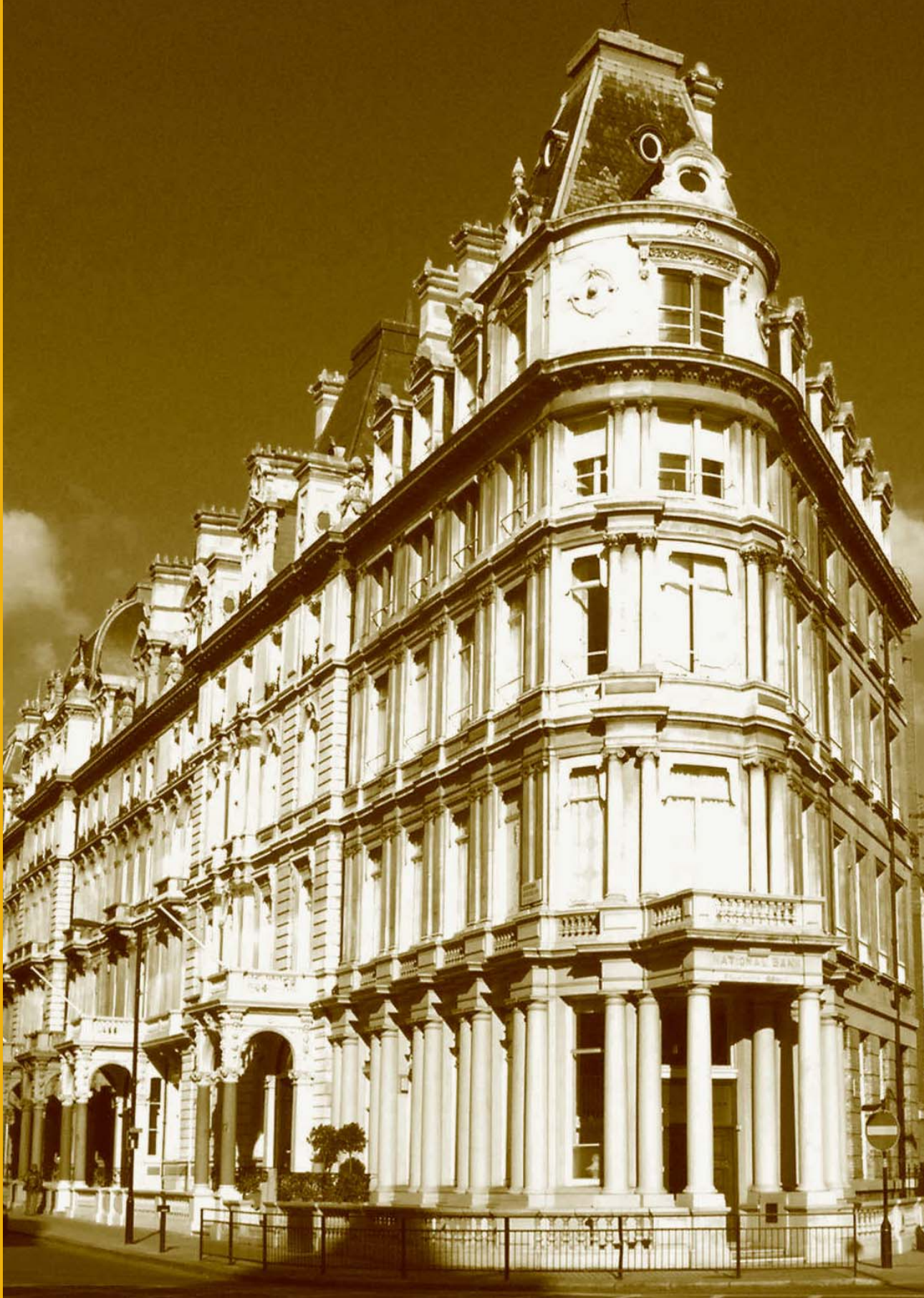


# CONSERVATION AREA AUDIT



GROSVENOR  
GARDENS

24



City of Westminster

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## **PREFACE**

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 54 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 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 Management Guidance documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

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

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

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

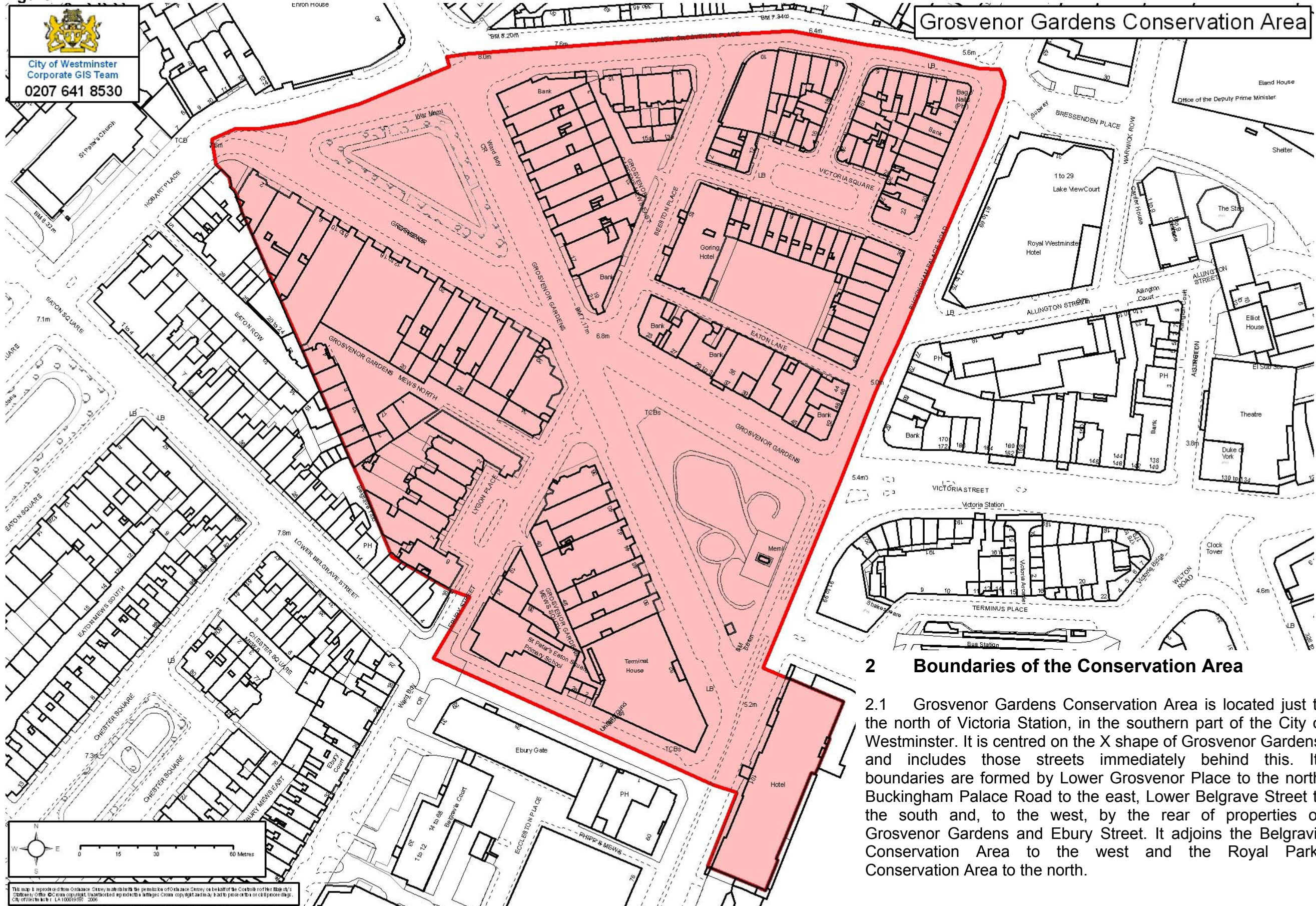
1.3 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide is a leaflet which provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information such as listed building descriptions. 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 Grosvenor Gardens was adopted as Supplementary Planning Guidance by the Cabinet Member for Planning and Customer Service on 11 April 2006. The Grosvenor Gardens Conservation Area was designated on 2 April 1970 and extended on the 10 April 2006. The designation reports can be found in the Directory, Section 1, at the back of this document.



Figure 1



## 2 Boundaries of the Conservation Area

2.1 Grosvenor Gardens Conservation Area is located just to the north of Victoria Station, in the southern part of the City of Westminster. It is centred on the X shape of Grosvenor Gardens, and includes those streets immediately behind this. Its boundaries are formed by Lower Grosvenor Place to the north, Buckingham Palace Road to the east, Lower Belgrave Street to the south and, to the west, by the rear of properties on Grosvenor Gardens and Ebury Street. It adjoins the Belgravia Conservation Area to the west and the Royal Parks Conservation Area to the north.

### **3 HISTORY**

#### **Geology**

3.1 Grosvenor Gardens Conservation Area lies between two tributaries of the Thames, the Tyburn and the Westbourne. The Westbourne, to the west of the Conservation Area, follows the boundary of the City of Westminster. The Tyburn, to the east runs through Mayfair and joined the Thames near Parliament Square.

3.2 These two rivers caused the formation of a marshy delta between them, broken by occasional gravel islands (of which Thorney Island, upon which Westminster Abbey stands, is the most well known). The land between the two rivers was divided by constantly shifting channels which, along with periodic flooding, resulted in a surface geology of London clay overlain by a layer of alluvial deposits laid down over many hundreds, if not thousands of years.

#### **Pre-history**

3.3 The riverine deposits across this area of Westminster appear to be following a cyclical pattern of drying, plant growth, and flooding. This sequence has been observed in other parts of London, where it has been dated to the Bronze Age (c. 4200-2700BP).

3.4 The landscape during this period would have been characterised by a multitude of shallow channels, predominantly marshy ground with a number of small sandy islands. Such an environment would have provided an excellent resource for a Bronze Age population, and would likely have been exploited for fish, fowl and wild plants (MoLAS 2005).

3.5 Occasional Bronze Age finds, including a bronze palstave (axe) to the south of the Conservation Area, certainly suggest that there was an active population in the area. Whether resident, or simply exploiting the natural resources of the delta has not been determined.

3.6 The gradual rise in river levels during the Bronze Age, associated with the increasingly wet climate of southern England, caused the eventual abandonment of riverside occupation (MoLAS 2005). Subsequent river action deposited further layers of silt, and in places peat, over the Bronze Age deposits. It is these layers that would ultimately form the historic land surface.

#### **Medieval**

3.7 The area appears to have been largely unexploited during the Roman occupation and subsequent Saxon period. Some of the routes through the area may have had their origin at this time, although this has not been proven archaeologically.

3.8 The manor, called 'Eia' by the Saxons, which included Grosvenor Gardens, stretched north from the river as far as what is now Bayswater Road. The estate was gifted by William the Bastard to his lieutenant Geoffrey de Mandeville, who in turn passed it to Westminster Abbey.

3.9 By the fourteenth century the estate had been further subdivided, and Grosvenor Gardens now fell in the central of three divisions of the Abbey lands, and was known as the Eybury or Ebury Estate. The estate was run from a grange, the detached agricultural arm of the Abbey, located in Ebury village to the south of the Conservation Area.

3.10 The estate would have attempted to control the degree of flooding in the area by the construction and maintenance of river walls, as evidenced by their surviving financial accounts. The pastures so created would have formed an important part of the local economy, as would other activities possible on low lying land – small market gardening and the management of osier beds.

### **Post Medieval**

3.11 After the Ebury Estate was seized from Westminster Abbey by Henry VIII during the reformation, it passed through a succession of owners. It was not until 1676 that the ownership of the land became well established, with the marriage of Mary Davies, heir of the Ebury estate, to Sir Thomas Grosvenor, already a major landowner. This union was to form the basis of the Grosvenor Estate, the principal landlord in the area to the present day.

3.12 Just to the north of the Conservation Area lay the limit of London's Civil War defences. At the north-east corner of the junction of Grosvenor Place and Lower Grosvenor Place stood fort number 16 in the chain of defensive emplacements around the City. This 1643-49 half-moon battery would have commanded the road to Chelsea, now Hobart Place, and the open ground that now forms Grosvenor Gardens.

3.13 By 1745 the area now known as Grosvenor Gardens began to display a distorted form of its current route structure, although the vast majority of the land was still undeveloped and under-populated. Roque's Map of 1746 (**Figure 2**) indicates the line of the present day Buckingham Palace Road, running north to south. Running eastwards from the Turnpike, or toll point, is the route of today's Lower Grosvenor Place. The route leading from this road and running parallel with Buckingham Palace Road is what became Ranelagh Street (later Ebury Street). The site of Victoria Square was occupied by a handful of small buildings and associated horticultural plots.



**Figure 2:** Roque's Map 1746 -with outline of current Conservation Area (Copyright Motco Enterprises Ltd)

3.14 In the early 18<sup>th</sup> century the Chelsea Waterworks Company opened the Grosvenor Canal. It ran from the Thames into Pimlico, parallel with Buckingham Palace Road and attracted a great deal of industry to its bank. This construction dictated the subsequent alignment of rail tracks and the location of the termini and shaped the subsequent development of the wider area.

3.15 By the end of the eighteenth century the first significant development in the area was starting to occur. The adoption of Buckingham House as a Royal residence in 1767 made the area an increasingly desirable place to live, and widespread development soon followed.



**Figure 3:** Horwood's map of 1792, showing the emergence of the present day street pattern (Copyright Motco Enterprises Ltd)

3.16 By circa 1792, Horwood's map (**Figure 3**) strongly delineates the line of King's Row (Buckingham Palace Road). It also shows that Ranelagh Street (today's Beeston Place and Ebury Street) had been more fully developed, and this street provides the axis by which today's Grosvenor Gardens were formed. Ranelagh Street, Arabella Row, Belgrave Place and Eaton Street surround a perimeter block, which is subdivided by Eaton Lane North. Towards the end of the 18<sup>th</sup> century, therefore, the distinctive triangular shape of the northern block of Grosvenor Gardens was emerging, roughly coinciding with the present pattern although none of the buildings from this period survive.

3.17 The development in the area continued erratically until the 1820s. At this time John Nash was rebuilding Buckingham House to become George the IV's new palace and Lord Grosvenor seized the opportunity to develop Belgravia, to the west of Grosvenor Gardens Conservation Area, as a fashionable residential area.

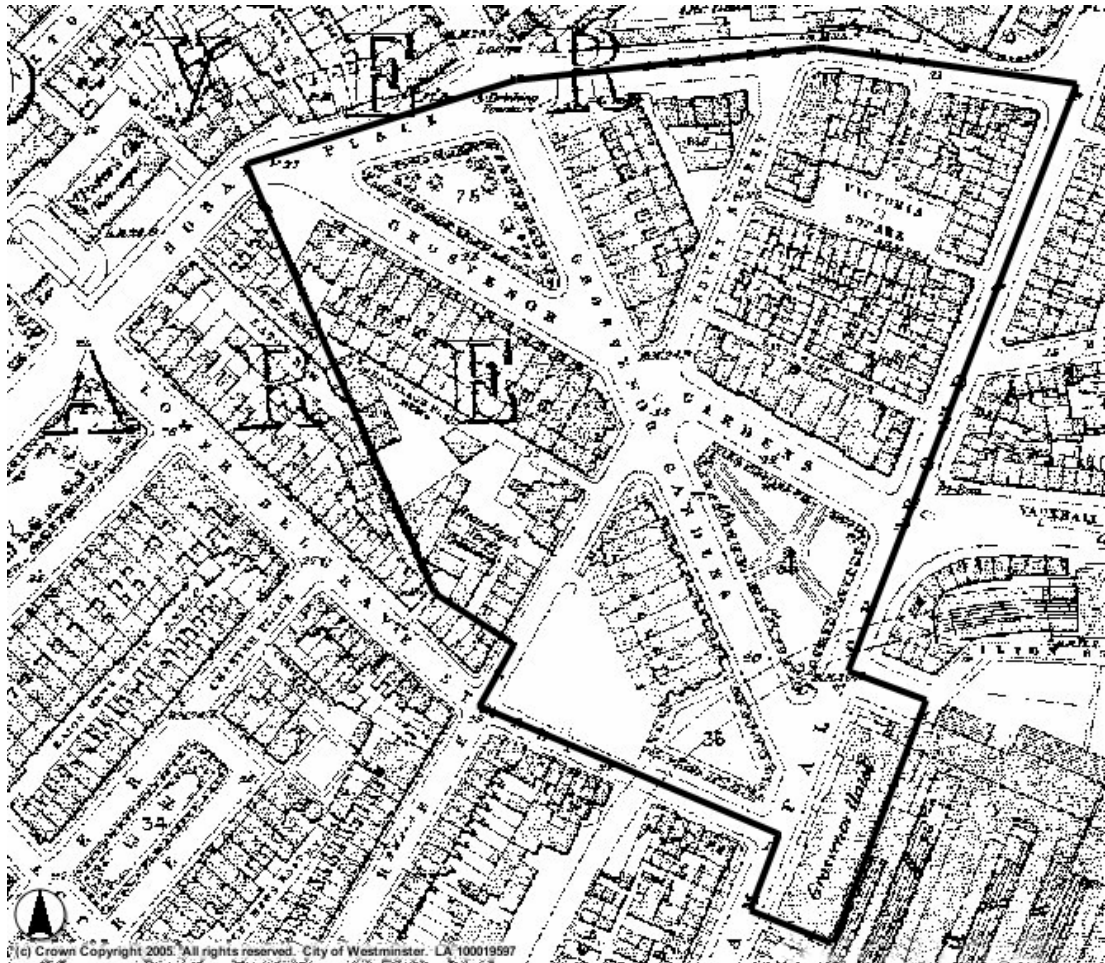
## **Nineteenth Century**

3.18 Surviving built form in Grosvenor Gardens largely dates from the Victorian era. The earliest phase of surviving development in the Conservation Area can be found at Victoria Square, a small enclosure of houses developed by Matthew Wyatt between 1837 and 1839. Contemporary with Cubitt's designs for Belgravia and Pimlico, the Square is characterised by domestically scaled stucco terraces, which also adjoin Buckingham Palace Road and Lower Grosvenor Place. It owes its name to Queen Victoria, who at the time of its creation, had just ascended to the throne.

