

47 | CONSERVATION AREA AUDIT HALLFIELD ESTATE



City of Westminster

PLANNING & CITY DEVELOPMENT

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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 55 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 Documents. 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 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 a Supplementary Planning Document it will incorporate the Directory for that conservation area.

Councillor Robert Davis DL

Deputy Leader and
Cabinet Member for Built Environment

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1 INTRODUCTION AND POLICY CONTEXT

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

1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local authorities to identify which part of their areas are of special architectural and historic interest. 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: *Guidance on Conservation Area Appraisals* and *Guidance on Conservation Area Management* (2005).

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

1.4 This audit is a Supplementary Planning Document and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in the Unitary Development Plan, as referred to below. It has been prepared in accordance with the advice contained in PPS12 and the Town and Country Planning (local development) (England) Regulations 2004. Consultation has been carried out in accordance with Westminster’s Statement of Community

Involvement. A sustainability appraisal and statement setting out how the public have been involved in preparation of the document is set out in the SPD documents which form an appendix to this document.

1.5 The conservation area audit for the Hallfield Estate was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 15.10.2008. The Hallfield Estate Conservation Area was designated in November 1990. The designation reports can be found in the directory at the back of this document.

The Unitary Development Plan (UDP) was adopted in January 2007 and is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the UDP are referred to throughout the audit.

General Guidance on additional planning controls in conservation areas can be found in the Council’s Supplementary Planning Guidance: *Development and Demolition in Conservation Areas and Conservation Areas: A Guide for Property Owners*.

2 LOCATION, TOPOGRAPHY AND SETTING

2.1 The Hallfield Estate consists of a single housing estate, covering an area of approximately 17 acres and laid out on a virtually flat site, set well below the level of adjoining streets.

2.2 It is located to the south of Bishops Bridge Road and to the east of Queensway. Its western boundary is formed by Inverness Terrace and to the east it is bounded by Gloucester Terrace.

2.3 The estate adjoins the Bayswater and Queensway Conservation Areas. *Figure 1* shows the boundaries of the conservation area and a key to the block names can be found at *Figure 2*.

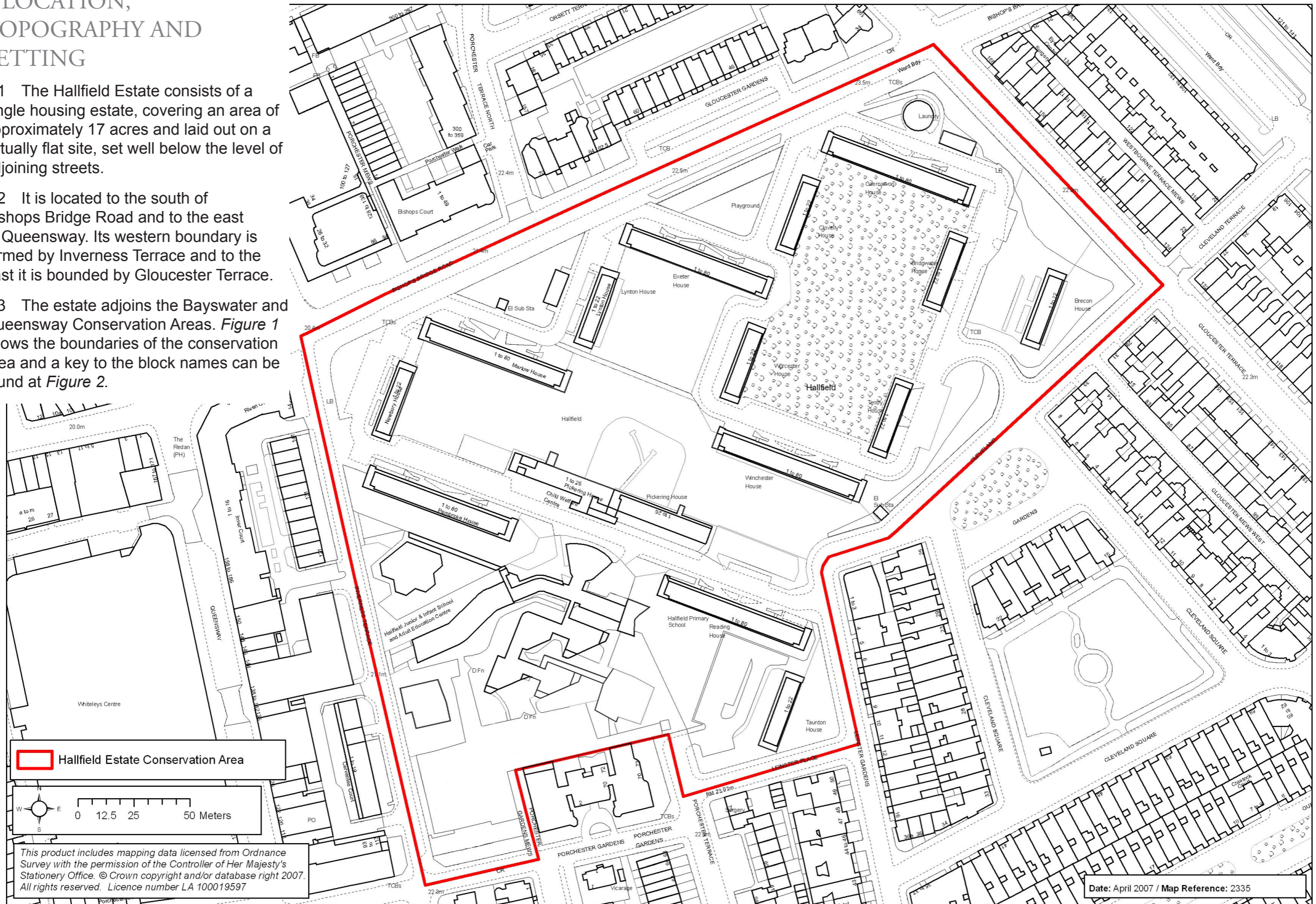
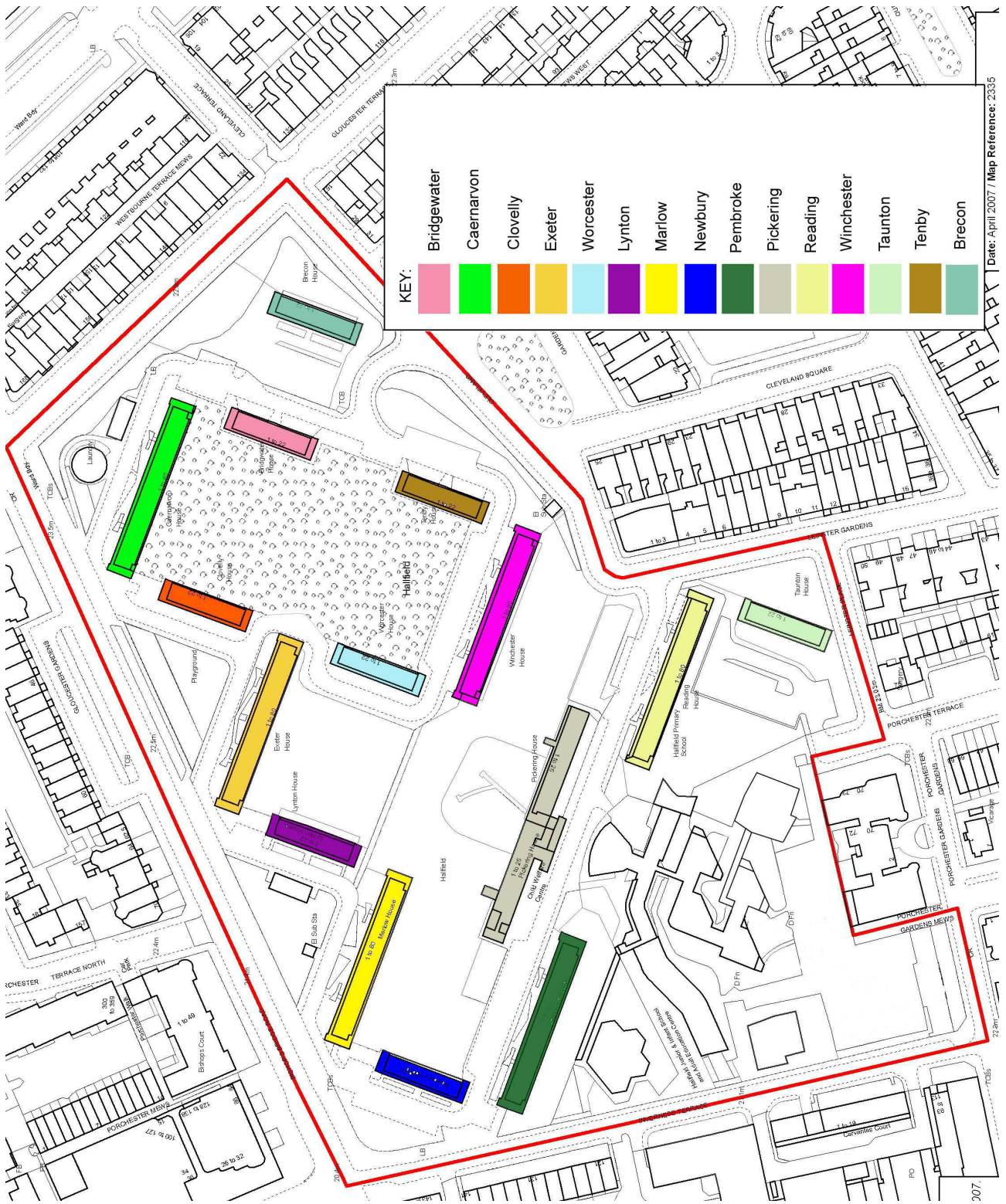


Figure 1: Conservation Area Boundaries

Figure 2: Key to Blocks



3 HISTORY

3.1 During the 18th century, most of the land in Paddington was owned by Sir John Frederick, on a lease from the Bishop of London. Roque's Map of 1745 (*Figure 3*) shows the area was still entirely rural. A lane, known as Black Lion Lane (now Queensway), can be seen running north from Bayswater Road and Kensington Palace, across fields towards the small hamlet of Westbourne Green. Just south of Westbourne Green, a footpath is visible which provided a short cut to Paddington Green. This was Bishops Walk, eventually to become the present day Bishop's Bridge Road. The name Hall Field was first

visible on surveyors maps from the late 18th century and referred to three fields to the south of Bishops Way, forming part of Newell's Farm and tenanted by John Grayes.

