 27 is larger in proportion to the other properties.

Almost every mews building has a modern roof extension, creating consistency of a sort at roof level. The mews is paved with setts.



Halkin Mews

An intimate, short mews comprising of just 7 properties, all largely retaining their original features and well maintained. Original setts enhance the overall character of the mews. The brickwork of the buildings remains unpainted, and the buildings are two-three storeys with no roof extensions.



Kinnerton Place North

A yard of consistent character with narrow one-bay cottages accessed through a narrow pedestrian passageway. All properties are rendered and painted, and detailing is largely original. Particularly unaltered at roof level.



Kinnerton Place South

Forms a pair with Frederic Mews, this attractive yard is entered via a narrow passageway from Kinnerton Street. No 15-17 are larger; 2 bays wide and 3-storeys high with 3-over-3 sashes and a raised ground floor. The other properties (c.1883) are smaller proportioned, ending in an unusual stable complex with access balcony to the upper level and a flat on top. Again, this mews is unaltered at roof level



Kinnerton Yard

Remodelled in 1980 by Chapman Taylor Partners to its present form of two-storey arched-windowed ranges, the upper flats reached view a spiral staircase hidden in a brick cylinder. No. 31 Kinnerton Street is part of the same development, and shares similar detailing and materials.



Lowndes Close

Lowndes Close is an L-shaped mews accessed through an arch. To one side it retains its traditional scale brick mews properties (most painted) to the other side buildings are later in date and larger in scale. The buildings to the rear of Belgrave Place include an unusual group of 1930s red brick mews buildings. Original setts contribute positively to the character of the mews.



Lyll Mews

Lyll Mews consists of two connecting linear mews set parallel to one another. There is general consistency in proportion and original detailing. Generally two storeys but most have mansard roof extensions. Nos. 47 & 49 are slightly larger than other properties, being 3-storeys and No. 49 has an unusual oriel window to top storey.

A number of properties with traditional timber carriage doors. Granite setts and drainage channel have been retained but are uneven and damaged in places.



Lyll Mews West

Small Mews accessed through mews arch from Lyll Street, also open to Chesham, which is on higher ground. Retains original scale with few modern interventions. Granite setts laid to a drainage channel the centre of the mews.



Minera Mews

The residential properties in this mews are located on its eastern side; the west predominantly consists of garages or boundary walls of the houses on Eaton Terrace. The mews buildings retain their original proportions and detailing, some with roof terraces. 26a is a later building and identified as a neutral building.



Montrose Place

Located on the eastern boundary of the conservation area this mews has a varied character. The properties to the west side still maintain the original proportion of mews buildings, with garages to ground floor. An original winch door is intact at No.47. However, some properties have had roller shutter garage doors installed and original openings altered; this is detrimental to the character of the mews.

No 1-3, on the mews' eastern side, are attractive terrace properties. Nos. 2&3 rise 3-storeys and are 2-bays wide, while No.1 houses a coffee house and is only 2-storeys.



Ormonde Place

Not a traditional mews but a modern courtyard to the extreme south-west of the conservation area. The properties have been designed to reflect the character of traditional 19th century terrace houses and are set around an attractive courtyard area with a statue of Hercules as a central feature.



Roberts Mews

A short, intimate mews, which largely retains its original character and proportions including roof forms and parapet lines. Access is through a mews arch. Buildings are painted brick, some retaining timber garage doors. Original setts enhance the overall character of the mews.



Studio Place

An intimate mews of only 4 properties reached via an arch from Kinnerton Street. The properties are larger than traditional mews buildings, particularly Bradbrook House, located to the end of the mews. Informal planting in containers enhances the character of this small residential yard.



Wilton Mews & Little Chester Street

Wilton Mews connects with Chester street and Chester Mews beyond and, although lined with small scale properties is less enclosed than some of the other mews and has a less intimate character.

Buildings are generally 2 storeys and most have mansards. On Wilton Row they retain their large opening to ground floor level. Little Chester Street is lined with small houses.

A varied mews with Nos 4-9 exhibiting original detailing and proportions. Nos 16-26 Little Chester Street are later 1950s additions and comprise of a terrace of 3-storey red brick properties which sits well on the street and neither detracts nor enhances the overall character of the mews. Those properties opposite retain some original detailing and proportions.



Wilton Row & Old Barrack Yard

The mews contains an interesting variety of traditional buildings, many of which are now in single family occupation.

i) **Old Barrack Yard:** Small scale 2-3 storey early 19th century artisan's dwellings, many still retaining original features. Original stable buildings retain to the northern end while to the southern end is the Grenadier Pub and the famous steps (historically associated with Wellington). Nos 17, 19, 21 and 28-36 (even) are Grade II listed. Both sides of Old Barrack Yard retain their original roofscape.

ii) **4-16 Wilton Row.** Forms a curved flank to southern edge of enclave, with original front elevations being 2 and a half storeys high; the half storey at second floor level containing small blind window panels. This is an unusual feature. Nos 1-3 and 17 have been redeveloped or altered at a later date.

iii) **19-34 Wilton Row.** Mid-19th century mews buildings more traditional in design than the above properties. Mainly 2 storeys high with simple stock brick facades, all of which have been painted except for Nos 20-21. No 21-28 surround an unusual triangular close which has original setts and forms a peaceful "inner sanctum" to the mews. Nos 29-34 retain most of their original architectural features and partly retain commercial uses with garages at ground floor level. Wilton Row is particularly unaltered at roof level.



11 DIRECTORY OF BACKGROUND PAPERS AND INFORMATION

I List of Buildings of Special Architectural and Historic Interest

II Other Designations

III Map showing Grosvenor Estate Land

IV Designation and Extension Reports

V Design Guides, Planning Briefs and Further Reading

VI Contacts

I List of Listed Buildings (to be inserted)

II OTHER DESIGNATIONS

Archaeological Priority Areas



REGISTER OF HISTORIC PARKS AND GARDENS

BELGRAVE SQUARE

TQ2878 G1518

Grade II Early C19 private square, c.2ha.

The development of Belgrave Square was begun in 1825 by Thomas Cubitt, with George Basevi as architect. Completion of the square c. 1827.