3.19 The creation of Victoria Street in 1851 proved to be a further stimulus for development in the area. This was carved out through the slums to the west of Westminster Abbey and triggered major renewal and redevelopment. At this time the canal also fell into dereliction, vacating an obvious route for bringing a new railway into the heart of Westminster. The canal was therefore filled and the west-end terminus of the London to Brighton Line was opened in 1860 with a second station, the terminus for the London and Chatham and Dover Railway, opened in 1863. The Grosvenor Hotel was completed in 1861 in French Renaissance style to complement the station buildings. Victoria Station later became the principal station for services to and from France.

3.20 In the mid-1860s the leases of some 200 houses expired simultaneously, giving the Grosvenor Estate an opportunity for large-scale redevelopment. Thomas Cundy III, as surveyor to the Grosvenor Estate, laid out the triangular areas forming Grosvenor Gardens as an extension to the Victoria Station complex. Unlike Cubitt's developments in Pimlico and Belgravia, in which a long lease was acquired by the house-builder from the landlords, in Grosvenor Gardens the landlords developed the land themselves, subsequently letting leases on individual houses.

3.21 The buildings on the four built edges of Grosvenor Gardens were completed circa 1868 and followed the 'French Renaissance' style first emulated at Victoria Station and the surrounding buildings. Cundy was to carve new public spaces through the heavily built up area, and rebuild each side of his new cruciform plan with the large street blocks that occupy the present day Gardens. The Ordnance Survey map of 1870 (**Figure 4**) shows Grosvenor Gardens well established in the townscape and the route and block structure of the Conservation Area today remains largely unaltered. Not shown is Cundy's St Peter's School which was built to the corner of Ebury Street and Lower Belgrave Street in 1872.



**Figure 4:** Ordnance Survey map of 1870, showing the present day street plan already established. The plots containing 52 Grosvenor Gardens and St Peter's School remain vacant. Ranelagh Works, predecessor to Lygon Place is the only other difference from the present day townscape.

### **Twentieth Century**

3.22 The early 20<sup>th</sup> century saw two developments in the southern portion of the Conservation Area. Lygon Place, on Ebury Street is an Edwardian Jacobean terrace by Balfour and Turner of 1908-10. Balfour took over from Cundy as surveyor to the Grosvenor Estate and Hugh Turner was an early secretary of the Society for the Protection of Ancient Buildings (SPAB), founded by William Morris and as such was well connected with the Arts and Crafts circle of the time. The corner of Buckingham Palace Road and Lower Belgrave Street is formed by the large 1927-30 block (52 Grosvenor Gardens) by Yates, Cook & Darbyshire, with elevations by Lutyens.

3.23 The area's link with France continued and two concrete lodges in Grosvenor Gardens were donated by the French Government in 1952 and were designed by M. Moreux, Architect in Chief of French national monuments and palaces.

3.24 In the late twentieth century the area has continued to be dominated by Victoria Station but the Conservation Area escaped the significant 20<sup>th</sup> century change which has taken place around it. Grosvenor Gardens was designated as a Conservation Area in 1970.

## 4 Character of the Conservation Area

### GENERAL

4.1 The Grosvenor Gardens Conservation Area has a mixed character with several distinct areas of townscape, varying land uses and traffic flows. Broadly, the Conservation Area can be subdivided into the following character areas: the intersection of Grosvenor Gardens; the quiet enclave of Victoria Square; the intimate spaces of the mews; and the busy traffic routes of Buckingham Palace Road and Lower Grosvenor Place.

4.2 Thomas Cundy's Grosvenor Gardens, extending north-west from Victoria Station, has the most distinctive character and sense of place. This comprises tall, grand 19<sup>th</sup> century terraces that face the busy traffic routes of Grosvenor Gardens. These are flamboyantly detailed in Renaissance style, reminiscent of Parisian boulevards. Many of the buildings to the north and west terraces accommodate private offices, whilst those to the south and east contain flats and shops.

4.3 Between the terraces are two triangular gardens containing mature trees. These help to soften views and provide an attractive setting and green foil to the buildings, although the atmosphere is somewhat marred by the level of traffic around them.



**Figure 5:**  
The southern triangle of Grosvenor Gardens

4.4 The close proximity to Victoria Station has a significant impact on the character of the Conservation Area as it generates a high volume of traffic, noise and movement 24 hours a day. Grosvenor Gardens is one of the principle routes for cars, buses and taxis moving from Victoria into central London. Buckingham Palace Road and Lower Grosvenor Place are major routes which conduct traffic towards the Station. Although various shops, cafes and restaurants exist along these streets, they are overshadowed by the traffic, noise and bustle of commuters.

4.5 Despite this, the side streets and intimate spaces behind the grand terraces and busy roads have a surprisingly peaceful atmosphere and are predominantly residential in character, more related to adjoining Belgravia. Victoria Square forms a calm residential enclave of stuccoed terraces, smaller in scale and with a quite different character to the rest of the Conservation



Area. The mews are similarly intimate in scale but a more separate and private character is achieved through their distinctive entranceways, which give a sense of departure from the hectic streets close by.

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, is 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 street pattern of present day Grosvenor Gardens is characterised by the distinctive cross shape formed by the gardens and surrounding buildings. This subdivides the built form of the Conservation Area into four sections, with the open spaces of Grosvenor Gardens at the centre. Around this, the major traffic routes of Lower Grosvenor Place and Buckingham Palace Road form the boundaries of the area. These key routes are connected by a number of streets of smaller scale, with Victoria Square and the mews set behind the higher blocks. This creates a hierarchy, which is reflected in plot size, building heights and street widths.

4.8 This pattern of streets and spaces has arisen partially as a result of gradual and organic historical process – the creation of routes linking places; and partially as a result of Victorian town planning.

4.9 The oldest routes in the Conservation Area are Lower Grosvenor Place/Hobart Place, Ebury Street/ Beeston Place and Buckingham Palace Road, all of which were established by the mid 18<sup>th</sup> century, and probably well before this. These three historically important routes formed the basis of the subsequent form of Grosvenor Gardens.

4.10 In the late 18<sup>th</sup> century streets were laid out along what are now the north arm of Grosvenor Gardens and Beeston Place, forming a distinctive triangular block. The cue of the triangular shape of the northern segment provided the key of the shape for the new planned layout of Grosvenor Gardens, which led outwards from Victoria station, cutting through existing blocks.

4.11 Plot size, street width and building height are all greater in buildings on the four sides of Grosvenor Gardens than in most other parts of the Conservation Area, reflecting the grander ambitions and scale of these

buildings. These imposing buildings are five storeys tall under ornate roofs, their verticality further emphasised by their narrow plot widths. The wide streets of Grosvenor Gardens, coupled with the open spaces at the centre of each triangle, form primary routes through the Conservation Area.

4.12 Contrasting with the wider vistas and tall buildings at the centre of the Conservation Area are the streets of smaller scale behind these. Thus narrow approaches lead to enclosed enclaves such as the mews and Victoria Square which have a private and intimate character. The mews in particular are private streets, with an intimate scale, their separateness further emphasised by the archways and gate piers that form their entrance. The residential character and minimal traffic of the mews and of Victoria Square also contributes to their intimate scale.

4.13 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 6** shows the hierarchy of routes and spaces within the Grosvenor Gardens 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.

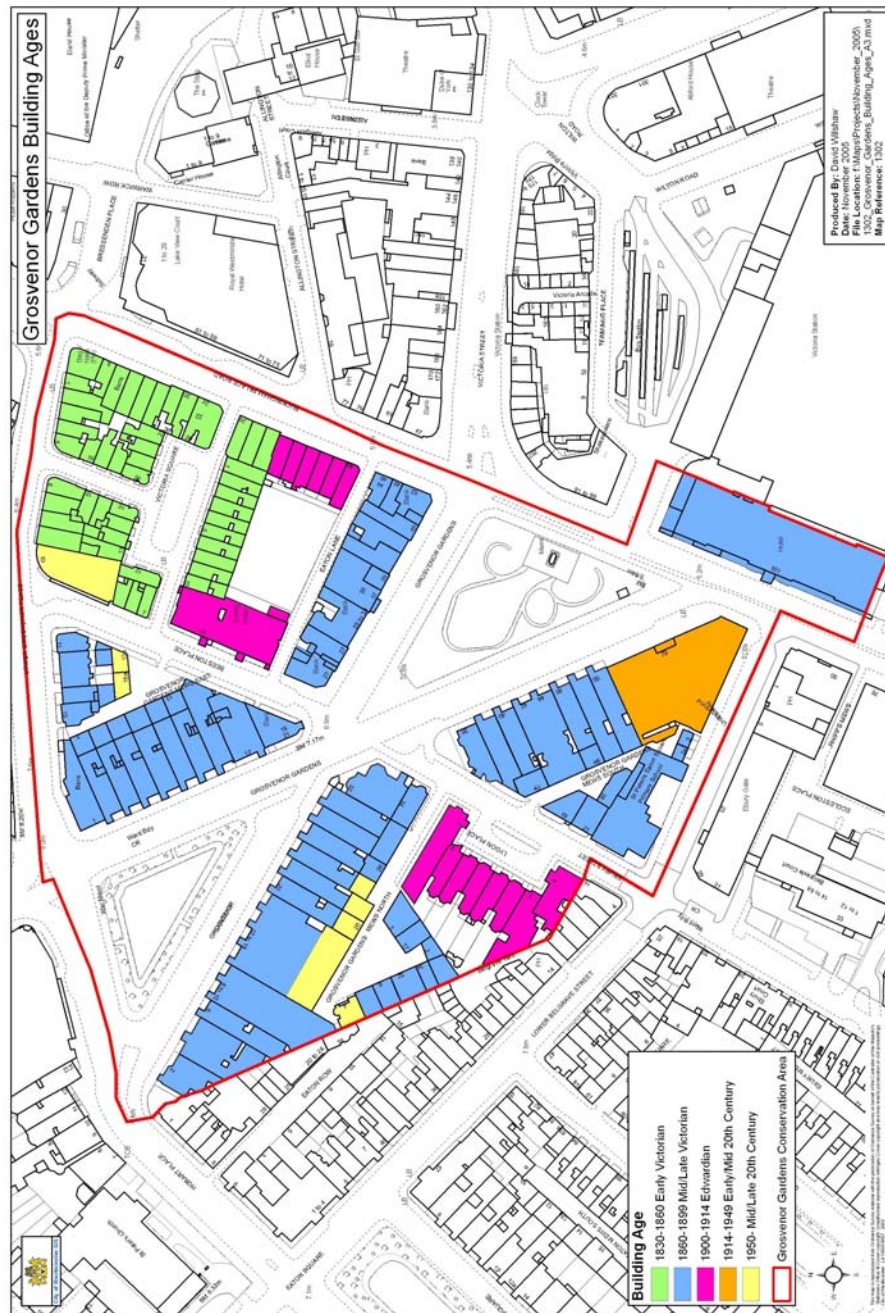
Figure 6



# ARCHITECTURE

## Overview

4.14 The architecture of the Grosvenor Gardens Conservation Area can be broadly divided into three: the late Georgian/early Victorian townscape of Victoria Square, the grand late Victorian terraces lining Grosvenor Gardens and the mews. Interspersed between these are a small number of stand-alone and later infill developments. The map below at **Figure 7** shows the predominant building ages within the Conservation Area and demonstrates its predominantly Victorian character. Different groups and ages of buildings are considered in more detail in turn below.



**Figure 7:** Approximate Building Ages in Grosvenor Gardens

## Thomas Cundy III's Grosvenor Gardens

4.15 The buildings fronting Grosvenor Gardens have a distinctive architectural character, totally unique to that of the rest of Belgravia. The four blocks of terraces extending north-west from Victoria Station were designed by Thomas Cundy III, and built between 1867-71. Described by Pevsner<sup>1</sup> as being in the 'French Renaissance (Second Empire)' style, these are grand town houses, distinguished by their elaborate slate pavilion roofs.

4.16 In terms of materials the terraces use a palette of Mansfield and Portland stone and red and Gault brick. Facades follow a Classical hierarchy with rusticated base, piano nobile and windows diminishing above first floor level, but are embellished by a range of both conventional Classical elements and more extravagant details. The addition of columns supporting entablatures, relief carvings, elaborate festoons and a range of pedimented windows, balconies and mansard roof forms gives an exuberant Renaissance revival style. Although all the terraces adopt this style, each block is set apart by differing combinations of materials and detailing.

4.17 The first of these grand terraces (nos. 1-17 odd) is in stone, with rusticated ground floor and front boundary balustrade (**Figure 8**). Nos. 1, 9 and 17 are set forward with rusticated piers. As the central point of symmetry, no. 9 is also accentuated with an additional storey, and a domed pavilion mansard with three oval dormer windows. Generally, each townhouse is three bays wide and arranged over four storeys, with an attic mansard and a basement, although no. 17 is treated differently. A continuous balustrade runs along the first floor level, and also caps the Classical projecting porches (**Figure 9**). Above the third floor is a dentil cornice above a richly carved terracotta frieze. At roof level, wrought iron crestings cap the slate mansard and tall polychrome slab chimneys divide each house.

**Figure 8:**  
9-13 Grosvenor Gardens



**Figure 9:**  
21 Grosvenor Gardens



<sup>1</sup> Bradley and Pevsner (2003) *London 6: Westminster* p752

4.18 The former National Bank at no. 19-21, which rounds the corner into Beeston Place, is in a slightly different design (**Figure 9**). Built 1867-8 by T Chatfield Clark, this building is also in Portland Stone though has paired columns framing the square headed windows. Different orders are used at each level with Doric at ground floor, Ionic at first floor Corinthian at second and Composite columns above that. A steep pitched pavilion roof with small oval dormer windows crowns the corner bay.

**Figure 10:**

Porch detail of nos. 1-15 with red granite columns supporting Corinthian capitals. Above these are semicircular arches with blank cartouches at the centre. The cornice at the top of each porch is supported on console brackets with floral garlands beneath these. Behind the porches are eight panelled timber double doors.



**Figure 11:**

The modillion cornice to no. 22 Grosvenor Gardens. Above this a segmental pediment to a dormer window and two circular dormers.

4.19 The facing terrace, nos. 4-34, is of a similar overall style in Portland stone with rusticated base, although individual treatments are again different. There are projecting bays to nos. 4, 12, 20 and 32 with rusticated quoins and higher mansard roofs. The second floor windows have cast iron balconies and to the third floor and attic windows there are decorative window guards (**Figure 12**). There is a particularly fine enriched terracotta modillion cornice above third floor (**Figure 11**). No. 32 rounds the corner into Ebury Street and has a canted tower, capped with an oval pavilion roof with oval dormer windows. Behind this no. 34 on the return to Ebury Street, is designed as a separate house of two stories and in Gault brick. No. 2 Grosvenor Gardens, was constructed later and is also treated differently to the rest of the terrace (**Figure 13**).



**Figure 12.**

This window hierarchy is repeated on three of the four terraces. At ground floor are plain square headed sashes. First floor window openings have French doors, giving onto a bottle balustraded or iron railed balcony. These are enriched with pilasters with Composite capitals, supporting a cornice to the storey above. Above these are round headed windows and above these bow headed windows. Above these is a projecting cornice with either dormers or an extra attic storey with square headed sashes to the projecting bays.

**Figure 13:**

No. 2 Grosvenor Gardens, in red brick rather than Portland stone.



4.20 Cundy designed nos. 36-50 as purpose built flats, treated as a palace façade, although the block was never completed. The Portland stone front, with rusticated ground floor and front boundary balustrading resembles the previous block, although detailing is again different. Here, the grand projecting porches have heavy pilasters with Composite capitals and green granite columns supporting the entrance archway (**Figures 14 & 15**). Nos. 36 and 44 are set forward and accentuated with their rusticated piers and taller mansard roofs.



**Figure 14:**  
Porch at 40 Grosvenor Gardens

Porches to nos. 36-50 and 4-30 are based around four square Corinthian columns, supporting a dentil cornice beneath the first floor balcony. Between these columns on the front elevation a semicircular arch springs from a pair of slender polished granite columns, each also bearing Corinthian capitals.

**Figure 15:**  
The centre of each arch bears a cast stone head, drawn from a variety of designs. One of the most common is that of the Green Man.