3.2 During the first half of the 19th century, the granting of building leases by the Bishop of London on his lands in Bayswater and Paddington led to the gradual encroachment of urban development on the fringes of the area. In 1823, Porchester Road was planned to run north from Bayswater Road to Westbourne Green, bisecting the area of Hallfield. By the time of George Gutch's Map of 1840 (*Figure 4*), development is visible to the south end of Porchester Road and on



Figure 3: Roque's map 1746, Copyright, Motco Enterprises Ltd.

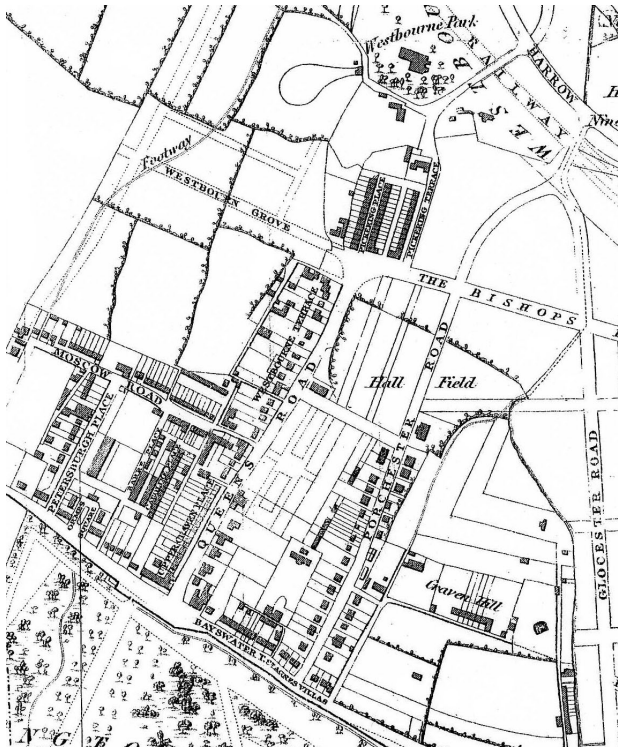


Figure 4: Gutch's Map 1840 (Copyright, Westminster Archives)

Black Lion Lane (by this time renamed Queen's Road) but the east side of the street was still largely open, with the Hall Field clearly visible to the north.

3.3 The cutting of the Great Western Railway line across the middle of Westbourne Green was begun in 1836, providing further stimulus for the area's development. Since the railway obstructed the Paddington Green end of Bishop's Walk, the footpath to Paddington Green was replaced by Bishop's Road, which was then extended westward as Westbourne Grove. The second quarter of the 19th century then saw the area develop rapidly, with urban development filling the entire area between Edgware Road to the east and Black Lion Lane (now Queensway) to the west.

3.4 The Ordnance Survey map of 1870 (Figure 5) shows that within a period of only 30 years, the area had been transformed into a desirable residential suburb. Large detached villas with

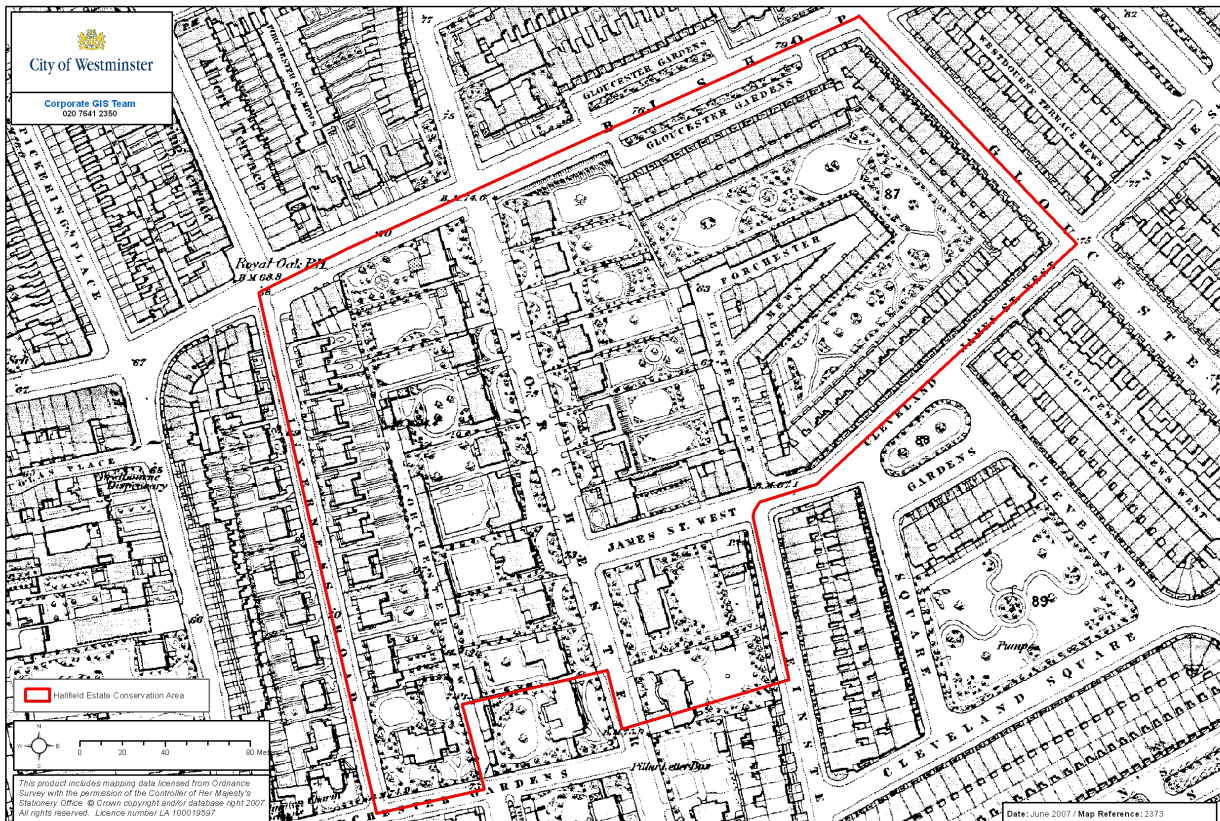
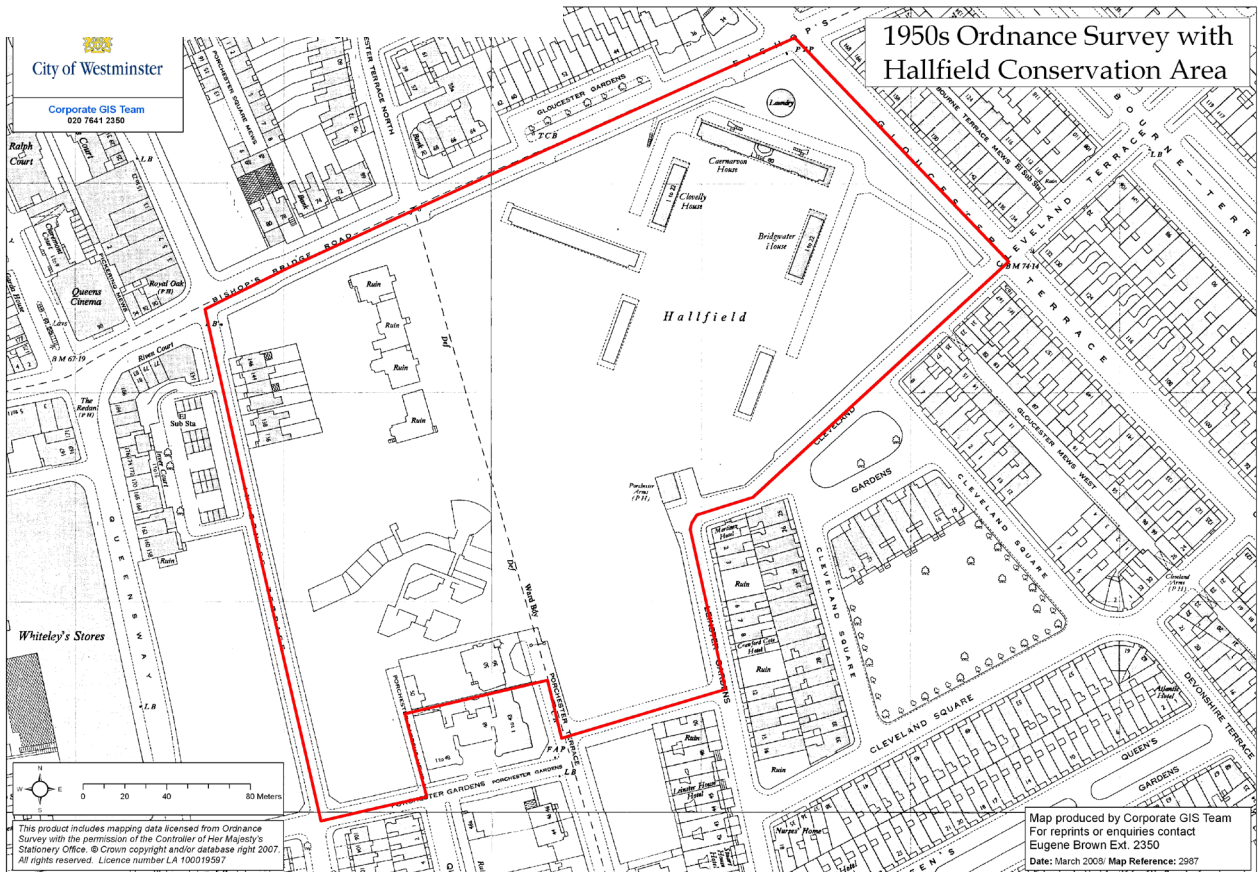


Figure 5: Ordnance Survey 1870

Figure 6: Ordnance Survey 1950



extensive gardens are visible along Porchester Terrace and grand terraces of townhouses line the adjoining streets and squares, Inverness Road and Cleveland Square.

3.5 This Victorian layout survived largely intact until the Second World War, when the area suffered significant bomb damage. Ten incidents of bombing were recorded within the actual area of Hallfield and on 20 February 1944, an incendiary bomb hit 50 Porchester Terrace.

3.6 Following the war, in the late 1940s, Paddington underwent a series of rehabilitation and renewal programmes. The decision to redevelop the partially bombed site between Gloucester Terrace and Inverness Terrace was taken by the Metropolitan Borough of Paddington in 1947.

3.7 The Borough invited several architects to prepare designs for a new estate, initially called Bishop's Bridge Road

Housing Estate. The successful practice was Tecton, a group of architects who were developing a reputation for bold, modern design. The original design for the estate was conceived within the office of Tecton but then executed after the firm split up by two of its members, Lindsay Drake and Sir Denys Lasdun, the latter perhaps best known as the architect of the National Theatre.

