

CONSERVATION AREA AUDIT



FISHERTON STREET ESTATE

46



City of Westminster

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This report is based on a draft prepared by Alan Baxter and Associates.

Department of Planning and City Development, City Hall, 64 Victoria Street,
London SW1E 6QP
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 53 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

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

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the 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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1 INTRODUCTION

1.1 Conservation Areas are defined as 'areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance'. The City Council has a statutory duty to review the character and boundaries of its conservation areas. The Audit is the third, and final stage of the appraisal process. The overall appraisal strategy is based upon the English Heritage publication Conservation Area Practice.

1.2 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information. This has now been incorporated as part of the Audit providing an Appendix of factual information to the main body of the report.

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

1.4 The Conservation Area Audit for the Fisherton Street Estate was adopted as Supplementary Planning Guidance by the Cabinet Member for Customer Services on 7 September 2004. The Fisherton Street Estate Conservation Area was designated on 20th November 1990. The designation reports can be found in the first part of the Directory at the back of this document.

2 BOUNDARIES OF THE CONSERVATION AREA

2.1 The Fisherton Street Estate Conservation Area is one of the smallest Conservation Areas in Westminster. It is located in the Northern part of Westminster and is defined by Fisherton Street, Capland Street, Frampton Street and the Lisson Green Estate.

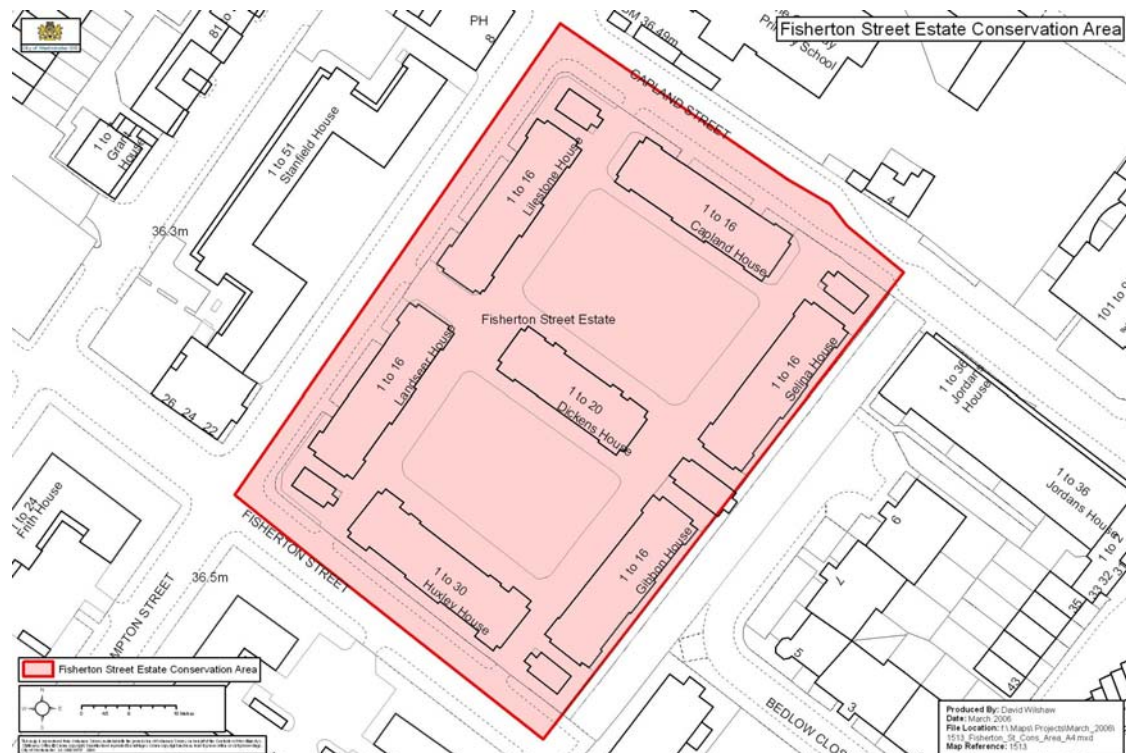


Figure 1 : Fisherton Street Estate Conservation Area

3 HISTORIC DEVELOPMENT

3.1 The area now occupied by the Fisherton Street Estate is shown on mid eighteenth century maps (Roque) as open fields. Ad hoc development of cottages and gardens occurred throughout the first half of the nineteenth century, giving way to terraced houses by 1870 (**figure 2**). The Ordnance Survey map of 1910 shows densely packed terraced houses along Salisbury (now Fisherton), Capland and North (now Frampton) Streets (**figure 3**). In addition Little North Street bisected the current site, running northeast/southwest and Orcus Street ran along the southeast edge of the site. Princess Mews occupied the northeast corner of the site.

3.2 During the latter part of the nineteenth century the terraced developments of the Lisson Grove area had descended into notorious slums, and both local authorities and charitable foundations were intent on redeveloping these into better quality accommodation.