4.21 The final block of Cundy's Grosvenor Gardens, at nos. 23-47, is differentiated from the rest by being of redbrick, with stone piers and window surrounds (**Figure 16**). This palace façade has the centre five bays and three bays near either end set forward and the end bays also have pavilion roofs, surmounted with elaborate cast iron finials. The upper floors were built as first-class flats, which were originally let furnished, and intended to be an imitation of the 'Parisian mode of life'. The window detail on this block differs from the other blocks (**Figure 17**). Each upper storey window has cast iron balconettes and the attic dormers are either small circular windows or square headed with pediments. It fronts directly onto the street with no intervening boundary treatment and the rusticated ground floor contains shops (see shopfronts section below) and has angled entrances at either end. The slate mansard roof has been altered and given a steeper pitch, to accommodate velux windows.





**Figure 16:**  
Nos. 23-47 Grosvenor Gardens

**Figure 17:**  
Window detailing to this block is different to the other three blocks fronting the gardens. There are square headed sashes, above this are arch headed windows with French doors. There are bay windows to the corners and the projecting bays.



4.22 A continuation of Cundy's 'French Renaissance' development is at nos. 11-15 Lower Grosvenor Place (**Figure 18**). This terrace is constructed in Gault brick, with Portland stone piers, window surrounds and cornicing. Each townhouse is three bays wide, with shop fronts at ground floor level. The square headed first floor windows have central portrait cartouches and heavy consoles to support the cast iron balconies above. The slate pavilion roof, with curved sides and dormers, follows the detail of the other Cundy terraces.



**Figure 18:**  
11-15 Lower Grosvenor Place

## Mews

4.23 Tucked behind Cundy's grand terraces and filling awkwardly shaped spaces are three sets of mews: Grosvenor Gardens East, North and South. These developments originally provided the stable yards and grooms' accommodation that would have served the residents of the principal terraces. Being 'service' areas, Cundy's mews were visually differentiated from his principal terraces and therefore the buildings and overall street space are of a notably smaller scale. Overall, the simplicity of the mews architecture, their scale and enclosure gives them an intimate character and sense of privacy that is quite separate from the rest of the Conservation Area.

4.24 The original houses that survive in the mews developments are in yellow Gault brick, with simple red brick string courses and dressings. Each house is of two storeys, and respects the plot width of the buildings they once served. To the ground floor are double-width openings, which would originally have been covered by wide timber coach-doors; above are two bays of square-headed windows with 3-over-3 sliding timber sashes (**Figure 19**). Shallow pitched roofs are hidden behind a parapet cornice with tall slender chimney stacks, although some have had an additional mansard storey added.



**Figure 19:**  
Mews Window Detail

4.25 Access into Grosvenor Gardens Mews East and North is provided through large brick and stone archways (**Figures 20 & 21**), which have the Grosvenor Family emblem of a wheat sheaf applied to the central key stone. The smaller Grosvenor Gardens Mews South has large red brick piers at the entrance way, which help to visually isolate the mews from the main streets. The mews have also retained their traditional floor coverings of granite setts, which give an irregular and uneven surface, which further adds to their charm.



**Figure 20:**  
The grand brick and stone arched entrance to Grosvenor Gardens Mews East



**Figure 21:**  
The other large archway to Grosvenor Gardens Mews North, with the Grosvenor Family emblem in the central key-stone

4.26 In some instances, for example in Grosvenor Gardens Mews North, the original 19<sup>th</sup> century mews buildings have been replaced by late twentieth century development. Some of the later additions use traditional materials and have a scale and form consistent with the original design, although others do not sit so comfortably within their surroundings (see Negative Features below). No. 4 Grosvenor Gardens Mews North, c. 1974, differs from the original buildings in materials and details but does reflect their scale and proportions.

### **Matthew Wyatt and Victoria Square**

4.27 Matthew Wyatt's stucco enclave, centred around Victoria Square, is the earliest surviving development in the Conservation Area dating from 1838-42. The square itself is something of an oasis, and Wyatt's architecture has a more modest inflection and scale compared with both Grosvenor Gardens and Thomas Cubitt's grand developments nearby in Belgravia.

4.28 The Square forms a unified composition, which also includes terraces to Lower Grosvenor Place and fronting Buckingham Palace Road. The buildings are generally three storeys with mansard over basement lightwell or three storeys with sheer attic storey and are all finished in cream stucco, originally rusticated at ground floor level. In contrast with the flamboyant Grosvenor Gardens, the detailing of Victoria Square and the adjoining terraces is restrained and understated, relying on measured use of a small number of key Classical details.

4.29 The central terrace (**Nos. 1-10**) facing the square is a symmetrical block, with the two end and central bays set forward with full attic storeys. End and central properties are one bay wide whilst other houses are two bays

wide. All have a basement lightwell with cast iron railings and delicate iron balconies at first floor level. The stucco façade is relatively un-embellished, except for the central bays, which are framed by giant Corinthian pilasters rising through the first and second floors. A bottle balustraded parapet runs between the centre and end houses, concealing the low slate mansard roofs behind. The windows are timber sliding sashes except the first floors, which have full-length French windows.



**Figure 22:**  
5 & 6 Victoria Square. First floor windows to the centre blocks and each end of the terraces are of tripartite design. The French windows are capped by a triangular pediment supported on consoles with moulded female heads.

4.30 The west side of the Square (**Figure 23**) is a substantial double fronted house, over three storeys with attic and basement. Again, applied detailing to the stuccoed front is relatively restrained, apart from the first floor where the outer bays have pediments over the tripartite French casement windows and balustraded balconettes. Projecting moulded cornices run above and below the attic windows, which have original 3-over-3 timber sashes. The house and the recessed two-storey wing to the right are enclosed with cast-iron railings.



**Figure 23:**  
No. 12 Victoria Square

4.31 **Nos. 13-18 and 19-25** form the northern portion of the Square, with returns extending to Lower Grosvenor Place. The corner plots, at no. 16 and no. 22, have domed “pepper pot” turrets and form a gateway opening on to Lower Grosvenor Place. Each frontage consists of three houses facing the Square, and were originally symmetrical. The end properties are one bay wide, with double Corinthian pilasters framing the first and second floors.



**Figure 24:**  
16 Victoria Square



**Figure 25:**  
22, Victoria Square

4.32 Nos 13 and 25 also have stucco balustraded balconettes to the first floor French windows, while the next houses have cast iron balconies, although no. 15 has been altered. The corner turreted properties and the return into Lower Grosvenor Place are given more uniform, Classical treatment.



**Figure 26:**  
Balconies at first floor level are principally of cast iron panels supported on decorative cast iron brackets. These balconies run the length of the south side of the square, and survive on most of the north side.

4.33 In terms of detail, standard windows are sliding timber sashes, painted in black and following a traditional hierarchy, diminishing above first floor level. At ground floor are generally 8-over-8 sashes. Above these, and marking the principal rooms at first floor are timber French windows (**Figure 27**). Above this are 6-over-6 sashes at second floor level (**Figure 28**) and 3-over-3 sashes at attic level. Variations to this pattern are found on the single bay buildings at the centre and end of terraces. These have tripartite windows with central 6-over-6 sashes and 2-over-2 sidelights. Doors in the Square are simply detailed set in unembellished square-headed openings. Most are timber two or four panelled doors, painted in black with fanlight (**Figure 29**).



**Figure 27:**  
First floor French windows



**Figure 28:**  
Standard 6-over-6 sash



**Figure 29:**  
Typical door detail

4.34 **Nos. 8-30 Buckingham Palace Road** form a continuation of the Victoria Square development. Nos 8-14 are simply detailed four storeys with two windows per bay. They have square headed sash windows and French casements to first floor with a continuous cast iron balcony. 16-24 are of a slightly grander composition three storeys attic storey and mansard. They include a triglyph frieze above second floor level and giant pilasters rising through windows at first and second floors. All the buildings along Buckingham Palace Road and Lower Grosvenor place include shopfronts at ground floor level.



**Figure 30:**  
Buckingham Palace Road

4.35 At no. 6, The Bag O' Nails Public House (**Figure 31**) forms the corner with Lower Grosvenor Place. On Lower Grosvenor Place itself, nos. 1-9 are four storeys with shopfronts to ground floor, cast iron balconies at first floor and corner domes at nos. 5 and 6. Nos. 3-7 Beeston Place (**Figure 32**) are again in cream stucco, of four storeys with balustraded parapet and shopfronts at ground floor level.



**Figure 31:**  
Bag O' Nails Public House, 6 Buckingham Palace Road.



**Figure 32:**  
3-7 Beeston Place

### **The Grosvenor Hotel**

4.36 Built between 1860-62 by J. T Knowles & Son, the Grosvenor Hotel was the pre-cursor to the French Renaissance style that Cundy III continued in Grosvenor Gardens. Constructed in yellow brick and Bath stone, the vast symmetrical block is 19 bays wide and five storeys high, with end pairs of bays set forward. The slate pavilion roof (one of the first in London) contains two storeys of dormers in the raised end bays, which are also capped by double cupolas. Using 'mixed historic precedents', Knowles has crammed his façade with applied detail and architectural features. The ground floor is heavily rusticated beneath a stone balcony carved with naturalistic leaf decoration. All the windows are round arched except for the third floor, and are either pedimented or gauged with portrait heads and naturalistic foliage. It is listed Grade II.

### **St Peter's School and adjoining Dwellings**

4.37 The final element of Victorian townscape in the Conservation Area is St Peter's School, on the corner of Ebury Street and Lower Belgrave Street. This is also by Thomas Cundy III and was built in 1872. The architecture here, however, is quite distinct from the high-class dwellings of Grosvenor Gardens. It is of a modest scale and adopts a restrained Gothic style. Constructed in red brick with polychromatic detailing in blue and yellow, the Ebury Street frontage has a projecting bay and porch and is just one storey with a steep pitched roof and half-hipped dormers. The Lower Belgrave Street return has a flat topped tower and bulls-eye windows, overlooking a small rectangular yard faced by two storey blocks with hipped dormers. With the same detailing and adjoining the School, 2 and 2a Lower Belgrave Street are both three storeys of red brick with projecting bays at ground floor level.



**Figure 33:**  
St. Peter's School,  
Ebury Street

### **Edwardian and later 20<sup>th</sup> Century Architecture**

4.38 20<sup>th</sup> century development within this small Conservation Area has been limited. However, there are a number of Edwardian infill buildings. These occupy substantial plots and therefore have a significant presence in the Conservation Area. Later twentieth century development, however, is mostly confined to the mews and fringes of the Conservation Area around Buckingham Palace Road and Victoria Street.

4.39 **Lygon Place** is the most notable example of Edwardian architecture within the Conservation Area and consists of six substantial red-brick townhouses facing a central forecourt. Built by Balfour and Turner between 1904-9, the two end bays have a similar treatment with projecting Portland stone bows to the ground and first floors and a multi-gabled roof. The windows are generally 9-over-9 timber sashes inserted into square headed surrounds, with timber shutters to the upper storeys. Elements are in a neo-Tudor style, such as the leaded light windows and stone quoins applied to no. 1.

4.40 **The Goring Hotel** is a large red-brick block taking up the southern end of Beeston Place, 1909-10 by Giles Gough & Trollope. The flat front is relatively simple, with red brick dressings around the windows and to each storey. In Portland stone are the large dentil cornice running above the third floor windows and an over-sized canopy that frames the two porched entrances. The special character of this building has been somewhat compromised by the unsympathetic insertion of uPVC as replacements to the original timber sashes and venetian windows (see Negative Features below).

4.41 **32-42 Buckingham Palace Road** dates from 1908. This is a large block of twelve bays and four storeys with shopfronts at ground floor level. Constructed of brown brick with stone dressings, it has three projecting bays subdivided by raised rusticated stone pilasters, two of these rising to pediments above. Windows are 6-over-6 sashes, arch headed at first floor level with central keystones. A continuous stone band runs above first floor level, with a projecting modillion cornice.





**Figure 34:**  
32-42 Buckingham Palace Road

4.42 The most notable later building was built to fill the vast redundant space at the end of Cundy's unfinished palace façade. **No. 52 Grosvenor Gardens** (formerly Terminal House) was built in 1927-30. It has elevations by Lutyens and the remainder is by Yates, Cook and Darbyshire. Although in Portland stone, this building has a huge presence on the street and rises seven storeys above heavily rusticated ground and mezzanine levels. Two large recessed entrances are set behind huge Doric columns with shopfronts at ground floor level.

4.43 The most recent addition to the Conservation Area is No. **10 Lower Grosvenor Place**, which was built in 1999, by Michael Squire & Partners. It is a simple block of cream render, which attempts to relate to the materials and proportions of the adjoining terraces, whilst using contemporary detailing. It has a curved six-bay front to the corner of Lower Grosvenor Place and a flat eight-bay return into Beeston Place. It has a glazed attic storey with an oval glazed penthouse, which can be seen from the corner of Victoria Square.

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.

## Roof Profiles

4.44 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.

4.45 The distinctive character of Grosvenor Gardens derives in large part from the flamboyant roofscape of the Cundy III terraces. These terraces all feature elaborate high slate mansards set over projecting dentil cornices with a range of gables, dormers and pyramidal corner roofs and turrets. Central and projecting end bays are topped with pyramidal roofs. The roofscape is subdivided by elaborately decorated upstands and dormers and tall slab chimney stacks which punctuate the skyline. Many are patterned with fish-scale diamond slates in varying hues and ridges are topped with delicately detailed cast iron crestings.



**Figure 35:** Roofscape. 36-50 Grosvenor Gardens



**Figure 36:** Elaborate treatment of roofs on corner plots: 32 Grosvenor Gardens

4.46 The earlier terraces to Victoria Square display simple regular roofscape more typical of their period. Nos 1-10 to the west have mansard roofs set behind bottle balustrade cornice, with sheer attic storey to the central and end bays (**Figure 37**). The rest of the Square has a consistent roofline with roofs being set behind a moulded parapet cornice. Four lead domed corner roofs define the entry points to the Square (**see Figures 24 & 25**).



**Figure 37:** The Roofscape to the Eastern side of Victoria Square

4.47 The mews properties are characterised by their intimacy of scale, most with low pitched roofs hidden behind a parapet cornice, although some have had mansard extensions. Again the roofscape here is punctuated by tall brick chimney stacks.

4.48 Later buildings within the Conservation Area display a variety of roof forms, consistent with their age and character. Lygon Place is in Queen Anne style with a steeply pitched tiled roof with multiple gables and tall chimneys, whilst 52 Grosvenor Gardens is of substantial scale with a flat roof.

4.49 Policy DES6 of the Unitary Development Plan highlights the instances where roof extensions are not considered 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. This policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension does not harm the proportions or the architectural integrity of the building or terrace.

4.50 The distinctive roofscapes, integral to the architectural composition of the buildings mean that most of the properties within Grosvenor Gardens are unsuitable for roof extensions. A map of properties where roof extensions may be considered is shown at **Figure 38**.

4.51 Roof coverings consistent with the date of the parent buildings should also 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.

4.52 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 38



## **Unlisted Buildings of Merit**

4.53 Grosvenor Gardens contains a high concentration of listed buildings (See directory at the end of this document for a full list). However, 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.

4.54 The following buildings are considered to be unlisted buildings of merit. These are shown on the map at **Figure 39**. A full list of listed buildings can be found in the Directory at the back of the document.

**32-40 Buckingham Palace Road**

**52 Grosvenor Gardens**

**The Goring Hotel, Beeston Place**

**St Peter's Primary School , Ebury Street**

**2 & 2a Lower Belgrave Street**

**The two pebble shelters and cabman's shelter in Grosvenor Gardens**

**All original unlisted mews properties: Nos 18-21 Ebury Street, 46, 40 and 38 Grosvenor Gardens Mews South, 1, 17, 3, 34, 32, 6, 5, 4, 28 Grosvenor Gardens Mews North**

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 39



## LANDMARK BUILDINGS

4.55 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.

4.56 The majority of buildings in Grosvenor Gardens were designed and detailed as groups, with few particularly tall buildings. 52 Grosvenor Gardens (Terminal House), on the corner of Lower Belgrave Street and Buckingham Palace Road is the largest single building in the area, but is simply detailed and lacks the height or presence in the streetscene necessary to render it a landmark building. Three buildings have been identified as landmarks:

4.57 Nos. 21 and 32 Grosvenor Gardens have been identified due to their prominence in views across the area. 21 Grosvenor Gardens, is a distinctive wedge shape, and the eye is drawn to its slim profile in views north along Grosvenor Gardens. The dramatic roof forms of 32 Grosvenor Gardens along with its central location at the junction of Grosvenor Gardens combine to create a second landmark in views across the Gardens or from Beeston Place and Grosvenor Gardens South.

4.58 The Grosvenor Hotel is also a landmark in the area. Significantly taller than any of the other buildings in the Conservation Area, it is the focus of views south across the Conservation Area. Its distinctive double roof is visible from several points outside the Conservation Area, including views west from Victoria Street and views north along Buckingham Palace Road.



**Figure 40:**  
21 Grosvenor Gardens,



**Figure 41:**  
36 Grosvenor Gardens



**Figure 42:** The  
Grosvenor Hotel

4.59 These three buildings are shown on the map at **Figure 43**.



## STRATEGIC, METROPOLITAN AND LOCAL VIEWS

### Strategic Views

4.60 The Strategic View of St. Paul's Cathedral from Richmond Park, crosses the central part of the Grosvenor Gardens Conservation Area.

4.61 The Unitary Development Plan in policy DES15 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. They also include views within and across Westminster, particularly views of famous London landmarks. There are no metropolitan views proposed for Grosvenor Gardens.
- **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.