The railed enclosure of Belgrave Square is surrounded by a belt of shrubbery, enclosing a peripheral path, with lesser paths through lawn towards the centre of the garden. Lawn at centre, raised to a 'mount' with area of rose bedding. Lesser clumps of shrubbery round central area. Mature trees include fine planes, lime, ash, chestnut and acacia, with smaller trees and shrubbery including bamboo, flowering cherry, fatsia, holly, laburnum, laurel, lilac, mahonia, philadelphus, thorn.

Shelter with tennis court area in south-west centre of garden. Bolivar Memorial, 1974, on outer eastern corner, Leonardo da Vinci Memorial, 1982, nearby to north.

EATON SQUARE

TQ2879 G1032

Grade II Early C19 complex of six related private

gardens, c.6ha.

The area of Eaton Square was developed from the mid-1820s onwards on a part of the Grosvenor Estate by Thomas Cubitt, with Seth Smith (from 1840 in collaboration with Charles James Freake) and members of the Cundy family. The various terraces round the Square had all been completed by 1853.

The gardens lie on level ground, filling a rectangular site which runs north-east /south-west for 0.5km, enclosed by the roads of Eaton Square, bisected north-east / south-east by King's Road, and further crossed by Eccleston Street and Lyall Street, cutting through from north-west to south-east, and effectively dividing the area into six related rectangles. The character of all six areas is comparable. They are all railed, and all have forms of shrubbery round peripheral paths and central lawns. The southernmost area - i.e. the garden south of the King's Road and adjacent to Eaton Gate and South Eaton Place - is raised by c. 1.5m throughout. Notable mature planes, with lime, ailanthus, weeping beech, chestnut, mulberry. Shrubby and smaller trees include acer, holly, hydrangea, laburnum, laurustinus, lilac, mahonia, tree paeony, philadelphus, prunus, thorn. Circular areas of rose beds.

Regulation 7 Directions

There area is not covered by a Regulation 7 Direction.

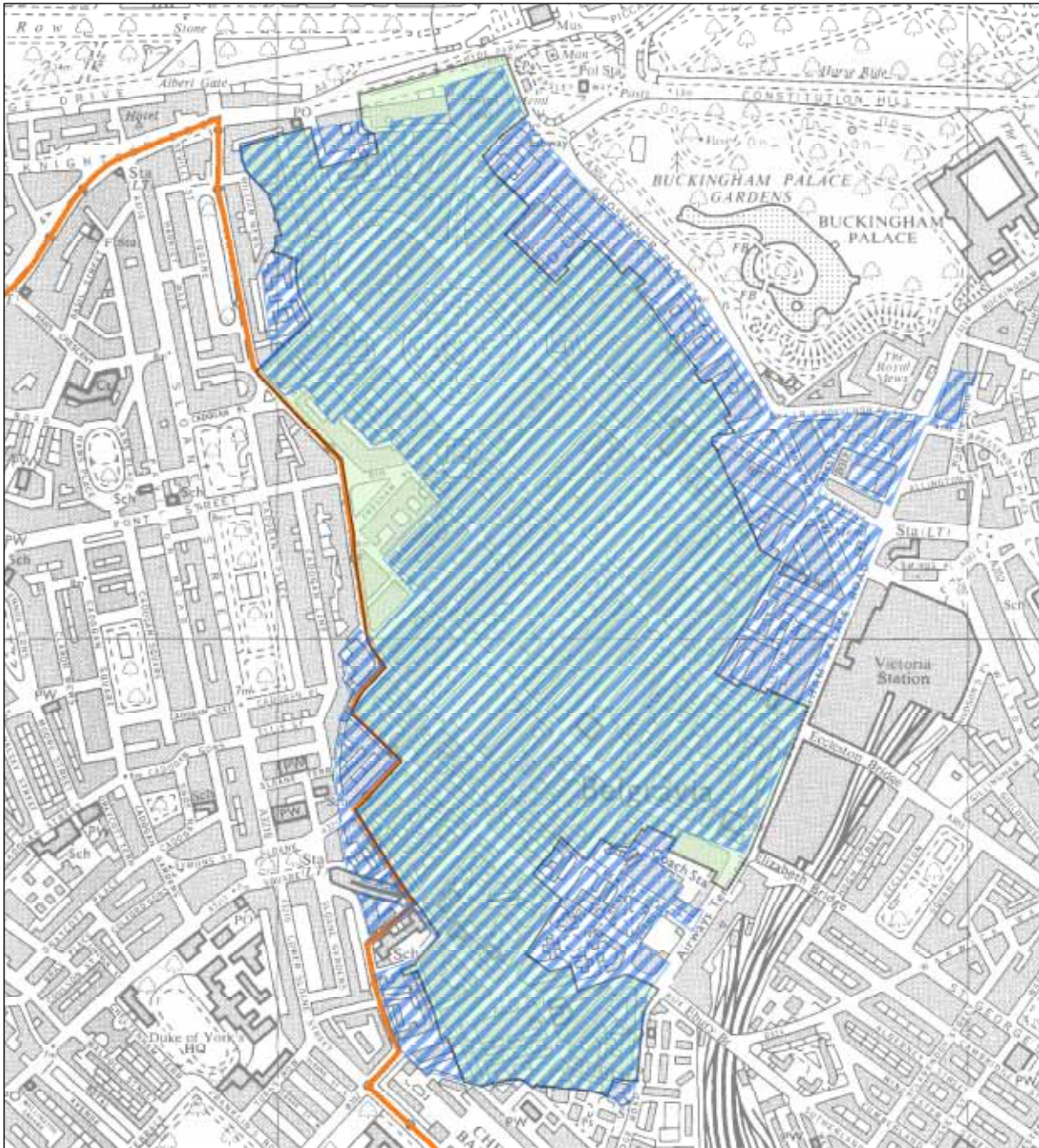
Article 4 Directions

There are no Article 4 Directions affecting the Belgravia Conservation Area.

Protected London Squares

The following squares are protected by the London Squares Preservation Act (1931):
Belgrave Square, Eaton Square, Ebury Square, Chester Square, Chesham Place and
Wilton Crescent Gardens.

III Map showing Grosvenor Estate Land



- Westminster Boundary
- Grosvenor Estate
- Conservation Areas



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IV Designation and Extension Reports

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 9th NOVEMBER 1967 CONSERVATION AREAS

BELGRAVIA STUDY REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER

The development known as Belgravia was originally conceived in 1821 by Thomas Cubitt, who saw the possibilities of developing the land to the west of Buckingham Palace as a fashionable residential area. He leased the land from Lord Grosvenor and a comprehensive plan was prepared either by Cubitt or by Thomas Cundy, Lord Grosvenor's architect.