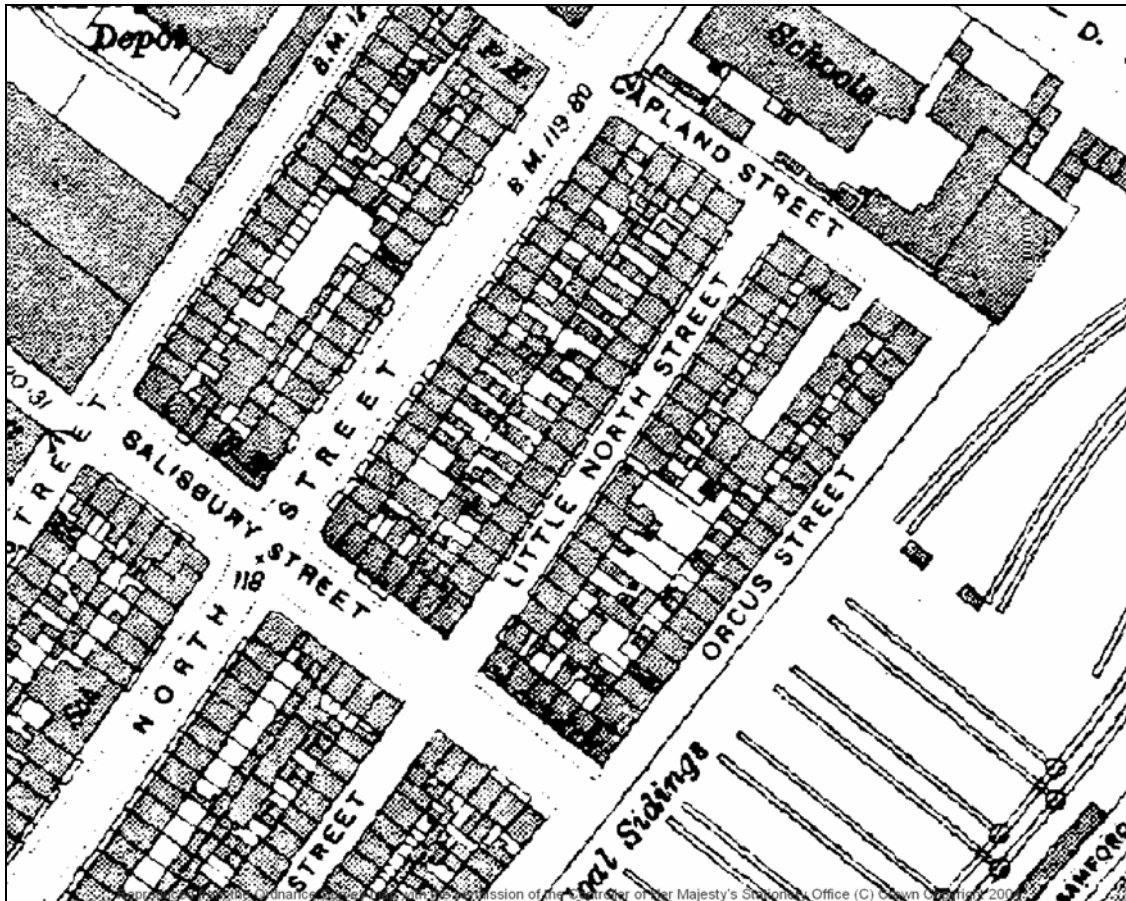


Figure 2: 1910 Ordnance Survey

3.3 It was not until the post World War One housing crisis that the Fisherton street area received the attentions of the redevelopers. The 'Homes for Heroes' initiative arising from the Addison Housing Act of 1919 was a nationwide programme of social housing construction for returned servicemen. This, in combination with the 1923 Housing Act and a gift of land from Viscount Portman gave rise to the construction of the Fisherton Street Estate in 1924 (**figure 3**).

3.4 The Fisherton Street Estate was designed by H. V. Ashley and F Winterton Newman on behalf of the former St Marylebone Borough Council, and was run by the St Marylebone Housing Association.

3.5 The estate was provided with hot water from a single central boiler, and had a central laundry. Each flat was equipped with its own toilet and bathroom. Both of these features represented innovative practice in social housing at the time.

Figure 3: Fisherton Street (from Westminster City Council Archive)



3.6 There has been occasional small-scale development within the Conservation Area since 1924; air raid shelters were erected during WWII (subsequently removed), and comparatively minor improvements carried out to the service buildings. In 1953 the service building between Gibbon and Selina Houses was adapted to provide an invalid carriage shed. In 1992 the single storey buildings at each corner of the estate were adapted to provide storage, and the invalid carriage shed was further altered to provide community centre accommodation in 1993. The area remains largely unaltered from the original design.

4 CHARACTER OF THE CONSERVATION AREA

GENERAL

4.1 The Fisherton Street Estate has a peaceful residential character. It consists of seven rectangular blocks of flats of equal height and bulk arranged to form two attractive courtyards, with small single storey buildings at the corners of each set of blocks. The flats are large red brick neo-Georgian constructions with mainly mansard roofs.



Figure 4: Fisherton Street Estate from the south courtyard.

HIERARCHY OF STREETS & OPEN SPACES

4.2 The hierarchy of the streets and open spaces help to define the overall framework of an area. Within this framework, the fine grain of development including plot sizes and building lines will establish the pattern of the built form. All of these factors will affect the character of an area dictating the scale of development and the level of enclosure.

4.3 For the purposes of the conservation area audits the council has defined 3 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:

- Primary routes and spaces
- Secondary routes and spaces
- Intimate routes or spaces

4.4 Fisherton, Frampton and Capland Streets are quiet residential streets and are identified as secondary routes around the perimeter of the conservation area.

4.5 The two courtyards within the estate are secondary spaces. The combined effect of the size of the courtyards and scale of the surrounding blocks, with generous gaps between, provides well-defined, attractive spaces; the level of enclosure increasing towards the centre of each. Compared to other social housing of the early twentieth century, the Fisherton Street Estate makes generous spatial allowances. From each corner of the estate there are views out between the blocks, preventing the spaces from becoming cramped or constricted and the gaps and sense of space are particularly important to the character of the area.

4.6 There are no primary or intimate routes or spaces in the conservation area.

Dominant street patterns 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.

ARCHITECTURAL CHARACTER

Overview

4.7 The Fisherton Street Estate has a coherent and homogenous appearance. Built in a single phase in 1924, the principal blocks present a regular and uniform aspect, with identical plan form to six of the seven blocks, and consistent materials and detailing. (See original plans, **figure 5**)

4.8 The blocks are constructed of red and brown brick and enriched with rendered string courses and rendered panels with pilasters between projecting bays breaking up the overall mass. Decorative brickwork includes storey and sill bands and simple detailing on the projecting bays. Windows are white-painted vertical sliding timber sashes and rainwater goods are of dark painted cast iron.

4.9 The roofs are plain clay tiled mansards with tiled, hipped roofs over the projecting bays. Tall chimneys with rendered caps at the corners and centre of each block form a striking feature to the roofline. The northeast and northwest faces of each block have recessed balconies with metal railings which continue to the mansard roof. The roofs fall to eave gutters.

4.10 Four service buildings at each corner of the estate are constructed in matching red brick, with hipped tiled roofs reflecting those of the main blocks. These have been converted to provide storage. A red brick community centre between Gibbon and Selina Houses also sits comfortably with the surrounding buildings and all these small structures make a positive contribution to the townscape of the conservation area.

4.11 A tiled plaque on the northwest elevation of Huxley House bears the name of the estate and the crest of the former St Marylebone Borough Council. (See **figure 6** below)



Figure 6: St Marylebone Borough Signage

Any development 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.

Window and Doors

4.12 Window and door openings establish the character of any building's elevation. Original doors and windows, including their detailing, materials furniture and method of opening therefore make a significant contribution to the historic and architectural character of conservation areas such as the Fisherton Street Estate.

4.13 Throughout the estate, windows are white-painted timber double hung single-glazed sliding sashes, set back from the brickwork in reveals with projecting sills and brick arches over. There are a combination of sizes of openings with six lights over six, four over four and two over two.



Figure 7: Sash Window Detail

4.14 Doors to each block are in dark wood and each with fifteen lights. They are set back and surrounded by attractive strongly modelled rendered architraves with giant pilasters above which form a focal point of to each of the blocks. They are marked with the names and numbers of the blocks painted above.

4.15 The council will encourage the repair and retention of original door and window detail throughout the estate. Regular maintenance and painting is essential to ensure that problems of timber decay are not allowed to flourish and to prolong their life expectancy.

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

Roof Profiles & Extensions

4.16 Roof profiles are fundamental to the character of any building and as such are part of the character and appearance of the conservation area. As a result roof extensions and alterations are not always acceptable. Policy DES6A highlights instances where roof extensions would not be appropriate for example where buildings are significantly higher than their neighbours; on buildings or terraces which are complete compositions or which have existing roof extensions; and where a roofline is visible in long views of public spaces.