4.62 The following views are also identified as local views within the Audit:

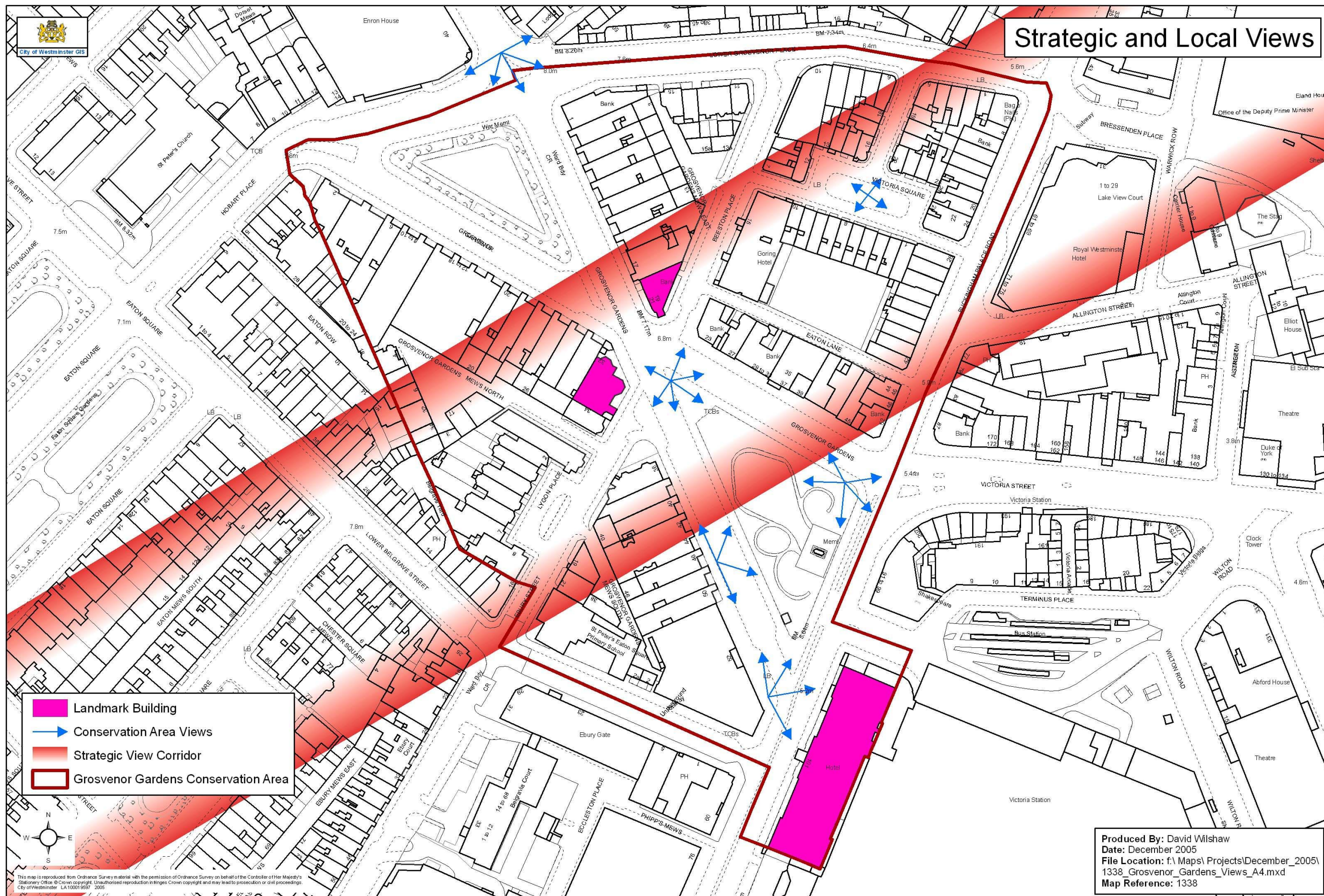
- View north along Grosvenor Gardens towards Buckingham Palace Garden.
- 360° views from the centre of Grosvenor Gardens and from the Junction of Grosvenor Gardens and Victoria Street
- 360° view from centre of Victoria Square, taking in Wyatt's buildings and the three access roads.
- Views from outside 36-52 Grosvenor Gardens including Westminster Cathedral Campanile from outside Terminal House

These views are shown on the map at **Figure 43**:

4.63 In addition to the local views, the townscape of Grosvenor Gardens gains added interest from a number of 'glimpses' – views from public spaces into semi public or intimate spaces. The arched entrances to the three mews in the Conservation Area provide such glimpses, as do the three entrances to Victoria Square.

In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views is set out in the UDP at DES 14. Reference should also be made to the Greater London Authority's emerging View Management Framework and Westminster City Council's emerging Supplementary Planning Guidance on Metropolitan Views.

Figure 43



## LOCAL TOWNSCAPE DETAIL

4.64 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

4.65 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.

4.66 The southern part of Grosvenor Gardens Conservation Area has a commercial character with the main concentrations of shopfronts located along Buckingham Palace Road, Lower Grosvenor Place and Lower Grosvenor Gardens.

4.67 The Thomas Cundy terraces at 23 - 47 Grosvenor Gardens include shopfronts at ground floor level as integral to their design, and these all retain their original surrounds and much of their detailing. Surrounds are of Portland stone with rusticated pilasters supporting a consistent entablature with fascia set below a projecting dentil cornice. Below fascia level, windows are recessed behind arches with decorative cast iron grilles forming a repeated feature. Central and end shopfronts are more elaborately detailed with decorative mouldings around the window arches and blank cartouches above the central window (**Figure 45**).



**Figure 44:** Although a new frame has been inserted, 41 Grosvenor Gardens is set within its original surround and retains its arches and decorative grilles.

**Figure 45:**  
Detail of decorative mouldings to the arch and cartouche at 37 Grosvenor Gardens.



4.68 The stretch of shopfronts along Buckingham Palace Road is of mixed quality but nonetheless retains some interesting individual shopfronts and some value as a group. Nos. 32-42 Buckingham Palace Road has been detailed with a dentil cornice above the shopfronts to unify the group. Doorways are recessed with simple Doric pilasters between each shopfront. Nos. 32 and 36, early 20<sup>th</sup> century shopfronts, retain original curved glazing bar detail (**Figure 44**). Further along Buckingham Palace Road a number of attractive Victorian shopfronts can be found. Examples include no. 16 which has a simply detailed but attractive timber shopfront with fluted pilasters and arched doorways. Although altered, no. 28 also retains curved glazing subdivided by delicate mullions. There are floral motifs to the console brackets, a detail which is repeated to other shopfronts along this stretch.



**Figure 46:**  
No. 32 Buckingham Palace Road  
This shopfront is typical of the group. The display window is subdivided by delicate curved glazing bars and there is multi-pane glazing to the transom light. The doorway is recessed and the fascia set below a projecting dentil cornice. A roller shutter box forms an intrusive addition above the door.

4.69 Lower Grosvenor Place contains a particularly attractive collection of Victorian shopfronts. No. 2 is finely detailed with curved glazing, subdivided by delicate carved mullions (**Figure 47**) whilst no. 4 is late Victorian, detailed with heavy fluted Corinthian pilasters and panelled stallriser. A pair of curved corner shopfronts can be found at nos. 5 and 6, marking the entry points to Victoria Square from Lower Grosvenor Place. These have canted stallrisers and multi-paned windows subdivided with heavy glazing bar details. The sloping stallriser detail is found on several shopfronts within this group at nos. 1-9 Lower Grosvenor Place.



**Figure 47:**  
2 Lower Grosvenor Place



**Figure 48:**  
5 Lower Grosvenor Place

4.70 The shopfronts to nos. 11-15 Lower Grosvenor Place again form part of the overall composition of the terrace. Individual units are defined by rusticated pilasters with the large multi-paned windows to the shopfronts set behind railings and basement lightwells. The whole is unified by a stone entablature with consistent depth of fascia, each unit is separated by decorative console brackets. There are similar shopfronts at nos. 3-7 Beeston Place.



**Figure 49:** University House, 11-15 Lower Grosvenor Place

4.71 Shops to 52 Grosvenor Gardens are double-height, set within a framework of rusticated piers below a giant modillion cornice. Whilst they are set within their original framework, with original windows at first floor level, modern shopfronts and signage have been inserted at ground floor level, not all of which is sympathetic to the character of the Conservation Area (see Negative Features below).



**Figure 50:** Shopfronts at 52 Grosvenor Gardens

4.72 The following provides a list of shopfronts of interest within the Conservation Area. Some shopfronts may have been altered and are of interest primarily for their surrounds or of interest as part of a group.

**List of shopfronts of Interest in Grosvenor Gardens Conservation Area:**

16, 20, 22, 28, 32, 36, 48 Buckingham Palace Road

1, 2, 4, 5, 6, 11-15 Lower Grosvenor Place

25-43 Grosvenor Gardens

7 Beeston Place.

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

**POLICY & FURTHER GUIDANCE**

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

**Railings, boundary walls & enclosures**

4.74 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.

4.75 A range of attractive boundary treatments can be found throughout Grosvenor Gardens and these make a considerable contribution to the character of the area. The larger terraces fronting Upper Grosvenor Gardens have a consistent boundary treatment

with front balustrades fronting open basement lightwells (**Figure 51**). Dark painted cast iron decorative railing panels are a repeated feature between the portico pillars (**Figure 52**). Some properties retain their original cast iron bootscrapes adjacent to the doorways.

4.76 To Upper Grosvenor Gardens, no. 2, of different design to the rest of the terrace, also breaks from this pattern in its boundary treatment and has cast iron railings. Nos. 1-5 Lower Grosvenor Gardens, including 23-47 and 36-52 Buckingham Palace Road, have shops at ground floor level and front directly onto the street with no intervening boundary treatment.



**Figure 51:** Bottle Balustrade Boundary Treatment



**Figure 52:** Portico rail panel on Grosvenor Gardens

4.77 The Gardens themselves are also surrounded by railings of an ornate design with scrolled foliage, set into a low stone wall. There are three pairs of listed gate piers in rusticated Portland stone with urn finials (**Figures 53 & 54**).



**Figure 53:** Railings surrounding Grosvenor Gardens South



**Figure 54:** Gate Piers and Gates: Grosvenor Gardens North

4.78 The buildings in Victoria Square have a uniform boundary treatment with simply detailed cast iron railings with acorn spear head finials. These are dark painted forming a striking contrast to the stucco buildings behind and are set into stone plinths. Replica cast iron railings have been installed around the garden in the centre of the square in 2006.



**Figure 55:** Victoria Square



**Figure 56:** Railing detail

4.79 There are high brick walls along Ebury Street and Beeston Place with arches leading into the mews. These are constructed of Gault brick with red brick to the arches, piers and detailing (**Figure 57**).



**Figure 57:**  
Arch and Brick boundary wall to Grosvenor Gardens Mews

4.80 Other forms of boundary treatments can be found on Ebury Street where there are robust late Victorian railings (**Figure 58**). The school is surrounded by a low boundary wall with decorative railings with floral motif to Ebury Street and a high wall to Lower Belgrave Street. The boundary treatment to Lygon Place comprises wrought iron railings set within a low Portland stone wall with four piers with panelled sides. There are modern replica railings to 11-15 Lower Grosvenor Place.





**Figure 58:**  
Robust Victorian railings on Ebury Street



**Figure 59:**  
Railings to St Peters School on Ebury street

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

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

4.82 Grosvenor Gardens Conservation Area has comparatively little historic street furniture and the main thoroughfares are characterised by modern functional street lighting, bollards and signage.

4.83 However, within the gardens themselves are several small structures of considerable interest. The lower gardens contain two small pavilions of shell and pebble dash, dating from 1952 (**Figure 60**). These were a gift from the French Government and designed by M Moreux, architect of French national monuments and palaces. At the perimeter of the north of the gardens is a cabman's shelter dating from the late 19<sup>th</sup> century and erected by the Cabmen's Shelter Fund, a Victorian charity (**Figure 59**).



**Figure 60:** Shell pavilions, Grosvenor Gardens South



**Figure 61:** Cabman's Shelter, Grosvenor Gardens North

4.84 There are two blue plaques within the Conservation Area one to Pitt Rivers at 4 Grosvenor Gardens and the other to F E Smith, Earl of Birkenhead at 32 Ebury Street. There is also a bronze plaque at 8 Victoria Square to the poet Thomas Campbell.

4.85 Other street furniture includes red pillar letter boxes located on Victoria Square and in front of 52 Grosvenor Gardens. On Beeston Place the former street name (Ebury Street) is mounted adjacent to the modern street name sign, providing a link to the history of the area.

4.86 Lamp standards in the Conservation Area include utilitarian standards and Grey Wornums, whilst there are wall-mounted lanterns in the mews. The large number of bollards, road signs and guard rails around Grosvenor Gardens contribute to a cluttered environment (see Negative Features below).

Policy DES7 C & F intends to protect these historic and characteristic

features of the street scene.

## Public Art

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

4.88 The flamboyant architecture of the Grosvenor Gardens buildings incorporates a wide variety of decorative details within the building facades. A typical example at no. 4 Grosvenor Gardens incorporates a decorated keystone to the portico arch, featuring the head of a woman and a five pointed star. The star probably identifies the woman as Venus, and the ensemble is completed with a pair of acanthus leaves (**Figure 62**).



**Figure 62:**  
4 Grosvenor Gardens



**Figure 63:**  
Field Marshal Foch

4.89 The public spaces of Grosvenor Gardens (north and south) and Victoria Square also display a range of public art, largely in the form of traditional representational sculpture. Grosvenor Gardens South contains an equestrian statue of Field Marshal Ferdinand Foch (1851-1929), Commander of British and French Forces in Flanders during the First World War, and tactician of some renown. The sculpture is a copy of an original by George's Malissard in Cassel, France, at the site of Foch's headquarters.



**Figure 64:**  
Rifle Brigade memorial, Grosvenor Gardens North

4.90 Grosvenor Gardens North contains a sculpture by Jonathan Kenworthy of a lioness pouncing on a kudu, commissioned by the Duke of Westminster in 2000. Also in Grosvenor Gardens North is the 1920 Rifle Brigade Memorial by John Tweed, at the corner of Grosvenor Gardens and Hobart Place. The memorial bears a rifleman of the First World War, flanked by two companions dressed in uniforms of the early nineteenth century.

4.91 Re-landscaping work on the garden of Victoria Square took place in 2006. As part of these works, planning permission has been granted for a statue of the Young Queen Victoria, by sculptor Catherine Laugel.

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**

4.92 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.

4.93 Within Grosvenor Gardens, historic street surfaces are best preserved within the mews areas where original granite setts have been retained and these contribute considerably to their intimate scale and character. There are stone bollards at the entrance archways to the mews.

4.94 On the main thoroughfares modern street surfaces predominate with some granite kerb stones. However, there are attractive large York Stone slabs adjacent to some of the shopfronts on Lower Grosvenor Place.

4.95 Some remaining decorative coal hole covers can also be found in Victoria Square outside Nos 8, 12, 14 and 25.



**Figure 65:**  
Granite setts to  
Grosvenor Gardens  
Mews North

#### **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**

4.96 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.

4.97 The main green open spaces in the Conservation Area: Upper and Lower Grosvenor Gardens all contain attractive groups of mature London Plane trees, whilst Victoria Square contains Catalpa Trees. These contribute significantly to the area's character. Substantial mature Plane trees also exist in front of Lygon Place and to the rear of the Goring Hotel. In addition there are some small street trees in front of 52 Grosvenor Gardens and along Beeston Place.

4.98 Both Upper and Lower Grosvenor Gardens are protected as London Squares under the 1931 Act. In addition the northern gardens and the trees in front of Lygon Place are protected by an area Tree Preservation Orders.



**Figure 66:** Mature trees in Lower Grosvenor Gardens



**Figure 67:** Landscaping in Victoria Square

4.99 All trees within conservation areas are protected and the City Council must be given six weeks notice of any intention to fell or lop a tree. The gardens are owned by Grosvenor Estates, but are leased managed by Westminster City Council.

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

4.100 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.

4.101 Historically primarily a residential area, today Grosvenor Gardens has a mixed-use character which includes a variety of retail, office, institutional and residential and tourist-related uses. Properties in Lower Grosvenor Place and Buckingham Palace Road have mostly retail uses at ground floor level with mixed uses above. The four mid-Victorian terraces forming Grosvenor Gardens now accommodate primarily office and institutional uses. Victoria Square remains entirely in residential use whilst the buildings forming Lygon Square have been granted planning permission for conversion back from offices to their original residential use.