3.8 The new estate was intended as a radical model for the Borough of Paddington's post-war re-housing programme. In the immediate post-war period, there was an acute housing shortage in London, leading to a need for high-density housing. This, along with the influence of modernist architects such as Le Corbusier, led to a conviction that by building high, open space, sunlight and greenery could be achieved in dense inner urban areas.



Figure 7-9: Historical photographs of estate blocks, 1955 (Architectural Press Archive/ RIBA Library Photographs Collection)

3.9 The Hallfield Estate was one of the first post-war estates in London to adopt such modernist planning principles and break away from the more vernacular Arts and Crafts* style housing favoured in inter-war public housing development. Largely at the insistence of the London County Council, it was also one of the first post-war estates to include comprehensive communal amenities including a primary school, shops and laundry.

3.10 The flats originally derived their heating and hot water services from a central boiler plant at Porchester swimming baths and even now, in underground ducts, the original network remains.

3.11 The estate was not, however, built exactly as originally intended. The eventual scheme was revised to reduce density, omitting two 10- storey blocks, and reducing the height of the smaller blocks from 7 to 6 storeys. Other facilities planned for the estate included a church and restaurant but were never included. The first building contract was from 1951-



**See Glossary for full description*

55 and the second from 1955-58. The completed scheme covered 17 acres, providing housing for 2,362 people in six 10-storey blocks and eight 6-storey blocks. The houses were named after towns with stations on the Great Western Railway line from Paddington.

3.12 Collectively the buildings of the Hallfield Estate remain of importance both for their architectural quality, widely considered to be significantly better than many large-scale postwar housing estates and also as a testament to the optimism and spirit of renewal that characterised the post-war period, with its belief in the possibility of provision of higher standards of housing for all.

3.13 In recognition of the interest of the estate, it was first designated as a conservation area in November 1990.

History Summary

Late 18th Century: Hall Fields were 3 fields located south of Bishops Way and part of a farm tenanted by John Grayes.

1836: Cutting of Great Western Railway and Bishops Bridge Road.

1840-70: Victorian development of the area with large stucco villas and houses.

1939-45: World War II saw ten bombs dropped in the area of Hallfield.

1947: London Borough of Paddington appoint Tecton architects to design the new Bishops Bridge Road housing estate.

1949-58: Development of Hallfield Estate, in two phases.

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 The character of the Hallfield Estate is marked by its contrast to the surrounding Victorian townscape, in terms of its layout, scale and the modernity of its design. The large slabs of flats are laid out at 45 degrees to the surrounding roads, within an informal setting of lawns and trees, deliberately at odds with the formal, stucco terraces and private gardens which characterise adjoining streets.



Figure 10: Hallfield Estate, looking to Victorian terraces beyond

4.2 Built over a short period the estate is also characterised by its visual coherence. The same combinations of materials and architectural detailing is repeated across the blocks, each individual unit being subordinate to the design of the estate as a whole.

4.3 Despite its modern lines, the richly detailed architectural treatment of the blocks also distinguishes the estate from much of the public housing of the 1950s. The geometric patterns of the blocks help to create visual variety and break down the scale of the large blocks.

4.4 Intrinsic to the character of the estate is its landscaped setting and many mature trees. The layout helps to maximise the open space available to its residents and creates a feeling of openness and space, despite the size of the blocks, following Corbusian ideas of creating a city within a park.



Figure 11: Mature trees and landscape setting are fundamental to the area's character

Character Summary

Marked contrast to surrounding Victorian townscape.

Visual coherence created by repetition of detail and combinations of materials across blocks.

Richly detailed facades.

Importance of open landscape setting and mature trees.

Streets And Spaces

4.5 The planned street layout and the relationship of built form to open space define the overall framework of an area. Within this framework, the 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.

4.6 The estate design evolved as a conscious decision to break with past conventions of terraced housing, set by Victorian and early 20th century planning. The layout therefore deliberately ignores historic street patterns and the contrast between the estate layout and the wider context is dramatic.

4.7 Arranged on a grid, buildings, roadways and paths around the estate are aligned at 45 degrees to the regular grid street plan of 19th century Paddington. Large blocks are laid out on E-W axis, whilst smaller blocks are aligned N-S. The contrast between the estate and the surrounding area is further emphasised by a difference in level with the estate being set on lower ground, creating a sharp distinction between it and the surrounding streets (*Figure 13*).

4.8 By building upwards, the sense of openness and greenery in the estate is maximised. The staggered layout and gaps between blocks of different heights allows views right through the estate. As a result of this layout and the limited enclosure of open space there is a high level of public access to the Hallfield Estate and little physical distinction between open spaces.



Figure 12: Aerial photograph showing the layout of the estate in contrast to the conventional terraces around it.

Traffic routes are generally kept to the perimeter of the estate, whilst the central area is mostly open space, connected by pedestrian routes. This provides variety in layout and landscaping, whilst separating pedestrians from traffic.



Figure 13: Significant difference in level between the estate and adjoining streets

POLICY & FURTHER GUIDANCE

Dominant street patterns and the character of spaces should be respected and where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES 1, 2, 4, 5, 7 and DES 12 should be consulted.

4.9 This arrangement also leaves the maximum amount of open space for communal use, protects existing trees and gives the best orientation for sunlight to the flats. With the exception of the school, the residential blocks essentially frame the space and create two inter-linked, large quiet garden spaces or ‘fields’ for the residents to enjoy.

4.10 For the purposes of the conservation area audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces; Intimate Routes and Spaces. The map at **Figure 14** shows the hierarchy of routes and spaces within the Hallfield Estate Conservation Area.

Figure 14: Hierarchy of Streets and Spaces



Architecture

Overview

4.11 Described by Pevsner as ‘Beaux-arts Modernism’, the architecture of the Hallfield Estate clearly shows the influence of the British Modern movement and mid-20th century architectural thought concerning social housing.



Figure 15: The arrangement of different types of blocks maximises the sense of open space within the estate

4.12 The layout of the dwellings includes two types: ten storey and six storey blocks.

4.13 The individual dwellings comprise flats which range from one to four rooms. Access gallery planning has been adopted for reasons of economy (to reduce the requirement for stairwells and lifts) but no habitable rooms face on to the galleries.

4.14 The estate is unusual for its time in that the rich visual detailing of its facades does not simply reflect building structure or function, but creates what has been described as ‘abstract art’.

4.15 The architecture possesses strong linear patterns underlined by the use of strong colours such as cream, maroon and black. Access balconies across blocks are used to create patterned screens. The horizontal lines are reflected in the fenestration pattern and cantilever roofs while contrast is provided on the lower

blocks by angled porches and balconies.

4.16 Visual consistency across the blocks stems from the use of a limited vocabulary of materials, colours, components and finishes.



Figure 16: Geometric patterns and repeated detail creates facades which resemble abstract art

Ten storey blocks

4.17 There are six 10-storey blocks across the estate, built in two phases. Caernarvon and Exeter Houses were built during the first contract (1951-55). The remainder, Marlow, Winchester, Pembroke and Reading Houses, were completed during the second contract (1955-8).

4.18 The 10- storey blocks are arranged on broadly east-west axes, with the principal facade on each building facing north. The blocks are 30 metres high and are 10m x 70m in plan. All six blocks were designed in an identical manner, with flats accessed by access balconies (Pembroke and Reading House have slightly different detailing and do not incorporate the small cream tiles).



Figure 17: Front elevation with network of access balconies

Front Elevations

4.19 The iconic front facades of the 10 storey blocks are perhaps the most visually distinctive element of the Hallfield Estate, especially as seen in longer views (Figure 17). Each storey has a recessed common

balcony giving access to the front doors. The balconies are served by a central stairwell and a pair of lifts.

4.20 The stairway and recessed balconies are balustraded with a patterned perforated screen, forming a distinct contrast with the deeply shaded balconies behind. The screen is formed of precast concrete panels in angular, abstract forms. Three sections or 'accents', projecting slightly from the building line, are finished in cream tiles to a different pattern (Figure 18).



Figure 18: 'Accent' sections, projecting slightly from the building line

4.21 The railings between the accents are painted black, contributing to the 'floating' effect; the screen appears completely detached from the structure of the building.

4.22 The whole facade is surrounded, to the sides and top, by a frame of cream ceramic tiles, divided by dark cement bands into 6 by 5 tile squares. A shadow gap between the frame and the screens contributes to the floating effect.

4.23 The front walls of the flats themselves are of a concrete brick featuring a fine gravel aggregate.

4.24 Windows are steel casements with three panels, side hung to either side with top hung light to the central fixed pane.



Figure 19: The shadow gap around the access balconies means that they appear to ‘float’ while the black railings are imperceptible from the ground.

4.25 The 10 storey blocks have a pair of angular, dog-leg stairs from ground to first floor (*Figure 20*) providing access to refuse chambers. These stairs appear to be cantilevered out from the first floor. Again this is an illusion; they are supported on piers of dark coloured Staffordshire blue bricks.



Figure 20: Projecting staircase detail

Side Elevations

4.26 The tiled ‘frame’ of the front elevation is continued to the sides of the blocks in the same arrangement; rectangular units of six tiles by five form a grid, divided by thin bands of grey cement, some bearing the impression of timber shuttering.

4.27 Windows to the side elevations are of three different designs. All in steel, the designs alternate from storey to storey in a symmetrical pattern and comprise a combination of top hung and side hung casements (*Figure 21*).



Figure 21: Gable end of 10-storey block

Reverse Elevations

4.28 The reverse facades of the blocks are only slightly less distinctive than the front, and are arranged in a chequer board pattern of windows and red and grey brick panels.

4.29 Window openings are paired and form floor to ceiling glazing. Each has three panels to the top with a combination of side and top hung casements. The lower fixed panes are opaque glazed. The distinctive glazing pattern is important to the overall facade design. (*see Figure 22*).



Figure 22: Checker board pattern of windows and red and grey brick panels on 10-storey block reverse elevation

4.30 Brick panels between the windows alternate from storey to storey between Staffordshire blue bricks and red bricks.

4.31 The building is again framed with the pale ceramic tiles, with the structure expressed as visible concrete bands at each floor, and between each paired window.

4.32 The ninth (top) floor is faced in the same cream glazed tiles, arranged in 6 x 5 tile squares between dark concrete bands. The tile facade is cut away at the centre of each block revealing dark coloured brick behind.

4.33 The recessed ground floor has different windows – they lack the lower, fixed, lights, but otherwise follow the same pattern.