4.17 Strong and unbroken rooflines form a particularly important feature of the Fisherton Street Estate. These are punctuated by distinctive tall chimneys, with rendered caps and clay pots. The top storey of each block, all unmodified, already consists of a mansard roof form with dormer windows. Roof extensions are therefore considered unacceptable to each of the main blocks.

4.18 The service building between Gibbon and Selina Houses has already been extended at roof level and to the rear (south east). The single storey service blocks at each corner of the estate are also built to the original estate design as part of a complete composition and retain unaltered roofs. Upward extension to these buildings is therefore unlikely to be acceptable.

4.19 Clutter such as antennae and satellite dishes can also have a significant and detrimental impact on roofscapes and the character of the area, affecting both short and long distance views and careful consideration should be given to the siting of such equipment to minimise their visual impact. See also the 'negative features' section below.

Policy DES6A highlights instances where roof extensions would not be acceptable.

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

Advice on satellite dishes can be found in 'A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment.'

Unlisted Buildings of Merit

4.20 Many buildings in conservation areas are not listed but contribute to the character and quality of the area. This may be due to their townscape or group value, their contribution to the overall character of the area, their architectural qualities or historic and cultural associations. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted. They are defined in the audits as 'Unlisted Buildings of Merit (see **Figure 9**).

4.21 The Fisherton Street Estate is a well-preserved example of the simple and attractive styling of social housing from the early part of the twentieth century. All seven blocks of the estate, along with associated service buildings (**Figure 8**), are therefore considered to be unlisted buildings of merit.



Figure 8: Service Blocks, at each corner of the estate are also Unlisted Buildings of Merit.

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

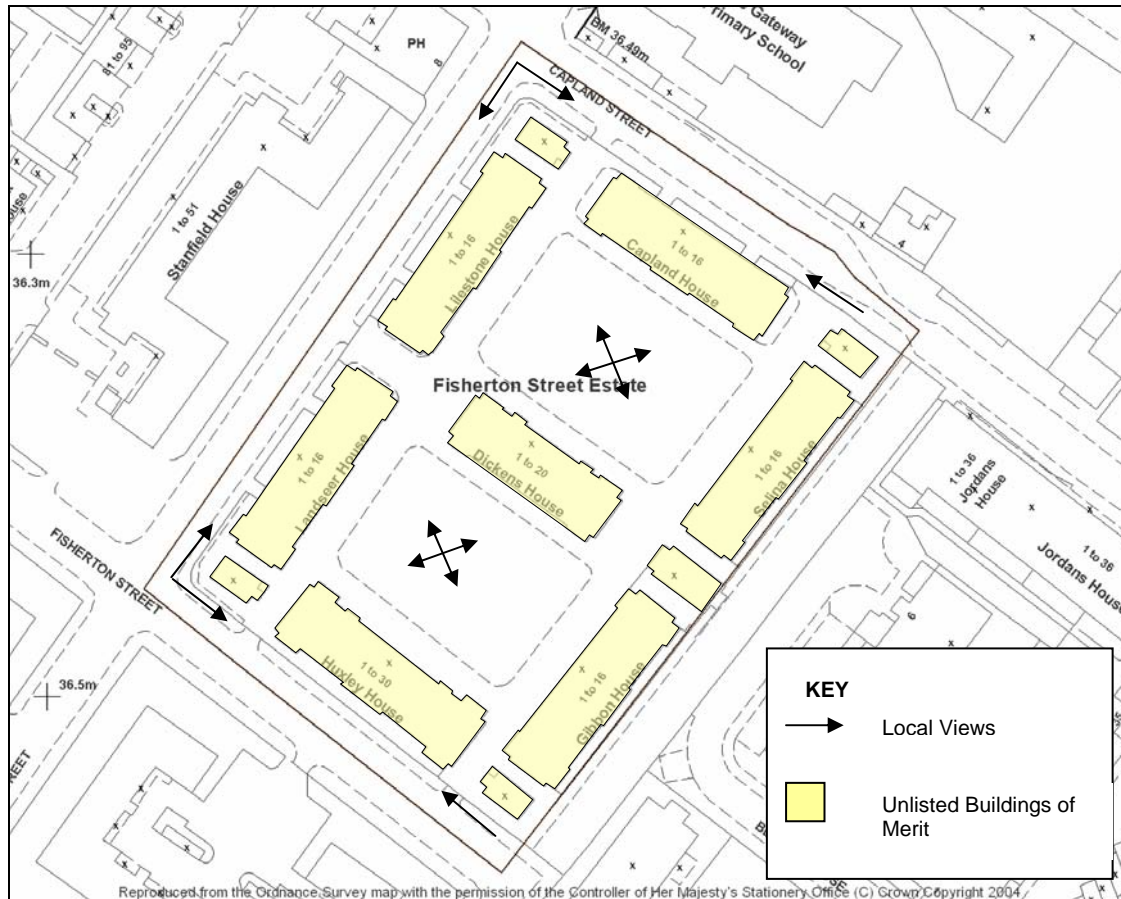


Figure 9: Unlisted Buildings of Merit and Local Views

METROPOLITAN AND LOCAL VIEWS

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

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

4.23 The Fisherton Street Estate is a small Conservation Area and there are no long views to or from the area. No preliminary metropolitan views were therefore identified were identified from within, or including, the Fisherton Street Estate.

4.24 However, there are numerous important local views both within the conservation area and into and out of it and these are illustrated in map form at **Figure 9**.

4.25 There include views both into and out of the courtyards. There are glimpses into the greenery of the semi-private courtyards from Capland, Fisherton and Frampton Streets and from within the two internal courtyards, the one storey buildings around the estate do not impede views through the corners allowing views in all directions. There is a view of the London Board Gateway Primary school from the northern courtyard.

4.26 The tiled mansard and hipped roofs make a clear strong silhouette that is visible from a distance. The tall brick stacks with rendered caps are the only features to project above the ridgeline. The roofscape of the estate forms the subject of views originating in surrounding streets. The exterior walls of the blocks form an important local view along Frampton, Fisherton and Capland Streets. The boundary walls of the estate also contribute to views along these streets.

In the Unitary Development Plan Policy DES14 seeks to protect strategic views across the city, resisting development that impinges or adversely affects these views. Policy DES15 seeks to protect metropolitan and local views.

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

4.27 Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Westminster as well as enhancing individual areas of character within the City.

Railings, Boundary Walls & Enclosure

4.28 Railings and boundary walls can contribute significantly to the character of a conservation area. The City Council considers that they should be protected and properly maintained. They add interest and variety of scale in the streetscape and provide a sense of enclosure, separating spaces of different character and often marking the boundaries between public and private spaces. The City Council has, in some cases, control over their removal.

4.29 The Fisherton Street Estate is surrounded by low brick walls with rendered copings and metal panel railings between piers. In many places this is accompanied by a clipped privet hedge in rectangular form.