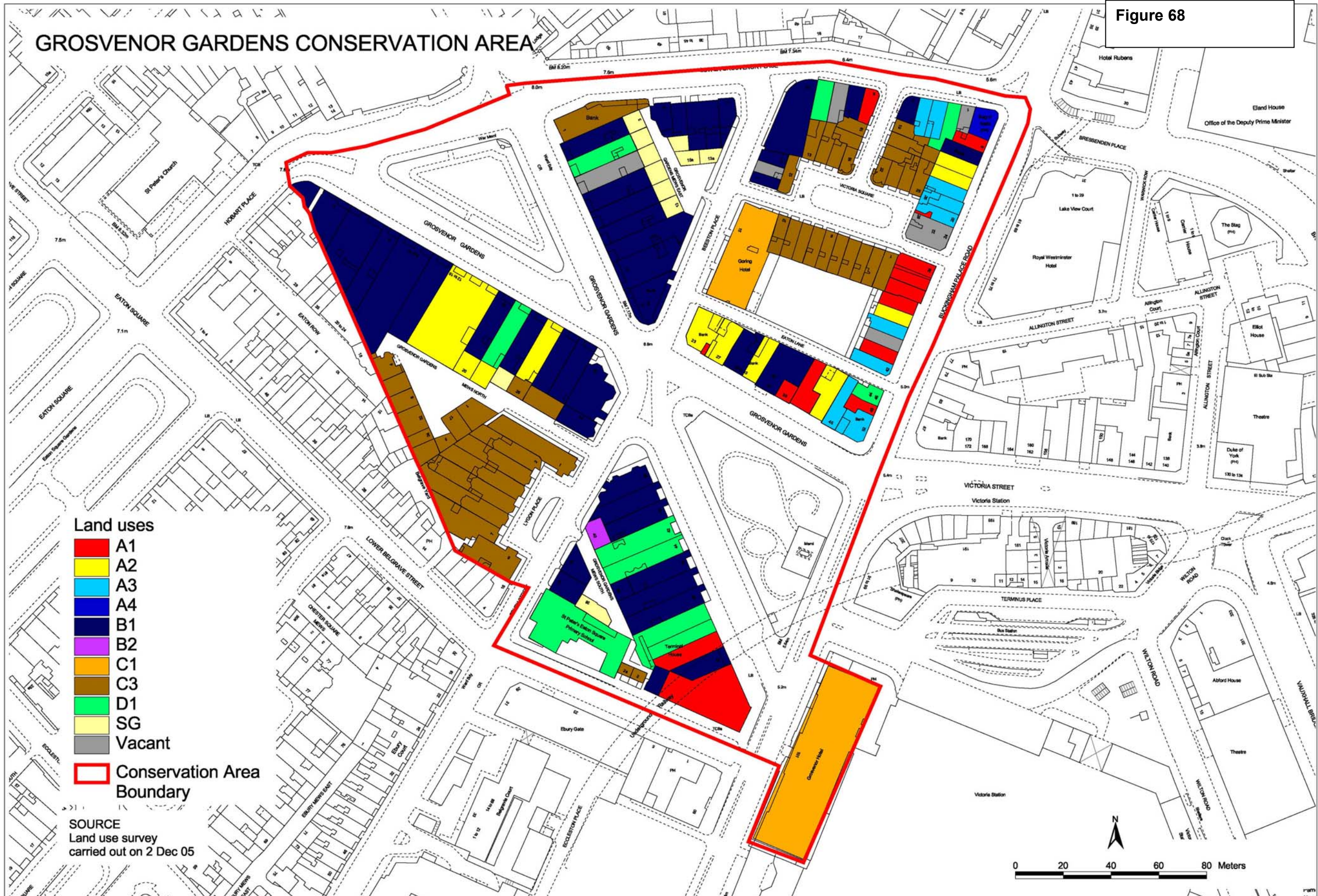
4.102 The role of Victoria as a transport hub also dominates the land-use character of the Grosvenor Gardens area. A separate draft planning brief for Victoria Station has been produced by the planning department to guide the future management and development of this area.

4.103 The Victoria Area has also been identified as an Area for Intensification in the London Plan, which could have an impact on the wider setting of the Conservation Area. The entire Conservation Area is located within the Central Activities Zone. **Figure 68** shows the pattern of land uses within the Conservation Area in 2006.

- A1 Shops
- A2 Financial and professional services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- B1 Business
- B2 General industrial
- C1 Hotels
- C2 Residential institutions
- C3 Dwelling houses
- D1 Non-residential institutions
- SG Sui Generis

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

Figure 68



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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.

### Loss of Architectural Detail

5.2 Elements of original architectural and townscape detail are important contributors to the special character of the Grosvenor Gardens Conservation Area. Where individual features have been lost or replaced with poor quality substitutes, this can have a detrimental impact on the architectural integrity of individual buildings as well as the character of the Conservation Area as a whole. The most widespread loss of architectural detail has occurred within the mews developments.

5.3 The most notable loss of architectural detail within the mews has occurred at ground floor level, with the replacement of more traditional timber coach doors. Where solid external shutters, strengthened security doorways or 'up and over' garage doors have been inserted, they tend to have a deadening impact and detract from the overall character of the mews.



**Figures 69 & 70:**

Solid roller shutter at no. 3 (left) and unsympathetic ground floor treatment at no. 6 (below) Grosvenor Gardens Mews North



5.4 There are also examples within the mews where newer developments have been designed with materials, detailing, or scale, which fails to reflect the original buildings. In Grosvenor Gardens Mews East nos. 13a & 15a have been substantially reconstructed with an extra storey, poor quality uPVC tilt and turn windows under flat brick arches and unsympathetic ground floor treatment. Nos. 20-22 Grosvenor Gardens Mews North also fails to reflect the plot widths, materials, detailing and subdivision of the facades of the original mews buildings. It is constructed of red brick and has large 'up-and-over' garage doors at ground floor level.



**Figure 71:** Nos. 13a & 15a Grosvenor Gardens Mews East – poor quality replacement to original architecture, especially ground floor treatment.



**Figure 72:** Nos. 20-22 Grosvenor Gardens Mews North. These newer mews houses have not observed the design, use of materials, scale or visual difference between the ground and upper floors that characterise the traditional mews buildings.

5.5 There are other examples of inappropriate replacement windows, using non-traditional materials such as uPVC, or changing fenestration patterns and methods of opening throughout the Conservation Area. For example, the Goring Hotel on Beeston Place has had a large number of its original timber sash windows to the front façade replaced with uPVC casements. These are crudely designed and their overall impact detracts from the building’s architectural interest as well as the character of Beeston Place. Many of the buildings in Victoria Square do not retain their original glazing bar detail.

### Loss of Townscape Detail

5.6 Some of the original railings have also been lost throughout the Conservation Area. For example, in front of Grosvenor Gardens Mews East on Beeston Place and nos. 19-21 Ebury Street have lost their perimeter railings that would have run outside their entrances.

### Shopfronts

5.7 In general, shopfronts should relate to the proportions and detail of the buildings in which they are set, as well as to the adjoining townscape. In order to retain an area’s historic character, it is important that contemporary shopfront design is of the highest quality and sympathetic to its surroundings.

5.8 There are relatively few poor quality shopfronts within the Conservation Area, although those that do exist have a negative impact both on the individual buildings and on the streetscape. Examples include nos. 8, 26, 42 Buckingham Palace Road and 3, Lower Grosvenor Place (**Figure 73**); these are of poor quality in terms of their design or materials, or fail to reflect the character or proportions of the buildings above.



**Figure 73:** No. 3 Lower Grosvenor Place  
The original shopfront has been entirely removed and the front has been cement rendered. The proportions and detailing do not respect the building above or the other shopfronts on the street.

## Signage

5.9 Poor quality signage has also had a detrimental impact on the area, especially where this proliferates in groups or obscures architectural detail. Projecting box and internally illuminated signs are particularly obtrusive. A number of 'V' estate agent's boards project from the first floor balconies along the Buckingham Palace Road terrace, which have a detrimental impact on the individual buildings as well as the attractiveness of the street.



**Figure 74:** The large projecting box sign affixed to the stone pilaster and free-standing signs all compromise the quality of architecture and street-scene along Grosvenor Gardens.



**Figure 75:** A projecting box sign and oversized 'V' estate-agent's board outside no. 8 Buckingham Palace Road.

## Traffic & Congestion

5.10 The special character of the Grosvenor Gardens is adversely affected by traffic and congestion; this in large part resulting from its location adjacent to Victoria Station. There is a conflict between pedestrians, buses and taxis which is particularly acute between Buckingham Palace Road and the triangle of Grosvenor Gardens.

5.11 The bus stops positioned opposite nos. 23-45 coupled with the bus stands outside nos. 42-52 Grosvenor Gardens create additional problems. These obstacles contribute to visual clutter, obscuring views of and access to the gardens. There is a real opportunity to facilitate better and safer pedestrian movement around the Conservation Area.



**Figure 76:**

Traffic, congestion and public realm issues along Grosvenor Gardens

### **Public Realm**

5.12 In general, Grosvenor Gardens has an attractive and well-maintained public realm. However, there are pockets of land which would benefit from enhancement.

5.13 There is currently no coherent street furniture design or layout in the Conservation Area, with a range of street furniture, road signs, guard rails and markings contributing to a visually and physically cluttered environment. Paving materials are also of variable quality, with modern concrete slabs predominating. The lack of coherent organisation in the public realm can be obstructive and confusing for pedestrians and drivers as well as detracting from the architectural aesthetic of the area.



**Figure 77:**

Street clutter and public realm obstacles across Grosvenor Gardens, from Beeston Place into Ebury Street

5.14 Both inaccessibility and traffic congestion mean that the triangle of public space in Grosvenor Gardens is currently being undervalued as a public space. The quality of experience within the public garden is marred by inaccessibility, noise and vehicular movements.

### **Aerials, Telecommunications Equipment and Associated Roof Plant**

5.15 In a number of locations throughout the Conservation Area, roof clutter such as inappropriately sited aerials, telecommunications equipment and associated roof plant has become visually obtrusive from street level, affecting short and long distance views and ultimately impacting on the area's special character.

5.16 As with all additions to buildings, careful consideration should be given to the siting of such equipment so as to minimise its visual impact. For example, the integrity of the roofscape in parts of the Conservation Area is undermined by inappropriately sited TV aerials. The negative impact of these accretions could be reduced through siting equipment away from a building's front façade and other prominent positions such as chimney-stacks.

### **Wires, Flues, Pipework and Plant**

5.17 When carelessly sited, both large mechanical equipment and minor additions such as wires, pipework and flues can have a negative impact on individual buildings and the wider street scene. The cumulative impact of small accretions can impact both on the individual building and the wider townscape. The careful siting and choice of materials and colours can significantly reduce their impact.

5.18 The large metal flue attached to no. 45 Grosvenor Gardens, dominates the rear façade as it extends over three storeys and the metal is a stark contrast to the red brick building. The negative effect of this flue also impacts on the street-scene of Eaton Lane and is visible from Buckingham Palace Road. The air-conditioning units attached to the back of nos. 12-15 Lower Grosvenor Place also have a negative impact, although these are positioned away from the building's dominant façade they impact on the wider setting, most notably into Grosvenor Gardens Mews East. There is also a large flue to the rear of the Goring Hotel, visible from Victoria Square.



**Figure 78:**

This large metal flue attached to the rear of no. 45 Grosvenor Gardens, is prominent on the building's rear elevation it also has a wider impact on the character of Eaton Lane.

## Maintenance and Painting

5.19 The care and maintenance of individual properties can have a significant impact on the character of the area as a whole as well as being potentially damaging to the health of individual buildings. In general the buildings in Grosvenor Gardens are well maintained. However, there is some spalling to porticos and front balustrades to Grosvenor Gardens and the stucco on some of the properties to Buckingham Palace Road is in variable condition. On the upper storeys to the Bag 'O Nails the stucco render is cracked and peeling, this problem is particularly bad along the parapet balustrade. Some cleaning has been undertaken to brickwork to one property within Grosvenor Gardens Mews East.

5.20 The use of consistent paint colours is also important to the character of the area. Some inappropriate painting has been undertaken to the front of Grosvenor Gardens using Magnolia. A list of the correct paint colours for Grosvenor Gardens are identified in the Directory , which forms an appendix to this document.

## Post-war Developments

5.21 Grosvenor Gardens has been relatively untouched by unsympathetic post-war developments; however, there are buildings adjacent to the Conservation Area that affect its setting and encroach on its special character. Nos. 61-69 Buckingham Palace Road for example, dominates the views out of Victoria Square and dwarfs the stucco terraces opposite at nos. 1-42.



**Figure 79:**  
Nos. 61-69 Buckingham  
Palace Road



**Figure 80:**  
As seen from Victoria Square

5.22 Of buildings within the Conservation Area, the most dramatic modern insertion within the mews is the substantial development to the rear of nos. 12-18 Grosvenor Gardens, which fronts Grosvenor Gardens Mews North (**Figure 81**). Although the height of this extension steps down towards the Mews, and the elevation has been subdivided in an attempt to reflect original plot widths, the overall composition is overwhelming in relation to the traditional scale and design of the rest of the mews. The materials are

incompatible with the surrounding buildings; the window openings have a horizontal emphasis; and there is no clear differentiation between the ground and upper floors.



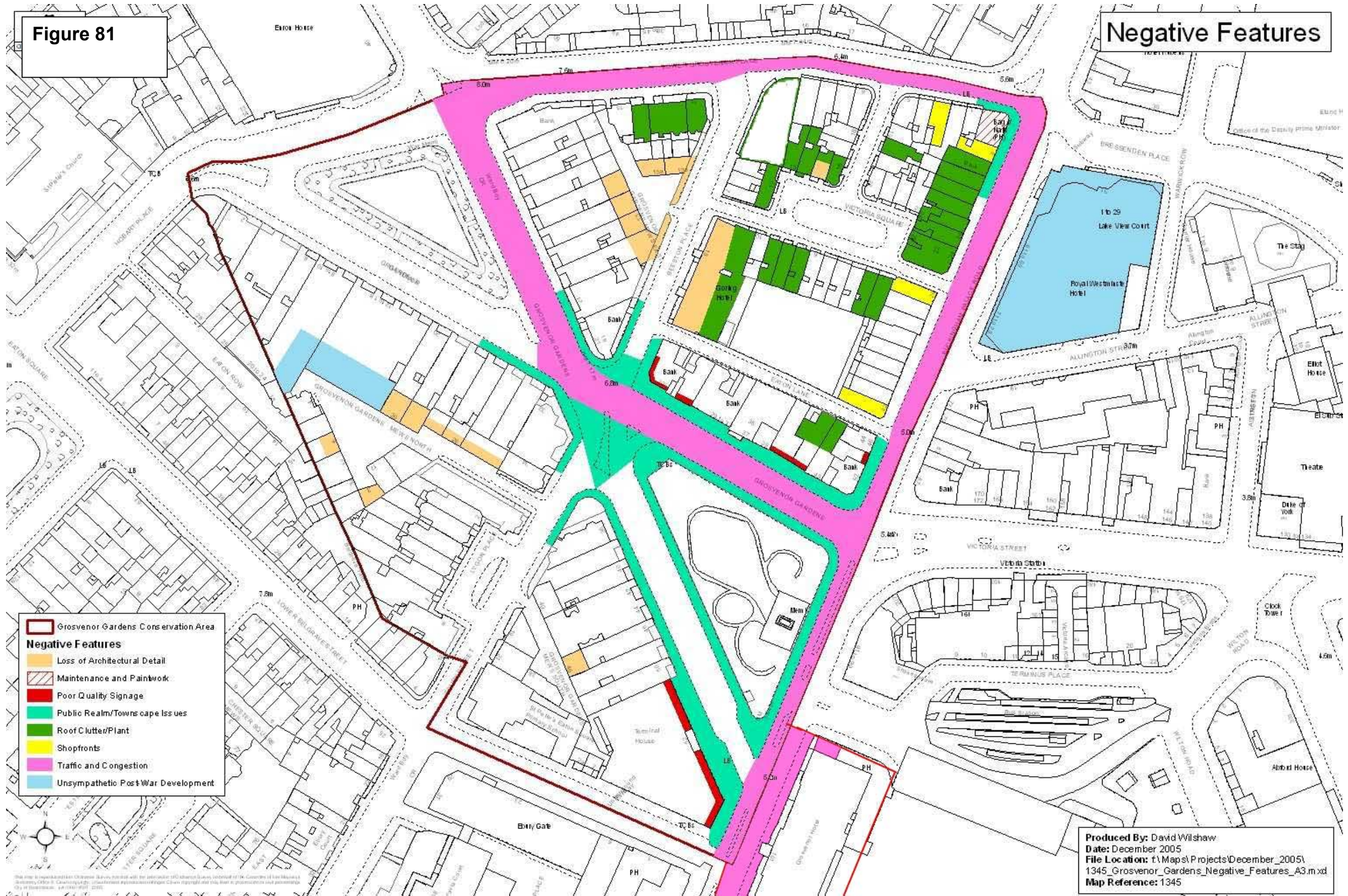
**Figure 81:**  
Rear extension to nos. 12-18  
Grosvenor Gardens

#### POLICY AND FURTHER GUIDANCE

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

Figure 81

# Negative Features





## **6 Management Proposals**

6.1 It is expected that the effective management of Grosvenor Gardens 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.

