

# CONSERVATION AREA AUDIT



EAST  
MARYLEBONE

33



City of Westminster

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Produced by:  
Department of Planning and City Development,  
Development Planning Services,  
City Hall, 64 Victoria Street,  
London SW1E 6QP  
[www.westminster.gov.uk](http://www.westminster.gov.uk)

## **PREFACE**

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 54 conservation areas in Westminster, covering approximately 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

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

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of General Information Leaflets or mini-guides for each conservation area covering in brief a series of key categories including Designation, Historical Background, Listed Buildings and Key Features.

The second stage involved the production of Conservation Area Directories for each Conservation Area. A Directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation of the historical development of the area and analysis of listed buildings and key townscape features.

The City is now working on a programme to prepare Conservation Area Audits for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as Supplementary Planning Guidance it will incorporate the Directory for that conservation area.

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## **INTRODUCTION**

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

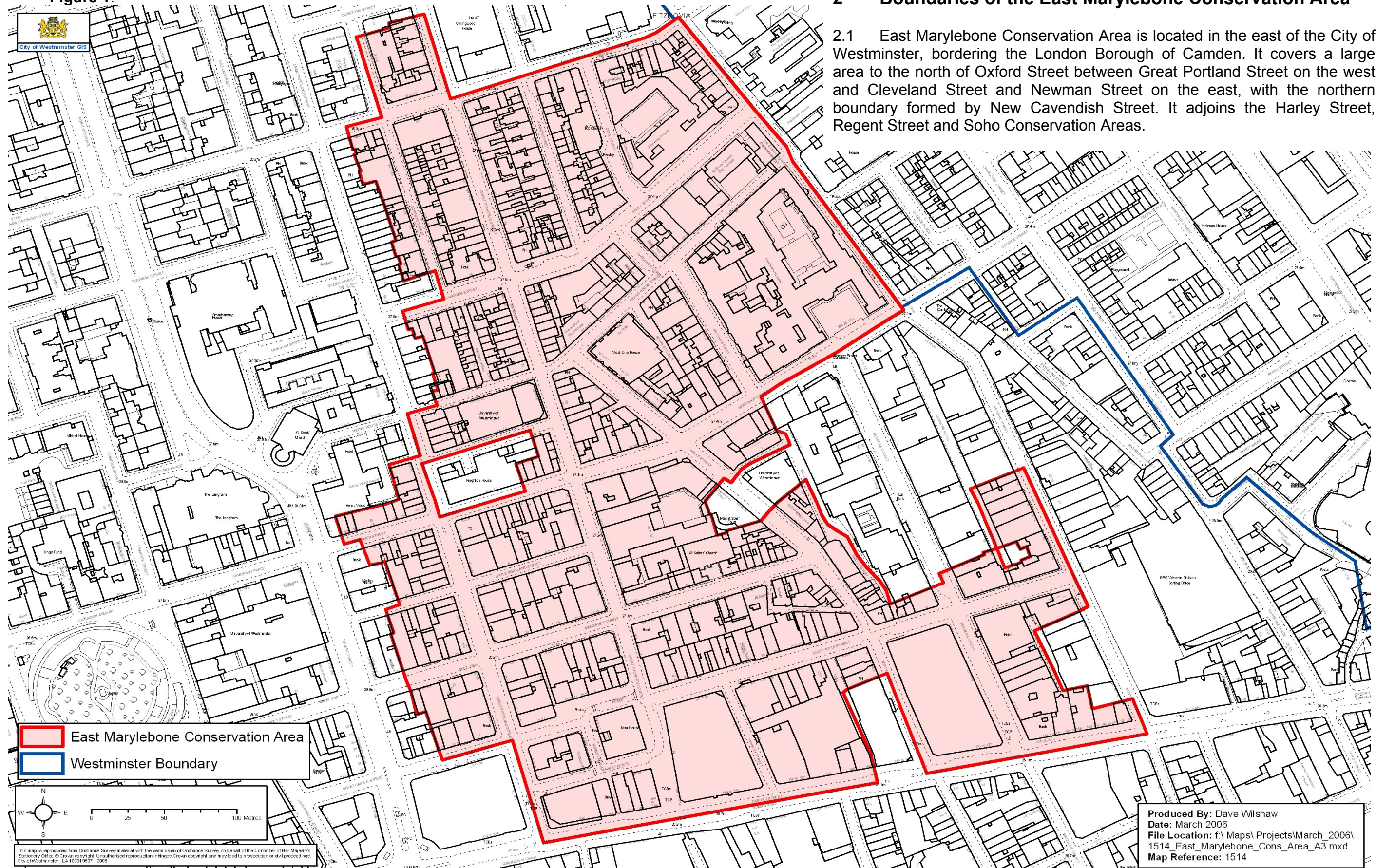
1.2 The City Council has a statutory duty to review the character and boundaries of its conservation areas. This Audit is the third, and final stage of a review process. The overall appraisal strategy is based upon the English Heritage publications Conservation Area Appraisals and Conservation Area Management (2005).

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

1.4 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition the audit also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.5 The Conservation Area Audit for East Marylebone was adopted as Supplementary Planning Guidance by the Cabinet Member for Planning and Customer Service on 17 March 2006. The East Marylebone Conservation Area was first designated in 1982 and extended in 1990 to include the Middlesex Hospital. The designation reports can be found in the Directory, at the back of this document.

Figure 1:



## 2 Boundaries of the East Marylebone Conservation Area

2.1 East Marylebone Conservation Area is located in the east of the City of Westminster, bordering the London Borough of Camden. It covers a large area to the north of Oxford Street between Great Portland Street on the west and Cleveland Street and Newman Street on the east, with the northern boundary formed by New Cavendish Street. It adjoins the Harley Street, Regent Street and Soho Conservation Areas.



### 3 HISTORY

3.1 As its name suggests, the East Marylebone Conservation Area was originally part of the ancient parish of St Marylebone that extended north from Oxford Street and north-east from Edgware Road to the slopes of Hampstead and Parliament Hill. The village of St Mary-le-Bonne, "St Mary's by the brook" lay north of Oxford Street along what is now Marylebone High Street. The parish's history can be traced back to the Domesday Book in the 11th century when much of the area was covered with forest and marshland as part of the Great Forest of Middlesex.



**Figure 2:** Rocque's Map, 1746 (Copyright Westminster Archives Centre)

3.2 It was not until the second half of the 18th century when St Marylebone became part of the newly fashionable West End of London, that the rural picture of a few houses fronting onto Oxford Street changed into a totally urban one. The development started after John Holles, Duke of Newcastle, purchased part of the manor of St Marylebone in 1708 from the Austen family. The Duke's only daughter and heiress, Lady Henrietta Cavendish married Edward Harley, Earl of Oxford and Mortimer. Having seen the growth of the great squares and streets south of Oxford Street it was the Earl who decided to develop the estate. Thus, in 1717 John Prince, the Earl's surveyor began to lay out the Cavendish Estate beginning with a grand open square - Cavendish Square and the immediately surrounding streets. The scheme was intended to attract the wealthy noblemen of the period and many of the area's current street names derive from these initial residents and investors.

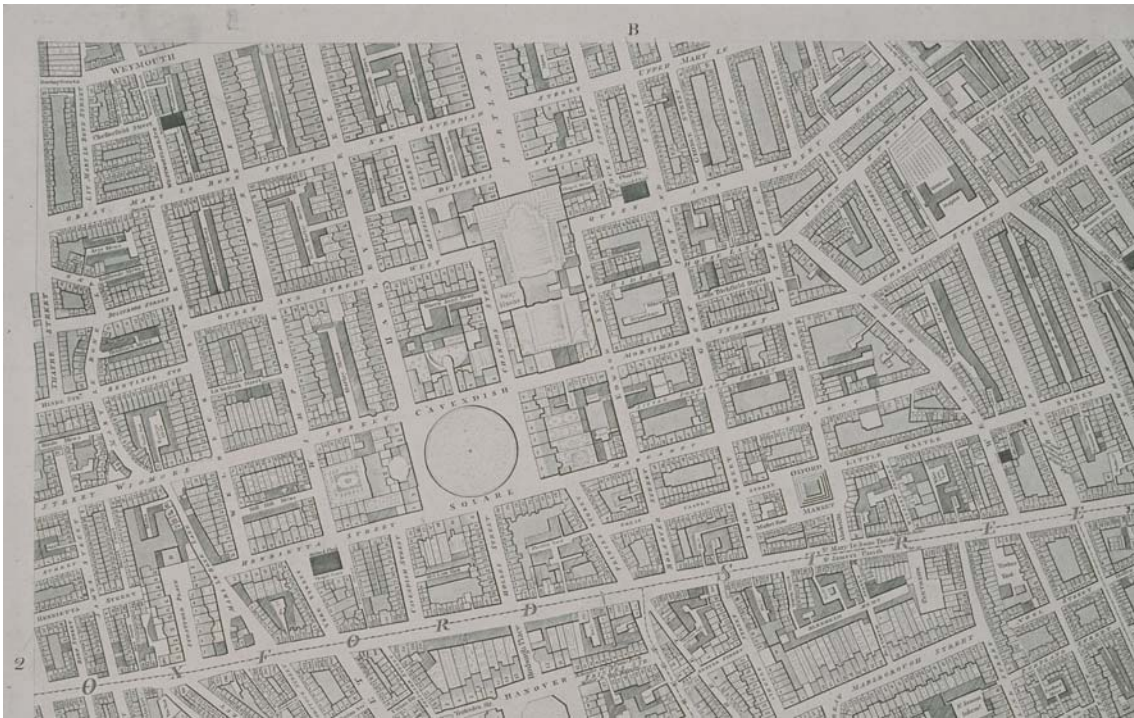
3.3 In 1721, Oxford Market, lying at the south-west corner of the Conservation Area was commenced to a design by James Gibbs. This was, however, not fully opened until 1731, a delay due to objections from Lord Craven who feared the new market would be competition to his Carnaby Market.

3.4 Indeed in general building progress proved slow on the Cavendish Estate, with the streets around the square still unfinished on Roque's map of 1746 (**Figure 2**). In 1757 the New Road, now Marylebone Road, was laid out intended to provide a route around built up London. This encouraged residential development, with housing slowly filling the parkland of the Audley Estate to the north and east of Cavendish Square, with a regular grid of streets centred on Great Titchfield Street and Great Portland Street.

3.5 Further east, the land had been under the ownership of various religious foundations including the Leper Hospital of St Giles in 1110 and Burton St Lazar in 1354. With the Dissolution of the Monasteries in 1536, Henry VIII disposed of the land and it eventually came to the Berners family in the 17th century. The Berners Estate developments centred on Newman Street and Berners Street with a frontage along Oxford Street from Wells Street to Rathbone Place – effectively occupying much of the eastern half of the Conservation Area. Development began here in 1746 and from here development extended north into the neighbouring parish of Camden, so that by 1770 the infamous Marylebone Gardens with its "Bear Garden", had fallen victim to the engulfing tide of houses. However, even as late as 1774, a rope-walk and magnificent elms could still be seen to the north of Newman Street.

3.6 The Middlesex Hospital, which now dominates the north-east corner of the Conservation Area, was first instituted in 1745 for sick and lame patients. Having outgrown its original site in Windmill Street, the Hospital moved to Marylebone Fields, as the present site was then called, in 1755. This land was obtained from Charles Berners on a lease for the term of 99 years and subscriptions sought from the gentry, nobility and others for its construction. The Duke of Northumberland laid the first stone, for the building that would form a handsome Palladian composition facing down Berners Street. In 1760 the hospital authorities had to order that Berners Street be repaved in order that it might form a decent highway connecting to Wardour Street. Later phases of expansion extended over gardens in Riding House Street and terraces in Cleveland Street. The western wing of the Hospital was even used to house sick French clergy and lay people during the French Revolution. Due to an increasing demand for space, the whole site was redeveloped in 1929-35, to its current design, by H. W. Hall.

3.7 The area around Berner's Street and Rathbone Street also became part of London's new artistic quarter with many writers and musicians taking up residence in the area and throughout East Marylebone. Famous names include Edmond Malone, Frederick Nicholls Crouch, Thomas de Quincy, Richard Wilson, Henry Fuseli and Charles Wesley.



**Figure 3:** Horwood's Map, 1793 (Copyright, Guildhall Archives)

3.8 By the beginning of the 19th century the street pattern and development of East Marylebone was virtually complete, with the main parallel north/south streets crossed by secondary east/west streets. One of the principal developments of the mid-19th century was the construction of All Saints Church in Margaret Street by William Butterfield. At this time Margaret Street was described as an area of “dirty shops and dingy private dwellings...where children never washed”.<sup>1</sup> This gothic-inspired brick building, dominated by its high brick steeple and slate-covered needle spire, represents an important reaction against the Classical church designs more typical of the earlier 19th century and epitomised by Nash's All Souls only a few blocks away.

3.9 From the mid-19th century changes in tastes and need were reflected in re-developments, particularly during the Victorian period when many of the original buildings were demolished as their 99 year leases expired. The social status of the area's occupants may also have changed at this time as fashionable society was moving to the west of the City and living in the new terraced houses of Bayswater and Kensington. East Marylebone would seem to have been a more earthy urban area, with the northern part of what is now the Conservation Area a well known area of prostitution.

3.10 In February 1900, F-S Webster, rector of the parish Church of All Souls, Langham Place described how “ the locality east of Great Titchfield Street is rapidly changing. The old dwelling houses are being pulled down, and large blocks containing small residential flats and business premises are being built in their place whose flats...are too expensive for working people.”<sup>2</sup>

<sup>1</sup> Quoted in Pevsner and Cherry (1991) *London 3: North West*

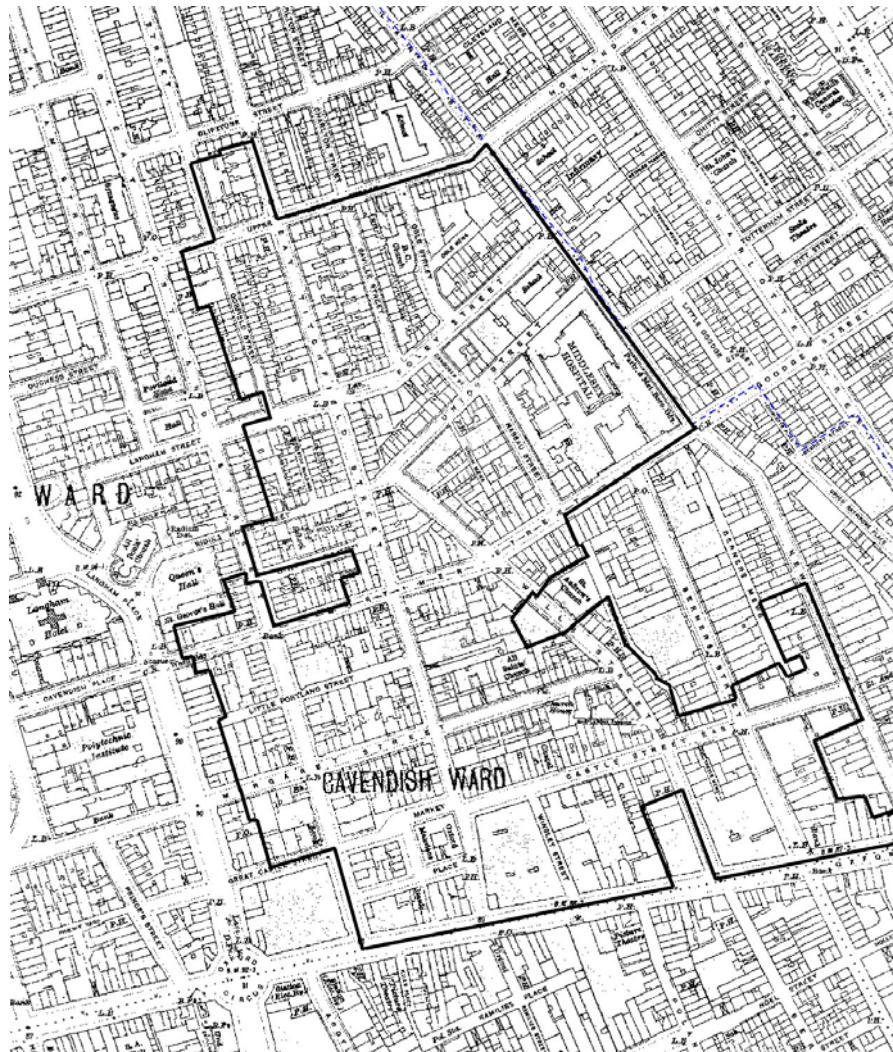
<sup>2</sup> Quoted in Hanson, B (1993) *The Golden City: Essays on the Architecture and Imagination of Beresford Pite.*

3.11 Thus the redevelopment of East Marylebone at this time was extensive. Plain Georgian terrace fronts south of Marylebone Road began to be replaced by a more eclectic range of styles. In Mortimer Street and Cavendish Street witnessed many of the most original creations of this period, including numerous buildings by the well-known Edwardian architect Beresford Pite. Many corner sites were also redeveloped at this time particularly in the Langham Street/Great Titchfield Street area and this resulted in a diverse and elegant street scene featuring a rich variety of late Victorian and Edwardian street frontages, described further in the architecture section, below.



**Figure 4:** Ordnance Survey map, 1890 (Copyright, Westminster CC)

3.12 By the end of the nineteenth century, shopping habits in London were changing, and the department store was becoming a key feature on the fashionable thoroughfares of the West End. The appearance of these large stores, principally along Oxford Street, continued into the first half of the twentieth century with large purpose built stores replacing small shops on single domestic scale plots. One such example in the Conservation Area was the construction of the Woolworth department store (now HMV) in 1931, replacing the row of shops which included the 1841 Princess Theatre.



**Figure 5:** Ordnance Survey Map, 1910 (Copyright, Westminster CC)

3.13 Since 1838 the East Marylebone area has been home to the Polytechnic of Central London, latterly the University of Westminster. The university buildings are located both within and adjoining the boundaries of the Conservation Area, and display successive phases of construction. The Riding House Street site was constructed in 1928 as the Polytechnic outgrew its nineteenth century accommodation on Regent Street. This building was partially redeveloped in a subsequent phase of expansion in the 1960s. This phase was by architects Lyons, Israel & Ellis who were also responsible for the 1965-8 brutalist college building on New Cavendish Street at the northern boundary of the Conservation Area.

3.14 Whilst the original artistic population associated with Fitzrovia is largely gone, recent years have seen a growth in creative industries in the area with the arrival of advertising agencies and media organisations. Media uses are particularly prevalent on the streets running north from Oxford Street, with television production and post-production companies. The garment industry, historically important in the East Marylebone and Soho areas, continues to have a presence in the area, represented by a number of workshops, wholesale showrooms and tailors shops.

3.15 East Marylebone was designated a Conservation Area in 1982.

## 4 Character of the Conservation Area

### GENERAL

4.1 East Marylebone today is characterised by its diverse townscape and the range and interest of its buildings and uses. It has a very urban character, with a rich mix of building types and styles; ranging from offices, light-industrial buildings and shops to terraced housing and mansion blocks.

4.2 Yet despite its prevailing urban character and central location, the atmosphere of East Marylebone, with the notable exception of Oxford Street, is striking for its calm. Few tourists visit this area, which retains a considerable working and growing residential population, and provides a distinct contrast to the more entertainment-focused areas to the south of Oxford Street.

4.3 A shift in character is, however, discernible in moving from the south to the north of the Conservation Area. In the south, buildings are predominantly in commercial use, with a wide range of shops and offices focused around the streets behind Oxford Street and Regent Street. These buildings are generally of a relatively large scale, many dating from the early 20<sup>th</sup> century (Figures 6 & 7).



**Figure 6:** Oxford Street. The commercial hub focuses on Oxford Street and the immediate streets to the north.



**Figure 7:** Large scale buildings on south Great Titchfield Street

4.4 The northern half of the Conservation Area feels increasingly residential, although the scale of buildings remains substantial. Many of the buildings in this part pre-date the mid-20th century and include a wide range of small shops, public houses and mansion blocks. The re-development of this part of the Conservation Area during the late Victorian/Edwardian era engenders a distinctive sense of place.

4.5 There are also a wide range of warehouses and mews throughout the Conservation Area, contributing to an industrial character in parts. To the north-east, there are a number of warehouses and the area is currently dominated by the bulk of the Middlesex Hospital.



**Figure 8:** Foley Street



**Figure 9:** Warehouses on Riding House Street

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

## STREETS AND SPACES

4.6 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.

4.7 The East Marylebone Conservation Area has a densely developed, urban character. Streets are relatively narrow and there are no major squares or public open spaces. Oxford Street is the only major thoroughfare in the area. It predates the development of the rest of East Marylebone and forms the southern boundary of the Conservation Area. Other major traffic routes include Great Portland Street and New Cavendish Street.

4.8 Established by its original development in the 18th century much of the rest of the Conservation Area follows a grid pattern (See **Figure 10**). Only the diagonal alignments of Wells Street, and to a lesser extent Riding House Street, Foley Street, Mortimer Street and the massive block of the Middlesex Hospital disturb this otherwise regular grid. The alignment of Wells Street would seem to pre-date any formal street plan as it follows the line of 'Marybone Place' as seen on Roque's map of 1746 and is significant as this originally formed the dividing line between the Cavendish and Berner's Estates. Today, the slightly curved lines of Wells Street, Riding House Street and Foley Street is part of their distinctive character.



**Figure 10:** Ariel View of East Marylebone



4.9 Finally, the historical origins of Oxford Market in the south, are also evident from its current form. Although it retains none of its original buildings, the shape of the original Market Square - part of the original design for the Cavendish Estate – can still be clearly traced.