The development of the area was not carried out entirely by Cubitt although he was responsible for the major portion and for the co-ordination of the work of other participants in the scheme. As a result of this comprehensive composition and the closest and careful supervision of its development the area has a homogeneous quality and a discipline which is the whole basis of its character, and it is still valid to-day.

The formal layout is based on a pattern of related squares, crescents and part ways enclosing central gardens and linked by terraced streets.

The architecture carries on the Nash tradition of long stuccoed terraces of uniform, mass, height and architectural treatment (classical in style) relieved by variety in detailing which adds interest and punctuation to the facades. The construction of the buildings was of the high standard for which Cubitt is well known. This area comprises the area bounded by and including Wilton Crescent on the northwest; Chester Square on the southeast, Eaton Gate/Chesham Street on the west and Upper Belgrave Street/Grosvenor Crescent on the east.

It is considered, however, that many of the adjacent areas have a supporting role in townscape terms.

These areas consist of short entrance streets leading into the main area of squares and boulevards. Many of them are of earlier date than the Cubitt scheme and whilst not having the same architectural quality they form a most satisfactory transition between the larger scale more modern development on the perimeter and the very valuable central core.

The Architecture of these streets is more modest in detail, consisting mainly of brick houses with stucco ground floors, but to a great degree they still retain their original character and unity.

These streets include Chapel Street (1775-1811), Chester Street (1805), Wilton Street (1817) on the east; Lower Belgrave Street, Elizabeth Street on the south Motcomb Street and West Halkin Street on the west (most of which are small shopping streets serving the area) and finally Wilton Place on the north.

In order to complete this "buttressing" effect it is considered that the houses on the north western side of Ebury Street should also be included in the Conservation Area.

Further southwards lies an area of even more modest houses of the early 19th century period, which still form a pleasing residential area of human scale, the character of which should be conserved. These streets include Caroline Terrace, part of Chester Row and part of Graham Terrace.

Further southwards still the layout of 'Mozart' Square is particularly satisfying although the buildings around the road junction have little or no architectural character.

It is considered, however, that in the event of redevelopment the new buildings should be carefully handled and be well related to the open space.

Finally, in the extreme southwest corner of the suggested area lies a small residential backwater of considerable charm, of human scale, and completely unspoilt and well worthy of conservation. This area is centred on Bloomfield Terrace, a street of simple linked 'villa' type houses but in the main it consists of small streets of small scale terrace houses of the late 18th century period.

With the exception of one terrace fronting on to Chesham Place the whole of this area is in the ownership of the Grosvenor Estate.

GENERAL

It is not possible in this report to give a detailed appreciation of every street and major building in the area. The Study was, however, based on the criteria already agreed and maps have been prepared which indicate the various grades of architectural and/or civic design value placed on each street and terrace.

RECOMMENDATIONS

1. That the areas outlined on Map No. CD/Y/0008 be approved as suitable for designation as a Conservation Area, subject to consultation.
2. That the Greater London Council be consulted.
3. That the Royal Borough of Kensington and Chelsea be consulted as an adjoining planning authority.
4. That the Grosvenor Estate be consulted as owners of the property.
5. That the Minister of Housing and Local Government be informed that the area contains many buildings worthy of inclusion on the Statutory and Supplementary Lists of Buildings of Architectural and Historical Interest and that he be requested to consider this area in connection with the review of these Lists.

F. G. WEST

CITY ARCHITECT & PLANNING OFFICER

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 4th JANUARY 1968

CIVIC AMENITIES ACT. 1967 KNIGHTSBRIDGE & BELGRAVIA AREAS -
DESIGNATION OF CONSERVATION AREAS

JOINT REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER AND THE CITY
SOLICITOR

1. AREAS FOR DESIGNATION

Knightsbridge - Map No. CD/CS/Z/0008

Belgravia - Map No. CD/CS/Y/0007

On the 9th November 1967, the Committee considered those two areas and authorised consultation with interested authorities and other appropriate organisations.

2. KNIGHTSBRIDGE

As regards this area, the Greater London Council, the Civic Trust, Knightsbridge Association, the Victorian Society, the Georgian Group and the Royal Borough of Kensington and Chelsea were consulted, and their observations are as follows:

Civic Trust

'Area seems to be most appropriate'.

Knightsbridge Association

The Secretary is referring the matter to his Committee but meanwhile he expresses the hope that Kensington and Chelsea will include the west side of Rutland Street and Rutland Mews in order to connect our proposals with an area being proposed by that authority.

No replies have been received from the other organisations or from Kensington and Chelsea.

On further consideration, it is suggested that Nos. 14-31 Princes Gate, a mid-Victorian terrace adjoining the Albert Hall complex be included in the Conservation Area.

BELGRAVIA

As regards this area, the Greater London Council, the Civic Trust, the Grosvenor Estate, the Victorian Society, the Georgian Group and the Royal Borough of Kensington and Chelsea were consulted and their observations are as follows:

Civic Trust

'Area seems to be most appropriate'.

Grosvenor Estate

A letter from the Surveyor to the Estate states that the matter has been referred to the Estate's advisers, and no doubt the Estate will have some representations to make in due course.

These are the only replies received so far.

4. DETAILED POLICIES

The Committee will be aware that once these areas have been designated it will be

necessary to formulate detailed policies to safeguard the future of each area. Further reports will, therefore, be submitted on these areas in due course.

RECOMMENDATION

That, subject to formal consultation with the Greater London Council, the City Council be recommended to designate the areas shown edged in thick black lines on Map Nos. CD/CS/1/0008 and CD/CS/Y/0007 as Conservation Areas under Section 1 of the Civic Amenities Act 1967 and that officers be authorised to take all necessary action in connection with such designation.

S. J. RUTTY, F. G. WEST,
CITY SOLICITOR CITY ARCHITECT & PLANNING OFFICER

DECISION

Belgravia and Knightsbridge Areas

- (i) Report received and recommendation approved subject to the boundary on the western side of the proposed Belgravia Conservation Area being amended to follow the City boundary along Lowndes Street between West Halkin Street and Chesham Place.
- (ii) The City Architect and Planning Officer authorised to continue discussions with the Grosvenor Estate to explain the implications of designation of a conservation area.
- (iii) The Committee decided not to adopt the suggestion of the Georgian Group to include the south-east side of Ebury Street in the Belgravia Conservation Area.
- (iv) See report to Council.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 28th OCTOBER 1976

REPORT OF THE DIRECTOR OF ARCHITECTURE AND PLANNING

PROPOSED EXTENSION TO THE BELGRAVIA CONSERVATION AREA

1. **INTRODUCTION**

1.1 On the 1 April 1976 the Committee refused permission for the demolition of buildings on a site proposed for educational purposes, or a school playground, in the Passmore Street area and, also requested a report on possible improvements to the designated boundary in this area.