4.34 The four corners of the blocks are supported on tapering columns where they overhang the ground floor. These are



Figure 23: Fluted concrete columns

formed of poured and shuttered concrete, with fluting formed by impressions of battens fixed to the interior of the shuttering.

Six storey blocks

4.35 There are eight 6-storey blocks: Bridgewater, Clovelly, Brecon, Worcester, Tenby, Newbury, Lynton and Taunton. As with the 10- storey blocks, they were designed in an identical manner creating two separate and distinctive building forms on the estate. The design for these uses a similar architectural vocabulary to the larger blocks, adjusted to reflect the smaller scale.

4.36 These blocks are all sixteen metres high and on a roughly north-south axis with the living room facade facing roughly east.



Figure 24: Example of 6-storey block, front elevation



Figure 25: Example of 6-storey block, rear elevation



Figures 26-28: (from left to right) Views of angled rendered balconies on reverse elevations of 6-storey blocks; Gable end of 6-storey block.

4.37 The blocks have one central lift while stairways at the south and northern ends are open and accessed from the west side of the blocks.

Front Elevations

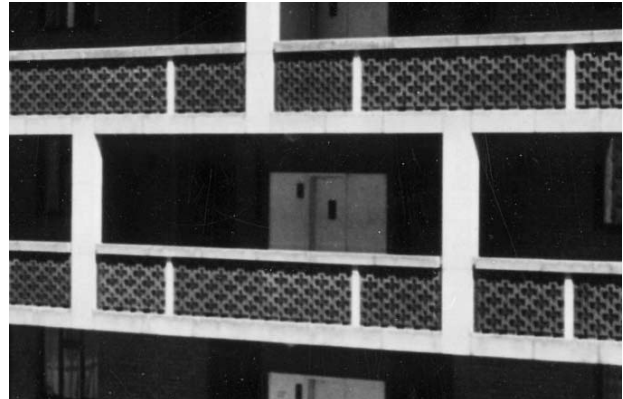
4.38 The gable walls and columns on the access galleries are clad with pre-cast panels. Between the columns the perforated balustrade panels are of dark brick (*Figure 30*) this is not as original and was altered c.1985. Detailing was originally as seen in *Figure 29* in perforated concrete. The walls behind the access galleries and the east-elevation are faced with red Dunbricks.

4.39 Window openings are all steel, either three panel with casements to either side and a top hung light to the centre or single panel with top hung light (the latter design is positioned next to door openings).

4.40 The ground floor is set back, creating an overhang, with upper stories supported on columns.

Reverse Elevations

4.41 These elevations have very distinctive private balconies, but only to the third and fifth floors to prevent overshadowing (*Figures 26 & 27*). These balconies form one of the distinctive features of the estate - their angular form, with a cut-out for railings, is a playful



Figures 29 & 30: (*top*) Original lattice detailing to access galleries in perforated concrete, *Architectural Press Archive/ RIBA Library Photographs Collection* and; (*bottom*) example of current access galleries on front facade

feature of much the same spirit as the screens to the ten storey buildings.

4.42 All window openings to the reverse elevation are coupled, three panel steel windows. All flats with balconies have floor-to-ceiling glazing consisting of a pair of French doors with window light and full length margin panel. Two transoms create fixed middle glazing section which runs



Figure 31: Original flush timber door with small aperture letterbox

across all three panels.

Windows and Doors

4.43 The original doors on the estate are all flush timber doors with rectangular fanlight, and were originally painted maroon. This is consistent across the 6- and 10- storey blocks. Some retain their original small aperture letter boxes.

4.44 Windows are in steel, single glazed and all were originally finished in dark grey to the exterior, with white frames internally. This helped to suppress the complexity of the frames in the larger architectural reading of solid and void, light and shadow of the facades.

4.45 There are varied fenestration patterns to the 6- and 10- storey blocks and to



Figure 33: Front elevation, Pickering House showing glazing pattern.



Figure 32: Glazed stairway to rear of Pickering House

different sides of the facades, as described above. The combination of window details and glazing bar patterns is an integral component of the overall facade design.

Pickering House

4.46 Constructed in 1960, this 2 storey building faces Hallfield School and has a very different external finish to the original 6- and 10-storey blocks on the estate.

4.47 Its floor plan is approximately that of two of the 6-storey blocks set side-by-side with a central projecting entrance area and archway to private garden at the rear. Two projecting stairways with glazed sides are located at either end of its northern elevation; see *Figure 33*.

4.48 Glazing varies with large sections stretching along the ground floor elevation while the first floor has a pattern of square, top-hung casements and large full length glazed sections; all are steel framed.

Hallfield School

4.49 The original buildings were constructed in 1953-4 and designed by Drake and Lasdun for London County Council. The School was planned as an integral part of the Hallfield Estate and is the only building on the estate which is listed (see list description in the directory).

4.50 It is a complex free-form design, with planting introduced into the centre. The arrangement of the site, consisting of single storey infants' classrooms enclosed by a curving 2-storey linear block of junior classrooms, creates an intimate atmosphere.



Figure 34: Two storey Junior school block of Hallfield School

4.51 The design is in brick and concrete; all the structural members were originally pre-cast concrete faced in Portland stone, or in-situ reinforced concrete with natural and spatter-dash coloured finish. Stone-faced cladding slabs were used as shuttering for in-situ concrete external walls. There are cavity panels of black brick between the mullions on the north side of the building. A screen to the water tanks on the roof consists of translucent blue glass panels. The mullions and louvres form the main features of the Junior school's 2 storey elevation.

4.52 The composition of the school, with its sinuous curves stands in direct contrast to the tall regular composition of the buildings around it. As one walks through the school, the composition gradually unfolds, the various parts showing themselves in a series of changing relationships and contrast of detail step by step revealing the overall design.

4.53 An extension, designed by Caruso St John and added 2001-2005, provides an extra nine classrooms, for infants and juniors, and replaced temporary portacabins. The new buildings comprise two buildings at the extremities of the site,



Figure 35: Mullions and louvres on Junior School facade and blue glass screen to water tank in background

on the east and west sides. Each building is sympathetic to the scale of those it is extending from- 6 classrooms adjacent to the existing junior wing and 3 adjacent to the existing cluster of infants' classrooms. The extension won an RIBA Award in 2006.

Laundry

4.54 The former laundry (*Figure 36*) is currently used as the Bayswater Area Housing Office and is faced with black Dunbriks and the pre-cast louvres between the windows.



Figure 36: Original Laundry block

POLICY & FURTHER GUIDANCE

Any proposal should take into account the character of its context. Policies, DES 1 a should be consulted on the principles of Development and DES5 should be consulted on alterations and extensions.

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 encourages reinstatement of missing traditional features to the original design detail and materials.

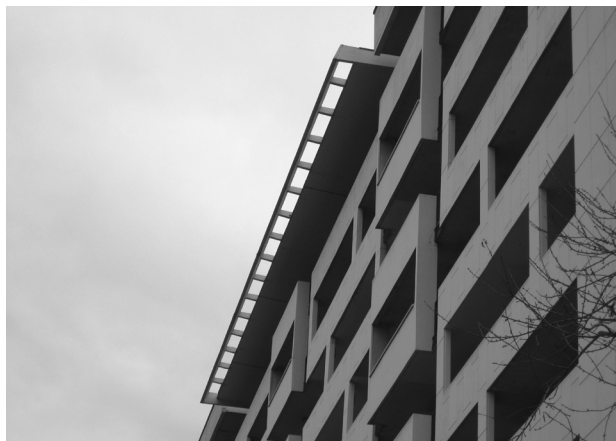
Other relevant Supplementary Planning Guidance and Documents are noted throughout the audit.

Roof Profiles

4.55 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, telecommunications equipment and roof plant can have a negative impact on this.

4.56 The simple, clean lines of roofs on the Hallfield Estate are integral to the character of the blocks and conservation area. All blocks have flat roofs, topped by water tanks.

4.57 To the 10- storey blocks, water tanks are larger but less prominent. There are also slight variations in profile at roof level to front and rear elevations, (see *Figures 37 & 38*) with a cut back recess to the rear elevation and cantilevered projecting sunscreen to the front. To later blocks there is an enlarged roof superstructure.



Figures 37 & 38: Roof profiles of 10-storey blocks; (*top*) cut back roof storey; (*bottom*) projecting canopy



Figure: 39: Simple flat roof of 6-storey block with prominent projecting water tank.

4.58 6- storey blocks are characterised by simple flat roofs with single water tank forming a prominent feature at the centre (*Figure 39*). Railings have marred the roof-line of these blocks.

4.59 The simple forms and height of the blocks also means that roof top plants may have a significant impact. Telecom antennae and satellite dishes cannot be easily disguised on roofs of these types and can therefore have a detrimental impact on the character of the area, affecting both short and long distance views. (See 'Section 7: Negative Features' section below)

POLICY & FURTHER GUIDANCE

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).

Unlisted Buildings of Merit

4.60 In conservation areas, unlisted buildings may well make a contribution to local character that is equal to that of listed buildings. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in the conservation area audits as *unlisted buildings of merit*.

4.61 Whilst its development was phased, the Hallfield Estate was designed as an entity and has a coherent character, related to the combination of materials used and repeated architectural detailing. All buildings which were part of the original estate design are therefore considered to contribute to the area's character.