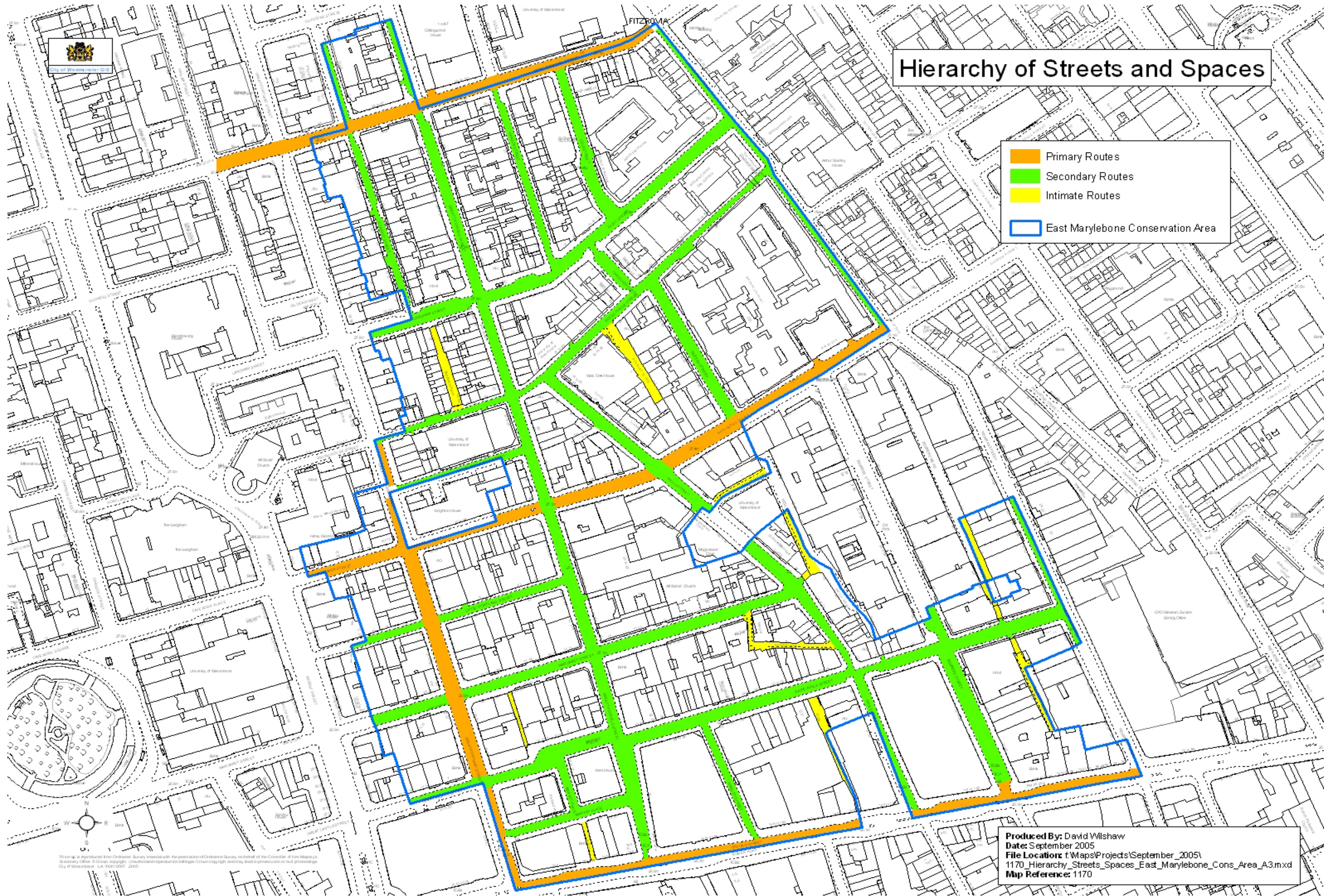


**Figure 11:** Oxford Market (Copyright, Guildhall Archives)

4.10 For the purposes of the conservation area audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as primary routes and spaces; secondary routes and spaces; intimate routes and spaces. The map at **Figure 12** shows the hierarchy of streets and spaces within the East Marylebone Conservation Area.

Dominant street patterns and the character of spaces should be respected and where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES1 A 2, 4, 5, 6, 7 and DES 12 should be consulted.

Figure 12: Hierarchy of Streets and Spaces



## ARCHITECTURE

4.11 The architecture of East Marylebone is characterised by its diversity, with a rich mix of architectural styles and building types reflecting the successive waves of development and changing uses across the area. Yet despite this range of styles and uses, buildings within the Conservation Area are universally characterised by their use of high quality materials, fine craftsmanship and, in many cases, vivid colour.

4.12 **Figure 13**, overleaf, illustrates the mix of building ages and plot sizes in the Conservation Area. Whilst this demonstrates the mixed character of the area, it is also clear that the greatest concentration of buildings date from the late Victorian and early 20<sup>th</sup> Century periods. The different ages and types of buildings in the area are considered in turn below.

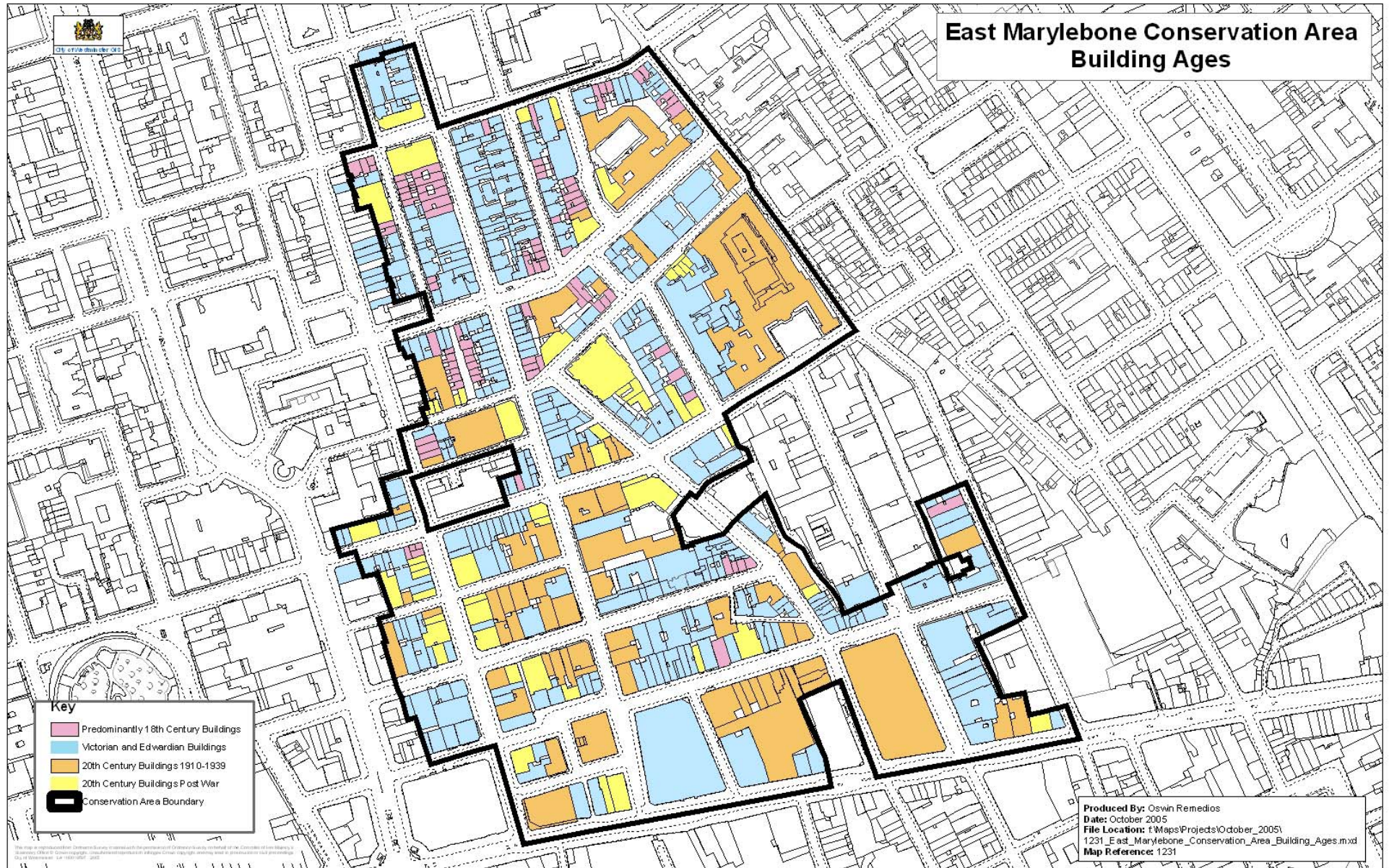
### 18<sup>th</sup> Century

4.13 As previously described, the first phase of East Marylebone's development was in the late 18<sup>th</sup> century when the area began to be developed as part of both the Cavendish and Berners Estates. Much of this early townscape was subsequently redeveloped, meaning few set pieces of Georgian townscape remain. There are, however, a number of late 18<sup>th</sup> century survivals dispersed throughout the Conservation Area. These tend to remain either in small groups (generally in the northern part of the Conservation Area) or as individual houses.

4.14 Surviving Georgian buildings are, almost without exception, built of brick, generally yellow London stock and with stucco detailing. Most are two or three bays wide and no more than four storeys high, sometimes with mansard storey or with a London roof behind a parapet cornice. They are modestly detailed with timber sliding sash windows, panelled doors and some have had shopfronts inserted at ground floor level. Notable examples of Georgian townscape can be found in Gosfield Street, Foley Street, Nassau Street, New Cavendish Street and Great Titchfield Street.

4.15 **Figures 14 & 15** show one of the most complete examples of surviving late eighteenth century streetscape in the Conservation Area. Middleton Buildings are a terrace of 'third rate' houses characterised by their simple detailing and intimate scale. This grouping has channelled stucco at ground floor but is devoid of external iron work, railings and balconies. They comprise three floors but, unusually, do not have basement lightwells.

**Figure 13: Approximate Building Ages in East Marylebone Conservation Area**





**Figure 14:** Middleton Buildings



**Figure 15:** Window: Middleton Buildings

4.16 93-101 Great Titchfield Street (pictured below) is another example of a surviving group of Georgian properties, on a slightly grander scale. Also of yellow London stock, these have more elaborate detailing with five panel timber doors, recessed sashes in stucco architraves and stucco modillion cornice over the second floor. They follow a more typical pattern, having basement lightwells with cast iron railings. 95 to 101 (odd) are listed Grade II and of the same build. 93 (**Figure 17**) is unlisted and has a particularly attractive decorative fanlight.



**Figure 16:**  
95 -101 Great Titchfield Street

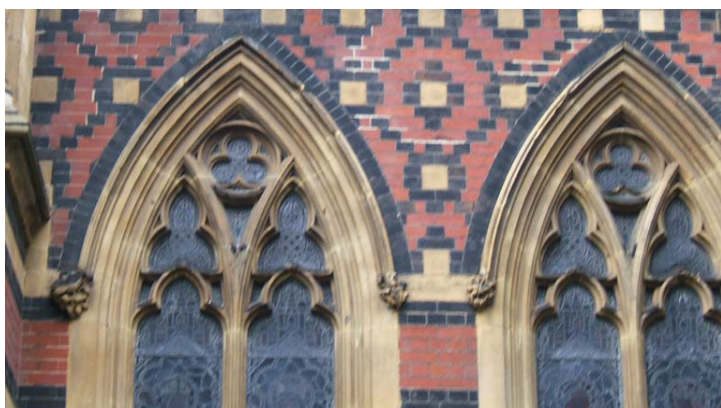


**Figure 17:**  
93 Great Titchfield Street

## Mid-Late Victorian Developments

4.17 During the Victorian era, the area witnessed a decline in social status and from around 1860, many of the original Georgian properties began to be demolished and redeveloped. Although extensive, this rebuilding took place in a piecemeal fashion as and when leases expired. Subsequent development therefore rarely occupies more than two or three original building plots and individual buildings are often tall and narrow, giving a vertical emphasis to the townscape.

4.18 One of the first and perhaps the most celebrated of these Victorian incursions into the Georgian townscape was All Saints Church, Margaret Street. Designed by William Butterfield, it was built between 1849 and 1859 after the block of houses between Margaret Street and Mortimer Street, Wells Street and Great Titchfield Street was destroyed by fire. Its idiosyncratic use of Gothic forms, dramatic tower and innovative use of structural polychromy epitomise the Victorian reaction against the genteel classicism of the previous century. Opposite the church at 84 St Margaret Street, All Saints Church House and School (now the London Fo Guang Temple) is also by Butterfield and again displays elaborate polychromatic brickwork.



**Figure 18:**  
All Saints Church, Margaret Street. Brickwork in geometric pattern, interwoven using red, yellow and grey bricks

4.19 There are several other churches in East Marylebone which demonstrate the range of styles characteristic of the area. St Charles Borromeo Roman Catholic Church, 1862, in Ogle Street is by S J Nicholl and also in gothic style but has a much less exuberant exterior, using rubble with ashlar dressings. The Middlesex Hospital Chapel, listed Grade II\*, dates from 1890 and is by John Loughborough Pearson. This small red brick chapel is in a mixed thirteenth century Gothic and Italian Romanesque style. The Welsh Baptist Church on Eastcastle Street, 1889 by Owen Lewis is again in red brick and stone. However, this has an eclectic Classical façade; its principal feature being the two storey, three bay full width Corinthian colonnade portico.

4.20 Such eclectic styles along with the vivid colours and polychromy of All Saints can be found in much of the subsequent redevelopment in the area. Thus, there are a delightful range of mid-late Victorian infill buildings which incorporate a rich variety of colour and decoration, all seeking to show ways to improve upon the restrained architecture of the late Georgian period.

4.21 Initially, Victorian residential development appeared as a range of modest flats and tenement blocks, many above shops and constructed in a traditional palette of red and yellow stock brick. These were, however, increasingly embellished with Classical detailing and include a range of decorative features such as cream painted stucco or stone window surrounds and dressings, moulded cornices and string courses, as well as cast iron details such as pot retainers (Figures 20 & 21).



**Figure 19:**  
The George, Great Portland Street



**Figure 20:**  
Wells Street



**Figure 21:** Great Titchfield Street

4.22 The most flamboyant of these buildings are to be found on corner sites many of which feature domes, corner turrets and gables. In particular there are a variety of attractive corner public houses throughout the Conservation Area. The earlier examples from the mid Victorian era are generally small scale, modestly detailed traditional pubs such as The Champion on Eastcastle Street and The Yorkshire Grey on Foley Street, both from around 1860. Later Victorian pubs became increasingly decorative, as can be seen at both The George (**Figure 19**) and The Cock Tavern on Great Portland Street. These are considered in more detail under 'public houses' at paragraph 4.70.

### Late Victorian/ Edwardian Residential

4.23 Whilst terraced housing continued to be built throughout the 19<sup>th</sup> century, later Victorian and Edwardian residential development increasingly eschewed the single dwelling terraces of the Georgian period for tenements and mansion blocks. These appear throughout the East Marylebone (**Figures 22 & 23**) and favour Queen Anne and Arts and Crafts detailing. Most commonly in bright (rubbed) red brick, with timber sash windows painted in contrasting white, many included bay windows and modelled fronts often with elaborate curled pedimented gables and tall stout chimney stacks, creating a particularly distinctive roofline.



**Figure 22:** Mansion Flats c1910 on Great Titchfield Street



**Figure 23:** Mansion Flats, 1894 above shops at 83-89 Titchfield Street

4.24 Entrance doorways are highlighted with a range of porches and door surrounds, often hooded. Some blocks are set back from the street with basement lightwells enclosed by railings and others are above small groups of shops. All are characterised by their fine detailing, many incorporating decorative stone details or brick panels, often with floral motifs (**Figure 26**).





**Figure 24:** 112 Great Titchfield Street. Mansion block entrance porch in green glazed brick with stone canopy and floral motif in a panel above a half-glazed timber door



**Figure 25:** Mansion block window detail showing double sliding sashes with multi-pane top sash and plain lower sash and bright red brick dressings



**Figure 26:** York House, 1-2 Eastcastle Street  
This predominantly red brick mansion block has subtle decorative elements added to its surface, such as this relief panel

4.25 Other Edwardian mansion blocks in the area sought to discard historicist styles and incorporated new forms of detailing with Arts and Crafts influences. Constructed in a colourful palette of materials, Candover Street has one of the most original groups of Art Nouveau style buildings in the Conservation Area dating from around 1903. This includes both the Tower House by H Fuller Clark and Belmont House which are pictured below (**Figures 27 & 28**). These tenement flats are distinguished by the use of colour with a diversity of white stucco, purple and red coloured and glazed brown bricks trimmed with stone. The strong vertical emphasis is varied by a complex pattern of projecting bay and oriel windows, unusual curved gables and elegant arched doors.



**Figure 27:** Entrance to the Tower House, Candover Street. The simple arched timber door has glazed panels and an oriel window above



**Figure 28:** Belmont House. Unusual Arts and Crafts tenement block in render and brick

4.26 However, not all residential buildings of this period abandoned historical precedent entirely, but sought to use historicist details in new ways. Thus, one of the most striking and unusual residential developments of this period is the Langham Court Hotel, originally built as nurses accommodation, from 1901 by Arthur E Thompson and in a free Romanesque style. Its especially striking appearance in the streetscape is largely due to variety of glazed white and black brick decoration which adorn the front elevation. The building stands out in contrast to the predominantly redbrick terraces surrounding it yet is another example of the dramatic use of colour in building materials which can be found in many parts of the area.

**Figure 29:** 35 Langham Street, Langham Court Hotel

Contrasting black and white glazed tiles pattern the surface and intricately carved and moulded tiles decorate the round arch entranceway and the frieze above



## Late Victorian/ Edwardian Industrial and Commercial Development

4.27 Industry and commerce also made its mark in East Marylebone during the Victorian and Edwardian periods and such buildings also deployed a full range of architectural styles. Some of the more modest commercial buildings in the area are warehouse buildings, workshops and wholesale showrooms. The proximity to the retail centre of Oxford Street lead to the development of a large number of such buildings, often associated with the garment trade.

4.28 Good examples of robust 19<sup>th</sup> and early 20<sup>th</sup> century warehouses can be found throughout the Conservation Area, with notable examples in St Margaret's Passage, Little Portland Street and Riding House Street. These are generally relatively unadorned buildings, reflective of their function, but which, in the retention of their hoists, loading bay doors at each floor level and even the faded painted signs on the brickwork provide the area with a strong connection to its industrial/commercial past (**Figures 30 & 31**).



**Figure 30:**  
Bourtlet Close. Converted 19<sup>th</sup> century warehouse buildings which although converted have retained original loading bays and hoists



**Figure 31:**  
Warehouse, St Margaret's Passage. Steel Critall windows in large arched openings, characteristic of warehouse architecture

4.29 These more functional warehouse buildings tended to be located in mews and side streets. In contrast, other commercial and office buildings in the area took on a more 'front of house' role and thus sought to advertise their presence with a range of unusual and colourful buildings. However, as with housing, this commercial rebuilding occupied generally small plots (not more than 2-3 house plot widths) and as a result, new offices often retained a similar scale and vertical emphasis to their domestic predecessors. A range of such offices, in an unique variety of styles can be found throughout the area.

4.30 One of the most interesting of these is at the Corner of Riding House Street and Candover Street. Forming a group with the Tower House, described above at paragraph 4.25, these offices date from 1903 and were built for the stove manufacturers J T Boulting. They exhibit a richly varied series of projecting vertical bays with brickwork in a variety of colours and stone detailing. They have large colourful mosaic panels on the upper elevations advertising 'J T Boulting Sanitary and Hot Water Engineers' as well as relief carving and inset heart details (**Figures 32 & 33**).



**Figures 32 & 33:**  
J T Boulting and Sons, 59 Riding House Street

4.31 This use of unusual detail and colour is repeated elsewhere on commercial architecture. For example, the startling lapis blue tiles on Radiant House in Mortimer Street (**Figure 34**) contrast with the Portland stone of the window bays, as well as with the red of the neighbouring property. Dating from 1915, this building has an Italianate feel with an unusual open arcade at attic level.



**Figure 34:** Radiant House, Mortimer Street

4.32 Not all office buildings in the area adopted such flamboyant and exotic detail, materials and colour. Portland stone and simple Classical detailing was also commonly used throughout the area. An example of a more sober, but no less attractive approach can be found in Margaret Street where this Edwardian Beaux Arts office building is in Portland stone, finely detailed with leaded windows (Figures 35 & 36).



**Figure 35:** Window Detail



**Figure 36:** 75-77 Margaret Street

## Larger Scale early 20<sup>th</sup> Century Commercial Architecture

4.33 The early 20<sup>th</sup> century also witnessed a new, larger scale of commercial development and this is concentrated along the major thoroughfares to the south and Oxford Street in particular. The introduction of steel framed structures meant larger, more open spaces could be developed, with a greater capacity for display and this encouraged the development of large new department stores. Many such new buildings adopted a flamboyant style, reflecting the wealth and optimism of the Edwardian period.

4.34 A number of fine examples of Edwardian commercial architecture can be found along the part of Oxford Street which lies in East Marylebone. 156-162 Oxford Street is the former Mappin & Webb building of 1906-8, by the firm of Belcher & Joass (**Figure 37**) and is an early example of steel framed construction. The steel frame allowed for larger display windows below and this is faced with white Pentelic marble. Its tall, slender heterodox Doric columns at ground floor level carry tall square pillars with angular decoration. Another relatively early department store building can be found at 116-132 Oxford Street, now The Plaza (**Figure 38**) which until 1983 housed the drapers Bourne & Hollingsworth. This building dates from 1925-7 and uses minimal Classical detail with a Greek-key frieze and pediment.



**Figure 37:** Mappin House



**Figure 38:** The Plaza, formerly Bourne and Hollingsworth

4.35 The larger scale found on Oxford Street continued in some of the redevelopment of the streets immediately adjacent. Thus, at no. 6 Berners Street, is the Berners Hotel dating from 1908-10 (**Figure 39**). This Edwardian Hotel has a stone and brick exterior with arched ground-floor windows and grand pedimented entrance. As with the buildings on Oxford Street a sense of grandeur and scale reflects the prosperity and confidence of the period.



**Figure 39:** Berners Hotel

### **The Late 1920s and 30s**

4.36 The late 1920s and 1930s saw a period of change in architectural fashion. This derived from the emergence of Modernism and the popularity for one strand of the modernist movement – Art Deco. Technological developments such as the advances being made in steel-framed construction, allowed new forms of architecture to flourish. The buildings which expressed these new styles often contrasted quite sharply with their immediate predecessors. The Classical motifs and traditional craftsmanship of the Victorian and Edwardian buildings were dispensed with in preference for simpler forms and new ways of embellishment.

4.37 The East Marylebone Conservation Area includes buildings from this period and a number of them exhibit this change in architectural style. One of the more prominent of these buildings is the grade II listed St Margaret's House, 19-23 Wells Street (**Figures 40 & 41**), which was originally built as offices, showrooms and studio in 1929-31 to a design by Sir Albert Richardson & Claude Lovat Gill. This building, which is steel framed, exhibits the stripped-down classicism which was very much in vogue during this time. The load-bearing strength of the building lies in its steel skeleton allowing the elongated bays of steel-framed windows to be formed to the front elevation. The use of steel windows and simplicity of detail is a feature common to many buildings of this period.



**Figure 40 & 41: 19-23 Wells Street**

4.38 Other buildings of note from this period include 150-154 Oxford Street (1931), by Elcock and Sutcliffe, which displays large horizontal expanses of metal framed glazing and geometric modelling; and Elsley House, 24-30 Great Titchfield Street, with its short stunted central tower, geometric steel windows and chevron detailing to pilasters and railings.

4.39 The pilasters of Elsley House, as with the flat vertical bands between the windows of St Margaret's House, and perhaps more prominently the embellishments to another building from this period – Gilmoora House, 57-61 Mortimer Street, with its corner tower and cupola, demonstrate the legacy from earlier architectural styles, but are nonetheless typical of the architecture from this period.



**Figure 42: Elsley House, Great Titchfield Street**



**Figure 43: 150-154 Oxford Street (HMV)**



## Post War Development

4.40 After the Second World War, commercial rebuilding continued. The 1950s witnessed the rise of the property developer and speculative office developments and a range of small offices in East Marylebone date from this period.

4.41 In 1957 architects Gollins, Melvin Ward & Partners pioneered the use of curtain walling for offices at 93-97 New Cavendish Street. This was highly influential at the time as curtain walling offered the potential of cheap, fast build. Described as ‘the first completely uncompromising use of the curtain wall techniques to be built in London.’ The Architects Journal at the time stated, ‘It could well be the twentieth century equivalent of the Georgian façade-an ideal means of creating or preserving unity in the street scene’.<sup>3</sup> Unfortunately, its refurbishment in 1976-80 covered the entire block in dark brown cladding. A similar curtain walled building was built by the same architects at 118-126 Cavendish Street opposite but was demolished and replaced in 1991.

4.42 Examples of small scale 1950s and 60s offices can be found throughout the Conservation Area with good examples to be found at 12 Great Titchfield Street, and 7-8 Market Place. Other development from this period include that for the University of Westminster buildings on Riding House Street. The most of successful of these 1960s buildings are relatively small scale, rarely occupying more than two building plots and respecting the heights of adjoining buildings. Decorative treatment to 1960s buildings in the Conservation Area, albeit quite minimalist, still features the use of colour and texture to enliven the facades, typical of many buildings in the area.



