



GENERAL INFORMATION LEAFLET

# FISHERTON STREET ESTATE Conservation Area

# 46



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT  
DEVELOPMENT PLANNING SERVICES MAY 2004

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**Designation:** Designated in November 1990 to include the Estate bounded by Fisherton Street, Frampton Street, Capland Street and Lisson Green Estate.

**Historical Background:** J.H.Ahern's map of c.1827 shows the area as "temporary cottages and gardens". By c.1850 the land had been developed with terraced houses. The present Estate was built in 1924 under the 1923 Housing Act for the former Borough of St Marylebone as part of a nation-wide programme to build "Homes Fit for Heroes". The design by H.V. Ashley and Winton Newman made provision of water from a central boiler, for the whole Estate.

**Listed Buildings:** None.

**Key Features:** The symmetrical layout comprises seven rectangular blocks. They enclose a pair of grassed courts, each containing four London Plane trees, protected by a Tree Preservation Order. The Estate is enclosed by dwarf brick walls with rendered copings and metal panel railings between piers. The majority of the frontages are softened by clipped hedges behind the walls.

The buildings, generally three and four storeys high, are built of red/brown stock bricks below plain clay tiled mansard roofs with hipped feature bays. The roofs fall to eaves gutters. The mansard roofs contain inset windows with external balconies, and lead clad dormer windows. The tall chimneys with rendered caps are prominent in the roofscape.

The elevations are relieved by varying bay widths, some of which are rendered and set within pilasters above ground floor level to emphasise main entrances. In addition, there are balconies with metal railings, rendered string courses and feature window bays with projecting brick surrounds. The windows are vertical sliding timber sashes with glazing bars and the multi panelled glazed entrance doors are framed by strongly modelled rendered architraves.

A tiled plaque on the north-west elevation of Huxley House bears the name of the Estate and the crest of the former St Marylebone Borough Council. The Estate is a typical and well preserved example of local authority housing of its time.

The land use is wholly residential.

**Adjacent Conservation Areas:** None.

**Strategic Views:** Not affected.

**Areas of Archaeological Priority:** Not affected.

**Article 4 Directions:** None.

**Regulation 7 Directions:** None.

**Planning Briefs and Design Guides:** No specific guidelines for this area.

**Spaces protected by the London Squares Act 1931:** None.

**Registered Historic Parks and Gardens:** None.

## Contacts

**Built Environment  
Westminster City Council  
City Hall, 64 Victoria Street  
London SW1E 6QP  
Tel: (020) 7641 2513  
[PlanningInformation@westminster.gov.uk](mailto:PlanningInformation@westminster.gov.uk)**