4.62 By definition all 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. The following have been identified as unlisted buildings of merit:

Brecon House

Bridgewater House

Caernarvon House

Clovelly House

Exeter House

Marlow House

Newbury House

Pembroke House

Reading House

Lynton House

Taunton House

Tenby House

Winchester House

Worcester House

Laundry Block

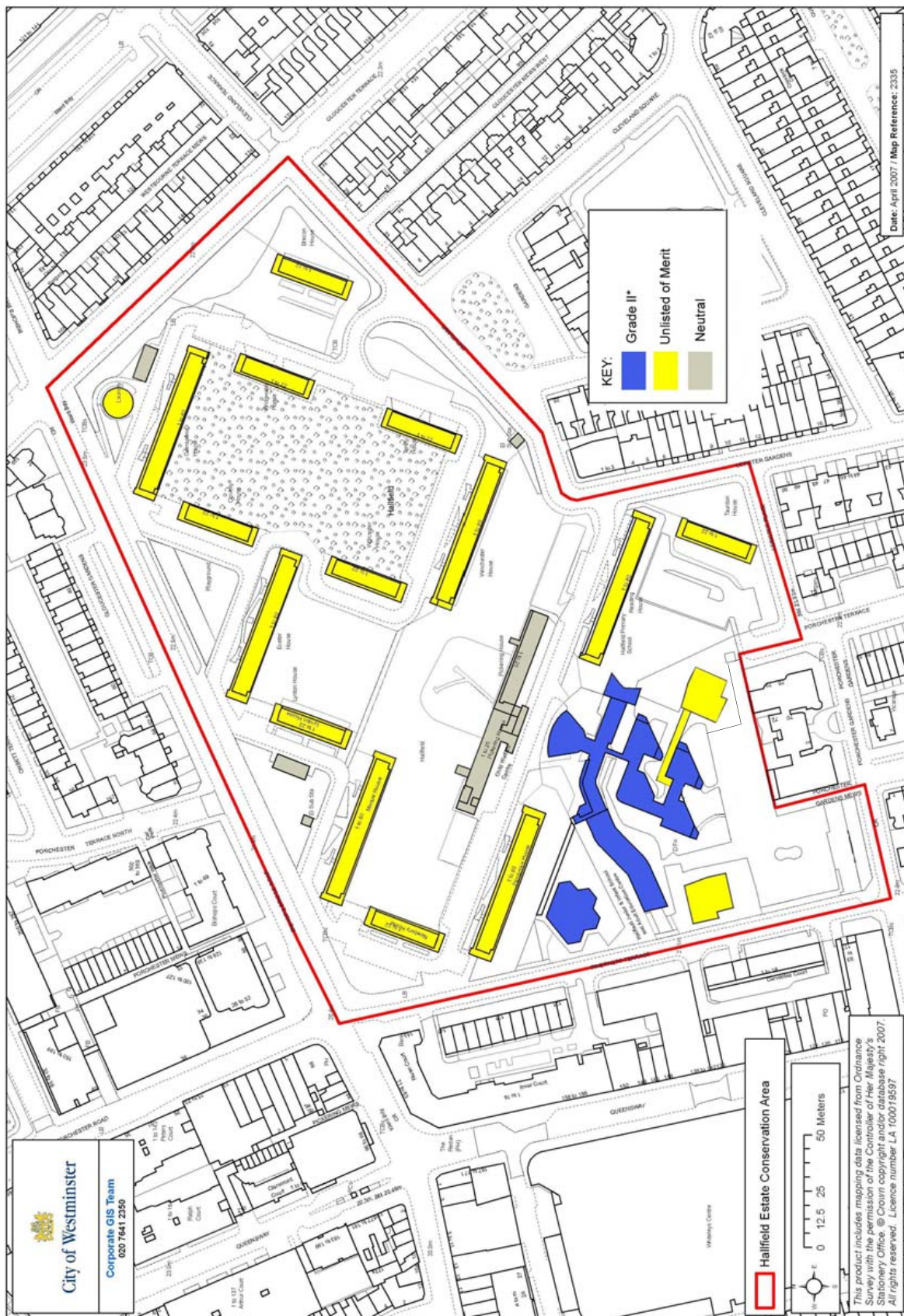
4.63 Buildings have also been identified which are neither considered to contribute to or detract from the conservation area, these have been termed *neutral buildings*. Pickering House has been identified as a neutral building. Built in 1960, it was not part of the original estate design and is in a poor state of repair. No individual buildings on the estate have been identified as negative.

4.64 Unlisted buildings of merit and neutral buildings are identified on the map at **Figure 40**.

POLICY & FURTHER GUIDANCE

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 40: Unlisted Buildings of Merit



Views and Landmark Buildings

4.65 Views and landmarks also make an important contribution to Westminster's townscape and historic character.

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.

4.66 Local Views can be of natural features, skylines, landmark buildings and structures, as well as attractive groups of buildings, and views into parks, open spaces, streets and squares. Local views of metropolitan importance are of more significant landmarks and include views from Westminster out to other parts of London, and views from other parts of London into Westminster.



Figure 41: Glimpse of Victorian housing surrounding the estate, framed by the postwar blocks

4.67 There are no landmark buildings within the Hallfield Estate Conservation Area. Although the buildings are relatively large in scale, they are set down below the adjoining townscape and, as such, are not prominent in long views from outside the conservation area.

4.68 The contrast between the Victorian and postwar townscape does, however,

create some interesting local views, both from outside and inside the estate. Within the estate there are views outwards which give informal glimpses of earlier townscape framed by the simple geometry of the residential blocks.

4.69 There are no formal vistas within the estate. The arrangement of Hallfield's buildings at forty-five degree angles to the surrounding plot patterns means it is possible to see right through the estate and the grid of blocks of different heights, combined with the attractive landscaping, creates a variety of attractive views around the estate.

4.70 The estate and its landscaping also provide a point of interest from surrounding streets, particularly moving west along Bishop's Bridge Road and north along Gloucester Terrace. Further glimpses of individual buildings appear between many surrounding buildings, particularly along Porchester Terrace, Westbourne Terrace and Cleveland Square.

The following have been identified as local views within the conservation area:

Local View 1: Looking east from Inverness Terrace entrance

Local View 2: Looking south-east from Bishop's Bridge Road entrance

Local View 3: School frontage from north corner of Pickering House

Local View 4: Looking south-west from entrance to Pickering House

Local View 5: View north from outside Marlow House

Local View 6: Panoramic view from footpath across central green space

Local View 7: Looking south-east between Lynton House and Exeter House into the central green space and playground area

Local View 8: Looking south-east between Exeter and Clovelly House into 'meadow'

area

Local View 9: Looking south-east between Caernarvon House and Clovelly House at the 'meadow' area

Local View 10: Looking north-west between Caernarvon House and Bridgewater House at the 'meadow' area

Local View 11: Meadow view from the Cleveland Gardens entrance

Local View 12: Beacon House and landscaping from corner between Winchester House and Tenby House

Local View 13: Looking north-west between Winchester House and Tenby House

Local View 14: Looking east from the rear elevation of Reading House

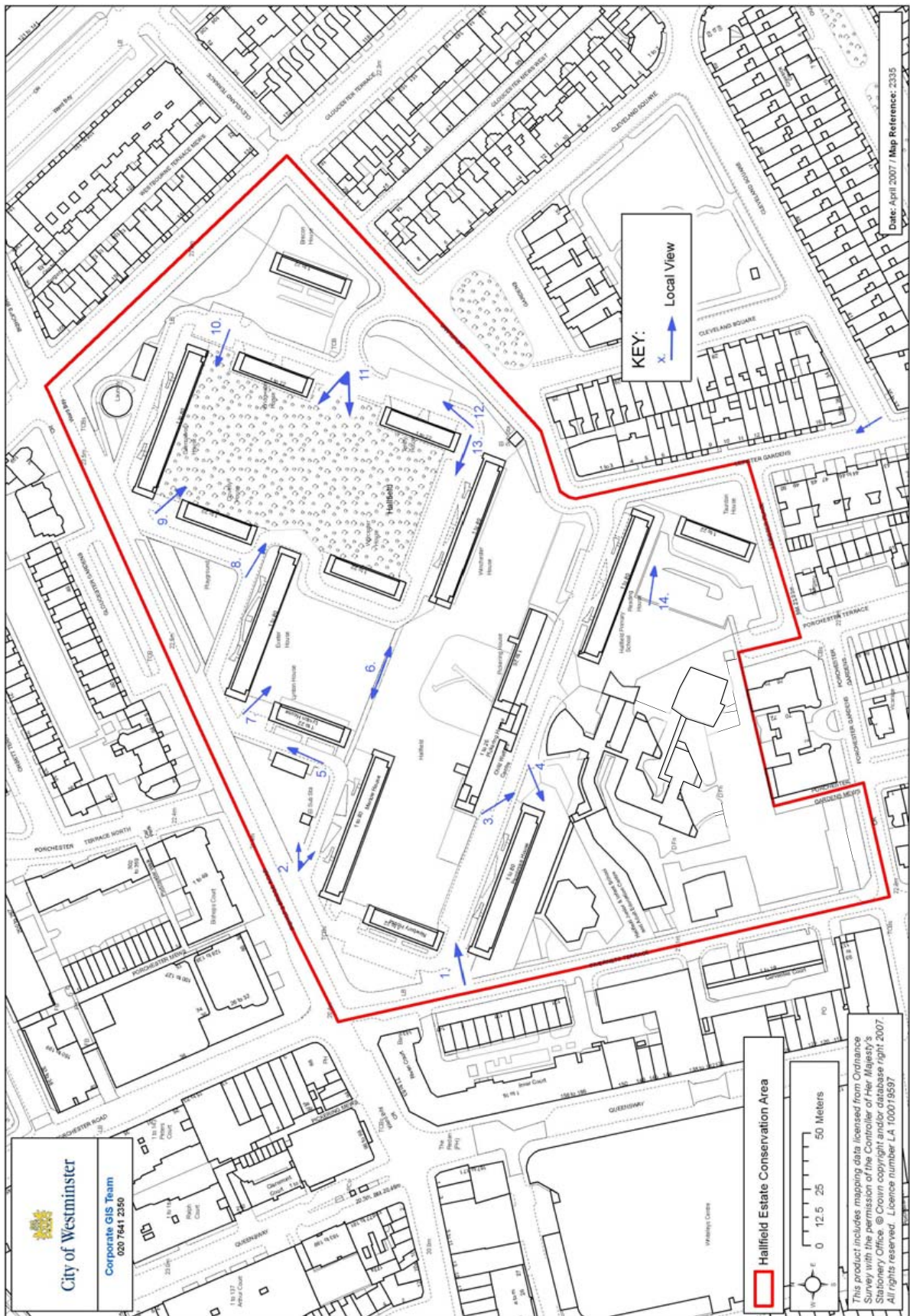
4.71 Views are shown on the map at **Figure 42**.

POLICY & FURTHER GUIDANCE

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. DES9 F seeks to protect the setting of conservation areas, having regard to local views into and out of the area.

Reference should also be made to the Greater London Authority's View Management Framework and Westminster City Council's emerging Supplementary Planning Document on Metropolitan Views.

Figure 42: Local Views



5. Local Townscape Detail

5.1 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's streetscape, as well as enhancing individual areas of character within the City.

Railings, boundary walls & enclosures

5.2 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 mark the boundaries between public and private spaces.

5.3 Public open spaces are fundamental to the character of the Hallfield Estate and railings and enclosures are generally low and unobtrusive.



Figure 43: Boundary wall and unattractive modern fencing around the estate

5.4 Walls surrounding the estate are in concrete brick with exposed aggregate (see 'Materials' appendix) with concrete capping; this is now topped with modern fencing.

5.5 Railings and fencing have also been used to bound and separate the green areas of the estate, not all of which is sympathetic.