2. The Belgravia Conservation Area was designated in 1968 and an extension was added in 1974 to include the Kinnerton Street area. The present proposals are for the addition of two small areas at the south west corner of the Conservation Area: Site A, Graham Terrace/Passmore Street, and Site B, Pimlico Road; and one small area at the north west: Site C, Motcombe Street (see attached maps).

2.1 Site A, Graham Terrace/Passmore Street: Site A includes No. 43-51 (odd) Graham Terrace and No. 20-32 (even) and No. 29 Passmore Street. All of the buildings are early 19 century two storeyed as are the houses in Bourne Street which is already in the Conservation Area, though unlike Bourne Street none possesses a basement. No. 45 has had a mansard roof added, in the past, of very moderate quality.

2.2 Graham Terrace: The individual buildings are modest but they form a picturesque group (photo 1) and have similar characteristics to the buildings in Bourne Street and other buildings in Graham Terrace (photo 2) though lacking their unity. The facade of No. 49 has been rebuilt without a stuccoed ground storey, while No. 47 has had classical detailing surrounds added to the doorway and window opening and the upper floor has been stuccoed (photo 3-5).

The public house on the west side of Passmore Street forms a good visual stop to the group as seen from Bourne Street. It is of similar character and date and appears to be well maintained (photo 6).

Sparke's Cottages which have recently been listed, lie behind No. 43 and 45 and are approached through the archway in No. 43. They are not visible from the street and do not make any direct contribution to the street scene though they are an integral part of development as originally built.

2.3 Passmore Street: Only the east side and the public house are worthy of consideration, as the two storey properties on the west side having been rebuilt in mediocre style and materials. On the east side, the southern half (No. 4-18 even) has already been demolished, so that the properties remaining are No. 20-32 (photo 7).

From the serpentine form of the string course above the ground floor it is obvious that considerable settlement has taken place in the past, and the structural condition of the buildings is highly suspect. Though No. 28 and 30 have had the upper storey stuccoed the others, being stuccoed on the ground floor with brick at first floor, clearly indicate that the wall above the first floor windows has been rebuilt to restore the parapet to the horizontal.

2.4 Site B: Pimlico Road: Site B includes No. 87 to 107 (odd) Pimlico Road (Photo 8). The block was built in 1897, and is typical of its period. It consists of three storeys plus an attic storey, with residential accommodation above ground floor shops. The building is in red brick, with an interesting top floor of gables and pedimented dormers at the attic level. The shop fronts are contained within a strong framework of pilasters and frieze, most of which is still intact. The whole forms a unified terrace which continues the style of the eastern part of Pimlico Road, terminates the group around the open space and leads the eye around the curve of the road (photo 9).

2.5 Site C: Motcombe Street: Site C includes No. 11 to 23 Motcombe Street and No. 15 Lowndes Street (photos 10 and 11) which were originally part of the proposed Belgravia Conservation Area presented to the Town Planning Committee on 9 November 1967. Due to the heavy boundary line drawn on the map, the above properties were omitted from the advertisement to designate the Belgravia Conservation Area, and have therefore never formed part of it. The present proposals to round off the Conservation Area more satisfactorily, provides an appropriate opportunity to rectify this unfortunate omission.

RECOMMENDATION

That subject to consultations, the Officers be instructed to proceed with the designation sites A, B and C as described above, as an extension to the Belgravia Conservation Area.

J M HIRSH
DIRECTOR OF ARCHITECTURE AND PLANNING

TOWN PLANNING COMMITTED DECISION 28.10.76

PROPOSED EXTENSIONS OF BELGRAVIA CONSERVATION AREA

(a) Agreed that subject to consultations the Belgravia Conservation Area be extended. Subject to the exclusion of site B.

(b) Agreed that reports should be submitted to the Town Planning Committee as soon as possible on extensions to the Bayswater and Westbourne Conservation Areas provided this does not entail a great deal of work.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 17 MARCH 1977

BELGRAVIA CONSERVATION AREA EXTENSIONS - CONSULTATION

REPORT OF DIRECTOR OF ARCHITECTURE AND PLANNING

1. On the 28 October 1976, the Committee agreed that subject, to consultations and the exclusion of site B, the Belgravia Conservation Area be extended to include sites A and C as shown on the attached maps.

2. The under-mentioned organisations have been consulted with the following results:-

The Royal Borough of Kensington and Chelsea -

Has no objection to the proposals.

The Georgian Group and The Victorian Society -

Welcomes the proposals generally and the inclusion of area north of Motcomb Street (site C) in particular.

The Westminster Society -

Welcomes the proposals, particularly the inclusion of the premises in Passmore Street and Graham Terrace and incorporating Sparke's Cottages (site A).

The Civic Trust -

Sends apologies but is unable, due to lack of time and resources, to carry out the site investigations necessary to give constructive comments.

Greater London Council

Welcomes the proposed extensions and expresses the wish to be involved in policies that will lead to the enhancement of the extended area.

Formal comments will be reported to the Committee verbally.

The Grosvenor Estate -

Points out that it is in the process of preparing a scheme for the site bounded by Pimlico Road/Bourne Street/Graham Terrace and Passmore Street and is "anxious that the Estate's future plans are not inhibited by the premature extension of the Conservation Area." In support of its case the Estate refers to a planning consent to demolish some of the existing buildings and the "extremely poor structural condition" of the properties in Passmore Street and Graham Terrace.

Of the street block referred to, the properties on the Bourne Street and Pimlico Road frontages together with nos. 2 Passmore Street and 41 Graham Terrace are within the existing designated conservation area. Of this smaller group a valid outline planning permission exists for the redevelopment of nos. 47/55 (cons.). Bourne Street; 40/60 (even) Pimlico Road and 2/20 (even) Passmore Street to provide residential accommodation and shops. The permission also expressly authorised listed building consent for the demolition of these buildings on the Bourne Street and Pimlico Road frontages which formed part of the application.