4.30 In some places the original brick gate piers remain. These have a rendered coping to match the brick walls and reflect the caps of the chimney stacks. A rendered band around the piers refers to string courses on the main buildings.

4.31 This boundary treatment picks up on the materials and of the main buildings in the conservation area, and the planting contributes to a softening of the townscape.

The relevant City 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

4.32 Westminster has a wide range of interesting and 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 their setting.

4.33 The Fisherton Street Estate does not contain any historic street furniture. Lamps within the courtyards of the estate are affixed to the walls of each block and along surrounding streets the lampstandards are of recent utilitarian design.

4.34 Clutter caused by unnecessary street furniture should be resisted and a co-ordinated approach to street furniture design will be encouraged.

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

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

Trees and Landscaping

4.35 Trees provide significant amenity value in an urban environment in both visual and environmental terms. They are important elements in the character and appearance of a conservation area contributing to the townscape in many ways.

4.36 Each of the two courtyards within the Fisherton Street Estate contains four mature London Plane trees, protected by tree preservation orders. The southern courtyard also contains ornamental planting. The soft landscaping contributes significantly to the character and appearance of the Conservation Area, creating a green enclave within the courtyards.

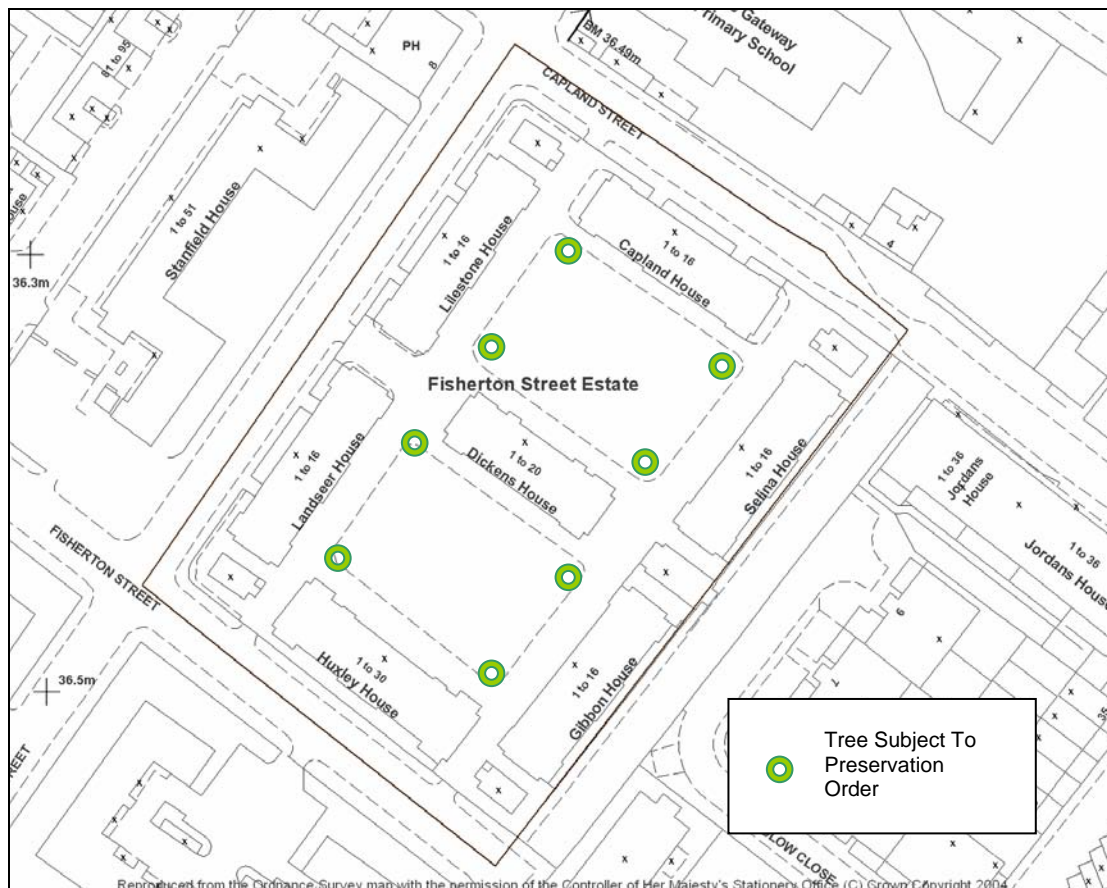


Figure 10: Protected Trees on the Fisherton Street Estate

4.37 There are three London Plane trees along the northern perimeter of the site. These trees make an important contribution to the streetscape enhancing views both east and west along Capland Street.

4.38 The privet hedge around the perimeter of the site provides a soft edge the streetscape, which otherwise is formed entirely of hard surfaces.

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

4.40 Land uses and activity also contribute to the character and appearance of a conservation area. This will not only have a direct influence on the building typology or make-up of an area but also on the nature and use of the public spaces and streets.

4.41 In common with the surrounding area this small conservation area is given entirely to residential accommodation, along with associated service buildings. The effect of this use type on the on character of the conservation area is the creation of peaceful streets and spaces with a low volume of traffic and little clutter.

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

5 NEGATIVE FEATURES

5.1 Negative features detract from the special character of an area and present the opportunity for change which will enhance the character and appearance of an area. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site. There are no buildings in Fisherton Street Estate considered to have a negative impact on the character and appearance of the conservation area.

- Numerous satellite dishes have been located on the façade of blocks where they are highly visible and prominent. There would be potential to reduce visual clutter, particularly on the southeast façades of each block by the sharing of common satellite dishes or the use of digital technology.
- The security lamps and wiring affixed to the flatblock walls also contribute to visual clutter. Careful consideration should be given to the design colour and siting of any security equipment and associated wiring, to ensure its visual impact is minimised.

- The hard and soft landscaping within the two squares could be improved upon and a new playground and scheme of improvements for the north courtyard is under consideration at the time of writing. The continued and appropriate care and enhancement of landscaping for the benefit of all

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

6 MANAGEMENT PROPOSALS

6.1 It is expected that the effective management of the Fisherton Street Estate 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, working with Citywest Homes, will seek to protect. It also identifies negative features which may present opportunities for change or enhancement.

6.2 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the Conservation Area are listed in the Directory, which follows this section. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of Fisherton Street Estate Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 5.

Table of proposals

Identified Negative Feature	Action
Landscaping	A scheme of improvements for the north courtyard was underway at the time of writing. Continued, appropriate care and enhancement of landscaping for the benefit of all residents will be encouraged.
Security Measures	Careful consideration should be given to the design, colour and siting of any security equipment and associated wiring, to ensure its visual impact is minimised. Liaise with Citywest homes to ensure careful consideration and design of any such proposals.
Satellite Dishes	Examine potential to reduce visual clutter by the sharing of common satellite dishes or through the use of digital technology Update Satellite Dishes SPG and ensure this is made available to residents from the estate office and on Citywest Homes website Refer any recent unauthorised satellite dishes to Enforcement for investigation

Monitoring

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

7 DIRECTORY

DESIGNATION REPORTS

LISTED BUILDINGS & OTHER DESIGNATIONS

PUBLICATIONS

Design Briefs and Guidelines

Further reading.