POLICY & FURTHER GUIDANCE

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

Signage

5.6 There is a large variety of signage throughout the conservation area of varied quality and design. Much of the original estate signage has been retained, which adds to the character of the area.



Figures 44: (*above*) City of Westminster Signage on boundary railings;

5.7 Directional signage leading to the blocks has a concrete aggregate frame which fits well with the style of the estate (*Figures 45-46*).

Street Lamps and Furniture

5.8 The Hallfield Estate Conservation Area has little original street furniture. The majority of bollards and street lamps are recent additions and add little to the overall character of the area. There is also a large variation in the designs used and



Figures 45-46: Original directional signage around the estate



this creates a somewhat inconsistent street scene. Original concrete street lamps have been removed and replaced with steel models. There are some concrete bollards, which are presumably original to the estate. However, a mixture of modern bollards have replaced these in places.

5.9 Concrete planters can be found throughout the estate (Figure 49).



Figure 47: EIIR K type pillar letter box



Figure 48: Reading House signage on projecting balcony planter



Figure 49: Concrete planter



Figure 50: Concrete bollards and hard landscaping to the front of Pickering House

5.10 There is one type K pillar box in the north eastern corner of the conservation area. Designed by Tony Gibbs in 1979, its modern style is appropriate to the character of the conservation area.

Hard Landscaping and Original Street Surfaces

5.11 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, providing the backdrop to the surrounding buildings.

5.12 The road surfaces in the Hallfield Estate are made of heavy concrete which is similar in appearance to the concrete panels of the residential blocks. The pavements comprise concrete kerbs and rectangular paving slabs. These finishes are typical of postwar development and were used as an alternative to the more expensive early 20th century materials of granite kerbs and asphalt road surfaces.

POLICY & FURTHER GUIDANCE

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

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

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

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.

6. Trees & Soft Landscape

6.1 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as



Figure 51: Magnolia Tree; part of the original planting scheme

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.

6.2 The landscape setting of the Hallfield Estate is a fundamental part of its character, with the blocks laid out to maximise open space, minimise overshadowing, retain existing trees and provide the best view of the gardens. The open spaces of the estate merge into one another giving it a park-like character.

6.3 Le Corbusier's principles of building tall apartment blocks in open spaces, as



Figure 52: Mature tree set in estate's landscaping



Figure 53: 'Meadow' area in estate which contributes to its park-like character

set out in his *Ville Contemporaine* and *Plan Voisin* heavily influenced modernist architects of the day, including Tecton and its successor practices.

6.4 The landscaping of the Hallfield Estate has three elements: retained Victorian planting, original 1950s planting, and recent additions.

6.5 The retention of mature trees contributes to the park-like character and helps create a setting for the estate blocks. The surviving trees are mainly London planes but also include magnolia, mountain ash and sycamore.

6.6 New planting on the estate adds variety of scale, age and species. Several species of maple were planted in the 1959 scheme, which will ultimately reach a considerable height. A variety of cherry trees have also been used, and silver birch make a striking addition to the meadow.

6.7 The original scheme as completed in 1959 added informal planting beds containing a variety of shrubs as well as semi-mature trees.

6.8 Recent additions to the landscaping of the Hallfield Estate include the creation of the meadow - an area of wild flowers and grasses.

6.9 Recent work to the north of Marlow House has led to the removal of a mature tree. Future developments which involve the removal of mature trees will be discouraged by the Council.

6.10 All trees within conservation areas are protected and the City Council must be given six weeks notice of any intention to fell or lop a tree.

POLICY & FURTHER GUIDANCE

UDP policy ENV 16 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.'

7. Characteristic Land Uses

7.1 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.

7.2 The estate remains predominantly residential. However, there are various utility and service buildings, including the health centre and estate office, which provide facilities for the local community.

7.3 The school premises is also an important part of the character of the estate. Located to the south of the residential area, it takes up 2.5 acres of the site. There is also a significant amount of public open space, including a children's playground and basketball court.

7.4 The integration of social and community facilities within the estate was a fundamental part of its design. It originally had more facilities than it does today, including shops, and it was intended to have its own restaurant and church. Those community facilities which do remain are an important part of the character. Predominant land uses are shown on the map at **Figure 54**.

POLICY & FURTHER GUIDANCE

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

Figure 54: Land Uses



8 NEGATIVE FEATURES & ENHANCEMENT

8.1 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.

8.2 The majority of buildings on the Hallfield Estate contribute to its character, and the spaces between the buildings are attractive and well-maintained. However, throughout the conservation area there are examples of small scale alterations and accretions which have had a detrimental impact on the area as a whole.

Replacement windows and doors

8.3 Poor quality replacement windows and doors have had a significant impact on the character of blocks, reducing the coherence of the overall design.

8.4 There are some examples of inappropriate replacement windows, using materials such as uPVC, or changing patterns and sizes of glazing bars and method of opening (See Figures 58 & 59). The geometric patterns of the blocks means fenestration patterns are a particularly important part of the design.

8.5 Newbury House has had permission granted to replace its original windows



Figure 55-57: Examples of panelled doors in varying styles



Figure 58 & 59: (*top*) replacement uPVC windows and (*below*) original windows

with steel replacements. Currently there are some uPVC replacements and these should be discouraged, as appropriately detailed steel replacements are more in keeping with the original character and design of the estate.

8.6 Simple repeated door detail is also important to the character of the blocks. In places there has been widespread and unsympathetic replacement of the doors, again reducing the coherence of individual block design. The original flush doors have, in some instances, been replaced with neo-Georgian style panelled doors, and some have had mouldings applied. Others have been replaced with materials which do not relate to the originals, such as uPVC. Door furniture has also been replaced in a variety of styles. Originally all painted maroon, the doors are now in a wide variety of colours, some unpainted.

8.7 All such minor alterations have a collective and detrimental impact on the

character of the conservation area. Original window and door detailing is described in the main text on architecture, and retention or reinstatement of this detailing will be encouraged.

Piecemeal replacement of tiles and patchwork repairs

8.8 Patch repairs of tiles has also been undertaken to many of the blocks, not all of which has been successful. Some of the gables to the 10-storey blocks have a patchwork of tiles in differing shades. A better colour match to the original would be beneficial.

8.9 In places, brickwork repairs and re-pointing has been undertaken which does not match original materials and detailing (Figure 61).



Figure 60: Piecemeal replacement of tiles, Caernarvon House



Figure 61: Replacement brickwork which does not match the original



Figure 62: Windows in need of maintenance, Pembroke House

8.10 The road surfaces on the estate, originally poured concrete slabs, have undergone some repairs, which to a large extent have been undertaken using materials sympathetic to the original surfacing. However, there are instances of modern repairs using black asphalt, which detract from the character of the area.

Building Maintenance

8.11 Some of the blocks would benefit from improved maintenance. Some of the original windows are in a very poor state of repair and brickwork and concrete panels are also stained and discoloured in places.

Wires, Aerials and Pipework

8.12 Small accretions such as pipes, vents and wiring detract from the character of individual blocks and the conservation area. Many of the blocks have a large number of wires draped for the full height of rear elevations, which contribute to a cluttered elevation and obscures architectural detail, reducing the geometry of individual blocks.

8.13 Sharing of communal satellite dishes and running of cables internally wherever possible would help to reduce such visual clutter.

Service Areas and Boxes

8.14 The services areas around the blocks are not all attractive or well-maintained.



Figure 63: Wires draped across building elevation

Some boxes house services and have been located around the perimeter of blocks, these should ideally be incorporated within the building.

Street Furniture and Public Realm

8.15 Street furniture is also of variable quality throughout the area, which would benefit from a more consistent treatment and maintenance. Whilst the green spaces are well maintained in some places hard landscaping is in poor condition and has been patch repaired.

8.16 Street furniture is also varied with a mixture of types and styles of bollards, which have been replaced piecemeal and this does not all relate well to the character of the estate.

8.17 Many areas of landscaping are fenced with modern fencing, increasing the sense of enclosure on the estate and making spaces less publicly accessible.



Figure 64: Pembroke House, the open area to ground floor level has been infilled with a corrugated metal structure



Figure 65: Large metal box for services, not integrated within the building



Figure 66: Mixture of modern street furniture

Signage

8.18 The original estate signage is of a consistent style and has a distinctive character. Some of the modern signage



Figure 67: Modern signage, whilst not obtrusive, does not follow the original detail of estate signage

has not followed the pattern of the original Hallfield Estate signage. A more appropriate design for the three large signage boards outside the school would be beneficial. Some of the original estate signage is also in a poor state of repair.

Security Measures

8.19 The perimeter of the estate office has had an unattractive security barrier placed above it, which detracts from the character of the building (*Figure 68*).

8.20 There are also security lights on the buildings, which, along with their wiring, add to visual clutter and a more discrete design would be beneficial.



Figure 68: Security barrier



Figure 69: Security light

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.

9 Management Proposals

9.1 It is expected that the effective management of the Hallfield Estate Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the conservation area within this audit therefore identifies those elements the Council will seek to protect, as well as negative features which may present opportunities for change or enhancement.

9.2 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 Hallfield Estate Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 8.

9.3 The management of the Hallfield Estate is the responsibility of Citywest Homes, the Council's arms length management company. They are responsible for the maintenance of the estate and its public realm. The estate roads are managed by Westminster City Council's Highways Department.

9.4 New works involving changes to the exterior of buildings on the Hallfield Estate will normally require planning permission.