**Figure 44:** 7-8 Market Place



**Figure 45:** 57 Margaret Street

<sup>3</sup> Quoted in Elwall (2000) p105

4.43 A range of 70s and 80s infill offices can also be found in East Marylebone, often in brown brick and smoked glass and not all of which have been sympathetic to the scale and detail of the Conservation Area. 16 Mortimer Street by Lush and Lester, 1972, is one example of an office development in a small plot which has retained the vertical emphasis of the street.

4.44 There is relatively little in the way of more recent development in the Conservation Area. This has tended to involve refurbishment, reuse and re-cladding schemes, such as the very successful re-cladding of a 1960s block at 30-32 Mortimer Street (**Figure 46**).



**Figure 46:** 30-32 Mortimer Street

Any proposal should take into account the character of its context. Policies, DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions. DES4B should be referred to for scholarly replicas within terraces of unified townscape and/or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES 9 C states that the Council will not allow schemes which involve loss of original features and where these are missing their reinstatement to the original design detail and materials will be encouraged. Relevant Supplementary Planning Guidance documents are noted throughout the audit document.

## Unlisted Buildings of Merit

4.45 More modest 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.

4.46 Despite being a relatively large area, East Marylebone, contains only a small number of listed buildings. Very few buildings from the early phase of development in the area survive and are listed, although a handful of mid-eighteenth century terraced houses are a legacy to the early residential character of the area.

4.47 Significantly the majority of the listed buildings in the area date from the late 19th century and early 20th century. The fact that many of these buildings date from this period demonstrates the intensity of re-development taking place at the time. Also, the fact that a number of these buildings have gone on to be listed demonstrates the quality of design and investment that occurred. These listed buildings encompass the diverse range of land uses within the area including department stores on Oxford Street, commercial/industrial premises on Mortimer Street and Riding House Street, blocks of flats and mansion blocks.

4.48 That a large majority of the buildings in the area are unlisted, is not a reflection on the character of the area, but may instead reflect the predominantly late-nineteenth century and early twentieth century date of many of the buildings – which is a period from which only the very best examples of their type tend to be listed. Indeed as demonstrated in the architecture section, the quality of the unlisted buildings in East Marylebone is of a very high order.

4.49 Those buildings which have been identified as unlisted buildings of merit are on the map shown at **Figure 48** and are listed in the table below. This includes a wide array of buildings and structures, ranging from large commercial buildings on Oxford Street to a façade at a Middlesex Hospital, and even an intricate cast iron canopy on Foley Street. A full list of listed buildings can be found in the Directory at the back of the document. Further advice with regards to the buildings which form part of the Middlesex Hospital is given in the draft Planning Brief for the site.

<b>BERNERS MEWS</b>	Nos. 2, 5-8 (cons)
<b>BERNERS PLACE</b>	Nos. 8, 9, 10, 11
<b>BERNERS STREET</b>	Nos. 1-2, 3, 4, 5, 11, 12, 13 , 68-73
<b>BOLSOVER STREET</b>	Nos. 2-8 (cons)
<b>BOURLET CLOSE</b>	Nos. 3, 4, 5, 6, 7, 8, 11

<b>BYWELL PLACE</b>	Nos. 3,4,5,6
<b>CANDOVER STREET</b>	Nos. 4,7
<b>CLEVELAND STREET</b>	Middlesex Hospital (see map for extent), 51, 53, 55, 57, 59, 61, 63
<b>EASTCASTLE STREET</b>	Nos. 1,2, 16-22 (cons), 26, 27-8, 32-42 (cons), 61-62, Rose and Crown Public House
<b>FOLEY STREET</b>	Nos. 2-16 (John Astor House), 20, 21, 21a, 22, 23, 24-25, 29, 30, 38-39, 41-48 (cons)
<b>GOSFIELD STREET</b>	Nos. 1a,1-35 (cons)
<b>GREAT CASTLE STREET</b>	Nos. 1-12 (cons) and Nos. 40 and 41
<b>GREAT PORTLAND STREET</b>	Side elevation No. 200 Oxford Street, Nos. 4, 12-24 (even), 15-25 (odd), 27, 30, 41, 50-56 (even), 51-53 (odd), 55 (The George PH)-65 (odd), 68-76 (even)
<b>GREAT TITCHFIELD STREET</b>	Nos. 1-3 (odd), 8, 10, 10a, 14-18 (even), 21, 20-30 (even), 32-34 (even), 36-38 (even), 42-44 (even), 46-54 (even), 53-67 (odd), 56, 58, 60-62 (even), 64, 66, 68, 69, 69a, 70, 71, 72, 74, 76, 78, 79, 80, 81 82, 82a, 84, 84a, 86, 88, 83-89 (odd) 90, 91, 94, 96, 98, 100, 102, 109-119 (odd), 108-128 (even)
<b>HANSON STREET</b>	Nos. 2-26 (even), Nos.1-29 (odd)
<b>LANGHAM STREET</b>	Nos. 29, 36, 44, 46 (Yorkshire Grey Public House), 48, 50, 52-54 (even), 56
<b>LITTLE PORTLAND STREET :</b>	Nos. 4, 6, 15, 16, 17, 24-26 (cons)
<b>LITTLE TITCHFIELD STREET</b>	4-12 (even)
<b>MARGARET STREET</b>	1, 2, 3, 4, 5, 6, 17-18, 19, 26, 27,28, 48, 49, 50, 52-55 (cons), 56, 57, 63, 69-71 (cons), 72, 73, 74, 76, 75, 76, 77, 78, 79, 80, 81, 82-83 (All Saints House)
<b>MARKET PLACE</b>	4-13 consec, No. 14-17 (Kent House), Portland House, 41, 40, side elevation of 4 Great Portland Street
<b>MARYLEBONE PASSAGE</b>	Whole of street
<b>MIDDLETON PLACE</b>	Whole of street
<b>MORTIMER STREET</b>	24, 26, 27, 28, 29, 31-35 (odd), 40, 37-41 (odd), 46-50 (even), 51-55 (odd), 57-61 (odd),

	65, 67, 69, 70-74 (even), 71, 73, 75, 77, 79, 80, 81, 83, 85, 87-89 (odd), 91, 95, 97, 99
<b>NASSAU STREET</b>	Nos. 15, 16, 17, 18, 19, 21-22, 24-25, Middlesex Hospital (see map for extent)
<b>NEW CAVENDISH STREET</b>	Nos. 108-112, 114, 116, 128, 130, 132, 142, 144, 148-150 (even), 152, 154, 156, 158, 160, 162, 164, 166, 168
<b>NEWMAN STREET</b>	Nos. 72, 74, 75, 80, 81 (Rose & Crown), 82-83
<b>OGLE STREET</b>	Nos. 10-16 (even), Side elevation to 148 New Cavendish Street (Highwood House), John Astor House
<b>OXFORD STREET</b>	Nos. 90-92, 100-102, 110-114, 116-122, 142-144 (even), 146, 148-150 (even), 192, 196, 198, 200
<b>RIDING HOUSE STREET</b>	Nos. 14, 16, 15-19 (odd), University of Westminster 18-22 (even), 29, 31, 33, 36-46 (even), 51, 53, 55, 57, 63, 65, 67-73 (odd), 75-79 (odd), side elevation to no. 7 Candover Street, 70 Great Titchfield Street
<b>SWAN COURT</b>	No. 1
<b>WELLS STREET</b>	Nos. 14, 15, 16, 17, 24, St. Andrews Chambers, Furnival Mansions, 53, 56, side elevations to Nos. 37-41 Mortimer St, 68, 69, 72, 73, 74, 75, 76, 77a



**Figure 47:**  
150-154 New Cavendish Street, unlisted surviving  
examples of a second rate 18th century terrace

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

Figure 48: Unlisted Buildings of Merit



## Roof Profiles

4.50 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.

4.51 The eclectic mix of architectural styles, scale and uses which characterise the buildings of East Marylebone not surprisingly extends to their roof profiles. Butterfly roofs and pitched roofs of surviving Georgian buildings, sit amidst later mansard and gabled roofs of Victorian and Edwardian buildings, whilst many of the later twentieth century developments have flat roofs.

4.52 The many examples of single building developments in the area, as opposed to the uniform and regular terraces common to much 18th and 19th century townscape, has resulted in a number of buildings which have been designed and built as completed architectural compositions. These are divorced in terms of detail, if not in scale, from their immediate neighbours. Thus, buildings such as many of the gable-fronted buildings along Great Titchfield Street have a roof profile which is integral to their overall design.



**Figure 49:** The Eclectic Roofscapes of East Marylebone

4.53 Policy DES6 of the Unitary Development Plan highlights the instances where roof extensions are unlikely to be acceptable. These include cases where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roofline is exposed to long views from public places and where important historic roof forms would be lost. In areas with a high concentration of listed buildings, such extensions can be particularly damaging and are seldom acceptable. However, the policy acknowledges that there are some instances where additional storeys may be



acceptable, notably when an extension can be achieved which does not harm the proportions or the architectural integrity of the building or terrace.

4.54 Its distinctive roofscape and many individual buildings mean that many of the buildings in East Marylebone represent the types of building where roof extensions would be difficult to accommodate. A map of buildings where roof extensions will be considered is provided at **Figure 50**. This survey was undertaken from street level and a fuller analysis would be undertaken as part of any application received.

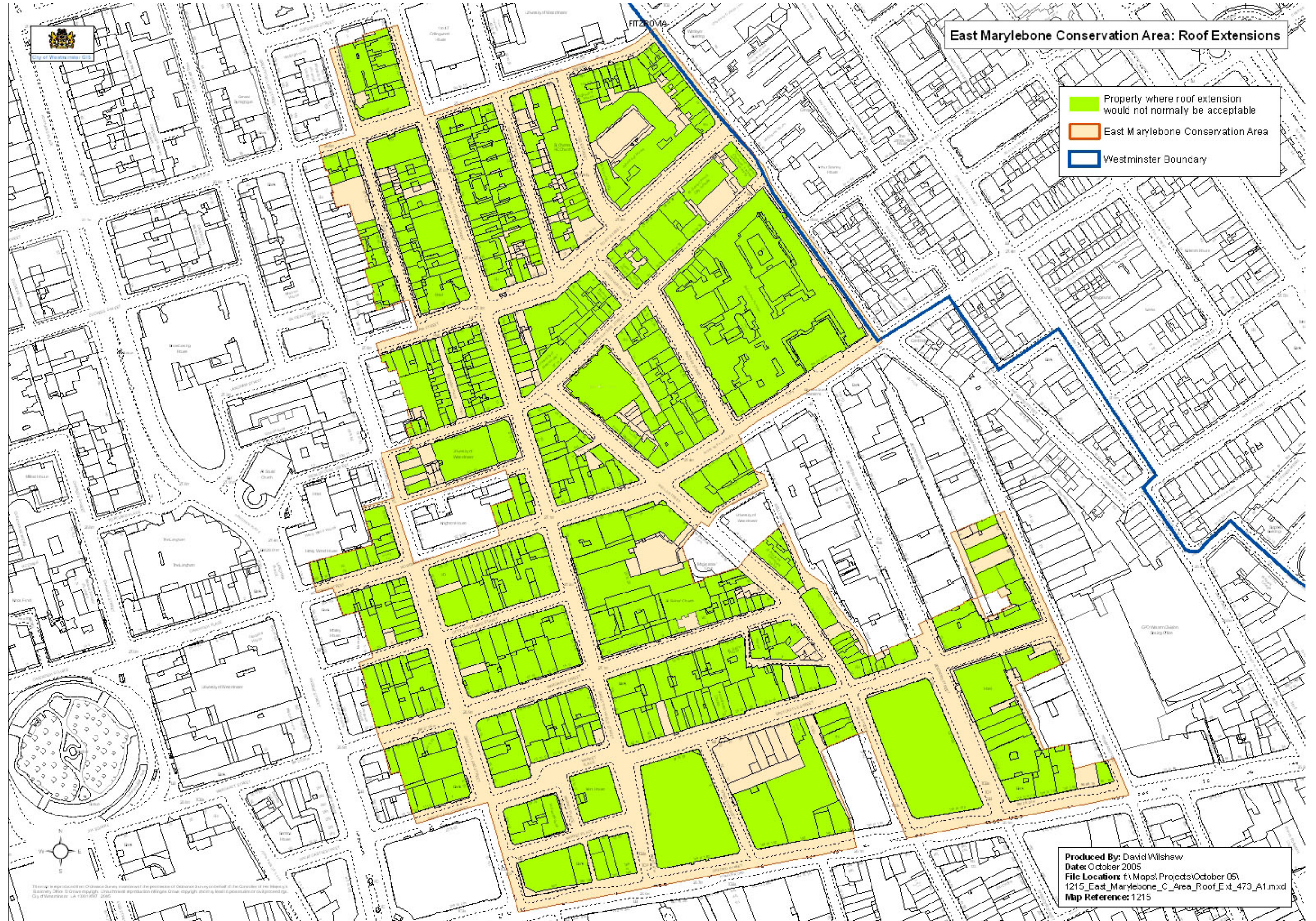
4.55 In terms of materials, a variety of original roof coverings can be found within the area, most commonly Welsh slate. Roof coverings consistent with the date of the parent buildings should be retained wherever possible. The Council will not normally encourage the use of modern materials such as concrete tiles or artificial slate as they rarely meet the high quality, appearance or longevity of traditional natural materials.

4.56 Roof clutter, such as railings, antennae and satellite dishes, can also have a significant and detrimental impact on the character of an area, affecting both short and long-distance views, and careful consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front façade of buildings or other locations where it may be visually prominent.

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 50: Roof Extensions



## Landmark buildings

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

4.58 East Marylebone Conservation Area has a dense townscape, with few open gaps or prominent landmarks. The following buildings are however, considered to possess landmark quality:

- **All Saints Church, Margaret Street:** is the most famous landmark within the Conservation Area. Its distinctive tall, slender spire is visible from various locations in the East Marylebone.



**Figure 51:** All Saints, Margaret Street

- **164-182 Oxford Street.** As one of the largest buildings to this part of Oxford Street, 164-182 (**Figure 52**) has an exuberant front in red brick with Baroque detailing. The former Waring and Gillow showroom by R. Frank Atkinson, it was built between 1901 and 1906; with an extension of 1933. Reconstructed as offices over shops by R. Seifert & Partners, 1977-8, with new elevations to the north-east angle.



**Figure 52:** 164-182 Oxford Street

- **19-23 Wells Street** Fronting onto Wells Street and Wells Mews, this building dates from 1931, designed by Richardson & Gill. A modern office building, it is distinguished by its sheer elevation of glazed white brick, glass and metal and has a dramatic presence in the street.
- **The Middlesex Hospital** Although of mixed architectural quality the Middlesex Hospital complex occupies a large site and has a significant presence dominating the townscape to the north east of the conservation area. It has therefore been identified as a landmark.
- **Welsh Baptist Church** Dating from 1889 by Owen Lewis, the Welsh Baptist church has a striking façade with a two storey, three bay full width Corinthian colonnade portico and therefore has a significant presence in this part of the conservation area.

4.59 These are also shown on the map at **Figure 54**.

## METROPOLITAN AND LOCAL VIEWS

4.60 Policy DES15 in the Unitary Development Plan also identifies the importance of more local views and defines two further categories of views which contribute to Westminster's townscape and historic character.

- Metropolitan views include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the river Thames. They also include views within and across Westminster, particularly views of famous London landmarks.
- Local views are by definition more localised and can be of natural features, skylines, smaller landmarks and structures as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.61 The following views are also identified as local views within the East Marylebone Audit.

- View of the Spire of All Saints Margaret Street from Oxford Street
- View up Wells Street towards the BT tower
- View up Berners Street towards the BT tower
- View from corner of Great Titchfield Street to & from corner of Wells Street to All Saints
- View west into St Margaret's Passage
- View down Riding House Street to All Soul's Langham Place
- View north up Middleton Place
- View From the corner of Nassau Street to Candover Street
- View into Market Place.
- View West along Oxford Street
- View east along Riding House Street is framed by the hospital footbridge
- View towards Soane's Holy Trinity Marylebone Road
- View east along Little Portland street to Elsley House
- View from North down Great Titchfield Street
- View in all directions from Foley Street/ Great Titchfield Street junction
- View west to mature trees on Foley street
- View north up Nassau Street
- View in all directions at Mortimer Street/ Great Titchfield Street junction.

Full consideration must be given to the impact of any development proposals on important metropolitan and local views both within the Conservation Area and into and out of it. These are shown on the map at **Figure 54**.

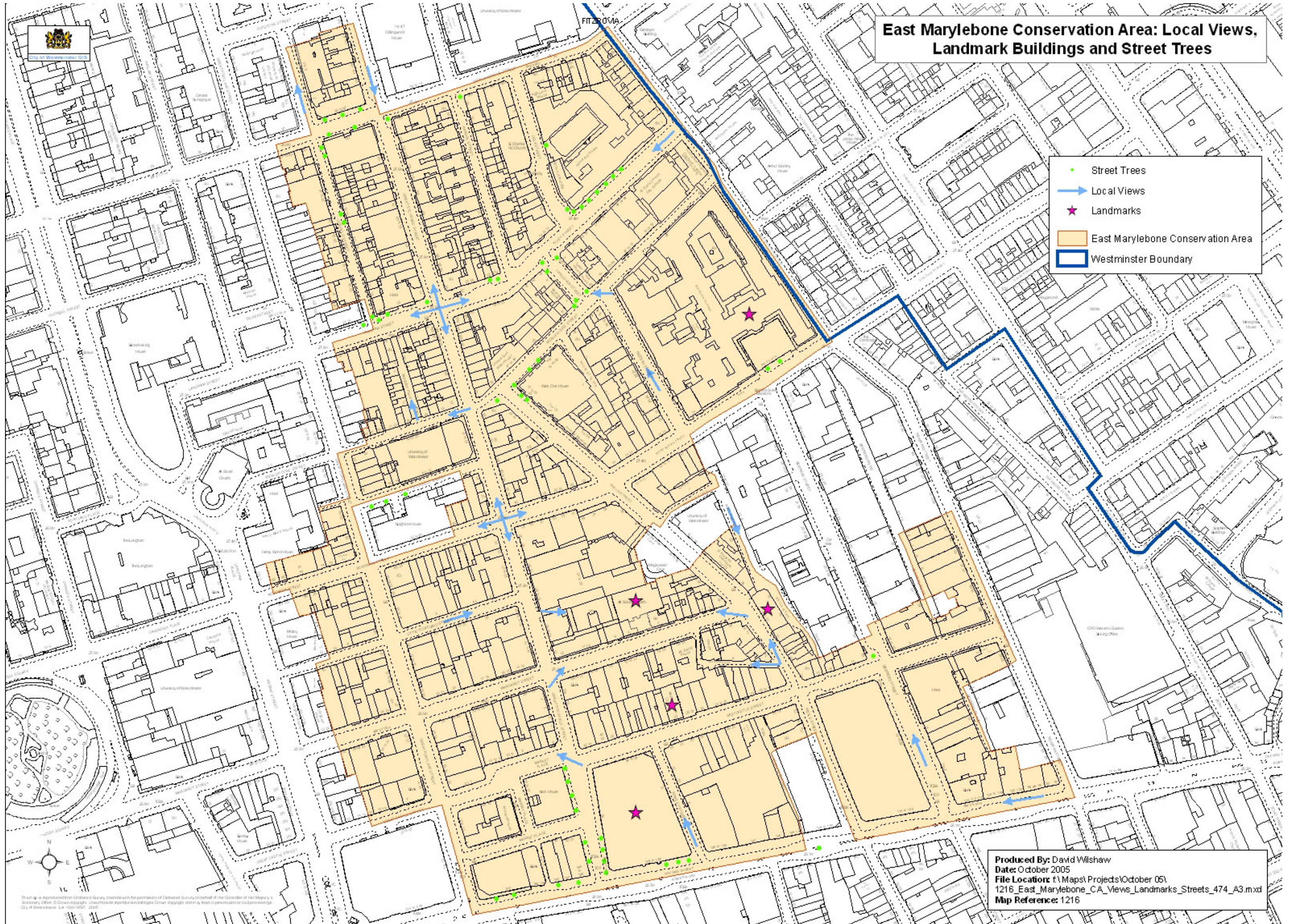


**Figure 53:** View of All Souls Langham Place from Riding House Street

4.62 Two strategic views also affect this Conservation Area: from Primrose Hill to the Palace of Westminster and Parliament Hill to the Palace of Westminster. These are shown in the Directory at the back of this document.

In the Unitary Development Plan, Policy DES15 seeks to protect Metropolitan and Local views.

Figure 54



## LOCAL TOWNSCAPE DETAIL

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

### Shopfronts and Public Houses

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

4.65 East Marylebone's role as a commercial and retail centre has resulted in an eclectic array of shopfronts and pubs. These range from showrooms for warehouses and the more anonymous large glass-fronted commercial units situated to the south near Oxford Street to the smaller individual fronts and groups that tend to lie further north.

### Groups of Small Shopfronts

4.66 There are a number of small shops in East Marylebone, which have been designed and detailed as groups. These are unified through consistent architectural treatment and repeated detailing. Examples can be found on Great Titchfield Street, Margaret Street, New Cavendish Street, Eastcastle Street and Riding House Street and these range in date from early 19<sup>th</sup> Century to early 20<sup>th</sup> Century. Whilst some of the single units have been fundamentally altered, such groups are still of special interest, having retained parts of their surrounds including their consistent fascia detail, entablature size and surrounding pilasters and console brackets.



**Figure 55:** 108-116 New Cavendish Street

Although this group has various individual shop premises with differing frontages, it has retained the original 19<sup>th</sup> century unifying treatments, with a continual fascia and entablature height, pilaster widths and fluted console brackets.





**Figures 56 & 57:** 11 Eastcastle Street

The neo-gothic treatment to this prominent corner site, has been extended to include modern shops further down the street. These have differing fronts but are united by the Doric pilasters and pointed corbels that flank each bay.



**Figure 58:** 44-46 Riding House Street

This group of early 20<sup>th</sup> century shops have differing fronts, but again are united by the continual entablature, fascia height and glazed brick pilasters. The decorative metal grille on the corner shop front is also repeated along the group.



**Figure 59:** 83-89 Great Titchfield Street

This attractive group dating from 1894 has individual timber shopfronts with bay windows set under red brick segmental arches and terracotta tiles, the whole unified by a moulded timber cornice.

### Individual Shopfronts

4.67 Ranging in age and architectural design, there are also some individual and bespoke shopfronts dotted throughout East Marylebone, for example along Margaret Street and Mortimer Street. Few have retained all their original features, and the best examples are those that have retained their original glazing bars, doorways and stallrisers.



**Figure 60:** 5 Margaret Street

This brick Victorian shopfront has an oriel display window, retaining its original glazing pattern. To the left, the doorway is recessed beneath a brick round arch and surmounted by an entablature. The basement light well and display window are enclosed by cast iron railings.



**Figure 61:** 18 Mortimer Street

This early Victorian shop front has retained a multi-paned display window and cast iron railings. The doorway and round arched fanlight are also original features, as is the entablature supported by fluted pilasters Ionic capitals and decorative consoles.



**Figure 62:** 118 Gosfield Street

This small 19<sup>th</sup> century timber front has been altered, but retains many interesting features including the multi-paned projecting display window over a panelled stallriser and fascia. The iron bracket for the shop sign is still sited to the right of the shop front.

### **Large-scale commercial fronts**

4.68 Many larger commercial and warehouse buildings also incorporate shopfronts of interest. The architectural treatment of the grander commercial fronts is more elaborate and often these are set within a stone or terracotta framework. Some of the larger Victorian and Edwardian premises and warehouses have double height shop fronts with large display bays, for example along Great Portland Street and at 75 Newman Street. Many such commercial units have been altered and modernised. However, some notable commercial shopfronts have undergone sympathetic renovation and retained original features and architectural detailing. Some examples are detailed below.