CONTACTS

AUDIT ADOPTION REPORT AND STATEMENT OF DECISION

DESIGNATION REPORTS

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 3 JULY 1990

REPORT OF
TRANSPORTATION : DIRECTOR OF PLANNING AND

SUBJECT : PROPOSED CONSERVATION AREA
EXTENSIONS

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

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

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

2. RECOMMENDATIONS

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

Proposed Conservation Area Designations/Extensions	Map No.
1. Lisson Grove, NW1	I
2. Cleveland Street, W1	II
3. Haymarket, SW1 and WC2	XXIV
4. Fisherton Street Estate, NW1	IV
5. Churchill Gardens, SW1	V
6. Lillington Gardens, SW1	VI
7. Hallfield Estate, W2	VII

8.	Dorset Square C.A. Extension NW1	VIII
9.	Bayswater C.A. Extension (Orme Court) W2	IX a
10.	Bayswater C.A. Extension (Porchester Road) W2	IX b
11.	Belgravia C.A. Extension W1	X
12.	Stratford Place C.A. Extension W1	XI
13.	Molyneux Street C.A. Extension W1	XII
14.	Medway Street C.A. Extension W1	XIII
15.	Soho C.A. Extension W1	XIV
15a.	Soho C.A. Extension (Denman Street) W1	XIV a
16.	East Marylebone C.A. Extensions	XIV
17.	Portman Square C.A. Extension (Baker Street) W1	XV a
18.	Portman Estate C.A. Extension (Aybrook Street) W1	XV b
18a.	Portman Estate C.A. Extension (Marble Arch) W1	XV c
19.	Leicester Square C.A. Extension WC2	XXIV
20.	Pimlico C.A. Extension SW1	XVII
21.	Millbank C.A. Extension SW1	XVIII
22.	Mayfair C.A. Extension (Park Street) W1	XIX a
23.	Mayfair C.A. Extension (Avenfield/Brook House) W1	XIX b
24.	Mayfair C.A. Extension (Old Park Lane) W1	XIX c
25.	Mayfair C.A. Extension (Oxford Street/Park Lane) W1	XXI a
26.	Mayfair C.A. Extension (Lumley Street) W1	XXI c
27.	Mayfair C.A. Extension (Dering Street) W1	XXII a
28.	East Marylebone C.A. Extension W1	XX
29.	Harley Street C.A. Extension (Old Cavendish Street) W1	XXII a
30.	Harley Street C.A. Extension (Oldbury Place) W1	XXII b
31.	Regent Street C.A. Extension W1	XXIII
32.	Trafalgar Square C.A. Extension WC2	XXIV

3. BACKGROUND

- 3.1 This report stems from the Planning and Development Committee of 21 November 1989 when 'it was felt that a general review of conservation areas in the City should be undertaken'.
- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.
- 3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.
- 3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to member at the next Committee.
- 3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to

existing ones. The reasons for the proposals are not always the same and for clarity they have grouped into areas of similar characteristics.

They are:

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

at:

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

B. New Conservation Areas to Protect Good Quality Housing Estates

at:

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

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

at:

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

D. Extension to Conservation Areas to cover Prominent Sites

at:

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

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

A. New Conservation Areas

1. Lisson Grove, NW1 (Map I)

The proposal is centred on Bell Street and Lisson Grove and comprises mostly nineteenth century terraces with some twentieth century infill. It includes a variety of properties between Rossmore Road and Broadley Terrace, No. 13-49 (odd) Harewood Avenue and architecturally good but unlisted terrace of early 9th century houses in St. Edwards Convent and Primary School. The Convent is a listed building.

The area around Bell Street and Cosway Street is the setting for Christ Church which was designed by Philip Hardwick and built between 1824-25.

Ranston Street, which was redeveloped with model dwellings between 1891-96 by Octavia Hill replaced notorious slums. Parts of the area have been redeveloped in recent years but the scale of the redevelopment has not been destructive to the essentially domestic scale of the area.

2. Cleveland Street W1 (Map II)

Cleveland Street follows the boundary between Westminster and the London Borough of Camden. It was mostly developed in the last years of the eighteenth century. Although most of the buildings on the Westminster side of the street have since been redeveloped, one short stretch of the street which gives an idea of the original appearance between Carburton Street and Greenwell Street is worthy of conservation area protection.

The block includes a terrace of original houses, Nos. 139-149 (off incl.) and 'The George and Dragon' public house which dates from 1850, all of which are 'listed' Grade II.

The developments opposite in the London Borough of Camden side of the street are of a similar scale and character.

3. Haymarket, SW1 and WC2 (Map XXIV)

An area centred on Haymarket has been identified as being of sufficient merit to warrant designation as a new conservation area. This area takes in Panton Street and the major part of Haymarket itself, which includes important landmarks, such as the Odeon Cinema and the Carlton Terrace. The proposed area has for reasons of consistency, include two groups of buildings which were already in designated conservation areas, i.e. the corner of Coventry Street/Haymarket (presently, part of the Regent Street Conservation Area) and the corner of Haymarket/Panton Street/Charles II Street (presently part of St. James's Conservation Area). These are

proposed to be renamed as parts of the Haymarket Conservation Area.

The area contains several listed buildings, notably 34 Haymarket (Grade II*) which is a fine 18th century building with an intact interior and an exceptional shopfront. The designation of this area as a conservation area will preserve the ambience and enhance the setting of this historic street and will enable the City Council to exercise careful control over any future redevelopment proposals.

B. New Conservation Areas to Protect Good Quality Housing Estates

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

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

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

The areas are at:

4. Fisherton Street Estate W8 (Map IV)

Fisherton Street Estate was built for the former Borough of St. Marylebone in 1924. It comprises seven four storey blocks of flats set formally around two adjoining squares and is a particularly good example of the period, built in natural materials and subtly detailed.

It was designed by H V Ashley and F Winterton Newman.

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

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

The first blocks of the scheme were awarded the RIBA's London Architectural Bronze Medal in 1950 and in the same year Powell and Moya won the Festival of Britain Feature Competition with 'the Skylon'.

The Estate also won a Civic Trust Award. The Practice was awarded the RIBA gold medal in 1974.

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

It also includes the River frontage up to the border with L B Kensington and Chelsea.

6. Lillington Gardens Estate, Vauxhall Bridge Road W1 (Map VI)

The scheme which was built in three phases between 1964 and 1972 has won four major architectural awards and has become generally acknowledged as one of the most highly successful high density developments in central London. The design which was the work of John Darbourne (who later formed the practice of Darbourne and Darke) won the open national competition sponsored by the Westminster City Council in 1961.