Nos. 53, 54a, 54 and 55 Bourne Street have been demolished and also nos. 4 to 18 (even) Passmore Street, although the front facade to no. 18 remains.

It is understood that the revised proposals, for private housing and shops are at a very

preliminary stage. It is now envisaged that the scheme will be one of careful infill on the street frontages with low scale development at the rear possibly in the form of courtyard development. The Sparke's cottages group will be kept and the remaining houses in Bourne Street, but the future retention of the houses in Passmore Street and at the corner of Passmore Street and Graham Terrace is less certain. Committee will recall that these houses, especially those in Passmore Street, are in a poor condition and their structural condition is highly suspect but they were included within the proposed designation boundary for their general character.

Providing there is a careful selection of the buildings which could and should remain and the new works take their design discipline from the existing properties, it is considered that designation of the area should not inhibit a scheme on the lines outlined in the preceding paragraph.

Recommendation

That the officers be authorised to proceed with the designation of the areas 'A' and 'C' on the attached maps as extensions to the Belgravia Conservation Area.

J M Hirsh

Director of Architecture and Planning

(Endorsed "APPROVED")

CITY OF WESTMINSTER TP/98/80 TOWN PLANNING COMMITTEE - 6 NOVEMBER
1980 REPORT BY THE CITY PLANNING OFFICER
PROPOSED EXTENSION TO THE BELGRAVIA CONSERVATION AREA

1. In March 1978 the Inner London Education Authority relinquished a site defined for expansion of the St Barnabas CE Primary School, SW1. It is now proposed that this site and the surrounding properties should be included in the Belgravia Conservation Area (see appended map).
2. The Belgravia Conservation Area was designated in 1968 and extensions were added in 1974 and 1977. The present proposal is for the addition of an area in the south-east corner of the Conservation Area and includes the following properties; 1, 1A and 2, Ranelagh Cottages, 25 (the rear of) St Barnabas Street, 37 St Barnabas Street, 20-42 (even) Ebury Bridge Road, 46 Ebury Bridge Road and Ebury Bridge House consisting of 2-18 (even) Ebury Bridge Road, 3-9 (odd) Pimlico Road and 1-11 (odd) Ranelagh Grove.
3. At present the following properties are included on the local list of buildings of architectural or historic interest; 1, 1A and 2 Ranelagh Cottages and 20-42 (even) Ebury Bridge Road.
4. The Grosvenor Estate, owners of the freehold, shows the area in a zone for "Conservation and Preservation" in the "Strategy for Mayfair and Belgravia" dated August 1974.
5. Nos. 20-42 (even) Ebury Bridge Road comprise an early to mid-nineteenth century three storey brick terrace used for residential purposes. No mansard storeys have been added and the buildings retain much of their original character. The front of No.42 has been rebuilt in facsimile. No.26 is higher than the others with a pedestrian passage through to the Ranelagh Cottages at the rear.
6. Nos.1 and 1A Ranelagh Cottages are an early to mid-nineteenth century pair of cottages, two storeys stuccoed with hipped slated roof. No.2 Ranelagh Cottages, dating from the same period, is a detached two storey brick building with slated roof. The setting of the cottages, which are in residential use, is surprisingly rural and secluded, the only access being through the pedestrian archway from Ebury Bridge Road. The site contains a number of trees and it is proposed that a tree survey be made by the City Engineer's Arboricultural Officer for incorporation in the final report to Committee.
7. The area to the south of the cottages has two vehicular access points; one through an archway under 25 St Barnabas Street, which is already included in the Conservation Area, and one from 37 St Barnabas Street. The area contains a late nineteenth century two storey brick building with a stone pediment and sculptured decorations above the main door and a variety of more recent one storey buildings mainly used for light industrial purposes.
8. Completing the proposed extension to the Conservation Area are 46 Ebury Bridge Road, a public house, and Ebury Bridge House a six storey brick building, used as offices by the Department of Employment. Both properties were built in the 1930's.
9. The reasons for including the properties described in the last two paragraphs in the proposed extension are to safeguard the setting of the Ranelagh Cottages and surrounding terraces and to give the Conservation Area a workable boundary.

Recommendations

1. That the area as outlined on Map No.CD CS0007 C (to be displayed at Committee) be approved as suitable for designation as an extension to the Belgrave Conservation Area, subject to consultations.

2. That the Greater London Council be formally consulted.
3. That the Grosvenor Estate, the Civic Trust, the Westminster Society, the Georgian Group and the Victoria Society be consulted.
4. That the City Engineer be instructed to prepare a report on the condition of the existing trees for incorporation in the final report to Committee.

IAN LACEY

CITY PLANNING OFFICER

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 14 MAY 1981

REPORT BY THE CITY PLANNING OFFICER

PROPOSED EXTENSION TO THE BELGRAVIA CONSERVATION AREA

1. Introduction

On 6 November 1980 Committee approved the designation of an extension to the Belgravia Conservation Area subject to consultations and the preparation of a survey of the condition of the existing trees by the City Arboricultural Officer for incorporation in the final report to Committee.

2. Result of consultations

The following bodies were consulted: Greater London Council, the Grosvenor Estate, the Civic Trust, the Westminster Society, the Georgian Group and the Victorian Society.

The Greater London Council welcomed the proposed extension to Belgravia Conservation area and expressed a "wish to be involved in the formulation of further policies that will lead to the enhancement of the extended area."

The Civic Trust expressed interest in general terms but was not able to comment on specific schemes, which they encourage local amenity societies to take an interest in.

The Westminster Society warmly welcomed the proposal to include the Ranelagh Cottages and safeguard their setting.

The Georgian Group also warmly welcomed the extension and the protection of the setting of the cottages.

No replies were received from the Grosvenor Estate and the Victorian Society.

3. Tree Survey The setting of the Ranelagh cottages is surprisingly secluded and has a rural character, which is largely attributable to a lack of formal planting. According the City Arboricultural Officer, many of the trees appear to be self-sown, sometimes close to the properties, which may affect daylight in the future. There are a number of different species of trees, all in reasonable condition with regard to health and safety. Their amenity value arises from being members of a group rather than as individual specimens and no tree preservation orders are therefore recommended at this state.