**Figure 63:** Radiant House, Mortimer Street

Radiant house has three small shopfronts at ground floor level, with projecting display windows. The repeated detail and carving on the glazing bars, emphasises the single plot widths more commonly associated with small units, despite the mass of the building above.



**Figure 64:** 15 Great Portland Street

The architectural treatment of this large commercial front is repeated over a number of bays with arches embracing first floor windows, a common feature in Great Portland Street. Although the windows have been altered, the building is still typical of many commercial and retail premises in the Conservation Area.



**Figure 65: 75 Newman Street**

This shopfront incorporates elaborate architectural treatment and materials. It includes display windows on both ground and first floors, a type of shopfront that is a particular feature of this Conservation Area.

4.69 The following list, though not comprehensive details some other notable shopfronts within the Conservation Area. These include:

- Berners Street – 11**
- Gosfield Street – 1a**
- Mortimer Street – Radiant House, 20**
- Great Titchfield Street – 1, 41, 53, 61, 63, 87-89, 109, 111-113**
- Great Portland Street – 15**
- Riding House Street – 44-46**
- Wells Street – 72, 74**
- New Cavendish Street – 108, 112, 154, 164**
- Foley Street – 41-42**
- Margaret Street – 57**
- Market Place – 14, Kent House**
- Newman Street - 72**

## Public Houses

4.70 The Conservation Area has a number of attractive public houses, most of which date from the mid to late 19<sup>th</sup> century. These range in size from the larger, more elaborately detailed pubs sited along the more major roads such as Great Titchfield Street to the smaller pubs found on more intimate routes such as Foley Street. Most pubs in the area occupy prominent corner sites, with an angled door in the centre and a number of bays extending either side. These commonly include granite pilasters with Corinthian capitals and a decorative oriel window above the angled entrance, for example the King & Queen, Cleveland Street and Crown and Sceptre, Foley Street.



**Figure 66: The King & Queen, 1-2 Cleveland Street**

This late 19<sup>th</sup> century pub incorporates Gothic detailing, unusual for the area. It has a splayed, arched corner entrance beneath a cylindrical turret and semi-circular arched bar windows.



**Figure 67: The Cock, 27 Great Portland Street**

The Cock occupies a prominent site and again has a corner turret. It has a decorative terracotta frieze above first floor level and four oversized lanterns projecting from the first floor, which give it added presence in the street.

4.71 Along the more intimate streets, there are a number of more simply detailed traditional Victorian pub fronts such as the Yorkshire Grey, which are generally earlier in date. Many of these have interesting projecting signs.



**Figure 68:** The Yorkshire Grey, 46 Langham Street

A less elaborate public house with one narrow bay and entrance to the front and a four bay return. The windows are multi-paned frosted glass between Corinthian pilasters supporting fluted consoles. There are also two cast iron projecting sign brackets attached to the front and return faces

4.72 Signage and small details also add interest to the buildings themselves and the wider streetscape. Many public houses retain original hanging signs or else relief sculptures applied to the buildings, advertising the name of their premises in sculptural form.



**Figure 69:** Former Earl Russell Public House, 24 Mortimer Street



**Figure 70:** Former Wheatsheaf Public House, 71 Great Titchfield Street



**Figure 71:** Ship Inn, 134 New Cavendish Street



**Figure 72:** Crown & Sceptre, 86 Great Titchfield Street

4.73 Other Public Houses of merit within the Conservation Area include: The Champion, 13 Wells Street, The Green Man, 36 Riding House Street, The George, 55 Great Portland Street, The Crown and Sceptre, Great Titchfield Street and the Ship Inn, New Cavendish Street.

4.74 The City Council seeks to retain original shopfronts and public houses wherever possible and new signage should use materials and detailing sympathetic to the age and style of the individual building and Conservation Area as a whole.

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

### **Railings, boundary walls & enclosures**

4.75 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.

4.76 During the 1770s, advances in iron technology enabled the development of decorative treatments being applied to boundary railings. After this time ornamental additions such as urns and motifs began to replace simple railing heads and vertical bars. East Marylebone has a range of interesting boundary treatments, and their diversity in terms of age and design reflects the variety of architectural styles.

4.77 Railings can be found throughout the Conservation Area but are particularly prevalent in the more residential areas in the north. Here, many of the redbrick residential mansion blocks and early 19<sup>th</sup> century terraces as well as some shops have retained original boundary treatments and basement lightwell enclosures.

4.78 Most railings in the area are in cast iron, although some wrought iron survivals do exist, for example along north Great Titchfield Street and Nassau Street. Although generally a feature of 18<sup>th</sup> century railings, wrought iron was used occasionally after the introduction of cast iron in the early 19<sup>th</sup> century, most commonly during periods of architectural revival, such as Arts and Crafts and Queen Anne.





**Figure 73 :**  
116 Great Titchfield Street



**Figure 74:**  
98 Great Titchfield Street



**Figure 75:**  
20 Nassau Street



**Figure 76:** Elaborate wrought iron area railings enclosing a mansion block along Hanson Street

4.79 With the introduction of cast iron, moulding and patterning of railings could be more substantial and more elaborate. Examples in East Marylebone range from early 19<sup>th</sup> century onwards. Most enclose the basement lightwells to terrace houses, small shops and mansion blocks.



**Figure 77:**  
Heavily moulded cast iron railings at No. 114 Great Titchfield Street



**Figure 78:**  
100 Great Titchfield Street. Cast iron railings with spear headed finials



**Figure 79:** Heavy cast iron railings along Gosfield Street



**Figure 80:** Elaborate cast iron railings outside Selworthy House, Great Titchfield Street

4.80 Although most railings enclose residential properties, some also surround larger commercial properties, public institutions and churches. The Middlesex Hospital for example, with building phases ranging from the 18<sup>th</sup> century to the mid 20<sup>th</sup> century has a variety of railing styles that reflect its piecemeal development. Early 20<sup>th</sup> century railing design is more restrained and geometric in form, with some art deco detail. More modern examples of railings also exist, but some after the mid 20<sup>th</sup> century start to use other materials such as mild steel.



**Figure 81:** 28 Mortimer Street. An early 20<sup>th</sup> century premises with simple, Art Deco style railings



**Figure 82:** John Astor House, Foley Street. Simple geometric treatment to the boundary railings



**Figure 83:** No. 120 New Cavendish Street  
Example of railings enclosing a modern commercial premises

4.81 Other decorative cast iron details of interest within East Marylebone include cast iron pot retainers, such as those pictured below in Wells Street and at nos. 57-67 Great Titchfield Street. In addition, original boot scrapers can still be found adjacent to some doorways, or as part of the railing design at the foot of entrance steps. Many properties, particularly mansion blocks also retain their original cast iron rainwater goods.



**Figure 84:**  
Decorative cast iron pot retainers along Wells Street



**Figure 85:**  
Wrought iron boot scraper

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

### **Street Furniture**

4.82 Westminster has a fascinating collection of historic street furniture, much 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.

4.83 While surviving pre-nineteenth century examples of street furniture are rare, there was an increase in public work during the Victorian period, characterised by a range of more highly decorative items which survive to the present.

4.84 The public lavatory entrance canopy on Foley Street (**Figure 86**) incorporates attractive railings around it and a late 20<sup>th</sup> century canopy above.



**Figure 86:** Decorative canopy covering lavatory entrance on Foley Street

4.85 Examples of wall-mounted lanterns can be found throughout the Conservation Area, often decorating corner buildings and public houses. The Grade I listed All Saints Church on Margaret Street, for example, is equipped with iron gates and railings to the basement area and two decorative lampstandards (**Figure 87**). In Bywell Place the wall mounted lantern adds to the street's intimate character (**Figure 88**).



**Figure 87:** Listed lampstandards and railings, Margaret Street



**Figure 88:** Bywell Place

4.86 Many public houses in the Conservation Area are fitted with projecting lamp fittings (**Figures 89-90**). These are often ornate with very large lanterns. The use of ornate iron work is a characteristic feature of the Conservation Area and can also be seen in the design of brackets for hanging signs.



**Figure 89:** Great Titchfield Street



**Figure 90:** Eastcastle Street

4.87 The varying street furniture also includes reproduction pieces based on historic examples which have become integral features of the area. The most common bollard designs are in either the ‘Cannon’ style, or the ‘City of Westminster’ Design, examples of which can be found on Hanson Street, Langham Street and Ogle Street. Lampstandards on the public highway are principally small Grey Wornum Lamps, designed in 1951 by architect and designer George Grey Wornum. Other conspicuous features of many streets are the red pillar letter boxes.



**Figure 91:** Cast iron ‘Cannon’ style Bollards on Ogle Street, produced to an early 19<sup>th</sup> century pattern



**Figure 92:** An unusual triple lantern on a standard on Great Portland Street

4.88 Reminders of East Marylebone’s industrial heritage include the cast iron winch brackets which can be found over loading bays on several buildings within the Conservation Area. Notable examples are at Bywell Place and Bourtle Close.

4.89 Small detail applied to buildings also provides a fascinating insight into their history. 19-23 Wells Street was the winner of the RIBA 1931 architecture medal. This is now displayed as a plaque under the carriage entrance (**Figure 93**).



**Figure 93:** 19-23 Wells Street



**Figure 94:** 1 Gosfield Street

4.90 The Shopfront at 1 Gosfield Street (**Figure 94**) has small relief medallions of Elizabethan heads.

4.91 Finally, its colourful history means that many buildings in East Marylebone have blue plaques, celebrating some of the famous residents who have lived in the area, such as Henry Fuesli.

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

## Public Art

4.92 Westminster has a high concentration of fine public art in its streets and open spaces, and integrated into its buildings. East Marylebone lacks the grand spaces or ceremonial thoroughfares where free standing public art is often located, and as a consequence art in the Conservation Area is principally to be found on the facades of buildings. Both Victorian and Edwardian buildings made extensive use of decorative detailing, from gothic ornament to the arts and crafts sculpture and friezes. The richness of relief and the different approaches to detail gives variety and excitement to the Conservation Area, and makes it a visually lively environment.

4.93 Public and commercial premises have the most conspicuous applied decoration, although domestic buildings such as mansion blocks also have subtle decorative additions. **Figure 97** shows a mid Victorian stone sculptural group, mounted on the façade of All Saints Church, Margaret Street. An early twentieth century approach to the decoration of buildings can be seen at buildings at **Figures 95 and 96**. **Figure 95** is 82 Mortimer Street, where two Michelangelesque figures sit on one pediment and hold up another and in **Figure 96** Art Nouveau caryatids are shown, unusually in profile. Their feet are unsupported by corbel or cornice. The latter two examples are both on buildings by the architect Beresford Pite, particularly renowned for his use of sculpture integral to building facades.



**Figure 95:**  
82 Mortimer Street

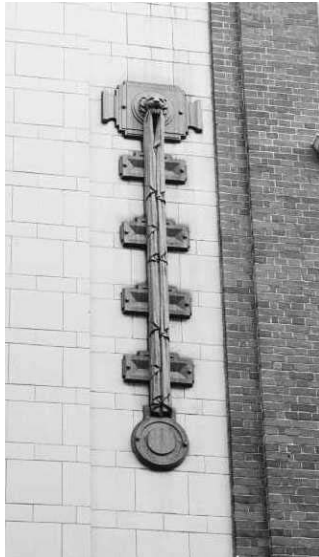


**Figure 96:** Art Nouveau caryatids at 46-54 Great Titchfield Street



**Figure 97:** Crucifixion tableau, All Saints Church

4.94 A later Art Deco style example of decoration applied to building facades can be seen at **Figure 98** whilst a more modern example of the use of sculpture is on the front of 164 Oxford Street, which displays a sculpture of a girl by Michael Pizzello from 1997.



**Figure 98:** Art Deco style Lion's Head, Great Titchfield Street

4.95 The detail applied to buildings does not just take the form of sculpture. Other buildings have small elements of intricate detail in the form of carved relief or mosaic signs, such as those pictured below.



**Figure 100:** 37-41 Mortimer Street

**Figure 99:** 59 Riding House Street

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

### **Hard Landscaping and Original Street Surfaces**

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

4.97 Other than some York stone pavement surfaces and granite kerbstones, there are few remaining historic floorscapes in East Marylebone. However, granite setts add considerably to the intimate character of smaller streets and alleyways and can be seen in Bourlet Close and Bywell Place. Elsewhere there is a mixture of modern concrete paving, brick pavements and tarmac, not all of which is in good condition.



4.98 Decorative coal hole covers (**Figure 101**) can also be found throughout East Marylebone Conservation Area, a vivid reminder of Victorian London, which are particularly vulnerable to disappearance during resurfacing works.



**Figure 101:** Coal Hole Cover

#### **POLICY & FURTHER GUIDANCE**

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

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

#### **Trees & Soft Landscape**

4.99 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.

4.100 East Marylebone has a predominantly urban character with very few trees and no green open spaces. Street trees are predominantly located on the corners in the residential parts of the northern half of the Conservation Area. Particularly fine mature trees are located along the eastern end of Foley Street. The southern part of the Conservation Area is devoid of street trees with the exception of Market Place and Oxford Street. A map showing the location of street trees can be found at **Figure 54**. All trees within conservation areas are protected and the Council must be notified of works to prune or cut down a tree.



**Figure 102:** Attractive mature trees on Foley Street

UDP policy ENV 14 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area. Advice on trees and their protection is given in the City Council design guide, Trees and Other Planting on Development Sites.

## CHARACTERISTIC LAND USES

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

4.102 East Marylebone is a densely developed urban area, with a complex pattern and variety of land uses, giving the Conservation Area its particularly mixed and vibrant character. Enclaves of distinctive character have resulted from historical development reflective of particular land uses and topographical patterns.

4.103 Historically, St Marylebone was a centre for coach building and coach painting; this local industry developed into the car trade that once existed along Great Portland Street. To the south, due to its proximity to the large retail stores of the West End, a thriving garments industry developed. Today, East Marylebone retains the main concentration of active showroom uses in Westminster, most of which are associated with the fashion industry. These specific uses are now protected through the East Marylebone Special Policy Area, which has the same boundaries as the Conservation Area.

4.104 Since the retail boom towards the end of the 19<sup>th</sup> century Oxford Street has become synonymous with shopping and particularly with the department stores of the early 20<sup>th</sup> century. Today, retail and commercial uses still dominate the East Marylebone stretch of Oxford Street and those streets immediately behind it. Most buildings provide retail space over at least two floors, with either office or storage on the upper storeys.

4.105 Around Oxford Market, the building and street layout provide a physical record from when much of London's produce was brought and traded from here. The typical land use of this area has continued this trend of trade and retail. Since the Oxford Market Initiative was implemented to revive it, the area now hosts a range of shops, cafes and restaurants and bars.

4.106 The trend of retail and commercial land use also continues at the southern ends of Great Portland Street and Great Titchfield Street. Northwards the shops along these streets move away from the wholesale fashion establishments and there is an increase in small shops, newsagents and sandwich bars. The northern half of Great Titchfield Street has a more residential character, with mansion blocks and terraced houses, interspersed with public houses, small restaurants and shops.

4.107 Throughout East Marylebone there is a solid and growing residential community, tied together with a mix of restaurants and local shops. There is also a characteristic link with Fitzrovia, which lies eastwards, which was historically a haunt for artistic figures; the sculptor Nolde and the artist Fuesli both lived in the vicinity.

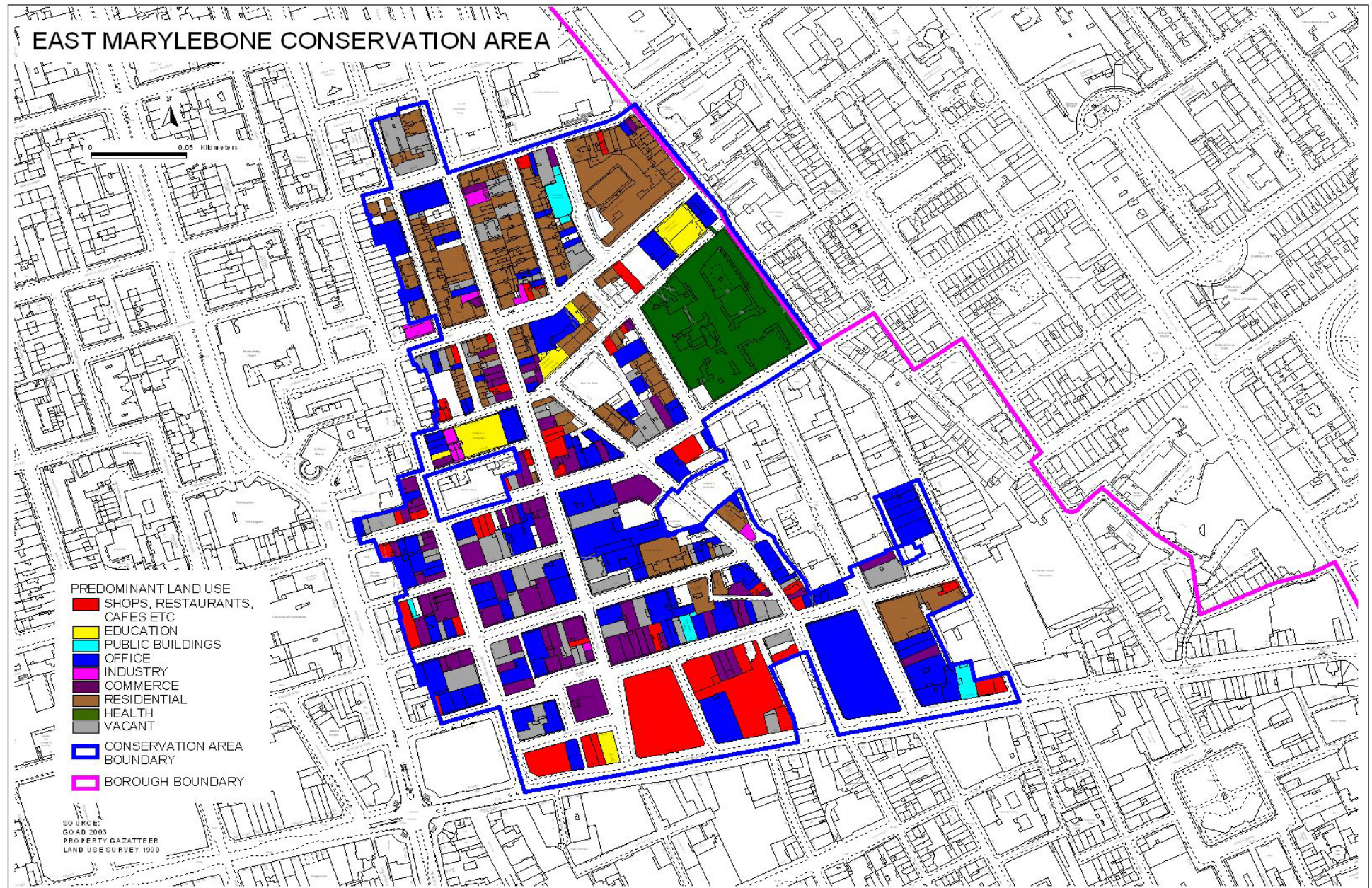
4.108 There are also a range of office buildings of varying sizes throughout the Conservation Area. Many are occupied by media, television and advertising firms and the area forms part of the Creative Industries Special Policy Area (the boundaries of which are shown in the Conservation Area Directory). There is also a cluster of educational establishments in the area.

4.109 Finally, the Middlesex Hospital has had a major impact on land use in the area, with both the main hospital site and surrounding associated uses, such as a nursing school and staff accommodation dominating the north-east corner of the Conservation Area. The University College London Hospitals NHS Trust is, at the time of writing, in the process of bringing all its services together on one site in the London Borough of Camden. A separate draft planning brief has been produced by the Planning Department to provide a framework for the future development of this site.

4.110 **Figure 103** shows the pattern of land uses within the East Marylebone Conservation Area.

The City Council will consider the contribution of existing and proposed uses to the character or appearance of the conservation area. DES9 D is the relevant UDP policy
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**Figure 103: Land Uses in the East Marylebone Conservation Area**



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## 5 NEGATIVE FEATURES & ENHANCEMENT

5.1 Negative features are those elements which detract from the special character of an area and therefore present an opportunity for change. 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.

5.2 Throughout the Conservation Area there are examples of small-scale alterations and accretions which cumulatively have had a detrimental impact on the character of the area. Some of these are outlined below:

### Poor Quality Shopfronts and Signage

5.3 In general shopfronts should relate to the proportions and detail of the building in which they are set, as well as the adjoining townscape. East Marylebone has a strong commercial character. However, some shopfronts within the area are of poor quality in terms of design and materials.

5.4 The Oxford Street frontage to East Marylebone comprises a range of chain stores with generic shopfronts, which often do little to reflect the character and architecture of the buildings above them. Short-term shops along Oxford Street also tend to have temporary signage such as plastic fascia boards, banners and posters that are often of poor quality. Where short-term shops are unoccupied, they may be left with their shopfronts stripped and boarded-up (**Figure 105**).



**Figure 104:**  
A projecting box fascia sign at 94-96 Oxford Street



**Figure 105:**  
Vacant premises with stripped fascia and boarded front

5.5 Scattered throughout the rest of the Conservation Area are other examples of poor quality shopfronts. These are particularly evident along the main thoroughfares of Great Titchfield Street, Great Portland Street and New Cavendish Street. Some have retained their original surrounds but have had new frames and oversized signage inserted within them.



**Figure 106:**  
70 Great Titchfield Street,  
a glass and metal front and  
large plastic fascia board  
have been  
unsympathetically inserted  
into the original surround

5.6 Poor quality signage has also had a detrimental impact on the area, especially when this accumulates along groups of shopfronts. There are examples of signage in poor quality materials, sometimes obscuring architectural detail and poorly designed. Internally illuminated signs, as well as poorly designed and sited external illumination, can be particularly obtrusive.



**Figure 107:**  
Oversized signage of  
poor quality design and  
materials on New  
Cavendish Street

5.7 Canopies particularly those which are plastic or non-retractable have also been inserted in various locations. Again these obscure architectural detail and can have a negative impact on the street scene.

### Security Measures, Roller Shutters and Garage Doors

5.8 Solid external roller shutters, strengthened security doorways and boarded-up entrances can have a deadening impact on the street scene and contribute to a more hostile and threatening environment. **Figure 108** below illustrates the way in which the presence of a closed roller shutter creates a blank façade and can provide a canvas for graffiti. At **Figure 109**, garage doors have been blocked in with breeze blocks, again presenting a blank and hostile treatment at ground floor level in an otherwise attractive mews.

5.9 The cumulative impact of other security features such as shutters, alarm boxes and cameras can detract from a buildings architectural integrity and may have a wider impact on the street scene. Their impact can often be minimised, through sensitive design and siting. Finally, the use of barbed or razor wire for added security can also give an area an intimidating atmosphere.



**Figure 108:**  
38 Riding House Street, an example of how closed roller shutters can provide a canvas for graffiti



**Figure 109:**  
Bourlet Close – Doors blocked with breeze blocks



**Figure 110:**  
Boundary treatment along Berners Place - large brick wall and topped with barbed wire creates a hostile street environment

### **Aerials, Satellite Dishes and Roof Clutter**

5.10 There are examples throughout East Marylebone of roof clutter including poorly sited aerials, telecommunications equipment and associated roof plant which can be visually obtrusive from street level, affecting both short and long distance views. The attractive roof line along the Victorian terraces on Great Titchfield Street (including nos. 55-63) has been marred by poorly sited satellite dishes, TV aerials and hand rails that are highly visible from street level. Careful consideration should be given to the siting of such equipment, which should be located away from the front façade of buildings, chimneys and other locations where it may be overly prominent. Railings at roof level can also add to a cluttered roofscape and should be avoided where possible, or designed and sited so as to reduce their impact.