Darbroune and Darke's work is a re-statement of the virtues of humanely-scaled housing, strongly influenced by vernacular form and utilising traditional craft techniques and sympathetically planned landscaping.

7. Hallfield Estate, Bishops Bridge Road W2 (Map VII)

The Estate was built between 1951-59 by the firm Drake and Lasdun on land that was partially cleared by war damage and comprises fifteen individual blocks and a primary school.

It was designed a deliberate contrast to the architectural fabric of nineteenth century Bayswater.

Its quality lies in the architectural treatment of the elevation which is unusual and interesting for the period, in its use of contrasting textures and a typical design of (for example) the curved sloping balcony balustrades.

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

Below are proposed extensions to existing conservation areas. In most cases the areas are comparatively small and possesses a similar character and architectural quality to the conservation areas which they extend.

8. Dorset Square Conservation Area Extension NW1 (Map VIII)

It is proposed to extend the Dorset Square Conservation Area in an easterly direction to include Glentworth Street north of Melcombe Street, which is a street of good quality brick-built mansion flats of above 1900, and the 'listed' church of St. Cyprian's Clarence Gate; the corresponding frontages on the west side of Baker Street and Park Road, including Abbey House, an early nineteenth century terrace of

houses and shops, Rudolf Steiner House and Hall and Francis Holland School in Park Road, north of Ivor Place which is 'listed'.

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

9&10. Three Extensions to the Bayswater Conservation Area W2: Orme Court (Map IX a) and Porchester Road (2 separate areas, shown in Map IX b)

Three of these proposed areas have frontages to Porchester Road and comprise:

- a. Nos. 44-64 (evens) Porchester Road which are mid-nineteenth century shops, typical of the area.
- b. The former British Railways Historical and Records Office, a late nineteenth century building adjacent to the railway and Royal Oak Station.
- c. Porchester Baths, Porchester Hall and Library, good quality buildings of around 1920 and No. 1 Westbourne Gardens.

Nos. 88-94 (evens incl.) Bishops Bridge Road and Nos. 3-23 (odds incl.) Porchester Road which are good quality late nineteenth century buildings on the west corner of the two streets. The other is:

- d. Nos. 1-11 inclusive Orme Court, two excellent brick terraces of the late nineteenth century 'arts and crafts' houses, one terrace of which faces onto Bayswater Road.

11. Extension to the Belgravia Conservation Area SW1 (Map X)

It is proposed to extend the Belgravia Conservation Area to the east to include nineteenth century properties on the east side of Ebury Street, most of which are listed, frontages on both sides of Elizabeth Street, including the Victoria Coach Station of the 1930's; both sides of Eccleston Street including the 'listed' Chantry House and corresponding properties on the west side of Buckingham Palace Road, including Nos. 126-158 (evens incl.) which forms a high quality 'listed' brick terrace of about 1900.

12. Extension to Stratford Place Conservation Area W1 (Map XI)

The domestically-scaled east side of St. James's Street which is associated with the St. Christopher Place/Gees Court shopping area is already within the Stratford Place Conservation Area. The west side of the street is not of the same quality except at its junction with Picton Place and Picton Place itself. It is therefore proposed that this area should form a westerly extension of the Stratford Place Conservation Area. The area is proposed to include also the 'Selfridges' Building facing Oxford Street.

13. Extension to Molyneux Street Conservation Area W1 (Map XII)

It is proposed to extend the Molyneux Street Conservation Area in north-westerly direction in to include properties of a similar character and scale and including 'Our Lady of the Rosary' Roman Catholic Church.

14. Extension of Medway Street Conservation Area SW1 (Map XIII)

The Committee may recall that in a report submitted to their meeting on 19 September 1989 on 'Proposed Conservation Area Extensions' the recommendations was accepted that consultations be undertaken with the aim of designating a conservation area of the street block bounded by Medway Street/Arneway Street/Horseferry Road. The same report mentioned that consideration had also been given to including additionally the street block bounded by Medway Street/Monck Street/Horseferry Road and Arneway Street and that on balance it was considered it fell short of conservation area quality. The report reasoned: 'This block does not have the same cohesive scale of the adjacent block but the properties fronting onto Horseferry Road and domestic in scale and varied in design, though only about half are of 19th century origin. Behind this frontage, and fronting onto Medway Street, are comparatively modern developments of a larger scale and of bland design'.

The Thorney Island Society on consultation welcomed the initial recommendation but subsequently asked that the additional block be reconsidered to give protection to the Horseferry Road frontage only.

In the light of the closely balanced recommendation to the 19 September Committee and the considerable local feeling expressed through the Thorney Island Society the matter has been re-considered and it is now proposed that the properties in this block fronting onto Horseferry Road should be included in extension to the Medway Street Conservation Area.

D. Extensions to Existing Conservation Areas to Cover Prominent Sites

These are areas of general 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 (Maps XIV and XIVa)

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

To include also the corner of Oxford Street/Poland Street (Map XIV) and a small area north-west 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 and 18a. Portman Estate Conservation Area Extensions W1 (Maps XV a and XV b and XV c)

Three extensions are proposed:

- a. Extension 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 century bland blocks of flats and offices. If redeveloped these should be of a more sympathetic design. To help to ensure that it is proposed that the three frontages mentioned above, together with Seymour Mews, are included in Portman Estate Conservation Area extension. (Map XV a)
 - b. An area centred on the vacant plot, surrounded by Aybrook Street and Moxon Street, Cramer Street, St. Vincent Street currently used as a car park, is encircled by an area enjoying conservation area protection. To help ensure appropriate redevelopments within it, so that they are sympathetic to the acknowledged quality of the surrounding area, it is appropriate to include it as an extension to the Portman Estate Conservation Area. (Map XV b)
 - c. To give Conservation Area status to the most prominent sites bounded by Edgware Road, Oxford Street/Marble Arch, Portman Street and Bryanston Street. (Map XV c)
19. Leicester Square Conservation Area Extension WC2 (Map XXIV)

Members will be aware of the designation of the Leicester Square Conservation Area following consultation on the 20 March 1990. The current proposal before Committee is to include a small area incorporating the Leicester Square Theatre. This would afford further protection to a conspicuously located and culturally important building.

20. Pimlico SW1 (Map XVIII)

Extended to include the River frontage Claverton Street frontages and the whole of Dolphin Square. The west side of Aylesford Street and St. George's Square Mews. These streets are mostly contemporary with the rest of the Pimlico Conservation Area.

21. Millbank

To include the River frontage, to ensure the setting of the existing conservation area may be protected against any inappropriate development to the river banks which may adversely affect the character of Millbank. Along with the proposed designation of Pimlico, SW1 (item 17 in this report), the whole of the City's River Thames frontage will be located within conservation areas.

22.to 24. Mayfair Estate Conservation Area Extension W1 (Park Lane, Map XIX a, Avenfield/Brook House (Map XIX b) and Old Park Lane (Map XIX c)

To include frontages to Hyde Park in Park Lane.