4. The Town and Country Planning General Development (Amendment) Order 1981 and the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 make different provisions for the categories and extent of permitted development inside conservation areas, etc, existing on 1 April 1981, and elsewhere. It is therefore necessary for the future to maintain records of the extent of the conservation areas on 1 April 1981 when making extensions or omissions. The finalised plan of the Belgravia Conservation Area (CD CS0007) that will be displayed to the Committee will therefore show these two boundaries.

5. Recommendation

That officers be instructed to proceed with the designation of an extension to Belgravia Conservation Area as shown on map No. CD CS0007 (to be displayed at Committee) and the attached Plan under the provision of Section 277 of the Town and Country Planning Act 1971

IAN LACEY, CITY PLANNING OFFICER

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE
COMMITTEE : PLANNING AND DEVELOPMENT
DATE : 12 MAY 1987
REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT : BELGRAVIA CONSERVATION AREA -
PROPOSED EXTENSION
WARD : KNIGHTSBRIDGE

BACKGROUND PAPERS: NIL

1. SUMMARY

The Belgravia Conservation Area was formally designated in 1971 to cover that part of the City which takes in the major institutional and embassy buildings focused upon Belgrave Square together with the substantial residential areas centred on Eaton Square and Chester Square and extending from Wilton Place in the north to Ebury Street in the south.

Just outside the area are a number of buildings of considerable architectural and historic townscape importance, some of which have been facing redevelopment pressure for some time following the closure of the St. George's Hospital. In these circumstances, there is now some urgency involved in proceeding to designation. A recent listed building judgment has called into question the status of ancillary buildings - for example, those fronting on to Knightsbridge which are later extensions to William Wilkin's St. George's Hospital building - which may now face demolition unless otherwise protected.

2. RECOMMENDATION

2.1. That the extension to the Belgravia Conservation Area, as indicated on the attached site plan be approved for consultation purposes and that consultations be carried out with the Civic Trust, Historic Buildings and Monuments Commission, Victorian Society, Georgian Group, Knightsbridge Association and such other consultees as the Committee directs.

2.2. That the results of consultation be assessed and reported back to the Committee to approve the designated conservation area as subsequently defined.

3. BACKGROUND

3.1 Paragraph 13.50(ii) of the City District Plan sets out the City Council's policy of reviewing its conservation areas and their boundaries periodically. The City Council has a statutory duty to carry out such reviews.

4. PROPOSED EXTENSION

4.1 The present Belgravia Conservation area takes in the major part of the Grosvenor Estate's properties - i.e. virtually all of Belgravia Ward itself. For the most part, this designation covers the grand townscape formality of the large embassy and institutional buildings which focus upon Belgrave Square, and the large residential terraces which typify Eaton Square, Chester Square and areas to the south.

4.2 By contrast the Belgravia designation also takes in the much more intimate

domestic scale of the corresponding residential mews properties behind the major streets - as for example in Lyall Mews, Wilton Row, Groom Place and Kinnerton Street.

4.3 To the north and east the Conservation Area is flanked by a series of large mid-nineteenth century “French Renaissance” style or twentieth century buildings which are largely institutional or commercial office premises (e.g. in Grosvenor Place, where several such buildings are listed, being the work of the mid-Victorian period architect, Thomas Cundy).

4.4 The north-eastern architectural “gateway” to the Belgravia designation is formed by Grosvenor Crescent, the major part of which already falls within the Conservation Area. That part which falls without has already seen development pressure manifested with the redevelopment of 1-5 Grosvenor Place. Since the closure of St. George’s Hospital in 1981 the Committee will be aware of protracted discussions which have taken place with developers as to its future.

4.5 Officer involvement in these discussions has drawn attention to the anomalous exclusion of this area from the existing Conservation Area.

4.6 The group of buildings proposed for the extended designation now include:

(i) St George’s Hospital, comprising of the original frontage building of 1830, and its extensions, and also embracing Nos. 1,3,5,7 and 9 Knightsbridge. Nos. 3,5, 7 and 9 Knightsbridge comprise early mid-nineteenth century houses used as ancillary hospital accommodation for many years and directly connected to the original hospital building. The hospital is Grade II* listed and designed by the distinguished early nineteenth century classical architect, William Wilkins.

(ii) 11-13 Knightsbridge is an early twentieth century building above the original Knightsbridge Underground station. It is unlisted but contributes to the local townscape value.

(iii) 15-17 Knightsbridge: this is a mid/late nineteenth century pair of stock brick-built buildings with stucco embellishments - No. 17 has a good example of a Greek Doric portico, successfully extended and restored approximately five years ago.

(iv) Nos. 7-33 Grosvenor Crescent Mews. These are a set of characteristic Belgravia mews buildings of mid/late nineteenth century origin and of substantial townscape value.

5.1 Experience of other Conservation Area extensions or designations suggests that these relatively small additions to the existing Conservation Area are unlikely to result in a significant addition to the workload of the Development Division, although it should be recognised that the specialist staff involved are always difficult to recruit and under particular pressure when in post.

6. CONCLUSION

6.1 The Belgravia Conservation Area has both a local and national significance in terms of the quality of the townscape included within the existing designation. This proposed extension will include that important group of buildings at the junction of Knightsbridge and Hyde Park Corner which made a unique contribution to the architecture of that prominent location. Development pressures being seen in this part of Westminster are now threatening its unique character; therefore the Committee is asked to agree to the proposed extension subject to the normal public consultation procedures.

CITY OF WESTMINSTER

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

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY OF THIS REPORT

1.1 As part of the City Council's District Plan policy (chapter 10 para 10.44 (ii)): "to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties" additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of Conservation Area boundaries.

1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed within the consultation necessary prior to final designation.

2 RECOMMENDATIONS

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

Proposed Conservation Area Designations/Extensions Map No.