## External Plant and Equipment

5.11 External plant and machinery including pipework, flues and air conditioning units can cumulatively have a negative effect on the character and special interest of an area. Larger vents and flues can be especially dominant, but even smaller accretions like wires can contribute to visual clutter.

5.12 Although parts of East Marylebone have an industrial character, there are examples where carelessly and unsympathetically sited plant is damaging the surrounding street scene. Where possible these should be run internally or positioned and designed to be as discrete as possible.



**Figure 111 :**  
10 Winsley Street, No attempt has been made to disguise this large metal flue, which is unduly prominent on this elevation



**Figure 112:**  
St Margaret's Passage, these overhanging air conditioning units and associated wires dominate this narrow route

## Public Realm

5.13 In general East Marylebone has an attractive and well-maintained public realm. However, there are pockets of land particularly in mews and alleyways, which would benefit from enhancement. In Adam and Eve Court (**Figure 113**) there is a wide and untidy range of street furniture and services including equipment boxes and litter bins. In addition, the blank facades to the rear of Oxford Street along with numerous flues and pipework on the buildings' elevations contributes to a 'back-alley' atmosphere.



**Figure 113:**  
Adam and Eve Court

## Loss of Architectural Detail

5.14 Elements of architectural and townscape detail are cumulatively very important to the character of the area; these can include original doors and windows, surrounds, railings and stone steps. The East Marylebone Conservation Area has retained much of its original detail, although where loss has occurred, this has damaged the overall character of a street scene.



**Figure 114:**

Candover Street – a change of use has resulted in the loss of a traditionally detailed shopfront. The ground floor treatment presents a blank exterior that bears little relation to the building above or the adjoining townscape

## Post-war Development

5.15 In addition to the small features identified above, there are several post war buildings located in prominent locations within the Conservation Area, which are considered to detract from its character and appearance. The following buildings and sites have therefore been identified as being negative features. This may be due to scale, bulk or detailed design which fails to respect adjoining townscape.

Shelana House, Eastcastle Street

38 New Cavendish Street

94-96 Oxford Street

Courtauld Institute, Cleveland St

17 Little Portland Street

38 Great Portland Street

65 Mortimer Street

18 Wells Street

95 New Cavendish Street.



**Figure 115:**  
94-96 Oxford Street



**Figure 116:**  
Shelana House,  
Eastcastle Street



**Figure 117:**  
Courtauld Institute,  
Cleveland Street

### **Adjacent to the Conservation Area**

5.16 Finally, although the Royal Mail building sits just outside the Conservation Area boundary, its rear elevation is highly visible from Eastcastle Street. Although set back from the conservation area, its massive scale, materials and architectural treatment do not reflect the character of the surrounding townscape and is considered to be a negative feature.



**Figure 118:** Royal Mail Building

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible. Any proposal will be judged against policies DES1 and DES9.

## 6 MANAGEMENT PROPOSALS

6.1 It is expected that the effective management of East Marylebone Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within this audit therefore identifies those elements the Council will seek to protect, as well as negative features which may present opportunities for change or enhancement. Each section is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the Conservation Area are listed in the directory, which follows this section. In addition, the following table provides a list of proposals, related specifically to those features identified as 'negative' in Section 5.

<b>Negative Feature</b>	<b>Action</b>
<b>Post War Infill Development</b>	<ul style="list-style-type: none"> <li>• 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 area, making reference to the findings of the Conservation Area Audit.</li> <li>• Proposals for development adjacent to the Conservation Area should have regard to their impact on the setting of the Conservation Area, making reference to the findings of the Conservation Area Audit.</li> <li>• All proposals for redevelopment within the vicinity of the Middlesex hospital should make reference to the Middlesex Hospital planning brief.</li> </ul>
<b>Shopfronts and Signage</b>	<ul style="list-style-type: none"> <li>• Many of the poor quality shopfronts and signage has been in place for more than four years and are therefore exempt from enforcement action. Where this is the case, improvements will be sought through the development control process as and when planning applications are received.</li> <li>• A list of unauthorised shopfronts, signage etc. identified as part of the audit process to be passed to enforcement team for action where appropriate.</li> <li>• Original features such as shopfronts, surrounds and architectural detailing identified in the audit to be retained where possible as part of refurbishment proposals.</li> <li>• Encourage awareness amongst shop owners of original design detail through circulation of audit and shopfront design guides. Audit to be made available on the website.</li> </ul>
<b>Security Measures, Roller Shutters &amp; Garage Doors</b>	<ul style="list-style-type: none"> <li>• Seek to replace solid roller shutters with more sympathetic alternatives, where possible as part of redevelopment.</li> <li>• Refer any unauthorised works identified as part of audit process to Enforcement Team for investigation.</li> </ul>
<b>Roof Alterations and &amp; Clutter</b>	<ul style="list-style-type: none"> <li>• All proposals for roof extensions to be determined with reference to the roof extensions map.</li> <li>• Seek the removal/re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals</li> <li>• Unauthorised works to be referred to enforcement team for investigation.</li> </ul>
<b>External Plant &amp; Air Conditioning Equipment</b>	<ul style="list-style-type: none"> <li>• Update and republish guidance on Plant and Air Conditioning and make available on the Council website.</li> <li>• Seek the removal/re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals.</li> </ul>
<b>Public Realm</b>	<ul style="list-style-type: none"> <li>• De-cluttering initiative to be undertaken to secure the removal of redundant or unnecessary street furniture such as litter-bins and equipment cabinets.</li> <li>• Original street furniture identified in the audit to be retained as part of any future street works or landscaping schemes.</li> </ul>
<b>Loss of Architectural Detail</b>	<ul style="list-style-type: none"> <li>• Encourage awareness of original design detail and best conservation practice through circulation of audit and design guides. Audit to be made available on the website.</li> </ul>

## 7 GLOSSARY OF TERMS

<b>Acanthus</b>	A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings.
<b>Accretions</b>	A gradual build-up of small additions and layers.
<b>Aedicule</b>	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.
<b>Architraves</b>	The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window.
<b>Art Deco</b>	From the Paris <i>Exposition Internationale des Arts Decoratifs et Industriels Modernes</i> , 1925. An early 20 <sup>th</sup> century movement in the decorative arts, architecture and fashion. Considered to be an opulent, eclectic style, influenced by a variety of sources. Characterised by use of materials such as aluminium and stainless steel and the use of bold forms, sweeping curves, CHEVRON patterns and sunburst motifs.
<b>Art Nouveau</b>	Meaning 'New Art'. A movement that emerged at the end of the 19 <sup>th</sup> century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.
<b>Arts &amp; Crafts</b>	A major English aesthetic movement, at its height between 1880 - 1910. Inspired by the writings of John Ruskin, a reformist movement searching for authentic and meaningful styles as a reaction to the machine-made production of the Industrial Revolution. Its best known practitioner is William Morris, who founded the Society for the Protection of Ancient Buildings.
<b>Balconettes</b>	A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more decorative rather than functional.
<b>Baroque</b>	An architectural style of the 17 <sup>th</sup> and 18 <sup>th</sup> 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.
<b>Bay</b>	A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.
<b>Bay Window</b>	An angular or curved projecting window.
<b>Beaux Arts</b>	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.
<b>Bottle Balustrade</b>	A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase.
<b>Butterfly Roof</b>	A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19 <sup>th</sup> 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.
<b>Buttress</b>	A mass of masonry or brick-work projecting from or built against a

	wall to give additional strength.
<b>Canopy</b>	A projection or hood over a door, window etc.
<b>Canted</b>	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.
<b>Cantilevered</b>	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.
<b>Capital</b>	The head or crowning feature of a column.
<b>Cartouche</b>	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed.
<b>Casement Windows</b>	A metal or timber window with side hinged leaves, opening outwards or inwards.
<b>Cast Iron</b>	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. The allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chancier, though more brittle, than WROUGHT IRON.
<b>Chevron</b>	A type of moulding forming a zigzag pattern.
<b>Chimney Stack</b>	Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.
<b>Classical/Classicism</b>	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.
<b>Coade Stone</b>	An artificial cast stone with a mottled surface, invented in the late 18 <sup>th</sup> century and used up to the early 19 <sup>th</sup> century for all types of ornamentation.
<b>Coal Hole Cover</b>	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.
<b>Colonnade</b>	A row of columns carrying an ENTABLATURE or arches.
<b>Composite</b>	A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.
<b>Console</b>	An ornamental bracket with a curved profile and usually of greater height than projection.
<b>Coping</b>	A capping or covering to a wall, either flat or sloping to throw off water.
<b>Corbel</b>	A projecting block, usually of stone, supporting a beam or other horizontal member.
<b>Corinthian</b>	One of the CLASSICAL orders, which is an enriched development of the IONIC CAPITAL. Featuring stylized ACANTHUS leaves, which sometimes appear blown sideways. Unlike the DORIC and IONIC column capitals, a Corinthian capital has no neck beneath it, just a moulded ring or banding. The Corinthian column is almost always fluted.
<b>Cornice</b>	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.
<b>Cresting</b>	An ornamental ironwork finish along the top of a screen, wall or roof.

<b>Cupola</b>	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.
<b>Curtain Wall</b>	A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include windows and spaces between.
<b>Dentil</b>	Meaning 'tooth'. A small square decorative block used in series in CORNICES.
<b>Doric</b>	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.
<b>Dormer Window</b>	A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.
<b>Dressings</b>	Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.
<b>Eaves</b>	The under part of a sloping roof overhanging a wall.
<b>Edwardian</b>	Edwardian period refers to the reign of King Edward VII, 1901–1910, although is sometimes extended to include the period up to the start of World War I in 1914.
<b>English Bond</b>	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.
<b>Entablature</b>	The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.
<b>Faience</b>	A type of glazing used on ceramics.
<b>Fanlight</b>	A window, often semi-circular, over a door, in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond.
<b>Fascia</b>	The wide board over a shopfront, usually carrying its name.
<b>Fenestration</b>	The arrangement of windows in a building's façade.
<b>Festoon</b>	A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends.
<b>Finial</b>	A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings.
<b>Flemish Bond</b>	A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall.
<b>Fluting</b>	Shallow, concave grooves running vertically on the shaft of a column or PILASTER.
<b>Frieze</b>	A decorative band running between the ARCHITRAVE and CORNICE.
<b>Gable</b>	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.
<b>Gauged brick</b>	Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.
<b>Gault brick</b>	Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue bricks.
<b>Georgian</b>	The period in British history between 1714 - 1830 and the accession of George I and death of George IV. Also includes the

	Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III.
<b>Gothic</b>	A style of European architecture, particularly associated with cathedrals and churches, that began in 12 <sup>th</sup> century France. The style emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter buildings than was possible with older styles. A series of Gothic revivals began in mid-18 <sup>th</sup> century England and continued into the 20 <sup>th</sup> century, largely for ecclesiastical and university buildings.
<b>Grille</b>	A fretted metal band, often in shopfronts, to allow for the flow of air.
<b>Heterodox</b>	A six sided feature.
<b>Hipped Roof</b>	A roof with sloped instead of vertical ends.
<b>Ionic</b>	One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.
<b>Italianate</b>	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.
<b>Keystone</b>	The central stone of an arch, sometimes carved.
<b>Lightwell</b>	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.
<b>Loggia</b>	A gallery open on one or more sides, sometimes pillared.
<b>Mansard Roof</b>	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.
<b>Mansion Block</b>	A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.
<b>Mews</b>	A block or row of stables with living accommodation above, and subservient to grander buildings with which they were paired and serviced.
<b>Mezzanine</b>	A low storey between two higher ones.
<b>Modernism</b>	A cultural movement that emerged in France before 1914, rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are glass for the façade, steel for exterior support, and concrete for the floors and interior supports. Floor plans were functional and logical and the style became most evident in the design of skyscrapers.
<b>Modillion</b>	A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.
<b>Mullions</b>	A vertical post or upright dividing a window or other opening.
<b>Oriel Window</b>	A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.
<b>Parapet</b>	A low wall, placed to protect from a sudden drop – often on roofs.
<b>Pediment</b>	A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.
<b>Pentelic Marble</b>	A pure white, fine grain marble quarried from the Pentili mountain



	range in Greece.
<b>Pier</b>	A solid masonry support or the solid mass between doors and other openings in buildings.
<b>Pilaster</b>	A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one of the orders.
<b>Pitched Roof</b>	A roof consisting of two sloping halves that form a peak in the middle where they meet.
<b>Polychromy</b>	Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.
<b>Portcullis</b>	A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.
<b>Portico</b>	A roofed space, open or partly enclosed forming the entrance of the façade of a building, often with detached or attached columns and a PEDIMENT.
<b>Portland Stone</b>	A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.
<b>Queen Anne</b>	A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing.
<b>Quoins</b>	Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word <i>coin</i> meaning corner.
<b>Romanesque</b>	The dominant style of the 11 <sup>th</sup> and 12 <sup>th</sup> centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19 <sup>th</sup> century.
<b>Rustication</b>	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.
<b>Sash Window</b>	A window formed with sliding glazed frames running vertically.
<b>Soffit</b>	The exposed underside of any overhead component of a building.
<b>Stallriser</b>	A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.
<b>Stucco</b>	Plasterwork or an exterior render, often finished to imitate fine stonework.
<b>Terracotta</b>	Fired but unglazed clay with a distinctively orange/red colour.
<b>Terrace</b>	A row of attached houses designed as a unit.
<b>Triglyphs</b>	Blocks separating the square spaces in a DORIC FRIEZE.
<b>Tripartite Windows</b>	A window formed of three elements.
<b>Turrets</b>	A small and slender tower.
<b>Tuscan</b>	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.
<b>Venetian Windows</b>	A window with three openings, the central one arched and wider than the others.
<b>Victorian</b>	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.

<b>Wrought Iron</b>	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 19 <sup>th</sup> century. Wrought iron is not as brittle as cast and seldom breaks.
<b>Stock Brick</b>	The most commonly used type of building brick found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.
<b>York Stone</b>	A natural stone used traditionally in for paving, laid in large slabs or 'flags.'



## **8 DIRECTORY**

- **Designation and Extension Reports**
- **List of Buildings of Special Architectural and Historic Interest**
- **Adjacent Conservation Areas**
- **Other Designations**
- **Design Guides and Planning Briefs**
- **Further Reading**
- **Contacts**



# Designation and Extension Reports

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2.	Original Designation	01.07.82.
3.	Proposed Extension	03.07.90.
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\*Note: The reports which follow are incomplete, as the originals have been edited to exclude irrelevant sections.

**CITY OF WESTMINSTER  
TOWN PLANNING COMMITTEE - 1 JULY 1982  
REPORT BY CITY PLANNING OFFICER**

**EAST MARYLEBONE CONSERVATION AREA AND EXTENSION OF CHARLOTTE STREET (WEST) CONSERVATION AREA**

1. On 25 March 1982 Town Planning Committee resolved to proceed with the consultations for the designation of the East Marylebone Conservation Area and with the extension of the Charlotte Street (West) Conservation Area.
2. The following bodies have been consulted - The GLC, Civic Trust, Victorian Society, Georgian Group, St. Marylebone Society, Great Portland Estates, National Water Council, the Langham Estate, Fitzrovia Neighbourhood Association and London Borough of Camden.
3. Solicitors for Great Portland Estate disagree with the proposed designation and state:-

'It seems to us that the designation of so many conservation areas within the City of Westminster goes beyond the intentions of the legislation and that instead of preserving or enhancing areas of special architectural or historic interest, the Council is in effect imposing what amounts to a blanket of additional restrictions upon development throughout the City.

Our Clients do not consider that the proposed East Marylebone Conservation Area is an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

We are also surprised to see that Knighton House and certain adjacent properties are excluded from the proposed designation and we would be grateful for your explanation as to why these properties were excluded whilst many other buildings have been included in the proposed area, notwithstanding their lack of contribution to an area of special architectural or historic interest.'

4. The National Water Council have indicated that their agents will reply on their behalf. No reply has been received to date.
5. The GLC have no observations to make upon the proposed extensions of the Charlotte Street (West) Conservation Area, and their observations on the designations on East Marylebone Conservation Area are awaited.
6. Although not officially consulted the Charlotte Street Association have replied having learnt of the proposals from the Fitzrovia Neighbourhood Association. They have no observations on the proposed East Marylebone Conservation Area, but suggest that Nos. 50-57 Newman Street be included within the Charlotte Street (West) extension, since these buildings are similar in character to some of those opposite and their inclusion would reduce their vulnerability.
7. Any further replies received will be reported to Committee orally.
8. The continuation by Great Portland Estates that the proposed area is not of special architectural interest is disagreed. The reason for excluding Knighton House and certain adjacent properties was that none of these buildings were considered to make a significant contribution to the character of the area, as they comprised post-war redevelopments of no particular merit.

The Langham Neighbourhood Association and Fitzrovia Neighbourhood Association both warmly welcome the proposed designations and have drawn attention to Nos. 78-150 Great Portland Street, the latter expressing concern that they have been omitted from the conservation area. In fact, these buildings are included in the Harley Street Conservation Area. The Langham Neighbourhood Association have requested that Nos. 78-134 Great Portland Street be transferred from the Harley Street Conservation Area to the new East Marylebone Conservation Area on the grounds that the division weakens the integrity of the new conservation area. In effect it makes no difference to the degree of control or to the conservation policies applied and it is recommended that such an alteration is unnecessary. The Fitzrovia Neighbourhood Association have also drawn attention to the potentially damaging implications of the City Council's 'safeguarding' lines in parts of Mortimer Street and Goadge Street, which are included in the new conservation area.



9. The proposed inclusion of Nos. 50-57 Newman Street within the Charlotte Street (West) Extension could be considered but the argument advanced for so doing is based on their potential vulnerability if excluded, rather than on their intrinsic merit. On balance it is considered that these buildings could be redeveloped providing their replacements enhanced the character of the area, and for this reason it is recommended that they be excluded.

Recommendations

- (i) That officers be authorised to proceed with the designation of the area shown on map No. CD/CO/0029 (to be displayed at Committee) under the provision of Section 277 of the Town and Country Planning Act 1971, the area to be known as the East Marylebone Conservation Area.
- (ii) That officers be authorised to proceed with the designation of the extension to the Charlotte Street (West) Conservation Area shown on map No. CD/CO/0021A (to be displayed at Committee) under the provision of Section 277 of the Town and Country Planning Act 1971.

IAN LACEY  
CITY PLANNING OFFICER

PROPERTIES WITHIN EAST MARYLEBONE CONSERVATION AREA - DESIGNATED  
25 OCTOBER 1982

ADAM AND EVE COURT: whole of east side, rear of Nos. 76 and 77A Wells Street and side elevation of 61 Eastcastle Street.

BERNERS MEWS : Nos. 4-8 (cons) and No. 45.

BERNERS PLACE : Nos. 8-12 (cons), Berners Hotel and rear elevation of Nos. 82 and 83 Newman Street.

BERNERS STREET : Nos. 1-3 (cons) incl. Berners Hotel and Nos. 61 and 62.

BOLSOVER STREET : Nos. 2-8 (cons).

BOURLET CLOSE : (Whole of street).

BYWELL PLACE : (Whole of street).

CANDOVER STREET : (Whole of street).

CLEVELAND STREET : Nos. 45-63 incl. side elevation of 168 New Cavendish Street and side elevation to Public House at No. 2 Foley Street.

EASTCASTLE STREET : Nurses' Home and Nos. 11-42, Princess House, Nos. 53-62 and Berners Hotel, incl. Blue Posts Public House, side elevation to Nos. 82 and 83 Newman Street and rear elevation to block fronting Nos. 164-182 Oxford Street.

FOLEY STREET : Nos. 2-25 and 29-48 (cons) incl. All Souls Church Day Schools and Crown and Sceptre Public House.

FURNIVAL MANSIONS : (Whole of).

GOSFIELD STREET : (Whole of street) except side elevation to Nos. 25-27 Langham Street.

GREAT CASTLE STREET : Nos. 1-12 (cons) and Nos. 40 and 41, incl. side elevation to Nos. 6-10 Great Portland Street.

GREAT PORTLAND STREET : Side elevation to No. 200 Oxford Street and Nos. 4-56 and 67-68 (even), Nos. 15-65 (odd) incl. The George Public House.

GREAT TITCHFIELD STREET : Nos. 1-123 (odd) and Nos. 8-122 (even), incl. rear elevation to Kent House, side elevation to 184-188 Oxford Street, side elevation to block fronting 164-182 Oxford Street, side elevation to Nos. 41 and 42 Eastcastle Street, side elevation to No. 4 Market Place, side elevation to No. 128 New Cavendish Street and side elevations to buildings known as Nos. 93-97 and Nos. 118-126 New Cavendish Street.

HANSON STREET : Nos. 2-26 (even), Nos. 1-29 (odd), incl. side elevations to buildings known as No. 21 and No. 21A Foley Street and No. 134 and No. 138 New Cavendish Street.

LANGHAM STREET : Nos. 28-35 (odd) and Nos. 36-52 (even).

LITTLE PORTLAND STREET : Nos. 2-10 and 14-23 (cons), incl. side elevation to No. 37, No. 39, No. 38 and Nos. 40-48 Great Portland Street and No. 21 and Nos. 23-31 Great Titchfield Street.

LITTLE TITCHFIELD STREET : (Whole of north side) and rear elevation to No. 44 Mortimer Street.

MARGARET COURT : (Whole of Court).

MARGARET STREET : (Nos. 1-28 and 47-86 (cons), incl. All Saints Church and side elevations to buildings known as No. 27 and Nos. 23-25 Great Portland Street and No. 69 Wells Street.

MARKET COURT : (Whole of Court).

MARKET PLACE : (Whole of Street).

MARYLEBONE PASSAGE : (Whole of Street).

MIDDLETON BUILDINGS : (Whole of Street).

MORTIMER STREET : Nos. 10-50 and 70-82 (even) incl. The George Public House, and Nos. 27-101 (odd) incl. building or land at rear of No. 53 Great Portland Street.

NASSAU STREET : (Whole of Street) incl. side elevation to Nos. 44 and 46 Riding House Street.

NEW CAVENDISH STREET : Nos. 108-168 (even) and Nos. 93-97 (odd).

NEWMAN STREET : (Nos. 71-83 (cons) incl. Blue Posts Public House and side elevation to No. 90 Oxford Street.

OGLE STREET : (Whole of Street) incl. side elevations to No. 146 and No. 148 (Highwood House) New Cavendish Street and No. 17 and John Astor House, Foley Street).

OXFORD STREET : Nos. 90-114 and 142-200 (even).

RIDING HOUSE STREET : Nos. 15-79 (odd) incl. building land at rear of Courtauld Institute and Nos. 14-46 (even) incl. side elevations to No. 7 Candover Street, No. 70 Great Titchfield Street, Nos. 43-51 Great Titchfield Street and The Kings Arms Public House and ITN House.

WELLS STREET : Nos. 13-24 (cons) St. Andrews Chambers, Furnival Mansions, Nos. 50-58a and 66-69 (cons) incl. side elevations to Nos. 37-41, No.43, No.24 and No. 26 Mortimer Street and ITN House and rear of King's Arms Public House.

WINSLEY HOUSE : (Whole of Street).