Park Lane forms one of the boundaries of Hyde Park along which insensitive redevelopment can spoil views from the Park.

Most of the pre-1914 development and the Dorchester Hotel are already incorporated in the Mayfair Conservation Area but extensive pockets of post-1914 development, which for the most part of undistinguished architectural quality, were excluded. Conservation area designation will assist the Council promoting high standards of design so that new buildings positively preserve or enhance the Mayfair Conservation Area as well as views from Hyde Park.

These extensions to the Mayfair Conservation Area are also proposed to include Avenfield House and Brook House (Map XIX b), two office blocks between Green Street and Upper Brook Street and the area adjacent to the S.E. corner of Hyde Park, dominated by the London Hilton Hotel and other characteristic and well detailed modern buildings on either side of Old Park Lane. (Map XIX c)

25. Mayfair Conservation Area Extension (Oxford Street/Park Lane Map XXI a) 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 XXI c), and

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

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

To include Middlesex Hospital

Middlesex Hospital and The Samuel Augustine Courtauld Institute of Bio Chemistry to the north, comprise a substantial site on the Westminster/London Boundary of Camden boundary. It is particularly conspicuous from the south as it ends the vista looking north up 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 XXII a and b)

Harley Street's historic character is derived from its traditional use almost exclusively as a medical precinct. The fine 19th century building 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 have threatened to undermine the preservation of the area. The designation of the two areas adjacent to the conservation area at Old Cavendish Street (Map XXII a) and Oldbury Place/Marylebone High Street (Map XXII b) will further enhance the conservation area and strengthen the position of the City Council in any redevelopment 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 Nos. 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 large-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 proportion 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.

4. OTHER AREAS

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

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

5. FINANCIAL IMPLICATIONS

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

Local Government (Access to Information) Act 1985

Background Papers

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

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 20 NOVEMBER 1990

REPORT OF
TRANSPORTATION : DIRECTOR OF PLANNING AND

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

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

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

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

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

2. RECOMMENDATIONS

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

3. BACKGROUND

- 3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July 1990.
- 3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of the contents.
- 3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.
- 3.4 A minority of the respondents, however, who had developed interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural integrity of existing conservation areas or are located in areas of significant townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.
- 3.5 The following changes are proposed as a result of queries raised by Members at the meeting on 3 July (see map XVII).
 - a. The east side of Claverton Street and west side of Aylesford Street is now to be within the Pimlico Conservation Area, not the proposed Dolphin Square Conservation Area.
 - b. The street block bounded by Lupus Street, Claverton Street, Ranelagh Road and Johnsons Place is now to be within the Pimlico Conservation Area, not the proposed Churchill Gardens Conservation Area.
 - c. The River Frontage opposite Dolphin Square is to be within that conservation area, and land to the east of Dolphin Square within the Pimlico Conservation Area.
 - d. The Regency Street/Chapter Street area has been reconsidered for conservation area status, and its designation is recommended.

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

- a. Haymarket/Panton Street/Orange Street.
- b. Haymarket/Charles II Street/St. Albans Street.

Also, a part of the Regent Street Conservation Area is to be included in the proposed Haymarket Conservation Area.

3.7 No further changes to the boundaries or naming of the conservation areas are proposed. In particular:

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

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

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

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

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

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

4. FINANCIAL IMPLICATIONS

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

Local Government (Access to Information) Act 1985

Background Papers

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

Appendix 2

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

A. Proposed New Areas to protect the traditional fabric

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

B. Proposed New Areas to protect Good Quality Housing Estates

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

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

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

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

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

East Marylebone Conservation Area, W1

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

Portman Estate Conservation Area, W1

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

Mayfair Conservation Area, W1

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

Harley Street Conservation Area, W1

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

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

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

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

Map No.
(displayed in the Committee Room)

Soho Conservation Area, W1 at

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

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

OTHER DESIGNATIONS

Listed Buildings: None

Adjacent Conservation Areas: None

Strategic Views: Not affected

Areas of Archaeological Priority: Not affected

Article 4 Directions: None

Regulation 7 Directions: None

PUBLICATIONS

Design Briefs and Guidelines
Further Reading and sources of information

Westminster Publications and Design Guides

Unitary Development Plan

The adopted City of Westminster Unitary Development Plan 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004).

This can also be viewed on the Internet at:

<http://www.westminster.gov.uk/planningandlicensing/udp/index.cfm>.

Supplementary Guidance and Design Guides

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. A Guide to Providing Access for All
3. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
4. A Guide to the Siting of Security Cameras and Other Security Equipment
5. Design Matters in Westminster – Supplementary Planning Guidance on Creating Good City Architecture
6. Designing Out Crime in Westminster
7. Development and Demolition in Conservation Areas
8. Façade Cleaning - The removal of soiling and paint from brick and stone facades
9. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
10. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
11. Public Art in Westminster
12. Public CCTV Systems – Guidance for Design and Privacy
13. Railings on Domestic Buildings in Westminster
14. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
15. Trees and other Planting on Development Sites
16. A brief Guide to Planning Enforcement

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

Further Reading

1. Bridget Cherry and Nikolaus Pevsner (1991) *The Buildings of England London 3: Northwest* (Penguin Books Ltd)
2. Erica McDonald and David J Smith (1992) *Pineapples and pantomimes: A History of Church Street and Lisson Green*
3. Jack Whitehead (1989) *The Growth of St Marylebone and Paddington: from Hyde Park to Queens Park*, (Jack Whitehead, London)

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

Planning Information

For general information, to obtain planning application forms and copies of publications, to find out if a property is listed or in a conservation area or to make an enforcement complaint, contact:

Planning Records (Customer Service Centre)
Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**
Email: PlanningInformation@westminster.gov.uk

Planning Advice

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North Area Team (Addresses in W2, W9, W10, W11, NW1, NW6 and NW8)
Tel: **(020) 7641 2924** or Fax: **(020) 7641 2338**
Email: NorthPlanningTeam@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

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317 Harrow Road, W9

(Open 8am - 5pm Monday, Wednesday & Friday; 8am - 7pm Tuesday & Thursday)

91-93 Church Street, NW8

(Open 8am - 5pm Monday, Tuesday, Wednesday & Friday; 8am - 7pm Thursday; 9am - 3pm Saturday)

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Church Street Estate Office
Cherwell House,
Penfold Street,

London NW8 8PT
Tel: 020 7641 5458
Fax: 020 7641 5408
Repairs: 020 7641 4444
Email: ChurchStreetEO@cwh.org.uk

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AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION

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

Summary

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

RECOMMENDATIONS

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

3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its then 51 conservation areas (there are now 53). This review is a statutory duty and an updated timetable is being progressed.