- 1) Lisson Grove NW1 I
- 2) Cleveland Street WI II
- 3) Haymarket SW1 and WC2 XXIV
- 4) Fisherton Street Estate NW1 IV
- 5) Churchill Gardens SW1 V
- 6) Lillington Gardens SW1 VI
- 7) Hallfield Estate W2 YII
- 8) Dorset Square C.A. Extension NW1 VIII
- 9) Bayswater C.A. Extension (Orme Court) W2 IX a
- 10) Bayswater C.A. Extension (Porchester Road) W2 IX b

- 11) Belgravia C.A. Extension WI X
- 12) Stratford Place C.A. Extension WI JQ,
- 13) Molyneux Street C.A. Extension WI XII
- 14) Medway Street C.A. Extension WI XIII
- 15) Soho C.A. Extension WI XIV
- 15a) Soho C.A. Extension (Denraan Street) WI XIV a
- 16) East Marylebone C.A. Extensions XIV
- 17) Portman Square C.A. Extension (Baker Street) WI XV a
- 18) Portman Estate C.A. Extension (Aybrook Street) WI XV b
- 18a) Portman Estate C.A. Extension (Marble Arch) WI XV c
- 19) Leicester Square C.A. Extension WC2 XXIV
- 20) Pimlico C.A. Extension SW1 XVII
- 21) Millbank C.A. Extension SW1 XVIII
- 22) Mayfair C.A. Extension (Park Street) WI XIX a
- 23) Mayfair C.A. Extension (Avenfield/Brook House) WI XIX b
- 24) Mayfair C.A. Extension (Old Park Lane) WI XIX c
- 25) Mayfair C.A. Extension (Oxford Street/Park Lane) WI XXI a
- 26) Mayfair C.A. Extension (Lumley Street) WI XXI c
- 27) Mayfair C.A. Extension (Bering Street) WI XXII a
- 28) East Marylebone C.A. Extension WI XX
- 29) Harley Street C.A. Extension (Old Cavendish Street) WI XXII a
- 30) Harley Street C.A. Extension (Olbury Place) WI XXII b
- 31) Regent Street C.A. Extension WI IV
- 32) Trafalgar Square C.A. Extension WC2 XXIV

3. BACKGROUND

3.1 This report stems from the Planning and Development Committee of 21st November 1989 when “it was felt that a general review of conservation areas in the City should be undertaken”.

3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designed and extended conservation areas to cover the greater part of the City.

3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.

3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council’s Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for

consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to members at the next Committee.

3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have been grouped into areas of similar characteristics. They are:

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

- (1) Lisson Grove, NW1 (Map No I)
- (2) Cleveland Street, WI (Map No II)
- (3) Haymarket SW1 and WC2 (Map XXIV)

B. New Conservation Areas to Protect Good Quality Housing Estates at:

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

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

- (8) Dorset Square Conservation Area Extension NW1 (Map VIII)
- (9) & (10) Bayswater Conservation Area Extension W2 (Orme Court, Map IXa and Porchester Road, Map IXb)
- (11) Belgravia Conservation Area Extension SW1 (Map X)
- (12) Stratford Place Conservation Area Extension WI (Map XI)
- (13) Molyneux Street Conservation Area Extension WI (Map XII)
- (14) Medway Street Conservation Area Extension SW1 (Map XIII)

D. Extensions to Conservation Areas to cover Prominent Sites

- (15) & (15a) Soho C.A. Extensions, WI (Maps XIV and XIVa)
- (16) East Marylebone C.A. Extensions (Map XIV)
- (17) Portman Square C.A. Extension (Baker Street) WI (Map XVa)
- (18) Portman Estate C.A. Extension (Aybrook Street) (Map XVb)
- (18a) Portman Estate C.A. Extension (Marble Arch) (Map XVc)
- (19) Leicester Square C.A. Extension WC2 (Map XXIV)
- (20) Pimlico C.A. Extension SW1 (Map XVII)
- (21) Millbank C.A. Extension S WI (Map XVIII)
- (22) Mayfair C.A. Extension (Park Street) WI (Map XIXa)
- (23) Mayfair C.A. Extension (Avenfield/Brook House) Map XIXb)
- (24) Mayfair C.A. Extension (Old Park Lane) Map XIXc)
- (25) Mayfair C.A. Extension (Oxford Street/Park Lane) (Map XXIa)
- (26) Mayfair C.A. Extension (Lumley Street) (Map XXIc)

- (27) Mayfair C.A. Extension (Bering Street) (Map XXIIa)
- (28) East Marylebone C.A. Extension WI (Map XX)
- (29) Harley Street C.A. Extension (Old Cavendish Street) WI (Map XXIIa)
- (30) Harley Street C.A. Extension (Olbury Place) WI (Map XXIIb)
- (31) Regent Street C.A. Extension WI (Map IV)
- (32) Trafalgar Square C.A. Extension (Map XXIV)

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

Extension to the Belgravia Conservation Area. SW1 (Map X)

It is proposed to extend the Belgravia Conservation Area to the east to include nineteenth century properties on the east side of Ebury Street, most of which are listed, frontages on both sides of Elizabeth Street, including the Victoria Coach Station of the 1930's; both sides of Eccleston Street including the "listed" Chantry House and corresponding properties on the west side of Buckingham Palace Road, including nos 126-15 8 (evens incl) which forms a high quality "listed" brick terrace of about 1900.

CITY OF WESTMINSTER ITEM No. 5

STATUS: GENERAL RELEASE
COMMITTEE: PLANNING AND DEVELOPMENT
DATE: 20 NOVEMBER 1990
REPORT OF: DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT: RESULTS OF CONSULTATIONS AND OTHER MATTERS CONCERNING PROPOSED CONSERVATION AREA EXTENSIONS
WARD: BAKER STREET, BAYSWATER, BELGRAVE, BRYANSTON, CAVENDISH, CHURCHILL, CHURCH STREET, LANCASTER GATE, MILLBANK, REGENT'S PARK, ST GEORGE'S, ST. JAMES'S, VICTORIA, WEST END, WESTBOURNE, QUEENS PARK

BACKGROUND PAPERS: LIST ATTACHED

1. SUMMARY

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

2. RECOMMENDATIONS

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

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

3. BACKGROUND

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

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

3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.

3.4 A minority of the respondents, however, who had development interest in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural interest of existing conservation areas or are located in areas of significant

townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

3.5 The following changes are proposed as a result of queries raised by Members at the meeting on 3rd July (see map XVII).

(a) The east side of Claverton Street and the west side of Aylesford Street is now to be within the Pimlico Conservation Area, not the proposed Dolphin Square Conservation Area.

(b) The street block bounded by Lupus Street, Claverton Street, Ranelagh Road and Johnsons Place is now to be within the Pimlico Conservation Area.

(d) The Regency Street/Chapter Street area has been reconsidered for conservation area status, and its designation is recommended.