CITY OF WESTMINSTER

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

1. SUMMARY

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

2. RECOMMENDATIONS

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

<u>Proposed Conservation Area Designations/Extensions</u>	<u>Map No.</u>
1) Lisson Grove, NW1	I
2) Cleveland Street, W1	II
3) Haymarket, SW1 and WC2	XXIV

4)	Fisherton Street Estate, NW1	IV
5)	Churchill Gardens, SW1	V
6)	Lillington Gardens, SW1	VI
7)	Hallfield Estate, W2	VII
8)	Dorset Square Conservation Area Extension, NW1	VIII
9)	Bayswater Conservation Area Extension (Orme Court), W2	IXa
10)	Bayswater Conservation Area Extension (Porchester Road), W2	IXb
11)	Belgravia Conservation Extension, W1	X
12)	Stratford Place Conservation Area Extension, W1	XI
13)	Molyneux Street Conservation Area Extension, W1	XII
14)	Medway Street Conservation Area Extension, W1	XIII
15)	Soho Conservation Area Extension, W1	XIV
15a)	Soho Conservation Area Extension (Denman Street), W1	XIVa
16)	East Marylebone Conservation Area Extensions	XIV
17)	Portman Square Conservation Area Extension (Baker Street), W1	XVa
18)	Portman Estate Conservation Area Extension (Aybrook Street), W1	XVb
18a)	Portman Estate Conservation Area Extension (Marble Arch), W1	XVc
19)	Leicester Square Conservation Area Extension, WC2	XXIV
20)	Pimlico Conservation Area Extension, SW1	XVII
21)	Millbank Conservation Area Extension, SW1	XVIII
22)	Mayfair Conservation Area Extension (Park Street), W1	XIXa
23)	Mayfair Conservation Area Extension (Avenfield/Brook House), W1	XIXb
24)	Mayfair Conservation Area Extension (Old Park Lane), W1	XIXc
25)	Mayfair Conservation Area Extension (Oxford Street/Park Lane), W1	XXIa
26)	Mayfair Conservation Area Extension (Lumley Street), W1	XXIc
27)	Mayfair Conservation Area Extension (Dering Street), W1	XXIIa
28)	East Marylebone Conservation Area Extension, W1	XX
29)	Harley Street Conservation Area Extension (Old Cavendish Street), W1	XXII
30)	Harley Street Conservation Area Extension (Olbury Place), W1	XXIIb
31)	Regent Street Conservation Area Extension, W1	XXIII
32)	Trafalgar Square Conservation Area Extension, WC2	XXIV

### 3. BACKGROUND

- 3.1 This report stems from the Planning and Development Committee of 21 November 1989 when 'it was felt that a general review of conservation areas in the City should be undertaken'.

- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.
- 3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.
- 3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality of 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 reason 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, W1 (Map No. II)
  3. Haymarket, SW1 and WC2 (Map XXIV)
- B. New Conservation Areas to Protect Good Quality Housing Estates  
at:
4. Fisherton Street Estate, NW1 (Map IV)
  5. Churchill Gardens, SW1 (Map V)
  6. Lillington Gardens, SW1 (Map VI)
  7. Hallfield Estate, W2 (Map VII)
- C. Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

at:

8. Dorset Square Conservation Area Extension, NW1 (Map 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, W1 (Map XI)
13. Molyneux Street Conservation Area Extension, W1 (Map XII)
14. Medway Street Conservation Area Extension, SW1 (Map XIII)

D. Extensions to Conservation Areas to cover Prominent Sites

at:

- 15 & 15a. Soho C.A. Extension W1 (Maps XIV and XIVa)
16. East Marylebone C.A. Extensions (Map XIV)
17. Portman Square C.A. Extension (Baker Street) W1 (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 XXVII)
20. Pimlico C.A. Extension SW1 (Map XVII)
21. Millbank C.A. Extension SW1 (Map XVIII)
22. Mayfair C.A. Extension (Park Street) W1 (Map 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 (Dering Street) (Map XXIIa)
28. East Marylebone C.A. Extension W1 (Map XX)
29. Harley Street C.A. Extension (Old Cavendish Street) W1 (Map XXIIa)
30. Harley Street C.A. Extension (Oldbury Place) W1 (Map XXIIb)
31. Regent Street C.A. Extension W1 (Map XXIII)
32. Trafalgar Square C.A. Extension (Map XXIV)

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

D. Extensions to Existing Conservation Areas to Cover Prominent Sites

These are areas of generally mixed architectural quality in particular conspicuous locations where conservation area status will help to ensure that buildings of high standard of design will replace the existing on possible redevelopment.

15&15a. Soho Conservation Area Extension, W1 (Map XIV and XIVA)

To include a small area centred on Denman Street and with a frontage to Piccadilly Circus. (Map XIVA)

To include also the corner of Oxford Street/Poland Street (Map XIV) and a small area northwest of Soho Square (Map XIV).

All these three small extensions are proposed mainly for geographical consistency.

16. Extension to East Marylebone Conservation Area (Map XIV)

A small addition to the East Marylebone Conservation Area is proposed at 116 to 122 Oxford Street W1. This street block consists of one mid 20th Century building of very interesting architectural design. The building was formerly the Bourne and Hollingsworth Store, which was one of the pioneers of 'department store' shopping.

17.18.18a. Portman Estate Conservation Area Extensions, W1 (Maps XVa and XVb and XVc)

Three extensions are proposed:

- a. Extensions centred on Baker Street: Although the garden of Portman Square and the buildings on the west side are already within the Portman Estate Conservation Area the eighteenth century houses on the south, east and most of the north sides of the Square have been redeveloped with twentieth.....

25. Mayfair Conservation Area Extension (Oxford Street/Park Lane, Map XXIa) which comprises a most prominent area bounded by Oxford Street, Park Street, North Row and Park Lane; also,

26. The sites on either side of Lumley Street facing Oxford Street (Map XXIc), and



27. The frontages on Oxford Street (301 to 351 odd) and including parts of Dering Street and Tenterden Street, as shown on Map XXIIa.

28. East Marylebone Conservation Area Extension, W1 (Map XX)

To include Middlesex Hospital

Middlesex Hospital and The Samuel Augustine Coutauld Institute of Bio Chemistry to the north, comprise a substantial site on the Westminster/London Borough of Camden boundary. It is particularly conspicuous from the south as it ends the vista looking north up to Wardour Street, across Oxford Street and along Berners Street. It is almost entirely surrounded by conservation areas and it is proposed to include it as an extension of the East Marylebone Conservation Area to help ensure that where appropriate replacement buildings of good design are achieved on redevelopment

29.30. Harley Street Conservation Area Extension, W1 (Maps XXIIa and b)

Harley Street's historic character is derived from its traditional use almost exclusively as a medical precinct. The fine 19th Century buildings which include several on the Statutory List of Buildings of Architectural or Historic Interest, form a coherent entity. In recent years, as with many other areas of the City, Harley Street Conservation Area has faced increasing development pressures which threatened to undermine the preservation of the area. The designation of the two areas adjacent to the conservation area at Old Cavendish Street (Map XXIIa) and Oldbury Place/Marylebone High Street (Map XXIIb) will further enhance the conservation area and strengthen the position of the City Council in any re-development proposals. These extensions would also ensure that the use of these buildings would be appropriately controlled, to ensure the character of the conservation area is maintained.

31. Regent Street Conservation Area Extension, W1 (Map XXIII)

A small area of Oxford Street, including numbers 217-229 (odds, inclusive) has been noted as being worthy of conservation area status. The area contains smaller-scale Victorian commercial development which offers an interesting contrast to the larger-scale formality of the frontages to Regent Street and

Oxford Street. As such, these buildings are worthy of the additional protection conservation area designation would provide.

32. Extension to the Trafalgar Square Conservation Area, WC2 (Map XXIV)

A small addition is proposed to the Trafalgar Square Conservation Area, incorporating 30 Orange Street, WC2. This property is located adjacent to the Leicester Square Conservation Area and the proposed Haymarket Conservation Area. The exclusion of the property would prove conspicuous due to its location among three proposed or established conservation areas, and any future redevelopment would need to take account of the historic and architecturally important setting. It is therefore prudent to include it in the Trafalgar Square Conservation Area.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 20 NOVEMBER 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

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

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

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

2. RECOMMENDATIONS

2.1 The 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 interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural 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.

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

<u>A. Proposed New Area to protect the traditional fabric</u>	Map No. (displayed in the Committee Room)
(1) Lisson Grove, NW1	I
(2) Cleveland Street, W1	II
(3) Haymarket, SW1 and WC2	XXIV
(3A) Dolphin Square	XVII
(3B) Regency Street/Chapter Street	XXVA
<u>B. Proposed New Areas to protect Good Quality Housing Estates</u>	
(4) Fisherton Street Estate, NW1	IV
(5) Churchill Gardens	V
(6) Lillington Gardens, SW1	VI
(7) Hallfield Estate, W2	VII
<u>C. Proposed Areas Adjacent to Existing Conservation Areas to Include Good Quality Fringe Developments</u>	
(8) Dorset Square Conservation Area, NW1 <u>Bayswater Conservation Area, W2</u>	VIII
(9) (i) Orme Court	IXa
(10) (ii) Porchester Road	IXb
(11) Belgravia Conservation Area	X
(12) Stratford Place Conservation Area, W1	XI
(13) Molyneux Street Conservation Area, W1	XII
(14) Medway Street Conservation Area, SW1	XIII
<u>D. Proposed Extensions to Existing Conservation Areas to cover prominent sites</u>	
<u>Soho Conservation Area</u>	
(15) (i) Oxford Street/Portland Street and 67-77 Oxford Stand 215-229 Oxford Street	XIV & XXIII
(15A) (ii) Denman Street	XIVa

(15A)	<u>East Marylebone Conservation Area, W1</u>	
(16)	(i) Oxford Street/Berners Street	XIV
(28)	(ii) Middlesex Hospital	XX
	<u>Portman Estate Conservation Area, W1</u>	
(17)	(i) Portman Square	XVa
(18)	(ii) Aybrook Street	XVb
(18a)	(iii) Oxford Street, Marble Arch	XVc
(20)	Pimlico Conservation Area, SW1	XVII
(21)	Millbank Conservation Area, SW1	XVIII
	<u>Mayfair Conservation Area, W1</u>	
(22)	(j) Park Lane/Park Street	XIXa
(23)	(ii) Avenfield and Brook House, Park Lane	XIXb
(24)	(iii) Old Park Lane/Hertford Street	XIXc
(25)	(iv) Oxford Street/Park Lane/Park Street	XXIa
(26)	(v) Oxford Street/Lumley Street	XXIC
(27)	(vi) Oxford Street/Dering Street/Woodstock Street	XXIIa
	<u>Harley Street Conservation Area, W1</u>	
(29)	(i) Oxford Street/Old Cavendish Street	XXIIa
(30)	(ii) Oldbury Place	XXIIb
(19)	Leicester Square Conservation Area, WC2 )	
(31)	Regent Street Conservation Area, SW1 )	XXIV
(32)	Trafalgar Square Conservation Area, WC2 )	

List of Consultees

The Victorian Society  
The Georgian Group  
The Westminster Society  
The Knightsbridge Association  
St Marylebone Society  
The St John's Wood Society  
Paddington Waterways and Maida Vale Society  
Covent Garden Community Association  
Covent Garden Forum of Representatives  
Fitzrovia Neighbourhood Association  
Soho Society  
Residents Association of Mayfair  
South East Bayswater Residents Association  
Hyde Park Estate Association  
Bayswater Residents Association  
The Marylebone Association  
Councillor A M Hooper  
Councillor M E Rossi  
Councillor A E Barns  
Councillor M C Brahams  
Councillor B L M Griffiths  
Councillor Elizabeth Blois  
Councillor Elizabeth Flach  
Councillor J Bianco  
Councillor John Bull  
Councillor D A Berens  
Councillor Nicholas F Markham  
Councillor H C J Marshall  
Councillor Gavin J Miller  
Councillor Richard H Nicholls  
Councillor Andreas N Gledhill  
Councillor Duncan J Goldie-Scott  
Councillor William W Griffiths  
Councillor K P Ivens  
Councillor Judith Anne Werner

Councillor Joseph Glickman  
Councillor A G Lazarus  
Councillor Jillian A Selbourne  
Councillor P J J Batty  
Councillor A M Mallinson  
Councillor Lady Shirley Porter  
Councillor R S J Michaels  
Councillor John Moreland  
Councillor R J Davis  
Councillor S H Milton  
Councillor J K Hunt  
Director of Planning and Communication LB Camden  
Borough Planning Officer Royal Borough of Kensington and Chelsea  
Director of Town Planning and Economic Development LB Lambeth  
The Borough Planner LB Wandsworth  
The Thirties Society  
Crown Estate Commissioners  
North East Thames Regional Health Authority  
North West Thames Regional Health Authority  
Paddington and North Kensington Health Authority  
Riverside Health Authority  
Thames Water Plc  
Ancient Monument Society  
The Civic Trust  
Council for British Archaeology  
English Heritage Historic Buildings and Monuments Commission for England  
Landscape Institute  
Royal Fine Arts Commission  
Save Britain's Heritage  
Society for the Protection of Ancient Buildings  
Charlotte Street Association  
East Marylebone Planning Forum  
Hyde Park Estate Residents Association  
The Knightsbridge Association  
The Marylebone Association  
The Marylebone Village Residents Association  
The Paddington Society  
Princess Court Residents Association



Hugh Bullock, Gerald Eve Limited  
The Jermyn Street Association Working Party  
The Northern Section of Greater London Archaeology  
Oxford Street Association  
The Pimlico Neighbourhood Aid Centre  
The Pimlico Society  
St James's Association  
St John's Wood Protection Society  
The Strand Association  
Westbourne Neighbourhood Association  
Westbourne Amenity Society Forum  
LEB Head Office  
London Planning Advisory Committee  
Mr Mark Balaam, Borough Liaison Officer London Tourist Board  
Post Office, London Postal Region, Operations Planning Division  
Post Office, London Postal Region, Controller Buildings and Mechanisation Division  
River Thames Society  
Westminster Property Owners Association  
Architectural Association Inc  
British Property Federation  
London Fire and Civil Defence Authority  
British Telecom London Region  
National Rivers Authority Thames Region  
Cities of London and Westminster Trades Council  
Craft Advisory Council  
The Georgian Group Association  
Dolphin Square Tenants  
East Marylebone Residents Association  
Grosvenor and Belgravia Residents Association  
The Harrowby and District Residents Association  
Lillington Gardens Tenants Association  
The Mayfair, Piccadilly and St James's Association  
Millbank Estate Tenants Association  
Paddington Federation of Tenants and Residents Associations  
Peabody Tenants Group  
Pimlico residents Action Group  
Pimlico Tenants and Residents Association  
The Residents Association of Mayfair

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

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

A. Proposed New Areas to Protect the Traditional Fabric

		Map No.
(1)	Lisson Grove, NW1 No comments have been received on this proposal.	I
(2)	Cleveland Street, W1 The Fitzrovia Neighbourhood Association very much welcome the designation of this conservation area.	II
(3)	Haymarket, SW1 and WC2 No comments have been received on this proposal.	XXIV

B. Proposed New Areas to Protect Good Quality Housing Estates

(4)	Fisherton Street Estate, NW1 No comments have been received on this proposal.	IV
(5)	Churchill Gardens Estate, SW1 No comments have been received on this proposal.	V
(6)	Lillington Gardens Estate, SW1 No comments have been received on this proposal.	VI
(7)	Hallfield Estate, W2 The Princess Court Residents Association found the proposal surprising but raised no formal objection.	VII

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

(8)	Dorset Square Conservation Area, NW1 No comments have been received on this proposal.	VIII
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	Bayswater Conservation Area, NW1	VIII
	No comments have been received on this proposal.	
	Bayswater Conservation Area, W2 at:	
(9)	(i) Orme Court	
(10)	(ii) Porchester Road (three areas)	IXa
	Two replies have been received:	IXb
	(a) The Princess Court Residents' Association welcome the proposed inclusion of all four areas in the Bayswater Conservation Area. However, they also "very much regret that the Coburg Hotel is not included in the Conservation Area", and hope that consideration will be given for its inclusion.	
	(b) The Royal Borough of Kensington and Chelsea responded supporting the proposal to include Orme Court in the Bayswater Conservation Area, being adjacent to the Royal Borough's Kensington Palace Conservation Area.	
(11)	Belgravia Conservation Area, SW1	X
	See Mayfair Conservation for reply from Grosvenor Estates	
(12)	Stratford Place Conservation Area, W1	XI
	No comments have been received on this proposal.	
(13)	The Molyneux Street Conservation Area, W1	XII
	The Harrowby and District Residents Association made no representations against the designation, but had comments on its extent.	
(14)	The Medway Street Conservation Area, SW1	XII
	No comments have been received on this proposal.	
D.	Extensions to Existing Conservation Areas to Cover Prominent sites at:	
	Soho Conservation Area, W1 at:	
(15)	(i) Oxford Street	XIV & XXIII
(15a)	(ii) Denman Street	XIVa
	The Soho Society welcomes the proposed extensions of the Soho Conversation Area. Additionally they request that the street block bounded by Great Chapel Street, Dean Street,	

Fareham Street and Oxford Street be considered for Conservation Area designation.

East Marylebone Conservation Area, W1

- (16) (i) Oxford Street/Berners Street XIV

Two replies have been received:

- (a) The Fitzrovia Neighbourhood Association welcomes the proposed extension.  
(b) The Charlotte Street Association welcomes the proposed extension.

- (ii) Middlesex Hospital XX

Two replies have been received:

- (a) The Fitzrovia Neighbourhood Association replied stating that they particularly welcome the inclusion of the Middlesex Hospital in the East Marylebone Conservation Area and: "would urge that early attention be given to developing a planning brief for the site in order to inform the Health Authority's consideration of the site."  
(b) The North-East Thames Regional Health Authority have verbally stated their broad support for the proposed designation with the reservation that any suitable redevelopment proposal which they present for the City Council's determination will not be adversely affected by the designation.

- (17) (i) Portman Square XVa

- (18) (ii) Aybrook Street XVb

- (19) (iii) Oxford Street/Marble Arch XVc  
No comments have been received on these proposals.

Harley Street Conservation Area, W1 at:

- (29) (i) Oxford Street/Old Cavendish Street XXIIa

- (30) (ii) Oldbury Place XXIIb  
No comments have been received on these proposals.

- (19) Leicester Square Conservation Area XXIV  
No comments have been received on these proposals.

- (31) Regent Street Conservation Area XXIV  
No comments have been received on these proposals.

(32)                   Trafalgar Square Conservation Area  
No comments have been received on these proposals.

XXIV

Other Representations:

The Knightsbridge Association made no representation on the proposals, but wrote to thank the City Council for being consulted.

The North West Thames Regional Health Authority, incorporating the views of the Parkside and Riverside Health Authorities stated they had no comments to make.

The National Rivers Authority, Thames Region have no objection to the proposed designations provided there is no restraints on their statutory responsibilities.

#### Summary of Respondents

1.       With no objection - 15 respondents

Fitzrovia Neighbourhood Association  
The Princes Court Residents Association  
Royal Borough of Kensington and Chelsea  
Harrowby and District Resident Association  
The Soho Society  
Charlotte Street Association  
North East Thames Regional health Authority  
Bayswater Residents Association  
British Rail Property Board - South East Region  
London Fire Brigade North Area  
Gerald Eve Chartered Surveyors  
National Rivers Authority  
Knightsbridge Association  
Royal Mail  
North West Thames Regional Health Authority

2.       With objections/Reservations - 4 respondents

Grimley J R Eve  
Clifford Chance

MEPC

Grosvenor Estate Holdings

Total - 19 Respondents



## LISTED BUILDINGS IN THE EAST MARYLEBONE CONSERVATION AREA

The list of buildings of special architectural and historic interest set out overleaf was prepared in 2005. As new buildings are constantly being listed, this list should not be treated as being definitive.

At the time of preparation there were around 60 listed buildings in East Marylebone. Of this the majority are Grade II listed and reflect the area's development.

Of the remainder, there is one Grade I listed building, All Saints in Margaret Street, and three Grade II\* buildings - 156-162 Oxford Street, Middlesex Hospital Chapel and 59-61 Riding House Street. A detailed description of all Grade I and II\* listed properties is included at the end of this section.

RAMADA HOTEL		BERNERS STREET	W1	2
TOWER HOUSE	1 & 2	CANDOVER STREET	W1	2
BELMONT HOUSE	5 to 6	CANDOVER STREET	W1	2
	45	CLEVELAND STREET	W1	2
	47	CLEVELAND STREET	W1	2
	49	CLEVELAND STREET	W1	2
WELSH BAPTIST CHAPEL	30	EASTCASTLE STREET	W1	2
	37	FOLEY STREET	W1	2
	40	FOLEY STREET	W1	2
ALL SOULS CHURCH DAY SCHOOL		FOLEY STREET	W1	2
PUBLIC HOUSE - THE KING & QUEEN	1 & 2	FOLEY STREET	W1	2
	43	GREAT PORTLAND STREET	W1	2
	37	GREAT TITCHFIELD STREET	W1	2
	39	GREAT TITCHFIELD STREET	W1	2
	41	GREAT TITCHFIELD STREET	W1	2
	73	GREAT TITCHFIELD STREET	W1	2
	75	GREAT TITCHFIELD STREET	W1	2
	77	GREAT TITCHFIELD STREET	W1	2
	93	GREAT TITCHFIELD STREET	W1	2
	95	GREAT TITCHFIELD STREET	W1	2
	97	GREAT TITCHFIELD STREET	W1	2
	99	GREAT TITCHFIELD STREET	W1	2
	101	GREAT TITCHFIELD STREET	W1	2
	31	HANSON STREET	W1	2
	38	LANGHAM STREET	W1	2
	40	LANGHAM STREET	W1	2
	42	LANGHAM STREET	W1	2



LANGHAM COURT HOTEL	31-35	LANGHAM STREET	W1	2
	21	LITTLE PORTLAND STREET	W1	2
	1A	LITTLE TITCHFIELD STREET	W1	2
	7	MARGARET STREET	W1	1
	8	MARGARET STREET	W1	1
AUDLEY HOUSE	9	MARGARET STREET	W1	2
AUDLEY HOUSE	10	MARGARET STREET	W1	2
AUDLEY HOUSE	11	MARGARET STREET	W1	2
AUDLEY HOUSE	12	MARGARET STREET	W1	2
CHURCH HOUSE	84	MARGARET STREET	W1	2
ALL SAINTS CHURCH		MARGARET STREET	W1	1
ALL SAINTS HOUSE	82-83	MARGARET STREET	W1	2
MIDDLESEX HOSPITAL	10	MORTIMER STREET	W1	2
	34	MORTIMER STREET	W1	2
	42	MORTIMER STREET	W1	2
	44	MORTIMER STREET	W1	2
	82	MORTIMER STREET	W1	2
	93	MORTIMER STREET	W1	2
	101	MORTIMER STREET	W1	2
	36-38	MORTIMER STREET	W1	2
MIDDLESEX HOSPITAL CHAPEL		MORTIMER STREET	W1	2*
	20	NASSAU STREET	W1	2
	23	NASSAU STREET	W1	2
	26	NASSAU STREET	W1	2
PUBLIC HOUSE - THE SHIP	134	NEW CAVENDISH STREET	W1	2
	73	NEWMAN STREET	W1	2
	6	OGLE STREET	W1	2
ST CHARLES PRESBYTERY	8	OGLE STREET	W1	2
ST CHARLES CHURCH		OGLE STREET	W1	2
MAPPIN HOUSE	156-162	OXFORD STREET	W1	2*
UNITED KINGDOM HOUSE	164-182	OXFORD STREET	W1	2*
	59	RIDING HOUSE STREET	W1	2*
	61	RIDING HOUSE STREET	W1	2*
	24-25	WELLS MEWS	W1	2
PUBLIC HOUSE - THE	13	WELLS STREET	W1	2