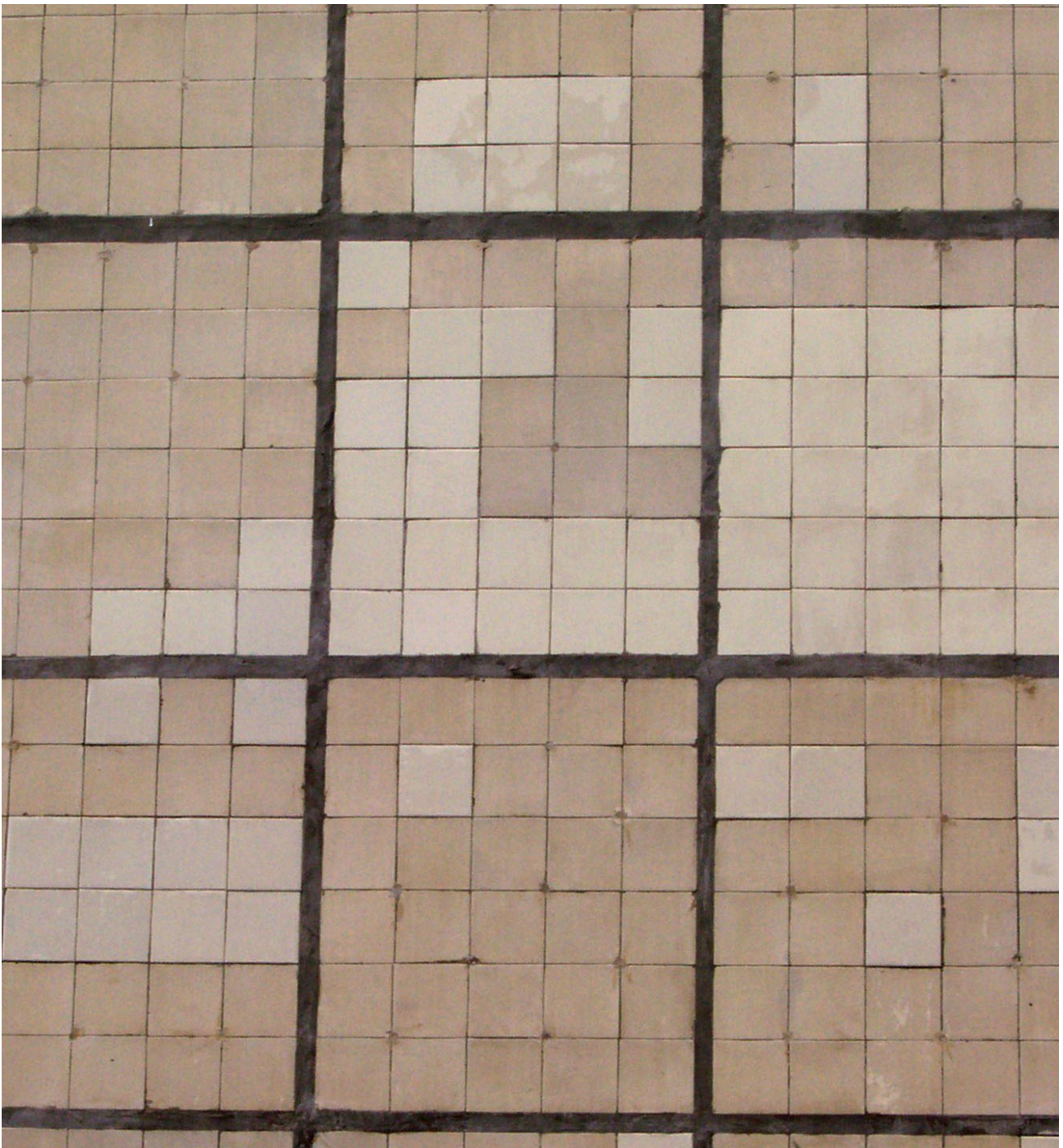
Table of proposals

Feature/ Issue	Action
Architectural Detail	<ul style="list-style-type: none">• Seek a consistent design for all replacement doors and windows replicating original design detail, including pattern of fenestration, materials and colour schemes for the estate. Retain or replicate original door furniture where appropriate. The reinstatement of original colour schemes would also be desirable• The removal of unsympathetic replacement windows and doors and their replacement with a more appropriate design will be sought as part of refurbishment proposals or where a planning application is received.• Encourage awareness of original design detail and best conservation area practice through circulation of audit and design guides. Audit to be made available on the CityWest Homes and Westminster City Council website.• Original detailing to be retained wherever possible.

Maintenance and Painting	<ul style="list-style-type: none"> • Provide input and advice into Citywest Homes management plan for the estate. Any maintenance and upgrade work should consider its impact on the character of the individual blocks and conservation area. • When undertaking repair works original design intentions, materials and colours to be researched and established prior to specification of works. • Work with Citywest Homes to prepare a list of colours and materials appropriate in repair and replacement works. • Promote a consistent approach to painting based on agreed list of colours.
Signage	<ul style="list-style-type: none"> • Protect and retain all original estate signage, as identified in the conservation area audit. • Consistent approach to estate signage to be sought. Future proposals for new signage to be based on original designs for estate signage and inappropriate or redundant signage removed.
Wires, Security Equipment & Clutter	<ul style="list-style-type: none"> • Seek the removal/ re-siting of unnecessary and redundant wires/ satellite dishes and aerials, as part of future development or refurbishment proposals. • Encourage use of communal satellite dishes or digital technology to reduce the impact of wires and clutter. • Encourage integration of service boxes and areas within original building to avoid visual clutter.
Public Realm	<ul style="list-style-type: none"> • Promote development of landscape strategy for the estate to including a consistent design for street furniture and hard surfacing and based on historical research into design.

47 | APPENDIX 1: Materials HALLFIELD ESTATE

CONSULTATION DRAFT - MARCH 2008



INTRODUCTION

The materials used by Drake and Lasdun in the Hallfield Estate represent deliberate and important design choices. They will have been guided by a variety of factors including aesthetics, cost and durability.

The resulting building design is total, and still accurately represents the intention of the architects.

The expression of this design intention forms an important part of the significance of the area. This is in contrast to buildings of earlier periods, where the patina of age, and accretions over time may form a significant part of the character of a building or area.

In any conservation area the choice of appropriate materials will be very important in repair and alteration of historic buildings. In the Hallfield estate this is particularly important; the uniformity of building type, limited palette of materials and the clean lines and sparse detailing mean that slight variations in materials can be obtrusive.

A gazetteer of material types is therefore included below, to assist with future works.



This image shows the importance of matching replacement materials to originals



The black asphalt repair to this concrete slab roadway are another example of an unfortunate choice of materials.



Concrete brick

These bricks are used for a number of purposes around the estate, principally for landscape features and service buildings, The aggregate, a fine river gravel is exposed and gives the brick its distinctive character.

The example in the photograph is pointed with a dark mortar, possibly coloured with ash. Matching the mortar can be as important as matching the brick when performing repairs



Staffordshire blue brick

The Staffordshire blue is an engineering brick that has been in use since the nineteenth century. It has a grey/blue colour, and a distinctive sheen to the fireskin.

The main application on the Hallfield Estate is in the pedestals of the stairways to the ten storey blocks, where bull nosed bricks create rounded corners.



Brown Brick

Used on the front elevations of the six storey blocks as infill to balustrade panels. It is likely that these bricks are laid in shiner bond, rather than being of unusually large unit size.

Again, the mortar used is a dark grey, reducing contrast with the colour of the brick.



Red Brick

This brightly coloured brick is extensively used in the ten and six story blocks. On the ten storey blocks the brick is used for alternate storeys to the rear elevation. In the six storey blocks it is used for the entire rear elevations and the front walls of the flats, behind the balustrade.

The brick is sandy, with frequent inclusions.



Grey Brick

This grey brick is used on alternate storeys of the ten storey blocks, and on the ground floor of the six storey blocks.



Buff Brick

Used for Pickering House, and for some of the service buildings. This brick has dense, large inclusions, and is similar in appearance to the concrete brick used in landscaping.



Cream tiles

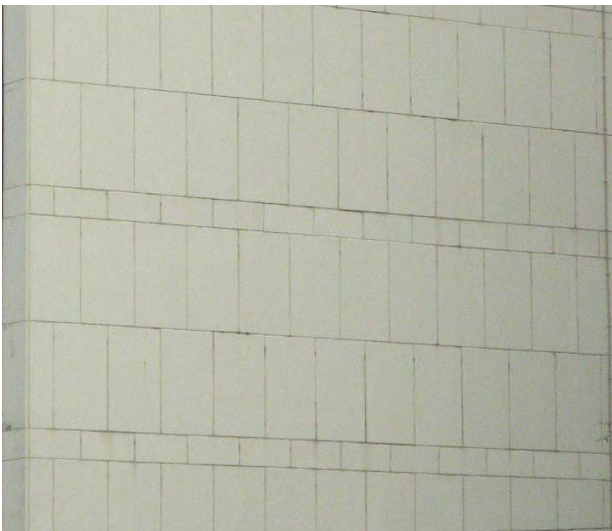
Extensively used on the ten storey blocks, these six inch square tiles are used on the accents, gable ends and for the frame. Used both with and without the bands of dark, sometimes timber-marked cement.



Concrete kerb stones and road panels.

The road surfaces of poured concrete slabs with a large aggregate are distinctive of the area, and contrast with the standard black asphalt roads of surrounding bayswater. This inexpensive road surface was typical of large scale projects of the 1950s and 60s.

Similarly the concrete kerbstones are typical of the period.



Precast concrete cladding and balustrading.

These precast concrete panels owe their pale colour to an aggregate of grey and white Cornish granite.

Used on the six and ten storey blocks.

10 GLOSSARY OF TERMS

Accretions

A gradual build-up of small additions and layers

Aedicule

The framing of a door, window, or other opening with two columns, PIERS or PILASTERS supporting a GABLE, LINTEL, plaque or an ENTABLATURE and PEDIMENT

Arts & Crafts

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.

Balconettes

A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more decorative rather than functional

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Beaux Arts

Translated as "Fine Arts". A classical architectural style taught at the Ecole des Beaux Arts in Paris 1885-1920. Depended on sculptural decoration along conservative modern lines, using French and Italian BAROQUE and Rococo formulas with an impressionistic finish.

Canopy

A projection or hood over a door, window etc.

Canted

Architectural term describing part, or segment, of a façade which is at an angle of less than 90° to another part of the same façade.

Cantilevered

A horizontal projection (e.g. a step, balcony, canopy or beam) supported by a downward force. Without external bracing and appears to be self-supporting, cantilever construction allows for long structures without external bracing.

Casement Windows

A metal or timber window with side hinged leaves, opening outwards or inwards.

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand cast or mould rather than hammered into shape by a blacksmith. The 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.

Coping

A capping or covering to a wall, either flat or sloping to throw off water.

Curtain Wall

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.

Fascia

The wide board over a shopfront, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Fluting

Shallow, concave grooves running vertically on the shaft of a column

Grille

A fretted metal band, often in shopfronts, to allow for the flow of air.

Lightwell

A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms windows and natural light.

Modernism

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.

Mullion

Vertical member between window lights.

Parapet

A low wall, placed to protect from a sudden drop – often on roofs.

Pier

A solid masonry support or the solid mass between doors and other openings in buildings.

Portico

A roofed space, open or partly enclosed forming the entrance and centre-piece of the façade of a building, often with detached or attached columns and a PEDIMENT.

Portland Stone

A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.

Soffit

The exposed underside of any overhead component of a building.

Victorian

Period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era.

Stock Brick

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.

York Stone

A natural stone used traditionally in for paving, laid in large slabs or 'flags'.