The area is of mixed development with some pleasant brick buildings, built mostly in the first third of this century. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odd) Regency Street, through to St. Johns Church and No. 36 Causton Street. The area therefore proposed (Map XXVa) comprises the east side of Regency Street between the redevelopment site and Holcroft Court, together with the T.A. Centre and the residential and shop developments between the west side of Regency Street and the east side of Chapter Street.

3.6 Map XXIV shows two areas of the St. James Conservation Area which it is proposed should be included in the proposed Haymarket Conservation Area. The two areas are:

(a) Haymarket/Panton Street/Orange Street

(b) Haymarket/Charles II Street/St Albans Street

Also a part of the Regent Street Conservation Area is to be included in the proposed Haymarket Conservation Area.

3.7 No further changes to the boundaries or naming of the Conservation Areas are proposed. In particular;

(a) The inclusion of Council housing developments at Fisherton Street Estate NWS; Churchill Gardens Estate, SW1; Lillington Gardens Estate, SW1; and Hallfield Estate, W2 are still recommended.

In the report to the committee in July it was stated that the Secretary of State has in recent years included in the list of buildings of Architectural and Historic Interest, not only buildings constructed in the 1920s and 1930s but also some built since 1945 such as the Economist Building in St. James Street. It is therefore appropriate that the City of Westminster should recognise the quality of its own developments of the period and the part of the Councils of the former City of Westminster and Boroughs of St Marylebone and Paddington took in promoting them.

Fisherton Street Estate is a modest humanly-scaled development, well designed and detailed in natural materials; it was built in 1924 for the Borough of St Marylebone as part of a nation-wide programme to provide "homes for heroes". It is symmetrically laid out, which is typical of the period, and provides an enclosed and therefore easily supervised, communal open space.

Both Churchill Gardens (built between 1946-1962) and Lillington Gardens Estate (built

1964-1972) have won numerous awards and were winners of competitions organised by the then City of Westminster. Their layout, social amenities and architectural expression represents two of the most significant estates of their period.

The Borough of Paddington undertook the Hallfields development. The work, designed in part by Sir Denis Lasdun, produced some of the most interesting elevational treatments of the time (1951-59). It is part of the Western European “Modern Movement” of the period in housing, and this is reflected by its layout, materials and detailing.

b) The extension of the Queens Park Estate Conservation Area to incorporate adjoining areas including the Mozart Estate is not recommended.

The existing Queens Park Estate Conservation Area comprises one of three estates of terraced houses by “The Artisans, Labourers and General Dwelling Company”. It was begun in 1875 and covers 76 acres with more than 2000 houses built in Gothic Style. The Estate possesses an architectural integrity and value which is not a quality of adjoining residential areas of similar age. The Mozart Estate built between 1971-77 of 734 dwellings and rising to 8 storeys is an example of the traffic segregated estates of the time, but is not of sufficient quality or interest to justify Conservation Area status.

3.8 Before and since the July Committee there has been further representation to designate a conservation area in the street block bounded by Marsham Street/Bennetts yard/Tufton Street/Great Peter Street, SW1. Many of the representations are in support of the Fawcett Society’s campaign for the preservation of Nos. 35-37 Marsham Street which was once a “Women’s Service House” and the home of the Fawcett Society and Library. The Society considers that the building is of great historical interest as the headquarters of the women’s suffrage movement. A list of individuals and organisations supporting Conservation Area designation is attached as appendix 5 and a map identifies the area.

The area was last considered for Conservation Area status by the Committee in January 1989 when it was put forward as a possible extension to the Smith Square Conservation Area. It was then resolved not to include the above mentioned street block because:

- (i) The Christian Science Church is a grade II listed building and therefore cannot be demolished or altered without listed building consent and can be considered as ‘protected’.
- (ii) The architectural quality and cohesion of the area is not sufficiently good to be recommended for inclusion in a conservation area.

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

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

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

In the light of previous Committee decisions, designation is not recommended by this

report. Should Committee wish to reconsider its earlier decision not to recommend designation, further consultations could be undertaken later this year and a report considered at its January meeting.

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

4. FINANCIAL IMPLICATIONS

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

Local Government (Access to Information[^]) Act 1985 Background Papers

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

V WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

Westminster City Plan: Strategic Policies (2013) sets out the strategic policies for Westminster. (<http://www.westminster.gov.uk/services/environment/planning/ldf/core-strategy-nppf-revisions/>)

London Plan (2011) (<http://www.london.gov.uk/priorities/planning/london-plan>)

Unitary Development Plan

The adopted City of Westminster Unitary Development Plan contains detailed development management policies and can also be viewed on-line at: <http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

Design Guides and Publications

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council Website: <http://www3.westminster.gov.uk/planningpublications/>

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access (2007)
4. Retrofitting Historic Buildings for Sustainability
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Tree Strategy.
8. The Westminster Way
9. A Guide to the siting of Satellite Dishes and other Telecommunications Equipment
10. Advertisement Design Guidelines
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. Façade Cleaning - The removal of soiling and paint from brick and stone facades
14. Stucco: A Guide to its Care and Maintenance.
15. A Brief Guide to Planning Enforcement
16. Repairs and Alterations to Listed Buildings
17. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
18. Basement Development in Westminster: Interim Planning Guidance Note (2013)

Further Reading

1. Bradley, S and Pevsner (2003), The Buildings of England. London 6: Westminster. Yale University Press
2. Weinreb and Hibbert (1983) The London Encyclopaedia Papermac

Sourcing Professional Advice and Building Materials for Historic Building Works

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.

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

Other sources of Historic Maps & Images

Motco Enterprises Ltd www.motco.com

Collage – Guildhall Library Collections www.guildhall-art-gallery

WESTMINSTER CITY COUNCIL CONTACTS

General Planning Information

For all general planning enquiries, to find out if a property is listed or in a conservation area or is affected by other designations and to obtain copies of design guidance or planning application forms or to report a breach of planning control:

Tel: (020) 7641 2513 or Fax: (020) 7641 2515.

E-mail: PlanningInformation@westminster.gov.uk

For advice on this document or on conservation areas in general:

E-mail: conservationareaaudit@westminster.gov.uk

Or write to:

**Conservation Area Audit
Built Environment
Westminster City Council
City Hall, 64 Victoria Street,
London SW1E 6QP**

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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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Portuguese

Talvez Inglês não seja a sua primeira lingua, 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 lingua.

Chinese

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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

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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، لکھ دیجئے گئے پتہ پر لکھیں۔

Farsi

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

Serbo Croat

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

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

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