CHAMPION				
ST MARGARETS HOUSE	19-23	WELLS STREET	W1	2

## SCHEDULE

In the entry for:

TQ 2981 N W

CITY OF WESTMINSTER

MORTIMER STREET, W1  
(north side)

46/19

Middlesex Hospital Chapel

II\*

Hospital. 1891 by John Loughborough Pearson, completed 1929 by his son Frank Loughborough Pearson. Italian Gothic style. Red brick in English bond; headers only to apse; Portland stone dressings and plain tile roofs. Narthex and organ gallery; apsed western transepts, nave and apsed chancel. Semi-circular chancel apse has lancet windows; 2-light windows to western bays of chancel and to nave have plate tracery and quatrefoils to heads. Similar windows to canted sides of NW transept and to S side of narthex. SW transept has shallow inner bay with hipped roof and lower semicircular apse with stone-coped parapet and lancet windows. Windows all have splayed stone sills, heads and tracery. W door has continuous keeled moulding to intrados, shafts and chamfered arch to extrados, hood mould and label stops. Chapel has blue brick plinth and stone-coped parapet. Interior: chapel has complete scheme of polychrome marble and mosaic decoration, and vaulting. Vaults are enriched with mosaic work of stars against a gold background and bands of mosaic ornament instead of cross ribs with patterned circles at intersections. Vaults spring from tall marble shafts with stiff-leaf foliage to attached stone capitals and moulded alabaster bases which rest on a high continuous ledge running at level at bottom of window splays. Window splays are lined with alabaster with bands of mosaic at level of shaft capitals and 2 thinner bands to lower part of splays; patterned marble mosaic work to splays above bands at level of springing of vault. Walls below ledge are lined with green onyx with broad band of marble mosaic in zigzag pattern running below mosaic decoration of ledge. Chancel has pillar piscina with Cosmatesque ornament to spiral moulding of pillar and to bowl. Ogee-arched aumbry presented in memory of Prince Francis of Teck, outlined by mosaic ornament with white marble roundel above carved with Pelican in her Piety. Round-headed chancel arch with plain piers lined and red marble, stiff-leaf capitals, marble abaci and mosaic work to arch with roundels depicting busts of Twelve Apostles to underside of arch; marble mosaic work between arch and vault. Similar arch between nave and western crossing with rectangular panel, depicting the greater Prophets to

mosaic work of underside of arches. Similar arch frames W Gallery and organ loft with mosaic capitals and inscription to mosaic work of arch reading GLORIA IN EXCELSIS DEO ET IN TERRA PAX HOMINIBUS BONAE VOLUNTARIS. W gallery is supported on 3 arches, that to centre wider and flanked by paired - marble shafts with stone still-leaf capitals, single shafts to outer arches. Arches are lined with alabaster. Gallery front is panelled with Irish bog marble divided by vertical mosaic strips. 3 sunk panels of mosaic work below mosaic work projecting ledge of gallery rail. Inner arch framing organ loft is lined with alabaster bearing mosaic crosses. NW apse has large marble roundel on N wall below vault depicting Saint Barnabas. SW apse forms baptistery and has narrow vaulted bay in front of semicircular apse. Lower walls of apse are lined with alternating panels of red, pale green and green marbles and mosaic work to apse depicting angels bearing scrolls either side of cross against blue background. Font is carved from solid block of deep green marble with symbols of Four Evangelists at each corner and inscribed with Greek palindrome copied from the font of Hagin Sophia. White marble altar with mosaic panels and marble gradine. White marble cancelli between nave and chancel incorporating lectern with winged eagle supporting reading desk. Chancel and sanctuary with pavements of opus alexandrinum; simpler tresellated floors to body of chapel. Late C19-mid C20 stained glass. All directions are liturgical; the chapel is in fact aligned on a roughly N-S axis. The Middlesex Hospital was rebuilt around the chapel following demolition of the original building in 1927. (John Loughborough Pearson, Anthony Quiney. The Middlesex Hospital, C D Shaw and W R Winterton).

TQ 2981 SE  
57/9

CITY OF WESTMINSTER

OXFORD STREET, W1  
(north side)

21.8.75

Nos. 156 to 162 (even)

-

II\*

Office corner block. 1906-08 by Belcher and Joass. Early example of steel framed structure, faced with Pentelikon marble, slate roof. Expressive free Mannerist use of classical detail elegantly accommodating maximal glazing advantages of steel frame. 5 storeys (including ground floor and mezzanine podium), attic storey and stone dormered mansard. 4 bays wide to each front and splayed corner. Tall Doric columns articulate ground floor and mezzanine and directly support square panelled pillars that, in turn, carry coupled columns on which rest wide elliptical arches; the whole framing tripartite glazing of upper floors with "applied" central architraved openings with Mannerist cornices and broken pediments set against marble faced aprons, finished off with 3rd

floor lunettes. Projecting cornice below attic storey finished off with blocking course with stone dormer rising from the centre of each bay. To be compared with same architects former Royal Insurance offices on corner of Piccadilly and St James's and Holden's 429 Strand.

Edwardian Architecture and its Origins: Alistair Service.

Architectural Design: Vol. 48, Nos. 5-6, 1978

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TQ 2981 SE  
46/18

CITY OF WESTMINSTER

RIDING HOUSE STREET, W1  
W1

21.8.75

Nos. 159 and 61

GV

II\*

Corner commercial premises, offices and flats. 1903 by H Fuller Clark for Boulting and Sons. Purple brick, hard red brick, some glazed tilework and Portland Stone dressings, slate roof. Highly original Free Style with restrained use of Tudor derived details. 5 storeys, basement and dormered mansard. 5 windows wide, corbelled corner oriel and 2-window returns. Main office entrance to right of No. 59 in broad panelled stone surround, the doorhead raised in "keystone" panel; central low entrance to No. 61 with camber arched deep doorhead contained by reveals carved up to frame by light. Fenestration principally through-storey shallow rectangular bay windows with flush stone frames and plain square section stone mullions, but the ground floor windows of more changeful design with large square section mullion and transom stone framed display windows to ground floor of No. 59 rising directly from pavement, those flanking corner in blind brick bays which at 3rd floor level have large corbelled mosaic panels emblazoned with firm's name in elongated Edwardian gold lettering. Small oriel over entrance to No. 61 with sashes lighting staircase above. Shaped sections of parapet between through-storey bay windows which are finished off with shaped stone roofs or segmental cornice gables; odd square turret features flanking crown of corner oriel and blind flank bays of No. 61 where the centre bay is carried up through parapet and finished off square with cornice and shaped parapet. The whole chunky and variegated roofscape crowned by

big square brick chimney stacks. See also Tower House and Belmont House, Candover Street and No. 40 Foley Street.

Arts and Crafts Architecture: Peter Davey.

TQ 2981 SW 57/10

CITY OF WESTMINSTER

MARGARET STREET, WI

10.9.54

All Saints Church and Nos 7 and 8: All Saints Clergy House and Vestry, including railings to basement area and attached pair of lamp standards

GV

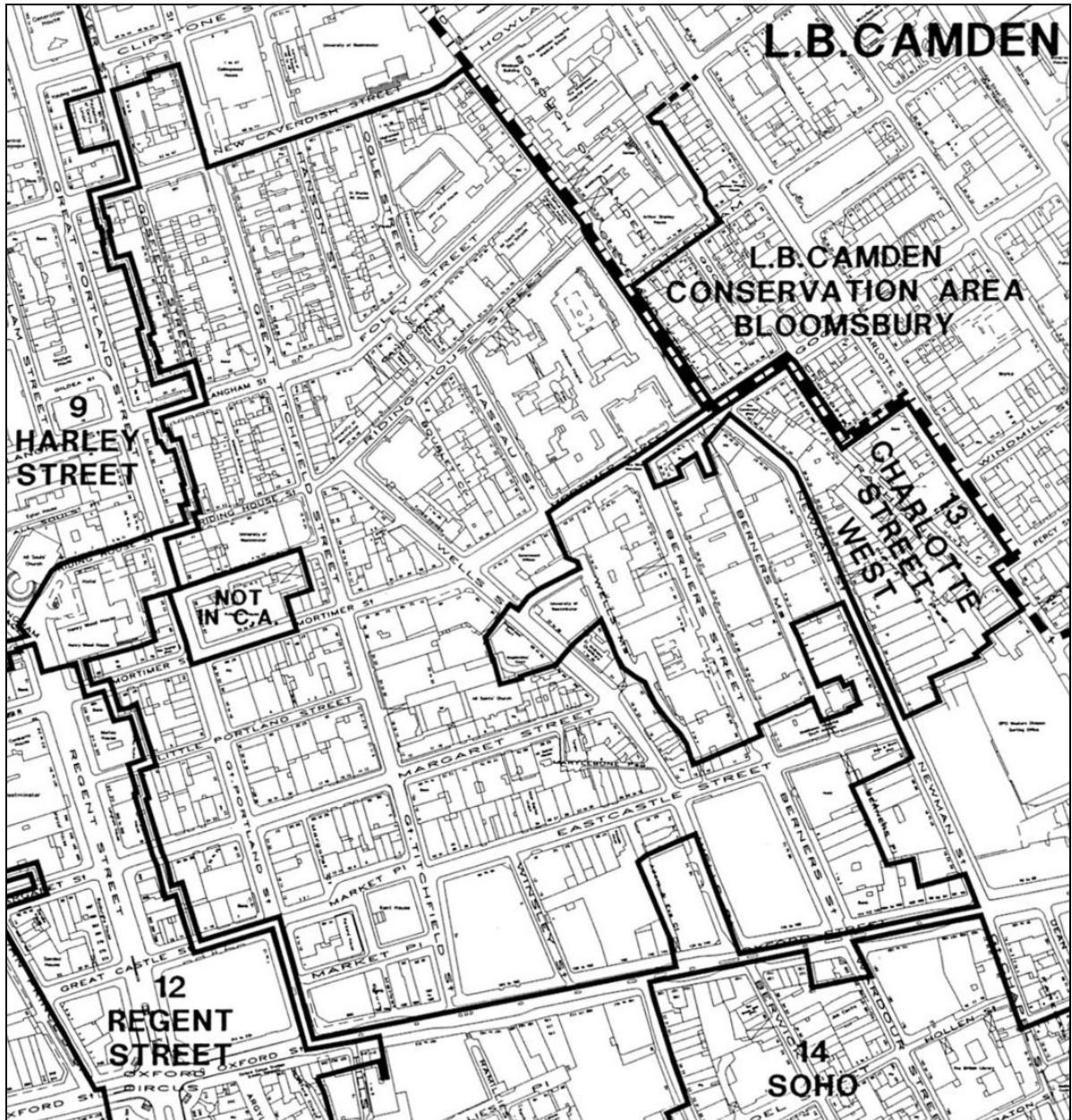
I

Church, clergy house and vestry with forecourt and screen wall. 1849-59 by William Butterfield. Red brick with vitreous brick diaper and banding, occasional stone dressings, slate roofs - a key High Victorian design and model church of the Camden Society, with innovative use of decoration. Bold, indeed 'Brutalist' Gothic. The church set back with lofty broach spired tower with sheer brick walls, the porch in angle of forecourt at its foot. Marble clustered columns and polychrome brickwork internally. The clergy house and vestry flank the forecourt with similar brick banding and finialled gables, pointed arched doorways and 2 and 3 light sash windows under cambered heads with blind pointed arched patterned brick tympana; they are linked by low stone weather capped forecourt wall with central gabled gateway. Good iron gates and railings to basement area in front and 2 decorative lampstandards.

William Butterfield; P. Thompson.

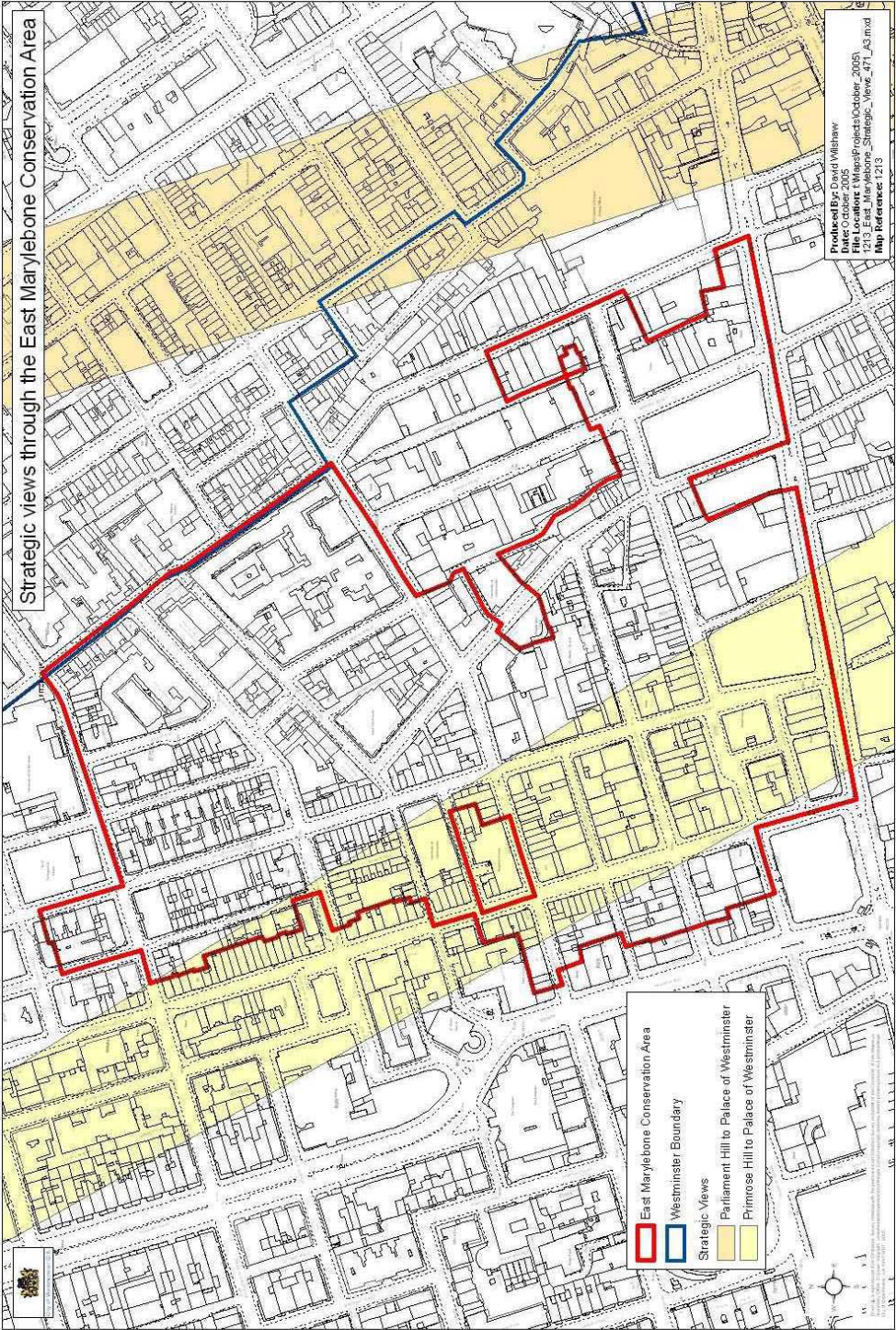
## ADJACENT CONSERVATION AREAS

The East Marylebone Conservation Area adjoins Harley Street, Regent Street and Soho Conservation Areas, as well as Charlotte Street West and Bloomsbury Conservation Areas in the London Borough of Camden.



# STRATEGIC VIEWS

The Primrose Hill/ Palace of Westminster Strategic View cuts through the Conservation Area from north to south.





## **REGULATION 7 DIRECTIONS**

The whole area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents boards advertising shops, houses, flats or offices) must be given consent by the City Council as local planning authority. Displaying an advertisement without first obtaining consent is a criminal offence.

## **AREAS OF SPECIAL ARCHAEOLOGICAL PRIORITY**

There are no Areas of archaeological importance within the Conservation Area.

## **ARTICLE 4 DIRECTIONS**

There are no Article 4 Directions affecting the Conservation Area.

# AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION

Decision-maker	Date	Title of Report
<b>CABINET MEMBER FOR PLANNING &amp; CUSTOMER SERVICE</b>	9 March 2006	<b>East Marylebone, Conservation Area Audit – Adoption as Supplementary Planning Guidance</b>
<b>CLASSIFICATION FOR GENERAL RELEASE</b>		<b>Report of</b>
		<b>Director of Planning and City Development</b>
<b>Wards Involved</b>	<b>West End Marylebone High Street</b>	
<b>Policy Context</b>	The Civic Renewal Initiative has a target to adopt 8 Conservation Area Audits as Supplementary Planning Guidance by the end of 2005/06 in order to implement the programme to prepare audits for the City's 54 conservation areas.	
<b>Financial Summary</b>	There are no financial implications arising from this report. The printing of the document will be met from existing budget.	

## 1. Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 54 conservation areas, and to consider the designation of further ones. Following a public consultation exercise, including a public meeting, this report seeks the adoption of the Conservation Area Audit for East Marylebone as Supplementary Planning Guidance.

## RECOMMENDATIONS

2.1 That the Cabinet Member for Planning and Customer Service resolves to adopt the East Marylebone Conservation Area Audit (attached in Appendix 5) as Supplementary Planning Guidance.

## 3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its then 51 conservation areas (there are now 54). This review is a statutory duty and an updated timetable is being progressed.

3.2 Given the complexity and scale of the City's conservation areas this process has been broken into three stages involving the production of mini-guides (general information leaflets), directories and audits. The audits represent the third and final stage of the preparation of appraisals for each conservation area.

3.3 The draft Conservation Area Audit for East Marylebone was adopted for consultation on 14 November 2005. A public consultation exercise was then undertaken. A summary of all correspondence received and the Council's response is outlined below. The audit document has been amended further to consultation responses received. Changes are highlighted in the audit. (attached at appendix 5)

## **4 Detail**

### **Consultation**

4.1 Public consultation consisted of both written consultation and a public meeting, which considered three audits: East Marylebone, Hanway Street and Cleveland Street. The preparation of the audit was initially publicised with an exhibition at the central area forum in June, prior to its production. A letter of 13 October 2005 then invited local groups and residents, national bodies, ward Councillors and other local organisations to attend a public meeting to introduce and discuss the audit. In addition, public notices advertising the meeting were placed in local newspapers and site notices throughout the Conservation Area.

4.2 The public meeting was held on 14 November 2005. It was chaired by Councillor Alastair Moss and there were seven attendees, including local residents and planning consultants. A list of attendees is attached at Appendix 2 and full details of the discussion at the public meeting can be found in the minutes at Appendix 4.

### **Main Comments Received**

4.3 The feedback at the public meeting and in written correspondence was, on the whole, positive with the findings of the audit receiving general support, particularly at the public meeting.

4.4 Four written responses were received, and these are listed in the background papers section. All the comments are summarised in Appendix 3. English Heritage wrote in support of the audit. Other main issues raised are discussed below.

4.5 Montagu Evans on behalf of Great Portland Estates raised various point with regards to the Audit, as follows.

4.6 **Unlisted Buildings of Merit.** Firstly, they questioned the merit of several of the buildings which have been identified within the document as 'unlisted buildings of merit.' They state that *'it is our view that the audit would more helpfully consider which buildings detract from the character of the conservation area as opposed to seeking to select such a broad range of buildings of varying*

*quality and importance. As demonstrated by the schedule of Buildings...the Council have identified too many buildings of varying quality.'*

4.7 This is accompanied by a schedule of buildings identified as of merit which they feel should not be shown on the unlisted buildings of merit map. However, the schedule given by the consultants to illustrate this serves to demonstrate the quality of buildings in East Marylebone.

4.8 These are all buildings of considerable quality and interest dating from the early 20<sup>th</sup> century and representative of this phase of the areas development. These therefore only demonstrate the unusually high quality and importance of unlisted buildings in the area. They have therefore all been retained within the document as unlisted buildings of merit. The buildings in question are as follows:

- **Doran and Dorville House** dates from the early 20<sup>th</sup> century and is a red brick and stone warehouse building of considerable character and interest. It is very much in keeping with the semi-industrial character of much of the conservation area, which includes a number of warehouse buildings from this era. It is an attractive building, which makes a significant contribution to this part of the conservation area and has also identified as contributing to the character of the Conservation Area within the Middlesex Hospital Planning Brief. It is not considered there is any justification for removing this from the list of unlisted buildings of merit.
- **37-41 Mortimer Street (Mortimer House)** is an attractive building on the corner of Mortimer and Wells Street, and has considerable presence in this part of the Conservation Area. Again, this is a building of some interest in its own right, which also has much in common with other early 20<sup>th</sup> century commercial buildings within the conservation area. It is not therefore considered appropriate to remove this from the list of unlisted buildings of merit.
- **Evelyn House** is a simple but attractive small-scale commercial building, dating from the early 20<sup>th</sup> century, in red brick with stucco dressings and double height shopfront at ground floor level. It is considered this contributes to the character and appearance of the Conservation Area, with high quality materials and detailing.
- **9-10 Market Place** is part of an attractive grouping around Market Place. It is of Edwardian appearance and of red brick with Portland stone dressings including double height arched shopfront at ground floor level. Again this makes a significant contribution to this part of this conservation area, sharing much in common with many Edwardian and no justification has been given for its omission.

4.9 It was requested that buildings which detract from the character of the area are identified. These are identified in the negative features section at paragraph 5.16.

4.10 **Middlesex Hospital.** Specific concerns were raised by Montagu Evans with regards to the Middlesex Hospital: this relates both to its being part identified as an unlisted building of merit and also to its inclusion within the conservation

area and the submission requests that the entire site be excluded from the conservation area.

4.11 In this context, the Middlesex Hospital has formed part of the East Marylebone Conservation Area since its extension in 1990. It is a building with considerable architectural presence in this part of the conservation area. It has always been recognised that the hospital itself is of mixed architectural quality. However, it is nonetheless considered worthy of inclusion in the conservation area. The character of the conservation area relates to its Victorian and early 20<sup>th</sup> century townscape, with a mixed use character. The current hospital itself dates from the early 20<sup>th</sup> century, consistent with the majority of buildings in the area and has considerable presence in the area. It also has long historical association with the area, as a Hospital has existed on this site since 1745. The audit recognises that whilst there is a smaller scale of residential development in the northern part of the conservation area, the scale of building in this part of the conservation area is large.

4.12 The audit also recognises that the site includes buildings of varying architectural quality and, as such, there may be some scope for redevelopment. A planning brief for the site has now been through public consultation and this identifies exactly the same parts of the hospital as of merit. The identification of parts of the building as unlisted buildings of merit also reflects exactly the guidance within the Middlesex Hospital Planning Brief. No changes are therefore proposed. Some buildings on the hospital site are listed.

4.13 Planning Policy Guidance Note 15 states that de-designation should only be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation. Circumstances and the building itself have not changed since the designation of the Middlesex hospital extension to the East Marylebone conservation area and it is not therefore considered there is any justification for the de-designation of this part of the Conservation Area.

4.14 **Roof Extensions** Montagu Evans also objected to the principle of having a roof extensions map in the audit, considering this to be “an unnecessary complication of the planning policy framework for the control of development in respect of roof extensions”. They have asked that the audit should instead identify specific roofscapes of particular importance to the character and appearance of the area.

4.15 Roof extensions maps are included within all Conservation Area Audits for large conservation areas produced by Westminster City Council and, to remain consistent, it is not considered appropriate to exclude a roof extensions map from this audit. This does not involve any change to planning policy but is an application of existing policy. The audit does, however, provide a summary of the types of roofscapes typical to East Marylebone to provide some background as to the rationale for the map (paragraph 4.50-4.51).