11 CONSERVATION AREA DIRECTORY

Designation and Extension Reports

List of Buildings of Special Architectural and Historic Merit

Other Designations

Design Guides and Planning Briefs

Further Reading

Designation Reports

This section contains the texts of committee reports relating to the designation of the Hallfield Estate Conservation Area. These have been edited to omit sections relating to other conservation areas.

CITY OF WESTMINSTER

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

1. SUMMARY

1.1 As part of the City Council's District Plan policy (chapter 10 para 10.44(ii)): "to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interest parties" additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of Conservation Area boundaries.

1.2 This report seeks the committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed with the consultation necessary prior to final designation.

2. RECOMMENDATIONS

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

Proposed Conservation Area Designations/Extensions

1. Lisson Grove, NW1 I

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

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

3.2 Since 1967, and in response to the Civic Amenities Act of that year, the City Council has designated and extended conservation areas to cover the greater part of the City.

3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.

3.4 The Committee will be aware that over the last few months, several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council’s Unitary Development and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for

consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to members at the next Committee.

3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity, they have been grouped into areas of similar characteristics.

They are:

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

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

B. New Conservation Areas to Protect Good Quality Housing Estates

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

B New Conservation Areas to Protect Good Quality Housing Estates

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

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

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

The areas are at:

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

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

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

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

CITY OF WESTMINSTER

STATUS: FOR GENERAL RELEASE
COMMITTEE: PLANNING AND TRANSPORTATION
DATE: 20 NOVEMBER 1990
REPORT OF : DIRECTOR OF PLANNING AND ENVIRONMENT
SUBJECT: RESULTS OF CONSULTATIONS AND OTHER
MATTERS CONCERNING PROPOSED CONSERVATION
AREA EXTENSIONS

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

BACKGROUND PAPERS LIST ATTACHED

1. SUMMARY

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

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

2. RECOMMENDATIONS

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

2.2 That the text of the proposed conservation areas booklet be noted.

3. BACKGROUND

3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July 1990.

3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of the comments received.

3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.

3.4 A minority of the respondents, however, who had development interest in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural interest of existing conservation areas or relocated in areas of significant townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

3.5 The following changes re proposed as result of queries raised by Members at the meeting on 3 July (see map XVII).

(a) The east side of Claverton Street and west side of Aylesford Street is now to be within the Pimlico Conservation Area, not the proposed Dolphin Square Conservation Area.

(b) The street block bounded by Lupus Street, Claverton Street, Ranelagh Road and Johnsons Place is now to be within the Pimlico Conservation Area, not the proposed Churchill Gardens Conservation Area.

(c) The River Frontage opposite Dolphin Square is to be within the Conservation Area, and land to the east of Dolphin within the Pimlico Conservation Area.

(d) The Regency Street/Chapter Street area has been reconsidered for conservation area status, and its designation is recommended.

The area is of mixed development with some pleasant brick buildings, built mostly in the first third of this century. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odd) Regency Street, through to St John's Church and No. 36 Causton Street. The area therefore proposed (Map XXVa) comprises the east side of Regency Street and the east side of Chapter Street.

3.6 Map XXIV shows two paras of the St James's Conservation Area which it is proposed should be included in the proposed Haymarket Conservation Area. The two areas are:

(a) Haymarket/Panton Street/Orange Street

(b) Haymarket/Charles II Street/St Albans Street.

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

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

(a) The inclusion of Council housing developments at Fisherton Street Estate, NW8;

Churchill Gardens Estate, SW1; Lillington Gardens Estate, SW1; and Hallfield Estate, W2 are still recommended.

In the report to the Committee in July it was stated that the Secretary of State has in recent years included in the list of buildings of Architectural and Historic Interest, not only buildings constructed in the 1920's and 1930's but also some built since 1945 such as the Economist Building in St James Street. It is therefore appropriate that the City of Westminster should recognise the quality of its own developments of the period and the part the Councils of the former City of Westminster and Boroughs of St Marylebone and Paddington took in promoting them.

Fisherton Street Estate is a modest humanly-scaled development, well designed and detailed in natural materials; it was built in 1924 for the Borough of St Marylebone as part of a nation-wide programme to provide "homes for heroes". It is symmetrically laid out, which is typical of the period, and provides an enclosed and therefore easily supervised, communal open space.

Both Churchill Gardens (built between 1946-1962) and Lillington Gardens Estates (built 1964-1972) have won numerous awards and were winners of competitions organised by the then City of Westminster, their layout, social amenities and architectural expression represents two of the most significant estates of their period.

The Borough of Paddington undertook the Hallfields development. The work designed in part by Sir Denis Lasdun, produced some of the most interesting elevational treatments of the time (1951-59). It is part of the Western European "Modern Movement" of the period in housing, and this reflected by its layout, materials and detailing.

(4. FINANCIAL IMPLICATIONS

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

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

APPENDICES

1. Text of proposed Conservation Area booklet.
2. Areas to be designated as Conservation Areas.
3. List of consultees and summary of comments received.
4. Observations of the Director of Planning and Transportation on responses received.
5. List of organisations and individuals making representations for a conservation area in the street block bounded by Marsham Street/Bennetts Yard/Tufton Street/Great Peter Street.

LISTED BUILDINGS

At the time of writing the only property listed in the conservation area was Hallfield School. The list description is set out below:

Hallfield School, Inverness Terrace

Grade II* Listed

Primary School. 1953-4. Designed by Drake and Lasdun for London County Council.

Brick and concrete: flat roofs, some of the brickwork painted now. Complex free- form primary school with planting introduced into the centre. Infants and junior departments separately articulated, with distinct scales, the Junior School in long curving 2 storey block and the infants in 4 linked, low, single storeyed class- room blocks. Assembly hall attached with splayed plan.

OTHER DESIGNATIONS

Adjacent Conservation Areas

The estate adjoins the Bayswater and Queensway Conservation Areas, as can be seen in *Figure 70* below.

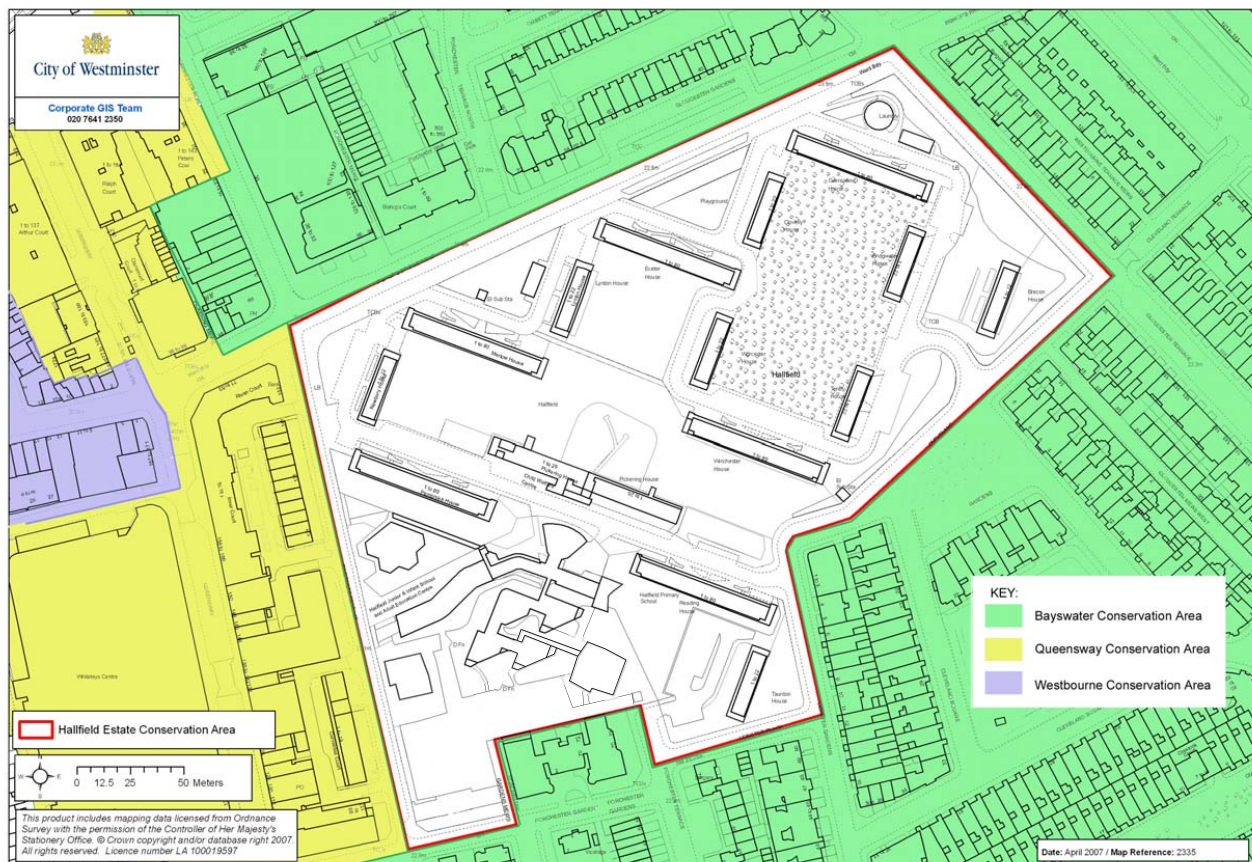


Figure 70: Adjacent Conservation Area

Archaeological Priority Areas

None

Designated Views

None

Regulation 7 Directions

None

Article 4 Directions

None

PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Unitary Development Plan

Westminster's Planning Policies are set out in the adopted City of Westminster Unitary Development Plan January 2007. This can be viewed on the internet at: www.westminster.gov.uk

Design Guides and Publications

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

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access (2006)
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. 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. Repairs and Alterations to Listed Buildings.

Advice on Repairs and Alterations to Historic Buildings

For lists of specialist historic buildings consultants, building contractors and suppliers, the Building Conservation Directory can be found at www.buildingconservation.com.

Further Reading

Cherry, B and Pevsner. (1991) *London 3: North West*, Buildings of England Series
Penguin Books Ltd, London

Banham, R: *Facade. The elevational treatment of the Hallfield Estate Paddington*,
Architectural Review, September 1953

Allan, John (1992) *Berthold Lubetkin – Architecture and the tradition of progress*, RIBA
Publications

Whitehead, J (1989) *The Growth of St Marylebone and Paddington from Hyde Park to
Queen's Park*

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

Sources of Historic Maps and Images

Motco enterprises Ltd www.motco.com

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Spanish

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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. Écrivez 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।

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Urdu

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Farsi

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Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rođaka 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.