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 Grosvenor Gardens Conservation Area. 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>Location</b>	<b>Action</b>
1.	<b>Unsympathetic post-war development affecting setting of the conservation area.</b>	61-69 Buckingham Palace Road	<ul style="list-style-type: none"> <li>• Any new proposals for development adjacent to the Conservation Area should include an analysis of their impact on the setting and the character and appearance of the Conservation Areas, making reference to the findings of the Conservation Area Audit.</li> <li>• Safeguard the setting of the Conservation Area through extension to include Grosvenor Hotel.</li> <li>• Victoria Station Planning Brief to guide development and regeneration of Victoria Station, having regard to its impact on the Conservation Area.</li> </ul>
2.	<b>Unsympathetic infill development in conservation area.</b>  New mews houses with architectural detail and materials that don't relate to the surroundings.	Grosvenor Gardens Mews North (rear extension to nos. 21-18 Grosvenor Gardens)	<ul style="list-style-type: none"> <li>• Any new proposals for infill development should reflect the plot widths, predominant scale and architectural detail of the area and include an analysis of the character and appearance of the Conservation Area, making reference to the findings of the Conservation Area Audit.</li> </ul>
3.	<b>Maintenance and Paintwork</b>	Various	<ul style="list-style-type: none"> <li>• Raise awareness amongst owners and tenants. Increase circulation and availability of audit and design guides as well as English Heritage publications to ensure property owners are aware of best conservation practice and the importance of timely maintenance of historic properties.</li> <li>• Leases and the Grosvenor Estate Management Scheme specify certain requirements including external redecoration every 3-4 years. Liaise with Grosvenor Estates if any issues arise with regards to properties in</li> </ul>

			<p>their ownership.</p> <ul style="list-style-type: none"> <li>• Monitor situation and if condition deteriorates, letters to be sent to owners and consideration given to the use of listed building repairs or section 215 notices.</li> </ul>
4.	<p><b>Alterations to Mews</b></p> <p>Loss of perimeter railings Loss of architectural detail at ground floor level Poor quality windows and brick Projecting canopy outside no. 19-21 Ebury Street</p>	<p>Grosvenor Gardens Mews East Ebury Street, Grosvenor Gardens Mews South Grosvenor Gardens Mews North</p>	<ul style="list-style-type: none"> <li>• Raise awareness of original design detail by increasing circulation and availability of the Conservation Area Audit.</li> <li>• Enforcement action pursued, where possible, on unauthorised works.</li> <li>• Reinstatement of original design detail to be encouraged as part of any refurbishment schemes.</li> <li>• Give consideration to updating the Mews SPG or preparation of additional design guidance on replacement of coach doors within Mews.</li> </ul>
5.	<p><b>Loss of original doors, windows or glazing bar detail</b></p>	<p>Various (Buckingham Palace Road/ Victoria Square) Goring Hotel, Beeston Place</p>	<ul style="list-style-type: none"> <li>• Reinstatement of original design detail to be encouraged as part of any refurbishment schemes.</li> <li>• Raise awareness of original design detail by increasing circulation and availability of the Conservation Area Audits and design guides to local property owners and developers.</li> <li>• Enforcement action pursued, where possible, on unauthorised works.</li> </ul>
6.	<p><b>Inappropriately sited plant, pipework etc</b></p>	<p>Eaton Lane Beeston Place Lower Grosvenor Place</p>	<ul style="list-style-type: none"> <li>• Removal, re-housing or re-siting of any redundant flues, pipework, wires and alarms to be sought as part of any new development or refurbishment proposals.</li> <li>• Prepare new guidance on Plant &amp; Air-conditioning to encourage awareness of best practice.</li> <li>• Enforcement action to be taken to secure removal of unauthorised equipment where possible.</li> </ul>

7	<p><b>Public realm</b> – guard rails to pavement; volume of traffic signals and signs; difficult for pedestrians wanting to cross</p>	<p>Beeston Place/Buckingham Palace Road junction Grosvenor Gardens, south east end.</p>	<ul style="list-style-type: none"> <li>• De-cluttering initiative to be undertaken to secure the removal of redundant or unnecessary street furniture, especially around the gardens.</li> <li>• Original street furniture identified as part of the audit to be retained as part of any future street works or landscaping schemes.</li> <li>• Consideration to be given to reinstatement of traditionally detailed lamp standards where appropriate.</li> <li>• Proposals for enhancements to public realm and to alleviate traffic congestion within the Conservation Area to be considered further as part of Victoria Station Planning Brief.</li> </ul>
8	<p><b>Shopfronts and Signage</b></p>		<ul style="list-style-type: none"> <li>• Targeted campaign to be undertaken to secure removal of unauthorised estate agents boards to Buckingham Palace Road and Lower Grosvenor Place and raise awareness with regards to the Boardwatch design guidance and the need to obtain listed building consent for such signage.</li> <li>• Shopfronts of interest, including surrounds and small elements of detail, identified in the audit to be retained.</li> <li>• Encourage removal of unsympathetic signage as part of new applications received/ refurbishment proposals.</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. This allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chunkier, though more brittle, than WROUGHT IRON.
<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 brick.
<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 and centre-piece 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 curved 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 CONSERVATION AREA DIRECTORY**

**Designation and Extension Reports**

**Audit Adoption and Extension Report and Statement of Decision  
(including details of consultation)**

**List of Buildings of Special Architectural and Historic Merit**

**Other Designations**

**Design Guides and Planning Briefs**

**Further Reading**

## **Designation and Extension**

The following reports are reproduced from original committee reports. Large sections of text that are not relevant (i.e. which relate to a different conservation area) are edited out or else text that is of particular relevance to Grosvenor Gardens has been highlighted.

### **CONTENTS:**

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| 1. | Preliminary designation                            | 26 June 1969    |
| 2. | Consultations                                      | 6 November 1969 |
| 3. | Designation  | 2 April 1970    |
| 4. | Audit adoption report and designation of extension | 11 April 2006   |

**CITY OF WESTMINSTER**  
**TOWN PLANNING COMMITTEE – 26 JUNE, 1969**

**CONSERVATION AREAS**

**(a) BIRDCAGE WALK**

**(b) GROSVENOR GARDENS**

**REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING**

1. In accordance with a report accepted by the Committee on 29 June, 1967, concerning the Civic Amenities Act 1967, and Conservation Areas, studies have now been made of the area which adjoins the south side of St James's Park and Buckingham Palace Gardens.

**BIRDCAGE WALK**

2-6.

**GROSVENOR GARDENS**

7. Further west and separated by the new developments which have taken place on the Stag Brewery site lie two other groups which it is suggested should be taken together to form the Grosvenor Gardens Conservation Area. One of these groups is centred round Victoria Square, very early Victorian and an extremely charming stuccoed composition with a principle approach on the central axis. The entrance from Lower Grosvenor Road is flanked by two giant pepperpot corner buildings which form part of the ranges of original shops in Lower Grosvenor Road. These unfortunately, are threatened by road widening proposals.

8. The other group in this area is composed of four great mid-Victorian French renaissance style terraces encompassing triangular gardens which adjoin their apexes.

9. The outcome of the Victoria Transportation Centre Studies and of road proposals will clearly have some effect on this area but its designation as a Conservation Area should ensure the maximum consideration of its townscape and architectural qualities.

10. In all these groups the principle buildings mentioned are either on or proposed for inclusion on the statutory list of buildings of special architectural or historic interest, except in the Catherine Place group where some buildings are proposed as Grade III and some have no grading.

11. It is not considered that any useful purpose would be served by including Buckingham Palace or the Royal Mews in the proposed conservation area.

**RECOMMENDATIONS**

1. That the areas outlined on the attached map No. CD.D.0010 be approved as suitable for designation as conservation areas subject to the consultation.

2. That the Greater London Council is consulted.

3. That the Civic Trust, The Georgian Group, The Victorian Society, Westminster Society and the Westminster Architectural Society be consulted.
4. That the Ministry of Public Building and Works be consulted.

F.G. WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING



**CITY OF WESTMINSTER**  
**TOWN PLANNING COMMITTEE – 6<sup>TH</sup> NOVEMBER 1969**  
**DESIGNATION OF CONSERVATION AREA**  
**BIRDCAGE WALK AND GROSVENOR GARDENS**  
**REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING**

1. On 26 June 1969 the committee considered proposals for Birdcage Walk and Grosvenor Gardens Conservation Areas and authorised consultations with the Greater London Council, the Civic Trust, the Georgian Group, the Victorian Society, the Westminster Society, the Westminster Architectural Society and the Ministry of Public Building and Works.

2. Plan No. CD.DC010A attached to this report shows the boundaries of the areas approved by the Committee and amended in the light of observations received; a plan at a larger scale (CD.CO.0017) showing this area will be on display.

3. CONSULTATIONS

Replies have been received from the Civic Trust, the Victorian Society and the Westminster Society, who indicate generally their satisfaction with the proposals and from the Greater London Council who have no comment on the Grosvenor Gardens Area but suggest the following additions to the Birdcage Walk area:

(1) Buckingham Gate and Stafford Place

Nos. 1-9 (cons.) Buckingham Gate, a group of grand mid 19<sup>th</sup> century, mainly stucco, houses which are included (except No. 3) in the new provisional Statutory List. These, with No. 10, the Duchy of Cornwall Office, make an appropriate foil to the Palace. Also Nos. 14-20 (even) Stafford Place, a grade III late 18<sup>th</sup> century terrace which closes the vista through the pedestrian way between Nos. 3 and 4 Buckingham Gate.

(2) Buckingham Court: 75-84 (cons.) Buckingham Gate

This unlisted building, which adjoins Wellington Barracks at the corner of Petty France and Buckingham Gate, on the boundary of the proposed Conservation Area, is an elaborate design, dating from the end of the last century, in the manner of the French early renaissance, built in red brick and stone. Its inclusion would protect both the corner, and the rear of the barracks, and would also simplify the boundary at this point.

(3) Old Queen Street – eastern end

This addition would cover the eastern end of Old Queen Street, together with the Institution of Mechanical Engineers and the adjoining building in Birdcage Walk. Of the Old Queen Street house Nos. 9 and 11 are grade II in the new provisional list and a number of the others have a sympathetic scale and character to this continuation of Queen Anne's Gate. Lewisham Street is axial on Big Ben and gives a framed view of it.

4. COMMENT

(1) It is considered that while Nos. 4-9 add to the significance of the Duchy of Cornwall Office, opposite the flank of the Palace, Nos. 1-3 do not sufficiently

contribute to this group. Therefore it is suggested that the boundary should run through the passageway to Stafford Place and include Nos. 14-20 Stafford Place.

(2) The simplification of the boundary and the protection to the whole site are valid arguments for accepting this suggestion.

(3) In addition to the points mentioned the extension eastwards will link this area with the Government Precinct Conservation Area.

RECOMMENDATION

That the officers be authorised to carry out the statutory consultations with the Greater London Council and request its comments within two months and, subject to proceed with the designation of the Birdcage Walk and Grosvenor Gardens Conservation Areas as shown on the Plan CD.C0.0017.

F G WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING

**CITY OF WESTMINSTER**

**TOWN PLANNING COMMITTEE – 2<sup>ND</sup> APRIL 1970**

**DESIGNATION OF GROSVENOR GARDENS CONSERVATION AREA**

**REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING**

1. On 6 November, 1969 the Committee considered observations received from authorities and bodies consulted regarding the proposed Grosvenor Gardens Conservation Area and decided, subject to the completion of statutory consultations with the Greater London Council, to proceed with the designation of the area.
2. Inadvertently the Grosvenor Estate was not consulted; this has now been rectified and the Estate as freeholders of the Grosvenor Gardens and Victoria Square areas raises strong objection. Their letter of 5 February 1970 is appended to this report.
3. It will be noted that their objection rests on the question of the volume of traffic passing through the area and the possibility of future developments in connection with the Victoria Transportation Centre. They do not put forward any arguments against the designation of the area from the point of view of the architectural or townscape quality of the buildings and spaces.
4. The Committee will recall that the designation of conservation areas throughout the City has been based on agreed criteria which includes architectural quality, townscape quality and traditional activities and land use. Whilst the question of traffic has an important bearing on the visual quality and general amenity of an area, now and in the future, this visual factor was not taken into consideration in the designation studies.
5. Generally speaking, the conservation area most vulnerable to the effects of traffic are those containing narrow streets and buildings of domestic scale and character or those where land use activity results in a major pedestrian and vehicular conflict. In many of these areas it has been assumed that some of the more transient problems created by traffic are capable of being resolved by future controls and traffic management schemes.
6. Other areas, such as Grosvenor Gardens, with larger scale buildings and spaces are capable of absorbing greater volumes of traffic before the visual and environmental quality of the area is adversely affected to an unacceptable degree. Whilst traffic conditions in Grosvenor Gardens are bad from many aspects, it is considered that this does not justify excluding the area from designation.
7. Grosvenor Gardens was designed by Thomas Cundy III in 1864/7. The large scale terraces, carried out in the grand classical style of the French Renaissance are extremely valuable examples of Victorian architecture in London. Compared with many areas in the City already designated, the quality of architecture is highly rated. In townscape terms the layout of the terrace results in an interesting and unique spatial arrangement of a scale commensurate with the buildings.
8. The City Council in 1966 supported the G.L.C in recommending the listing of these buildings. At that time it was made quite clear that this was in order to protect the buildings as they existed, but would not necessarily preclude their demolition in the future, should there be some compelling reason for comprehensive development

which would produce a major planning advantage. The Committee had in mind at the time the traffic problem in the Victoria and Belgravia areas and the future development of the Victoria Transportation Centre.

9. So far no schemes have been put forward which would require the demolition of the terraces. The schemes for the Victoria Transportation Centre have been carefully worked out to avoid this situation and to avoid any unnecessary demands on the open spaces. The proposed underpass scheme was shown in tunnel at this point without danger to the historic buildings.

10. Commenting on the views of the Grosvenor Estate, the City Engineer remarks:

“At the present time, Grosvenor Gardens already carries considerable traffic volumes and provides the natural north-bound link between Vauxhall Bridge Road and Grosvenor Place. Any effects in the future to relieve Belgravia and Pimlico of the traffic at present signed through these areas on the ring route must, of necessity, increase flows on the Grosvenor Gardens link. In addition, it is inconceivable that any redevelopment of Victoria Station or of the area in its immediate vicinity will do other than further increase these flows.

In these circumstances, it is not possible to envisage a reduction of traffic to levels compatible with conservation in the area under consideration and to proceed with the designation would be to impose an impossible task in traffic terms.”

11. Nevertheless the Director of Architecture and Planning considers that to exclude this area from designation on the grounds of traffic alone would to be consistent with the City Council's conservation policy.

12. If the Committee agree to proceed with the designation of this area as originally proposed, it is suggested that the Grosvenor Estate should be informed that the position can be reviewed in the future should changed circumstances make this desirable. The Estate might also welcome an assurance that any application involving the comprehensive redevelopment of the terraces, which indicated a major planning advantage for a wider area, would be seriously considered on its merits by the City Council notwithstanding the inclusion of the terraces within a designated conservation area.

#### **MATTER FOR DECISION**

Whether to proceed with the designation of the Grosvenor Gardens Conservation Area as agreed by the Committee on 6 November, 1969 and to inform the Grosvenor Estate on the line suggested in paragraph 12 of this report.

F G WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING

## AUDIT ADOPTION AND CONSERVATION AREA EXTENSION REPORT & STATEMENT OF DECISION

Decision-maker	Date	Title of Report
<b>CABINET MEMBER FOR CUSTOMER SERVICES</b>		<b>Grosvenor Gardens Conservation Area – Adoption of Audit as Supplementary Planning Guidance and designation of extension to the Conservation Area.</b>
<b>CLASSIFICATION FOR GENERAL RELEASE</b>		<b>Report of Director of Planning and City Development</b>
<b>Wards Involved</b>	<b>St James’s, Warwick, Knightsbridge &amp; Belgravia</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. The review of conservation area boundaries forms part of this process.	
<b>Financial Summary</b>	There are no financial implications arising from this report. The printing of the document will be met from existing budgets.	

### 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, this report seeks approval both for the designation of an extension to the Grosvenor Gardens Conservation Area and for the adoption of the Grosvenor Gardens Conservation Area Audit as Supplementary Planning Guidance.

### RECOMMENDATIONS

2.1 That the Cabinet Member for Planning and Customer Service resolves to agree the designation of an extension to the Grosvenor Gardens Conservation Area to include the Grosvenor Hotel, as shown on the attached plan at **Appendix 1**.

2.2 That the Director of Planning and City Development be authorised to publish a notice of the designation, specifying its effects, in the London Gazette and at least one local newspaper circulating in the area, to give

notice to the Secretary of State and English Heritage and to take any such steps as may be necessary to implement the designations.

2.3 That the Cabinet Member for Planning and Customer Service resolves to adopt the Grosvenor Gardens Conservation Area Audit (attached at **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 of all of the Borough's 54 Conservation Areas.

3.3 The draft Conservation Area Audit for Grosvenor Gardens was adopted for consultation on 23 February 2006. This included a report on the boundary review, which recommended the inclusion of the Grosvenor Hotel within the Conservation Area. A public consultation exercise was undertaken on both the audit and boundary review. A summary of all comments received and the Council's response to these is outlined below.

### **4 Detail**

#### **Consultation**

4.1 Public consultation consisted of both written consultation, two workshops held at both the south and central area forums and a separate meeting with Grosvenor Estates. 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 9<sup>th</sup> February 2006 then invited local groups and residents, national bodies and other local organisations to attend workshops at the south and central area forums to introduce and discuss the audit. In addition the workshop on conservation was publicised by letters sent out by the area forums team. An additional letter of the 23<sup>rd</sup> February enclosing copies of the audit and boundary review and requesting comments was sent to all of the principal consultees and other parties who had expressed an interest in receiving the document. South Area forum was held on 21<sup>st</sup> February 2006 and central area forum on 7 March 2006.