4.16 It should also be noted that the map is only a guide and contains the wording ‘not normally acceptable’ in the key to make it clear that identification on the map will not always preclude consideration of proposals for alterations at roof level. Reference has also been added (para 4.53) to the fact that the roof survey

was undertaken from street level and fuller assessment would need to be undertaken as part of any application received. The words 'unacceptable in principle' have also been removed.

4.17 A particular problem was felt to be the application of roof extensions map in East Marylebone due to a need for roof top plant for many of the commercial buildings in the area. The submission states that "Many of the buildings have will over time through necessity have had plant attached to them in less sympathetic ways than can be achieved and single rooftop provision may be the best way to accommodate this."

4.18 It is accepted that in certain instances, it may be possible to accommodate roof top plant through single provision using a roof extension. However, in general, it is preferable to integrate plant within the building envelope. This is an issue common within centrally located mixed use conservation areas. In recognition of the difficulties posed in locating and designing plant sympathetically, the council is in the process of producing Supplementary Planning Guidance on Plant and Air conditioning, which will provide further guidance and provide best practice examples. Identification of a property as likely to be unsuitable for roof extensions does not mean that a sympathetic solution for roof top plant would not be considered where appropriate, on a case by case basis.

#### **4.19 Conservation Area Boundary**

One local resident requested that the boundaries of East Marylebone be reviewed to include Berners Street. This would require full consultation with affected property owners and a separate report on the boundary review will therefore be prepared following publication of the audit.

#### **4.20 Additional Unlisted Buildings of Merit**

Several additional requests for unlisted buildings of merit to be added to the document were made by central planning team. As a result there was a further consultation period with each affected property being individually consulted by letter, along with Great Portland Estates/ Montagu Evans. No further responses were received as a result of this process and these additional buildings have therefore been added to the unlisted buildings of merit map.

4.21 **Other Issues.** There are numerous other minor changes to wording as a result of issues raised both in written comments and at the public meeting. Full details of comments received and the council's response are given at Appendix 3 and the minutes of the public meeting have been marked with to indicate where actions have been made to take account of comments. Presentation of the final document, including quality of photos, will be reviewed prior to printing and a new front cover prepared. The directory, as with all the audits, forms an appendix to the final document.

## **5 Financial Implications**

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

## **6 Impact on Health and Well-being**

**6.1** The conservation area audits make no recommendations with effects on health and well-being.

## **7 Legal Implications**

7.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority “shall from time to time determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. Planning Policy Guidance Note 15 ‘Planning and the Historic Environment’ interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

## **8 Consultation**

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

## **9 Human Rights Act 1998**

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

## **10 Conclusion**

10.1 It is considered that the attached audit provides a sound basis for the future stewardship of the East Marylebone Conservation Area, meeting the statutory requirements placed on the Council. The findings have been amended in the light of comments received and further illustrations have been added. It is therefore recommended that the audit now be adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of this Conservation Area.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT JANE HAMILTON ON 020 7641 8019; EMAIL ADDRESS <a href="mailto:jhamilton@westminster.gov.uk">jhamilton@westminster.gov.uk</a> ; FAX NUMBER 020 7641 2338
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## **BACKGROUND PAPERS**

1 East Marylebone Mini-guides.



2 East Marylebone Conservation Area Directories

3 Letters from English Heritage and Montagu Evans. Emails from Ben Weaver and Penny Shephard.

## **APPENDIX 1: LIST OF WRITTEN CONSULTEES**

Neil Thompson, Great Portland Estates  
Paul Houston, Westminster Property Owners Association  
David Wilson, Fitzrovia Neighbourhood Association  
Heather Acton, The Marylebone Association  
Jeremy Evershed, Montagu Evans  
Steven Quinn  
Dick Muskett, The Fitzrovia Neighbourhood Association  
Louise Campbell, Estates and Facilities, University of Westminster  
All Saints Church  
Keith Hearn, CB Richard Ellis  
Welsh Baptist Church  
Tim Hunter-Whitehouse, Headteacher, All Souls School  
Sally Humphreys, Director, New West End Company  
Howard De Walden Estates Ltd  
Soho Housing Association  
James Thoratt, Estate Manager, Marylebone Estate Office  
Ben Weaver  
St Charles Borromeo RC Church  
John Millard, Marylebone Association  
Langham Estate Management  
Sandra Edwards, Director, Fitzrovia Trust  
Mr Neufield, Charlotte Street Association  
Peter Burroughs, UCLH Trust, Capital Investment Directorate  
Mr John Dyke, Savills  
Cllr Mark Page  
Cllr Harvey Marshall  
Cllr Micheal Vearcombe  
Cllr Glenys Roberts  
Cllr John Cox  
Cllr Ian Wilder  
English Heritage  
Georgian Group  
Victorian Society  
The Twentieth Century Society  
Trees and Landscape Team  
West End Team  
Head of City Planning (policy)  
WCC Corporate Property  
Martin Low, Transportation

## **APPENDIX 2: ATTENDEES AT PUBLIC MEETING**

Judith A Crave – Local Resident  
Jon Tarlton – Local Resident  
Stephen Pooley – Local Resident  
R Cameron – Local Resident  
D Jacobs – Local Resident  
Ben Weaver – Local Resident  
David Reid – Montagu Evans

### **Council**

Councillor Alastair Moss  
Councillor Harvey Marshall  
Robert Ayton  
Jane Hamilton  
John Wilman  
Toby Cuthbertson  
Hannah Smith

### APPENDIX 3: Table of Responses

Consultation responses		Council Response/Comment
Consultee	Comments	
<b>Penny Shepherd Local Resident</b>	<ul style="list-style-type: none"> <li>Fig. 26, p. 25, is described as 1-2 Eastcastle St without making it clear that these two addresses form part of a single larger mansion block. This figure should be renamed "York House".</li> <li>I welcome the inclusion of York House as an unlisted building of merit on p. 37</li> <li>Fig. 103, p. 68 (Land Uses Map) inaccurately describes the site of York House as a mixture of no designation (white) and vacant (grey)...it also shows the Berners Hotel as residential (brown)...and gives no designation for West One House in Wells Street which is now residential.</li> <li>Para. 4.107, p. 66 fails to reflect recent increases in residential use in the conservation area and its surroundings...there is a strong argument for saying that a residential community not only still exists but is growing.</li> <li>P.47 shows the Royal Mail Building as a negative feature...I do not view it as negatively as you do. While the building itself clearly lacks architectural merit, the car park in front provides openness and access to light for properties that overlook it.</li> </ul>	<p>Amended</p> <p>Noted</p> <p>Map amended</p> <p>Added reference to increasing residential population at paragraph 4.107 and 4.2</p> <p>The building is identified as negative due to its scale, bulk and architectural detail and materials. A sentence has been added explaining the specific reasons why it is considered negative at para 5.17. Also added additional management proposal referring to setting of conservation area in section 6.</p>
<b>English Heritage</b>	<ul style="list-style-type: none"> <li>We welcome the council's continuing commitment to review its conservation areas and to develop positive policies for their protection and enhancement. The draft area audits are considered and well written and would provide a useful basis for development control purposes and also for future townscape improvements.</li> </ul>	Support welcomed
<b>Ben Weaver, Local Resident</b>	I would be grateful if you could reconsider the boundary so that it includes Berners Mansions, 34-36 Berners Street and the end of Mortimer Street.	The review of conservation area boundaries will form part of a separate report
<b>Montagu Evans (on behalf of Great Portland Estates)</b>	Various Issues, primarily related to Unlisted Buildings of Merit, Roof extensions and the Middlesex Hospital, all summarised in the main report.	Considered as part of the main report

## APPENDIX 4: MINUTES OF PUBLIC MEETING

### EAST MARYLEBONE/CLEVELAND STREET/HANWAY STREET CONSERVATION AREA AUDITS PUBLIC CONSULTATION MEETING

#### MINUTES OF MEETING

**When: 7:00 p.m. Monday 14 November 2005**

**Where: Aston Webb Room, RIBA, 66 Portland Place WC1**

In

Attendance:

	<b>Westminster City Council</b>
Judith A Crave (JC) – Local resident	Cllr Alastair Moss (CAM)
Jon Tarlton (JT) – Local resident	Cllr Harvey Marshall (CHM)
Stephen Pooley (SP) – Local resident	Robert Ayton (RA)
David Reid (DR) – Montagu Evans	Jane Hamilton (JH)
R Cameron (RC) – Local resident	John Wilman (JW)
D Jacobs (DJ) – Local resident	Toby Cuthbertson (TC)
Ben Weaver (BW) – Local resident	Hannah Smith (HS)
Barbara Corr (BC) – Local resident	

CAM opened the meeting at 7:00pm and welcomed those present, and invited attendees to introduce themselves and to sign in.

The purpose of the meeting and the reasons for covering three Conservation Area Audits together were explained before outlining the presentation format and inviting questions at the end of each topic. The Council's statutory duties to undertake Conservation Area Audits and the guidance received from English Heritage was given before CAM explained the three stage appraisal process for each Conservation Area: mini guides; directory; and audits. Details of the range and extent of Westminster's 54 Conservation Areas were also given.

CAM then handed over to JH for a PowerPoint presentation, which primarily explained the following:

- What constitutes a Conservation Area (CA)
- The general audit contents, the format of which is taken from English Heritage guidance.
- The value in receiving public comments on the audits and the ultimate aim to have the draft audits adopted as Supplementary Planning Guidance.

The presentation then summarised the following topics:

#### **1 Historic Development of the Conservation Areas**

- Development of the Great Estates: the western side of East Marylebone CA was developed by the Portland Harley Estate; and the eastern side, along with a portion of Hanway Street CA, as part of the Berners Estate. Cleveland Street was developed as part of the Southampton Estate to the north.

<p>Hanway Street itself was outside the remit of any great Estate.</p> <ul style="list-style-type: none"> <li>• Historic Maps (Roque's, 1746 &amp; Horwood, 1793) illustrate the development of the rapid three areas, which began as rural suburbs</li> <li>• 2<sup>nd</sup> phase of development evolved during the Victorian/Edwardian period, when Oxford Street was established as a commercial centre; shopfronts were inserted into the Georgian houses; terraces were replaced by mansion blocks and corner public houses</li> <li>• later, 20<sup>th</sup> century developments consisted of post-war infill and speculative office developments</li> </ul>
<p><b>2 Conservation Area Boundaries</b></p>
<ul style="list-style-type: none"> <li>• Boundaries of each Conservation Area were defined</li> <li>• Reason for designation of Hanway Street &amp; Cleveland Street, to complement Camden's Bloomsbury Conservation Area, explained</li> <li>• JH then invites any comments relating to the CA boundaries</li> </ul>
<p><u>BW</u>: Queried the exclusion of Berners Street, given its historic significance as part of the Berners Estate</p> <p><u>JH</u>: Highlighted the extent of post-war development, the character of which does not correspond with the rest of East Marylebone</p> <p><u>BW</u>: Asked if the Middlesex Hospital site was protected</p> <p><u>JH</u>: Explained it is protected as falls within the Conservation Area boundary; some of the buildings are Listed; parts of the site is protected through the Planning Brief that imposes restrictions on future development proposals</p> <p><u>BW</u>: Asked why the Planning Brief does not give consideration to the Hospital's 20<sup>th</sup> Century developments</p> <p><u>JH</u>: Explained that although the later buildings have a significant presence, only the best parts were identified, the excluded elements were not considered to be of particular merit</p> <p><u>BW</u>: Is the area excised from the East Marylebone Conservation Area still considered to be in East Marylebone?</p> <p><u>JH</u>: Yes, but these portions do not receive the same protections as Conservation Areas</p>
<p><b>JH hands over to RA for the remainder of the presentation</b></p> <p><b>3 Character of the Conservation Area</b></p>
<p><b>RA briefly described the character of each area:</b></p> <ul style="list-style-type: none"> <li>• <b>Hanway Street as a small-scale route set behind large commercial front of Oxford Street and the semi-industrial Rathbone Place. East Marylebone has the commercial front of Oxford Street and an eclectic mix further north Cleveland Street's Georgian terrace, a rare survival in Westminster.</b></li> </ul>
<p><b>4 Architecture</b></p>
<p>RA then explained the Architecture section, and identified the various building types that exist within the three Conservation Areas:</p> <ul style="list-style-type: none"> <li>• Small-scale, narrow buildings</li> <li>• Commercial buildings, department stores and semi-industrial warehouses</li> <li>• Churches</li> <li>• Mansion blocks</li> <li>• Public Houses</li> </ul> <p><b>In addition to the various buildings, RA explained that it is their</b></p>

architectural detail and applied decoration that makes them special, for example: decorative friezes; polychromatic detailing; glazed tile fronts; decorative lettering

- RH invites any questions on the architecture of the Conservation Areas

#### **5 Roof Profiles & Extensions**

**RA shows slide of Westminster Council's policy relating to roof extensions and explains that the maps within each CA Audit correspond to the Council's policy as set out in the Unitary Development Plan. Examples of the range of roof profiles that would not be acceptable for extension were shown, including: roofs that form individual features; roofs with existing extensions; roofs that form part of a historic group.**

CAM reiterated that the roof extensions maps within the audits refers directly to the Unitary Development Plan

RA: Agrees. Also highlights that a lot of buildings already have roof extensions and further extensions would not be likely on these, hence the roof extensions maps appear rather negative

RA goes on to explain that any new development in a Conservation Area requires Conservation Area Consent as well as Planning Permission, and in all instances new buildings would have to make a better contribution to the local environment than the existing. Any new building in a Conservation Area should preserve/enhance the area.

CAM explains that this principle applies to any new alterations that might affect a Conservation Area.

#### **6 Townscape Detail**

RA gives a number of examples of townscape detail including: railings; a historic bollard; blue plaque; coal hole cover; the public lavatory on Foley Street.

BC queried the inclusion of the public lavatory as the cover is new (c. 1990) and something she considers useless and unsightly. (\*wording amended in final audit at para)

CAM asked whether because something is new does that make it less significant

BC raised the point that townscape detail should not be identified as making a significant contribution if it performs no useful function. The toilet in particular has no use, attracts rats, and is inferior workmanship

JH explained that something can still be an important if it is an attractive townscape feature, regardless of its age or function

BC asked whose opinion it was that the toilet is an attractive feature

CAM highlighted the distinction between planning and conservation issues from management issues, which are not part of the audits in particular

**- RA proposed Conservation Officers will try to understand more about the toilet, its age and function**

#### **7 Negative Features**

RA identified the various types of negative features that have a cumulatively detrimental impact on Conservation Areas, including:

- shopfronts on Oxford street
- overbearing developments such as the Courtauld building on Cleveland

Street

- security measures like roller shutters on Hanway Street
- street clutter for example on Tottenham Court Road
- unsightly flues and pipework like those attached to the rear of the Cleveland Street terrace.

## **8 Written Comments**

RA clarified that any comments relating to the draft audits are gratefully received and should be submitted to the Council by 14 December 2005, either in writing or via e-mail

## **9 Management Proposals**

**JH emphasised the inclusion of a new element to CA audits, dealing with Management Proposals and how things can be improved. This section forms part of a drive towards more joined-up thinking within the Council**

CAM reiterated the Council's commitment to a more joined-up process, where critical appraisals lead to management proposals which would lead to enforcement or policy action and said this is perhaps the most important part of the audit documents.

Invitation for any comments relating to management proposals

**BC referred to the ground floor windows of the TJ Boulting building on the corner of Candover/Riding House Street, which are currently boarded up. She asked whether the original leaded light windows would be reinstated.**

**RA said if the originals had been removed, the Council could tackle the issue with enforcement powers.**

**JW explained that he knows of the issue and believes Westminster is currently working with English Heritage to seek the reinstatement of the originals**

**BW said he was very impressed with the East Marylebone CA audit and how comprehensive a document it is. He felt the negative features element was a particularly pro-active policy, but expressed a concern with the lack of knowledge and understanding, particularly on the part of shop owners, relating to the cumulative impact shopfronts and signs can have. He asked what can be done to raise general public awareness into the issues. (\*Added action to shopfronts management proposals in the East Marylebone audit at p76)**

**JH explained the audit documents and specific guidance is available on the Council website as well as through One Stop services.**

**RA also emphasised the importance of raising particular issues or problems with the planning enforcement team**

**BW highlighted the fact that some residents are not aware and that there is a reluctance to 'snitch' on others within the local community**

**JW explained that the majority of Enforcement cases are the result of members of the public checking and querying and the Enforcement team are happy to check**

**BC asked about nos. 73-77 Great Titchfield Street, where the original shopfronts were ripped out and unsympathetically replaced, and pointed out it would be better to reinstate shops according to their original**



proportions

**JW** explained that as development applications are received, improvements in design terms are sought and Officers take a holistic view and will always look at the surroundings.

**CAM** suggested Westminster's Communications department try to improve ways of letting people know about the importance of living in a Conservation Area, especially small businesses

**BW** pointed out that it is the residents that feel most passionate about their environment, but there could be a higher level of awareness and reiterated the reluctance amongst many residents to complain to the Council

**JC** commented how the problem with negative features such as vandalism on shopfronts, rubbish dumping etc can quickly spread and blight an area

**JW** stated that it is right for residents to be concerned about their local environment and they shouldn't feel uncomfortable about altering the Council as prevention is far better trying to resolve damage through the enforcement route once it has been done.

**BW** stated that there is a lot of ignorance surrounding Conservation Areas

**CHM** explained that Westminster's has the busiest planning enforcement team in the country, who are very efficient and quick to respond to concerns and complaints. However, the Enforcement Team prefer to be alerted to potential problems prior to something being lost, most of which is through ignorance.

**BC** asked about the Crown & Sceptre public house, which has large unsightly air conditioning units to their rear and had an application for awnings that may have reduced the need for air conditioning turned down.

**JW** explained that in this instance, the air conditioning units are unauthorised and the awnings would not have been an appropriate feature on a historical pub front

**CAM** Thanked all attendees, stating the usefulness of having such a specific discussion and comprehensive feedback on the audit documents. He pointed out the Audit Team's contact details and repeated the deadline for written comments.

**Councillor Moss closed the meeting at 8.10 pm**

Additional comments after the meeting was closed:

Suggestion p. 59 Fig 86 – public toilet, should not be described as a 'Survivor' since the top canopy is c. 1990 and not particularly high quality. NB: wording amended in final document.

p. 73 Fig. 113 – negative shopfront is on Candover, not Foley Street. Amended in final document.

## **WESTMINSTER CITY COUNCIL**

### **STATEMENT OF DECISION**

#### **SUBJECT: East Marylebone Conservation Area Audit – Adoption as Supplementary Planning Guidance**

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

#### **Summary of Decisions**

Resolved to adopt the East Marylebone Conservation Area Audit as set out at Appendix 5 to the report as Supplementary Planning Guidance.

#### **Reason for Decision:**

It is considered that the attached audit provides a sound basis for the future stewardship of the East Marylebone Conservation Area, meeting the statutory requirements placed on the Council. The findings have been amended in the light of comments received and further illustrations have been added. It is therefore recommended that the audit now be adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of this Conservation Area.

**C T Wilson**  
**Director of Legal and Administrative Services**  
**Westminster City Hall**  
**64 Victoria Street**  
**LONDON**  
**SW1E 6QP**  
**Publication Date: 17 March 2006**  
**Decision Ref: no. CMfP&CS/15/2006**

## **PUBLICATIONS & SOURCES OF FURTHER INFORMATION**

## **Westminster Publications, Policies and Design Guides**

### **Unitary Development Plan**

Westminster's Planning Policies are set out in the adopted City of Westminster Unitary Development Plan 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004). This can also be viewed on the Internet at: [www.westminster.gov.uk](http://www.westminster.gov.uk)

### **Design Guides and Publications**

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council website.

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. A Guide to Providing Access for All
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. A planning guide for Food and Drink Premises
6. Guidelines for the placing of tables and chairs on the highway
7. Boardwatch- A Guide to the Design and Display of estate Agents Boards
8. Shopfronts, Blinds and Signs.
9. Advertisement Design Guidelines
10. Design Guidelines for Shopfront Security
11. Railings on Domestic Buildings in Westminster
12. Roofs: A Guide to Alterations and Extensions on Domestic Buildings
13. Conservatories: A Guide to Design and Planning Procedures.
14. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
15. A Guide to the Siting of Security Cameras and Other Security Equipment
16. Public CCTV Systems – Guidance for Design and Privacy
17. Designing out Crime in Westminster
18. Façade Cleaning - The removal of soiling and paint from brick and stone facades
19. Stucco: A Guide to its Care and Maintenance.
20. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
21. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
22. Public Art in Westminster
23. Trees and Other Planting on Development Sites
24. A Brief Guide to Planning Enforcement
25. Repairs and Alterations to Listed Buildings
26. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
27. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
25. Mews: A Guide to Alterations
28. Strategic Views in Westminster.
29. Historic Parks and Gardens In Westminster

**Planning Briefs**

Middlesex Hospital and Related Sites. Draft Planning Brief December 2004, available on the Westminster website at: [www.westminster.gov.uk](http://www.westminster.gov.uk).

**Crossrail:** A Draft Planning Brief for Crossrail: Tottenham Court Road Station (Eastern Ticket Hall) is available Consultation Papers on the Planning page of Westminster City Council website: [www.westminster.gov.uk](http://www.westminster.gov.uk).

**Other:**

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

## Further Reading

- |    |   |   |      |
|----|---|---|------|
| 1. | <b>Marylebone And Paddington</b>  | R. Bowden<br>Westminster City Archives            | 1995 |
| 2. | <b>The History of London in Maps</b>  | F. Barker & P. Jackson<br>Barrie and Jenkins      | 1990 |
| 3. | <b>A Prospect of Westminster</b><br><i>Chapter 10 - Marylebone</i>                      | Westminster City Council                          | 1989 |
| 4. | <b>Marylebone</b>   | G. MacKenzie<br>MacMillan                         | 1972 |
| 5. | <b>St Marylebone Past and Present</b>   | C. White<br>Burrows Guide                         | 1957 |
| 6. | <b>The Fascination of London</b>  | London Press                                      | 1902 |
| 7. | <b>The Buildings of England. London 3:<br/>Northwest and London 6:<br/>Westminster.</b> | Bradley, S and Pevsner (Yale<br>University Press) | 2003 |
| 8. | <b>The Streets of St Marylebone</b>   | L. Jacobs   | 1955 |

## Local History

For information on all aspects of local history contact:

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

**General Enquiries: Tel: (020) 7641 5180**

## **Westminster City Council Contacts List**

### **General Planning Information**

To find out if a property is listed, in a conservation area or is affected by a Regulation 7 or Article 4 Direction and to obtain copies of design guidance or planning application forms or to report a breach of planning control contact:

Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**

Email: [Planninginformation@westminster.gov.uk](mailto:Planninginformation@westminster.gov.uk)

### **Planning Advice**

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

**Central Area Team** Tel: **0207 641 2514** or Fax: **0207 641 3158**

Email: [CentralPlanningTeam@westminster.gov.uk](mailto:CentralPlanningTeam@westminster.gov.uk)

Or write to:

**Development Planning Services**

**Department of Planning and City Development**

**Westminster City Council**

**City Hall, 64 Victoria Street,**

**London SW1E 6QP**

### **One Stop Services**

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

### **Further Information**

For contacts regarding other frequently used services refer to the City Council's booklet '**A-Z Guide, Your Guide to Council Services**' available from One Stop Services, Libraries and Council Information Points or contact:

Tel: **(020) 7641 8088** or Fax: **(020) 7641 2958**.

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

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### Portuguese

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### 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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### 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.

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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**.