



GENERAL INFORMATION LEAFLET

HALLFIELD ESTATE Conservation Area

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City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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Designation: The conservation area was first designated in November 1990 and extended in July 1996.

Historical Background: The 17 acre site was originally laid out with brick and stucco terraces and villas in the mid-19th century. The Estate was built between 1951-59 by the architectural practice Drake and Lasdun. It comprises fifteen individual blocks and a primary school, built on land that was partially cleared by war damage.

The Estate was designed as a deliberate contrast to the architectural fabric of nineteenth century Bayswater. It was intended as a radical model for the Borough of Paddington's post-war rehousing programme. It was one of the first post-war Estates to include comprehensive communal amenities such as a primary school, shops and laundry (the latter used currently as the housing management Office).

The site averages 3 metres below Bishopsbridge Road and Gloucester Terrace, and has accommodated landscaping originally by J.C.Loudon which includes chestnut, sycamore, mountain ash and mulberry trees, and also magnolias and catalpas.

Listed Buildings: Hallfield Primary School, Grade II*. 'The Bungalow', Grade II.

Key Features: The quality of the Estate lies in the richly detailed architectural treatment of the elevations which is unusual and interesting for its period in the use of contrasting textures and the atypical design of its curved sloping balcony balustrades. Described by historians as 'Beaux-Arts Modernism', it is characteristic of its period, with references to Le Corbusier's idealistic design principles of the 1930's, which subordinate the individual unit to the whole, sometimes at the cost of the user's convenience.

The ten and six storey blocks contain 656 flats and are laid out on a grid at 45 degrees to the surrounding roads within an informal setting of lawns and trees.

Set against the ten-storey blocks, is a powerful grid of concrete access balconies, skilfully integrated in the whole composition; on the other side there are paired windows set 'chequer - wise'. The patterns are mostly linear, unrelated to interior planning and underlined by strong colours (cream, maroon and black). Contrast in the lower blocks is provided by the use of angled porches and balconies. The

originally black painted windows are now white. The aesthetics of the design are those of abstract art, and Hallfield Estate has been described as one of the most confident and rigorous applications of such principles in Britain in the 1950s.

Following refurbishment in the early 1990's, the original exposed aggregate concrete panels of the ten - storey slabs have been treated for reinforcement-decay and painted white.

Adjacent Conservation Areas: Hallfield Estate is virtually surrounded by the Bayswater Conservation Area.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: Not affected.

Article 4 Directions: None.

Regulation 7 Directions: None.

Planning Briefs and Design Guidelines: None.

Spaces protected by the London Squares Act 1931: None.

Registered Historic Parks and Gardens: None

Contacts

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