4.2 The area forums were well attended with the first workshop (at south area forum) attracting in the region of 15 attendees and the second workshop (central area forum) around 6 attendees. The feedback at the workshops was generally positive. Participants were supportive of the production of the

document and the proposed extension of the conservation area. Full details of the discussion are appended.

4.3 The main issues arising in discussion related to the importance of the wider setting of this conservation area. As a result of this additional views have been identified as of importance within the audit at Figure 41 and wording with regards to the importance of the area's setting strengthened.

4.4 A separate meeting was held on 3 March 2006 with Grosvenor Estates to discuss their views on the audit. They were generally supportive of the audit and the comments arising from this meeting are again listed in full at Appendix 3. However, they did raise some concerns with regards to the roof extensions map. It was considered two buildings in particular: should not be identified as being unlikely to be acceptable for roof extensions. These were 52 Grosvenor Gardens (formerly known as Terminal House) and the single storey buildings at 26 and 28 Victoria Square.

4.5 With regards to those buildings on Victoria Square. The square comprises a set piece of Grade II\* listed buildings. Whilst the single storey buildings to the south side do not relate to the rest of the square in terms of their height and detailed design, the square seems to have been designed without a southern elevation fronting onto the square. The properties on this side of the square face Buckingham Palace Road and their rear elevations form the south of the square. The single storey buildings form a group and allow views towards the rear elevations of the buildings on Buckingham Palace Road. Any upward extension of these would essentially constitute full width rear extension to these properties, which would also be likely to have significant amenity implications. It is therefore not considered these could easily admit any form of upward extension and any application would need to be considered on its merits.

4.6 52 Grosvenor Gardens is the largest building within the conservation area, and already has a considerable presence in the area. As such, it is unlikely that any further roof extension would be considered as this would further emphasise the scale of the building and taking this above the predominant building height within the Conservation Area, although it is accepted that there may be scope for rationalisation of rooftop plant.

4.7 In light of the above, it is not considered appropriate to amend this map. However, 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 where this would preserve or enhance the character of the conservation area and the setting of adjacent listed buildings.

4.8 English Heritage also wrote in support of the audit.

### **Boundary Review**

4.9 One objection to the proposed extension of the Conservation Area was received from Piedad Consulting on behalf of Thistle Hotels, who own the

Grosvenor Hotel. They felt that, given that the building is already listed, it should not be included within the Conservation Area. However, the hotel is clearly related to the buildings within the Conservation area in terms of its architectural style. It frames the gardens and is visible from many viewpoints within the Conservation Area. The building is already protected as a listed building but it is considered its value as part of the wider townscape, forming a local landmark within this Conservation Area should be recognised. The inclusion of the building within the Conservation Area is proposed within the Victoria Station planning brief and was also strongly supported by residents at both workshops on the audits. One written response was also received supporting its inclusion within the area. It is therefore considered it should be included within the Conservation Area. A full note of their comments is provided in the appendix and some wording has been changed in the light of their comments.

## **Other Issues**

4.10 Presentation of the final document including quality of photos and illustrations will be reviewed prior to printing and a new front cover prepared.

## **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 audit makes 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 Conclusion**

9.1 It is considered that the attached audit provides a sound basis for the future stewardship of the Grosvenor Gardens Conservation Area, meeting the statutory requirements placed on the Council. It is also considered the Grosvenor Hotel relates strongly in character to the conservation area and would benefit from inclusion in the area. No major concerns were raised as a result of the consultation process and it is therefore recommended that the extension to the conservation area be designated and the audit now be



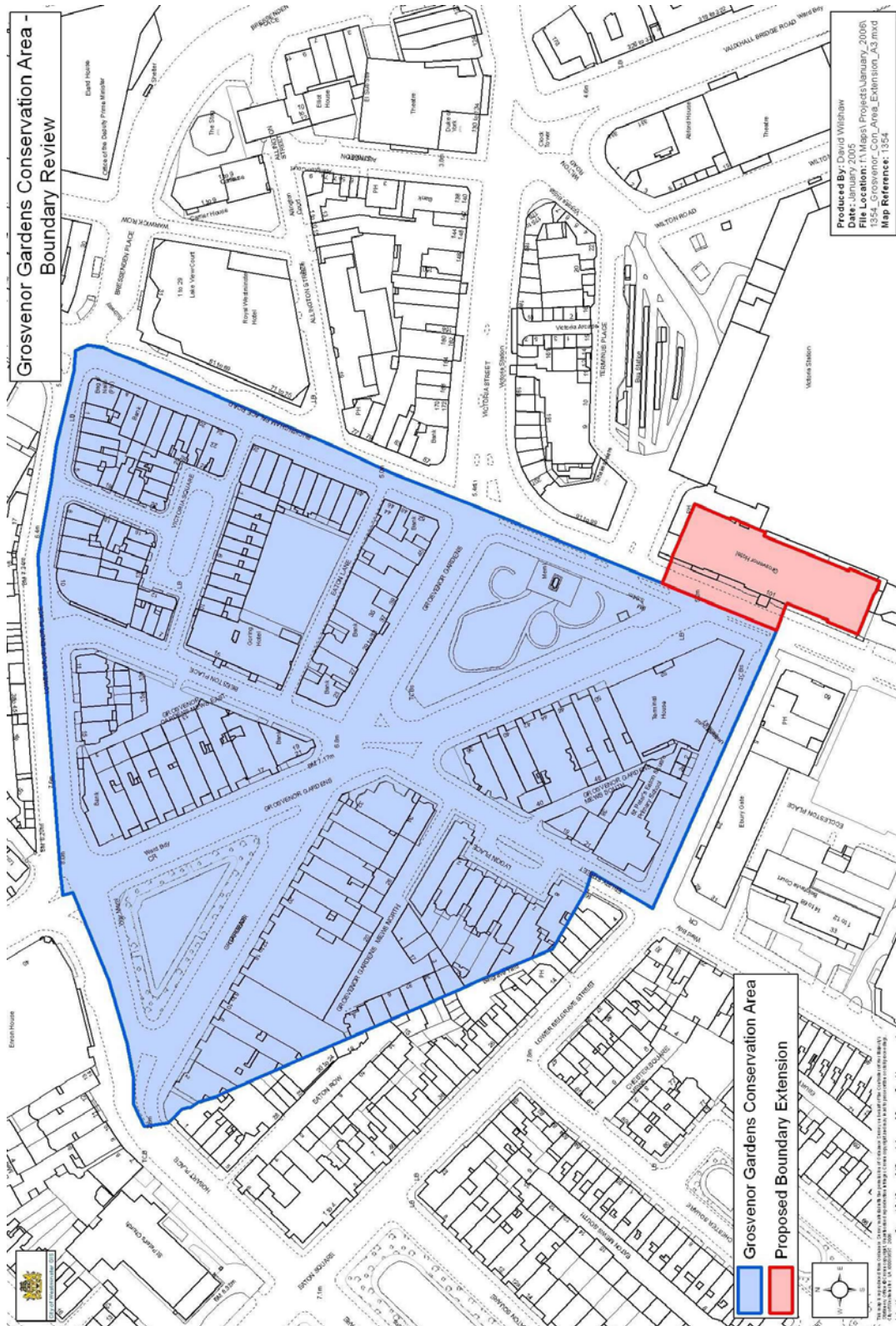
adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of this Conservation Area.

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 [jhamilton@westminster.gov.uk](mailto:jhamilton@westminster.gov.uk) ; FAX NUMBER 020 7641 2338

#### BACKGROUND PAPERS

- 1 Grosvenor Gardens Mini-guide.
- 2 Grosvenor Gardens Conservation Area Directory
- 3 Emails from Nigel Hughes, English Heritage and Wieland Janssens, note of meeting with Nigel Hughes, Letter from DTZ on behalf of Thistle Hotels.

# APPENDIX ONE: EXTENSION TO CONSERVATION AREA



## **APPENDIX 2: Written Consultees**

Mr Mike Dunn, Central and West London Team, English Heritage  
Kathryn Ferry, The Victorian Society  
Ms Claudia Johnson, Asset Manager, Commercial Team Grosvenor  
Nigel Hughes, Grosvenor Estate  
Mr Michael Bird Portfolio Director, Land Securities  
Mr Tony Platt, Belgravia Residents Association  
Mr Paul Houston, Westminster Property Owners Association  
Mr Peter Handley Honorary Secretary The Westminster Society  
Mr Pete Lynch, Project Director - Victoria Station Upgrade, Transport for London  
Mr Mike Fairmaner, TV Osborne  
Naomi Gordon Administrator, World Monuments' Fund  
Mr John Wright Head Teacher St Peter's Eaton Square School  
Mr David Morgan-Hewitt, General Manager, Goring Hotel  
The Manager Thistle Victoria (Grosvenor Hotel)  
Mrs Moy Scott Pimlico F.R.E.D.AT  
O & H Lygon Place Ltd  
1- 25 Victoria Square  
44-52 Buckingham Palace Road  
Thorney Island Society  
WCC Trees and Landscape Team  
WCC City Planning Group  
WCC Corporate Property  
WCC Transportation

## **APPENDIX 3: NOTE OF AREA FORUMS.**

Text relating to Regency Street and Medway Street has been omitted.

### **GROSVENOR GARDENS, REGENCY STREET CONSERVATION AREA AUDIT PUBLIC CONSULTATION WORKSHOP: **SOUTH AREA FORUM** 21 FEBRUARY 2006 6.30PM**

#### **Attendees:**

Michelle Bingham (Westminster Partnership for Race Equality)  
Ken Martin (Resident)  
Michael Goldschmidt (Resident)  
J.M. Halcrow (Resident)

#### **Westminster City Council:**

Rosemarie MacQueen, Head of City Development (Planning & Design)  
Jane Hamilton, Area Design & Conservation Officer  
Toby Cuthbertson, Design & Conservation Officer

(Not all of the attendees wished to sign the attendance sheet, a further three attendees are unrecorded)

## **Grosvenor Gardens**

The first question raised was with regards to **traffic plans around Victoria Station**. It was explained that so far nothing has been planned but all plans would need to be scrutinised by transport for London.

Concern was expressed by one resident about **interiors of historic buildings** in conservation areas and their protection. Do the council have the power to stop ripping out interiors of buildings within conservation areas? It was explained that if a building is not listed then the interior is not protected but residents can request that buildings are listed. The process for doing this was discussed. It has to go to the secretary of state and English Heritage.

Several questions were also asked about the **role of the Mayor** in the planning process. The Mayor does have strategic planning and transportation role so would be involved in schemes such as Victoria Station but not other schemes that might be within a conservation area like Grosvenor Gardens

There was then some discussion of **negative features**; those identified in the audit include inadequate surface treatments, security shutters, projecting signs, or proliferation of satellite dishes.

**Traffic** was identified as one of the major negative issues affecting Grosvenor Gardens and this led onto further discussion of negative features and their management.

Officers were asked to review the wording re roof clutter on Victoria Square, particularly the reference to TV aerials. (\* This has been changed at para 5.16)

MEDWAY STREET & GROSVENOR GARDENS CONSERVATION AREA AUDITS  
PUBLIC CONSULTATION WORKSHOP  
CENTRAL AREA FORUM MOTHER'S UNION HALL, TUFTON STREET, TUESDAY  
7<sup>TH</sup> MARCH 2006 6.30PM

**Attendees:**

Peter Lawson, Thorney Island Society

June Stubbs, Thorney Island Society and Friends of St James's Park and the Green Park

Carol Seymore-North, Knightsbridge Association

Jean Verblow, Resident at 116 Horseferry Road

Brian Donaldson, Resident at 46 Medway Street

(Not all of the attendees wished to sign the attendance sheet, a further three attendees are unrecorded)

**Westminster City Council:**

Rosemarie MacQueen, Head of City Development (Planning & Design)

Michael Wharton, South Area Planning Team

Jane Hamilton, Design & Conservation Officer

Hannah Smith, Design & Conservation Assistant

Councillor Nicholl (part of the workshop)

**Grosvenor Gardens**

A map showing the boundary of the conservation area was tabled and the proposed boundary extension was also highlighted

- The conservation area boundary and proposed boundary extension were both met with approval

Maps showing where unlisted buildings of merit have been identified and where it is likely roof extensions may not be permitted were also tabled

- There was an overall agreement with the unlisted buildings of merit and the roof extensions identified within the audit document

A brief outline of the historical development of the Conservation Area was given as well as an outline of the architecture in the area

- The thorough research and content of the history sections and document as a whole was praised.
- A query over Lygon Place was raised and what the actual development for this site was going to be. June Stubbs asked who the current conservation architect for Lygon Place is

The reason for identifying negative features in the Conservation Area was explained; those identified in the audit include inadequate surface treatments, security shutters, projecting signs and proliferation of satellite dishes.

- The issue of a number of vacant shopfronts along Lower Grosvenor Place was raised and if there would be any way to encourage higher occupancy along this stretch
- The potential for re-designing some of the more unsympathetic shopfronts in the conservation area was met with approval

- It was pointed out that greenery and planting along otherwise unsightly boundary walls works well and could be used elsewhere in the conservation area
- It was agreed that 61-19 Buckingham Palace Road does have a detrimental effect on the conservation area, especially upon Victoria Square

The suggested measures taken for remedying the negative features were outlined in the management proposals section. The usefulness of gaining public opinion and input into this section of the audit document was reinforced.

- Councillor Nicoll asked if the audit document would give WCC greater powers to affect changes to negative features

The potential redevelopment of Victoria Station was discussed at some length.

- The issues raised included the potential impact a concentration of tall buildings would have on the surrounding area
- Peter Lawson had suggested to Land Securities transforming the area in front of Victoria Station into an open space, which could then tie in with Grosvenor Gardens and become a world heritage site.

A list of the main outcomes and any issues for officers to investigate further were noted, as follows:

- An overall agreement with the unlisted buildings of merit, local views and roof extensions maps for both conservation areas.
- Would like to ensure the protection of lamp standards and other townscape features of interest
- Look into the possibility of re-designing some of the unsympathetic shopfronts to be more in-keeping with the overall character of the conservation area
- The positive effect greenery and planting can have on unsightly boundary walls was highlighted
- Observations outside a conservation area, for example with the Victoria Station Planning Brief, are still important
- Positive comments about the audit documents as a whole, especially the history sections

## APPENDIX 4: TABLE OF RESPONSES

Consultation responses		Council Response/Comment
Respondent	Comments	
<b>Nigel Hughes, Grosvenor</b>	<p>1. <b>History Section.</b> Paragraph Balfour was the estate surveyor, not Turner. Lygon Place was by Turner and Balfour. Check all references to Thomas Cundy refer to the right Thomas Cundy, since there were three</p> <p>2. <b>Building Names/ Numbering.</b> The audit refers to Terminal House/ 1 Grosvenor Gardens throughout. The correct address is 52 Grosvenor Gardens – Terminal House is no longer used as an address</p> <p>3. <b>Architecture:</b> Note existence of Mansfield Stone in parts Grosvenor Gardens buildings. Also worth noting the similarities with the architecture of Grosvenor Place (outside the Conservation Area)</p> <p>4. <b>Painting:</b> Reference should be made to inappropriate painting which has been undertaken to the front of Grosvenor Gardens, where some buildings have been incorrectly painted Magnolia. The paint colour which should be used is BS 40YY51084. The correct paint numbers could usefully be included as an appendix. BS 08515 is the paint number for Victoria Square</p> <p>The leases and the Grosvenor Belgravia Estate Management Scheme (which applies to properties where we have sold the freehold) also specify certain requirements including external redecoration every 3 (or occasionally 4 in more modern leases) years.</p> <p>5. <b>Victoria Square:</b> The works to the public realm are now complete and revised pictures and text should be inserted illustrating this</p> <p>6. <b>Roof Extensions:</b> Concern was expressed about this map, how it would be used and whether it is definitive. Particular concerns related to the single storey buildings at 18-24 Victoria Square. Also, queried 52 Grosvenor Gardens, which it was also felt may be able to accommodate a roof extension is set back</p> <p>7. <b>Unlisted Buildings of Merit:</b> The cabman's shelter are shown as of merit. Verify whether these are in fact listed.</p>	<p>Amended at para 3.22</p> <p>Amended throughout document</p> <p>Reference added at para 4.16</p> <p>Added to negative features at para 5.20.</p> <p>Reference to paint numbers etc will form an appendix to document as part of the directory in the final printed version</p> <p>Reference has been added to this in management proposals (Section 6: Management proposal Number 3) and this will also be referred to in the publications section of the directory at the back of the document.</p> <p>Picture added in Trees and Landscape Section.</p> <p>Discussed in main report</p> <p>Checked and they are unlisted, so have been retained on the unlisted buildings of merit map.</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
	<p>8. The identification of <b>historic shopfronts of interest</b> within the audit was supported but clarification was sought with regards to our policy on shopfronts of interest within conservation areas. A particular example on Lower Belgrave Square (just outside the Conservation Area) which has recently been given permission for alterations, despite being identified as a shopfront of particular interest.</p> <p>9. Paragraph 4.89. Change reference to refer to sculpture rather than statue. Also insert comment that this statue is part of a pair, the other is in Chester.</p> <p>10. Paragraph 4.94 Verify that all those coal hole covers identified are of interest.</p> <p>11. Paragraph 4.98 comment to be inserted that the Gardens themselves are owned by Grosvenor but are leased and managed by Westminster City Council.</p> <p>12. Paragraph 4.100 Change Lygon square to Lygon Place. Also <b>Building Uses</b> map highlights Lygon Place as residential, although this has yet to be confirmed.</p> <p>13. Page 49 Change <b>trees</b> section to refer to Catalpa Trees in Victoria Square.</p> <p>14. <b>Negative Features</b> map – clarify the existence of roof clutter at new office building at 10 Lower Grosvenor Place.</p> <p>15. Commented that Fig. 74 was very relevant. <b>Street clutter</b> is particularly detrimental and actions to reduce these would be supported</p> <p>16. <b>Maintenance and Painting.</b> Commented that specific examples of poor maintenance are very transitory. The Bag O Nails for example is likely to be repainted shortly</p> <p>17. <b>Consultation:</b> It was requested that in future Grosvenor be informed of the forward programme of audits and that this could be done through the regular meetings with Rosemarie MacQueen/ Gordon Chard/ Godfrey Woods. Grosvenor would be particularly keen to work with the</p>	<p>There is a general presumption in favour of retention of shopfronts of interest within conservation areas. Their identification within the audit should help to safeguard them better in future.</p> <p>Amended.</p> <p>Re-checked on site Those identified are all decorative covers. Plain covers have not been identified.</p> <p>This is already stated. Added the words 'leased and'</p> <p>Reference added to this within the text.</p> <p>Amended at para 4.96.</p> <p>No roof clutter on this building. Map has been amended.</p> <p>There is an action in management proposals to encourage this.</p> <p>Agreed but as this nonetheless has an impact on the character of the area, this has been retained in the text.</p> <p>Future input of Grosvenor into management proposals and audits in general would be very welcome</p>