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

4 Detail

4.1 The Fisherton Street Estate Audit was adopted for consultation on 10 September 2003. Since this time, a public consultation exercise has been undertaken, including a public meeting. A summary of all correspondence received and the Council's response can be found in Appendix 3. Comments made during the public meeting are summarised in the minutes of the meeting at appendix 4.

Original written consultation

4.2 Letters of consultation were issued on 17 May 2004 and sent to local amenity groups, national bodies, Ward Councillors and other local organisations. A list of consultees is attached in Appendix 1.

4.3 Four written responses were received commenting on the content of the audit and these are listed in the background papers section. The points that were raised are summarised in Appendix 3 and the main issues are discussed below. The amended Audit, new text shown in bold, is included in Appendix 5.

Public meeting

4.4 The letter of 17 May 2004 also invited local groups, national bodies, ward Councillors and other local organisations to attend a public meeting, which was held on 14 June 2004.

4.5 The meeting was chaired by Councillor Duncan Sandys, and attended by six residents of the estate, as well as Councillor Barbara Grahame. The audit was presented to the meeting and issues of concern were then discussed. The main comments and issues raised are dealt with below and are outlined in full together with the council's response in Appendix 3.

4.6 Comments received relating to the audit have generally been supportive with both English Heritage and the St Marylebone Society expressing their support for the document and no amendments have been requested. Areas of debate and concern amongst residents of the estate raised at the meeting and in written comments are discussed below.

Windows

4.7 The first issue to generate some debate at the public meeting was that of windows with concern about the cost involved in maintaining timber windows and the importance of retaining the original design questioned.

4.8 To clarify this and ensure this is adequately explained to residents an expanded section on doors and windows has been added to the audit document. The design of the windows is fundamental to the character of the

conservation area and should not be changed. However modifications can be made to improve the efficiency of the timber sash windows without compromising the design of the windows and reference to the importance of proper maintenance of windows has also been added as this decreases long term costs and increase the life span of original windows.

Negative Features

4.9 The other main area of discussion at the public meeting was regarding negative features, which detract from the character of the conservation area. Many of these concerns relate to housing maintenance issues and are outside the scope of the audit but these are all noted at Appendix 3 and have been passed to the Estate Office and CityWest Homes

4.10 Satellite Dishes were discussed and support was expressed for reducing the visual impact caused by installation of satellite dishes. The Estate Office have indicated they are looking into securing funding to try and alleviate problems through introduction of communal facilities / digital technology or similar. Pilot schemes are taking place on other estates.

4.11 The scheduling and timing of programmes of maintenance works were also raised as a concern. In the light of this the importance of regular maintenance of windows has been highlighted in the windows and doors section. Other issues discussed related to the consultation procedures on programmes of work. These are outside the scope of the audit document but again have been passed on to the estate office and to CityWest Homes.

5 Financial Implications

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

6 Legal Implications

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

7 Consultation

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

8 Human Rights Act 1998

8.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant

provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

9 Conclusion

9.1 The Fisherton Street Estate Audit has now been through a process of public consultation. No significant concerns have been raised with regards to the audit document and no amendments were suggested. However, some additional information and illustrations have been added to more fully reflect and inform the range of concerns expressed by residents. It is therefore recommended that the audit be adopted as supplementary planning guidance to ensure the conservation area is preserved and enhanced.

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

BACKGROUND PAPERS

1. Report to Planning and Development Committee, 13 July 2000.
2. Fisherton Street Estate Conservation Area mini-guide
3. Minutes of public meeting
4. Letters from English Heritage, St Marylebone Society CityWest Homes and Sandra Henderson

APPENDIX 1: LIST OF CONSULTEES

English Heritage
Twentieth Century Society
Westminster Property Owners Association
Sandra Henderson, Fisherton Residents Group
CityWest Homes
Senior Arboricultural Officer
Assistant Director Transportation

APPENDIX 2: ATTENDEES OF PUBLIC MEETING

Sandra Henderson
Norma Paul
Glenys Arthur
Julie Tracey
Janie Swift

Councillor Duncan Sandys (Chairman)
Rosemarie MacQueen
Jane Hamilton
Toby Cuthbertson
Emily Wade
Councillor Barabara Grahame

APPENDIX 3

Consultation responses		Council response/ actions
Consultee	Comments	
Sandra Henderson Fisherton Residents Group	<p>It would have definite merit if Fisherton (as a Conservation Area) could be targeted as a pilot scheme for recycling.</p> <p>Fisherton could also be used as a model for introducing new satellite dish regulations in future</p> <p>There would be gains all round if residents were more involved in the pre-planning stages of modernisation and improvement schemes.</p>	<p>A recycling project has been implemented on the estate and all residents have received bags and leaflets advising them if the scheme.</p> <p>Satellite dishes are a major problem on the estate and the Council considers that the control of this form of clutter is very important. Any move to alleviate the situation would be welcomed. The Estate office advise that they are in the process of discussions with the Church Street residents panel and CityWest homes on funding works.</p> <p>The estate office have indicated that residents are consulted on all major schemes. Until a residents association is formed on the estate, consultations are reliant on the few residents who do attend meetings or provide feedback.</p>
English Heritage	<p>Considers this to be a full and informative precis of the history and development of the site and addresses fully the question of managing change in the conservation area. The adoption of this should ensure that the special architectural and historic importance of this largely unaltered estate is both recognised and protected for the future.</p>	
The St Marylebone Society	<p>The society applauds the findings and hopes every effort is made to keep local residents informed of an exercise designed to protect their homes.</p>	

Consultation responses		Council response/ actions
Consultee	Comments	
Citywest Homes Ltd	<p>Agrees that there is potential to reduce visual clutter caused by satellite dishes on the SE facades of each block by installing a communal satellite system. No immediate plans for this at Fisherton.</p> <p>Intend to submit their 3 year programme of proposed works to DPS as a first stage in the preparation of their own Conservation Area Asset Management Plan for the Fisherton Street Estate</p>	<p>As indicated above, any moves to reduce visual clutter/ satellite dishes would be welcomed and the estate office is currently in discussions with CityWest homes over funding for this.</p> <p>The preparation of a Conservation Area Asset Management plan would be welcomed.</p>

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: Fisherton Street Estate Conservation Area Audit – Adoption as Supplementary Planning Guidance

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

Summary of Decision

That the Fisherton Street Estate Conservation Area Audit (attached in Appendix 5 to the report) be adopted as Supplementary Planning Guidance.

Reason for Decision:

The Fisherton Street Estate Audit has now been through a process of public consultation. No significant concerns have been raised with regards to the audit document and no amendments were suggested. However, some additional information and illustrations have been added to more fully reflect and inform the range of concerns expressed by residents. It is therefore been agreed that the audit be adopted as supplementary planning guidance to ensure the conservation area is preserved and enhanced.

C T Wilson
Director of Legal and Administrative Services
Westminster City Hall
64 Victoria Street
LONDON
SW1E 6QP
Publication Date: 17 September 2004
Decision Ref: no. CMfCS/23/2004

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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।

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Farsi

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

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