Consultation responses		Council Response/Comment
Respondent	Comments	
	<p>Council and input into the management proposals section for future audits, especially Mayfair and Belgravia. Also commented that Grosvenor will be working on updating the Mews SPG – specifically for Ebury and Elizabeth Street</p> <p>Para 4 - The correct paint for Victoria Sq (and for everywhere else on the estate apart from the mews and Grosvenor Gardens) is BS 08B15</p> <p>Para 8 - Lower Belgrave Street (number 12)</p> <p>I will send you through the post some of our literature on Stucco repairs, mews colours, general specifications etc.</p>	
<b>Wieland Janssens, Resident of Victoria Square</b>	<p>It is an extremely thorough and accurate study of the rich architecture and features in the Grosvenor Gardens area and of the current situation. As a resident, I concur with all conclusions and recommendations (on signage, mews garage doors etc).</p> <p>Living in Victoria Square, may I make a couple of specific observations regarding our immediately surrounding area :</p> <ul style="list-style-type: none"> <li>- Although they are not currently listed, I fully agree that unlisted buildings such as 32-42 Buckingham Palace Road and the Goring Hotel very much add to the character of the area and should be listed or preserved at all cost.</li> <li>- The Lower Grosvenor Place buildings (2-6) between Bag O’Nails and Victoria Square form an integral part of the Victoria Square architecture. They are sadly neglected by their current owner and have indeed one unappealing shop front (no 3). Any efforts or measures that Westminster could undertake to prettify this important stretch opposite the Buckingham Palace walls (!), would be most appreciated. A lick of paint to the entirety of the buildings would already do them some good, as well as the restoration of the window fronts and the removal of disturbing advertising signs.</li> <li>- A set of speed reducing bumps on Lower Grosvenor Place may incidentally be a good idea. I do not believe however it is feasible or advisable generally to change in our area the traffic flows now, it works ok.</li> <li>- The whole Grosvenor Gardens area would indeed benefit from a careful look at all the traffic signs and other street furniture clutter. This would require some careful coordination with the traffic department. To give an</li> </ul>	<p>Survey of estate agents boards an other adverts to be undertaken and passed to enforcement. (Management Proposal No 8)</p> <p>Unlikely given that this is major bus route. Suggestion to be passed to highways.</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
	<p>example, to turn from Victoria Square to Beeston Place there are 3 big blue signs with white arrows for motorists to tell them to turn left. While one may not be enough, surely two would suffice ?</p> <p>- Shop signage for 8-30 Buckingham Palace Road could indeed be nicer. The shop on the corner of Buckingham Palace Road and Victoria Square (No 30 ?) has been vacant for over 3 years, not adding to the area's appeal. What is the building's owner (Grosvenor) current's intent with this group of stores and buildings ? These buildings could use some paint on the outside.</p> <p>- I would be in favour of including the magnificent Grosvenor Hotel (beautiful features also inside) into the listed Grosvenor Gardens Conservation area.</p>	<p>Will liaise with Grosvenor on this. The Grosvenor leases and the Grosvenor Belgravia Estate Management Scheme (which applies to properties where we have sold the freehold) also specify certain requirements including external redecoration every 3 (or occasionally 4 in more modern leases) years.</p> <p>Support noted.</p>
<b>English Heritage</b>	<p>Thank you for consulting us on the Conservation Area Audits. We have considered this, and support your approach. We have no detailed representations to make.</p>	
<b>DTZ on behalf of Thistle Hotels</b>	<p><b>Boundaries of the Conservation Area</b></p> <p>Thistle Hotels supports the boundaries of the Conservation Area, as shown on drawing Figure 1 of the Conservation Area Audit. We note the proximity of the Grosvenor House Hotel to the Conservation Area, and appreciate the requirement for any future proposals for the hotel to properly respect the character and setting of the adjacent Conservation Area.</p> <p><b>Landmark Buildings</b></p> <p>Thistle Hotels acknowledge the reference in paragraph 4.57 to the Grosvenor Hotel as a landmark building in the area. It is considered the potential for extension or expansion of the hotel lies to the rear of the property, towards the station, and away from the Conservation Area. Any proposals for external alterations to the building will be subject to Listed Building consent (as the property is Grade n* listed, and will be considered in relation to their impact on the adjoining Conservation Area. It is therefore considered appropriate to reference this building in this document, but to no greater an extent than is currently proposed.</p> <p><b>Strategic, Metropolitan and Local Views</b></p> <p>Thistle Hotels recognise that any</p>	<p>This is considered within the main report.</p> <p>Noted. The landmark buildings section has not been amended further. There is an added reference to the hotel within the architecture section. However, this simply describes the building and its importance.</p> <p>Reference to the Mayor's Emerging</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
	<p>proposals at the hotel and surrounding area will need to respect the character, appearance, setting and its local views (to and from) the adjacent Grosvenor Gardens Conservation Area (GGCA). The GLA has issued an emerging Development Framework for strategic views (April 2005) which encourages clusters of tall buildings where appropriate and we understand does not identify Victoria station as a restricted area for providing tall buildings. Thistle Hotels therefore propose that this section includes reference to this emerging document and its strategic view implications for future redevelopment at the station.</p> <p><b>Characteristic Land Uses</b></p> <p>Thistle Hotels consider the land uses set out under paragraph 4.100 to be broadly appropriate, however this description does not reference the importance of this area as an accessible central London area, which is highly desirable to tourists. There are numerous hotels in the immediately surrounding area, therefore it is proposed that the description under 4.11 is expanded to read:</p> <p><b>"...today Grosvenor Gardens has a mixed-use character which includes a variety of retail, office, institutional, and residential and tourist related uses."</b></p> <p><b>Negative Features and Enhancement</b></p> <p>2.5 It is set out in 5.10 that the special character of the Conservation Area is blighted by traffic and congestion. It is considered that, as in paragraph 4.101, reference should be made to the Draft Victoria Planning Brief, which seeks to bring forward improvements to the traffic and movement around the Victoria Station area, which may positively impact on the character of the Conservation Area.</p>	<p>document and Westminster City Council's emerging views SPG has been added.</p> <p>Agreed. Reference added in land uses section as suggested</p> <p>This is referenced in the Management Proposals, section 6.</p>

## **WESTMINSTER CITY COUNCIL**

### **STATEMENT OF DECISION**

#### **Grosvenor Gardens Conservation Area – Adoption of Audit as Supplementary Planning Guidance and designation of extension to the Conservation Area.**

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

#### **Summary of Decision**

1. That the designation of an extension to the Grosvenor Gardens Conservation Area to include the Grosvenor Hotel, as shown in Appendix 1 of the report, be agreed.
2. That the Director of Planning and City Development be authorised to publish a notice of the designation, specifying its effects, in the London Gazette and at least one local newspaper circulating in the area, to give notice to the Secretary of State and English Heritage and to take any such steps as may be necessary to implement the designations.
3. That the Grosvenor Gardens Conservation Area Audit be adopted as Supplementary Planning Guidance.

#### **Reason for Decision**

It is considered that the audit provides a sound basis for the future stewardship of the Grosvenor Gardens Conservation Area, meeting the statutory requirements placed on the Council. It is also considered the Grosvenor Hotel relates strongly in character to the conservation area and would benefit from inclusion in the area. No major concerns were raised as a result of the consultation process and therefore the extension to the conservation area be designated and the audit 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: 10 April 2006**  
**Decision Ref: no. CMfP&CS/21/2006**

## LISTED BUILDINGS

The list of buildings of special architectural and historic interest set out below was prepared in April 2006. As new buildings are constantly being listed this list should not be treated as definitive.

The majority of the building stock is listed. 120 buildings are listed, of these 25 are grade 2\* listed, the remaining 95 being grade 2. The area includes a number of listed structures such as the statue of Marshal Foch (see photograph 3, *Key Features*); the Rifle Brigade memorial, and 3 pairs of gate piers and gate in Upper Grosvenor Gardens.

	3	BEESTON PLACE	SW1	2
	5	BEESTON PLACE	SW1	2
	7	BEESTON PLACE	SW1	2
GROSVENOR HOTEL		BUCKINGHAM PALACE ROAD	SW1	2*
BAG OF NAILS' PUBLIC HOUSE	6	BUCKINGHAM PALACE ROAD	SW1	2
	8	BUCKINGHAM PALACE ROAD	SW1	2
	10	BUCKINGHAM PALACE ROAD	SW1	2
	12	BUCKINGHAM PALACE ROAD	SW1	2
	14	BUCKINGHAM PALACE ROAD	SW1	2
	16	BUCKINGHAM PALACE ROAD	SW1	2
	18	BUCKINGHAM PALACE ROAD	SW1	2
	20	BUCKINGHAM PALACE ROAD	SW1	2
	22	BUCKINGHAM PALACE ROAD	SW1	2
	24	BUCKINGHAM PALACE ROAD	SW1	2
	26	BUCKINGHAM PALACE ROAD	SW1	2
	28	BUCKINGHAM PALACE ROAD	SW1	2
	30	BUCKINGHAM PALACE ROAD	SW1	2
	44	BUCKINGHAM PALACE ROAD	SW1	2
	46	BUCKINGHAM PALACE ROAD	SW1	2
	48	BUCKINGHAM PALACE ROAD	SW1	2
	50	BUCKINGHAM PALACE ROAD	SW1	2
	52	BUCKINGHAM PALACE ROAD	SW1	2
	1	GROSVENOR GARDENS	SW1	2
	2	GROSVENOR GARDENS	SW1	2

	3	GROSVENOR GARDENS	SW1	2
	4	GROSVENOR GARDENS	SW1	2
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	43	GROSVENOR GARDENS	SW1	2
	44	GROSVENOR GARDENS	SW1	2
	45	GROSVENOR GARDENS	SW1	2
	46	GROSVENOR GARDENS	SW1	2
	47	GROSVENOR GARDENS	SW1	2
	48	GROSVENOR GARDENS	SW1	2
	50	GROSVENOR GARDENS	SW1	2
	1	LOWER GROSVENOR PLACE	SW1	2
	2	GROSVENOR GARDENS	SW1	2
	3	GROSVENOR GARDENS	SW1	2
	4	GROSVENOR GARDENS	SW1	2
	5	GROSVENOR GARDENS	SW1	2
	6	GROSVENOR GARDENS	SW1	2
	7	GROSVENOR GARDENS	SW1	2
	8	GROSVENOR GARDENS	SW1	2
	9	GROSVENOR GARDENS	SW1	2
	11	GROSVENOR GARDENS	SW1	2
	12	GROSVENOR GARDENS	SW1	2
	13	GROSVENOR GARDENS	SW1	2
	14	GROSVENOR GARDENS	SW1	2
	15	GROSVENOR GARDENS	SW1	2
	1	LYGON PLACE	SW1	2
	2	LYGON PLACE	SW1	2
	3	LYGON PLACE	SW1	2
	4	LYGON PLACE	SW1	2
	5	LYGON PLACE	SW1	2*
	6	LYGON PLACE	SW1	2*
	7	LYGON PLACE	SW1	2
	8	LYGON PLACE	SW1	2
	9	LOWER GROSVENOR PLACE	SW1	2

	11	LOWER GROSVENOR PLACE	SW1	2
	12	LOWER GROSVENOR PLACE	SW1	2
	14	LOWER GROSVENOR PLACE	SW1	2
	15	LOWER GROSVENOR PLACE	SW1	2
	1	LYGON PLACE	SW1	2
	2	LYGON PLACE	SW1	2
	3	LYGON PLACE	SW1	2
	4	LYGON PLACE	SW1	2
	5	LYGON PLACE	SW1	2
	6	LYGON PLACE	SW1	2
	7	LYGON PLACE	SW1	2
	8	LYGON PLACE	SW1	2
MEMORIAL TO RIFLE BRIGADE		UPPER GROSVENOR GARDENS	SW1	2
GATES AND GATE PIERS (3 PAIRS)		UPPER GROSVENOR GARDENS	SW1	2
STATUE OF MARSHALL FOCH		LOWER GROSVENOR GARDENS	SW1	2
	1	VICTORIA SQUARE	SW1	2*
	2	VICTORIA SQUARE	SW1	2*
	3	VICTORIA SQUARE	SW1	2*
	4	VICTORIA SQUARE	SW1	2*
	5	VICTORIA SQUARE	SW1	2*
	6	VICTORIA SQUARE	SW1	2*
	7	VICTORIA SQUARE	SW1	2*
	8	VICTORIA SQUARE	SW1	2*
	9	VICTORIA SQUARE	SW1	2*
	10	VICTORIA SQUARE	SW1	2*
	11	VICTORIA SQUARE	SW1	2*
	12	VICTORIA SQUARE	SW1	2*
	13	VICTORIA SQUARE	SW1	2*
	14	VICTORIA SQUARE	SW1	2*
	15	VICTORIA SQUARE	SW1	2*
	16	VICTORIA SQUARE	SW1	2*
	17	VICTORIA SQUARE	SW1	2*



	18	VICTORIA SQUARE	SW1	2*
	19	VICTORIA SQUARE	SW1	2*
	20	VICTORIA SQUARE	SW1	2*
	21	VICTORIA SQUARE	SW1	2*
	22	VICTORIA SQUARE	SW1	2*
	23	VICTORIA SQUARE	SW1	2*
	24	VICTORIA SQUARE	SW1	2*
	25	VICTORIA SQUARE	SW1	2*

## LONDON SQUARES PRESERVATION ACT

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



## **OTHER DESIGNATIONS**

### **ADJACENT CONSERVATION AREAS**

The Grosvenor Gardens Conservation Area adjoins Belgravia and the Royal Parks Conservation Areas.

### **STRATEGIC VIEWS**

The Strategic View of St. Paul's Cathedral from Richmond Park crosses the central part of the Conservation Area.

### **REGULATION 7 DIRECTION**

The Conservation Area is not covered by a Regulation 7 direction.

### **ARTICLE 4 DIRECTIONS**

There are no Article 4 Directions in the Conservation Area.

## **PUBLICATIONS & SOURCES OF FUTURE INFORMATION**

## **WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES**

### **Unitary Development Plan**

Planning policies are explained 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: <http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

### **Design Guides and Publications**

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council Website: <http://www3.westminster.gov.uk/planningpublications/>

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

## Further Reading

1. Bradley, S and Pevsner (2003), *The Buildings of England. London 6: Westminster*. Yale University Press
2. Hobhouse, Hermione (1995) *Thomas Cubitt: Master Builder* Management Books 2000 Ltd, Oxon
3. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd
4. Weinreb and Hibbert (1983) *The London Encyclopaedia* Papermac
5. Westminster City Council (1989) *A Prospect of Westminster* Chapters 3, 4

## 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**

## Historic Maps & Images

Motco Enterprises Ltd [www.motco.com](http://www.motco.com)

Collage – Guildhall Library Collections [www.guildhall-art-gallery.org.uk](http://www.guildhall-art-gallery.org.uk)

## **WESTMINSTER CITY COUNCIL CONTACTS LIST**

### **General Planning Information**

To find out if a property is listed or 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: Planning Records (Customer Service Centre) 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:

**South Area Team** (Addresses in SW1, SW7, WC2 and EC4)

Tel: **(020) 7641 2681** or Fax: **(020) 7641 2339**

Email: [SouthPlanningTeam@westminster.gov.uk](mailto:SouthPlanningTeam@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 access and design matters. The address is: **62 Victoria Street, SW1** (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

### **Trees**

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

**Tree Section**

**Environment and Leisure Department**

**Westminster City Council**

**City Hall, 64 Victoria Street**

**London SW1E 6QP** Tel: **(020) 7641 2618** or Fax: **(020) 7641 2959**

### **Further Information**

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

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

## Translation Service

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

### Spanish

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

### French

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

### Portuguese

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

### Chinese

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

### Bengali

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

### Arabic

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

### Urdu

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

### Farsi

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

### Serbo Croat

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

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

The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact: **(020) 7641 8088**.