

# 10 | CONSERVATION AREA AUDIT HARLEY STREET



City of Westminster

PLANNING & CITY DEVELOPMENT

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## PREFACE

Since the first conservation areas were designated 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 for each conservation area, covering 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  
Cabinet Member for Planning





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## 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 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 Audit describes both the historical development, and character and appearance of the conservation area. It aims 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 Harley Street was adopted as a Supplementary Planning Document on 16.06.2008.

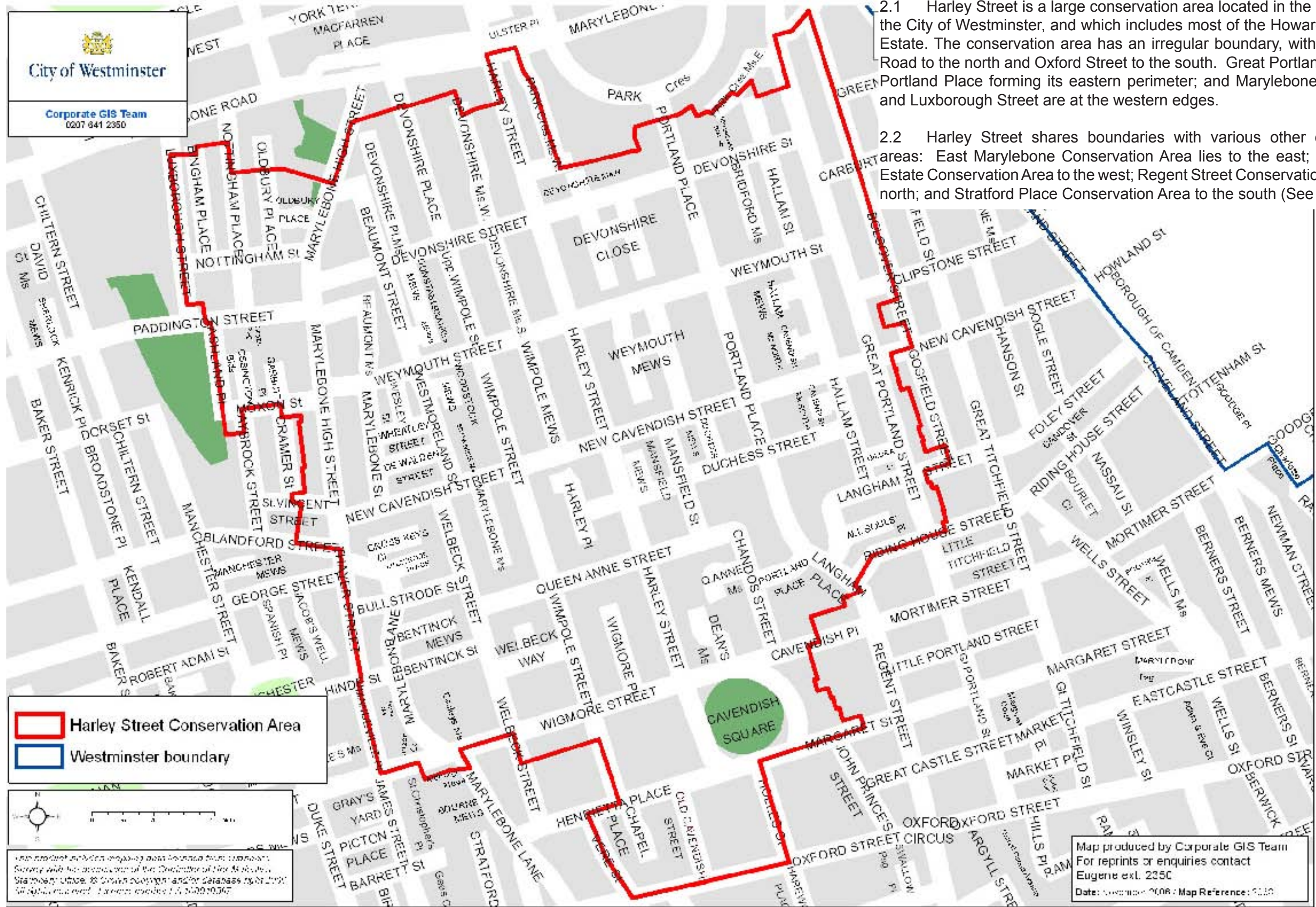
1.6 The Harley Street Conservation Area was designated on 27.06.1968. The designation reports can be found in the Directory at the back of this document.

The Unitary Development Plan, adopted in January 2007, 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.

Guidance on planning controls in conservation area is set out in the council’s Supplementary Planning Guidance: *Development and Demolition in Conservation Areas* and *Conservation Areas: A Guide for Property Owners*.



Figure 1: Boundaries of the Conservation Area



## 2 LOCATION AND SETTING

2.1 Harley Street is a large conservation area located in the north-east of the City of Westminster, and which includes most of the Howard de Walden Estate. The conservation area has an irregular boundary, with Marylebone Road to the north and Oxford Street to the south. Great Portland Street and Portland Place forming its eastern perimeter; and Marylebone High Street and Luxborough Street are at the western edges.

2.2 Harley Street shares boundaries with various other conservation areas: East Marylebone Conservation Area lies to the east; the Portman Estate Conservation Area to the west; Regent Street Conservation Area to the north; and Stratford Place Conservation Area to the south (See Directory).



### 3 HISTORY

3.1 The Harley Street Conservation Area is situated within the boundaries of the ancient Manor of St Marylebone. The history of the Manor can be traced back to the Domesday Book in the 11th century, when the area was divided into two manors: Lilestone and Tyburn. Much of the area was covered with forest and marshland and formed part of the great forest of Middlesex.

3.2 Early development of this area was shaped in part by the River Tyburn. This rises on the slopes of Hampstead and flows south, skirting the west side of Regent's Park, crossing Oxford Street near the bottom of Marylebone Lane. The original village of Tyburn was at a crossing point on the River, at the junction of Marylebone Lane and Oxford Street, close to where Stratford Place is today.

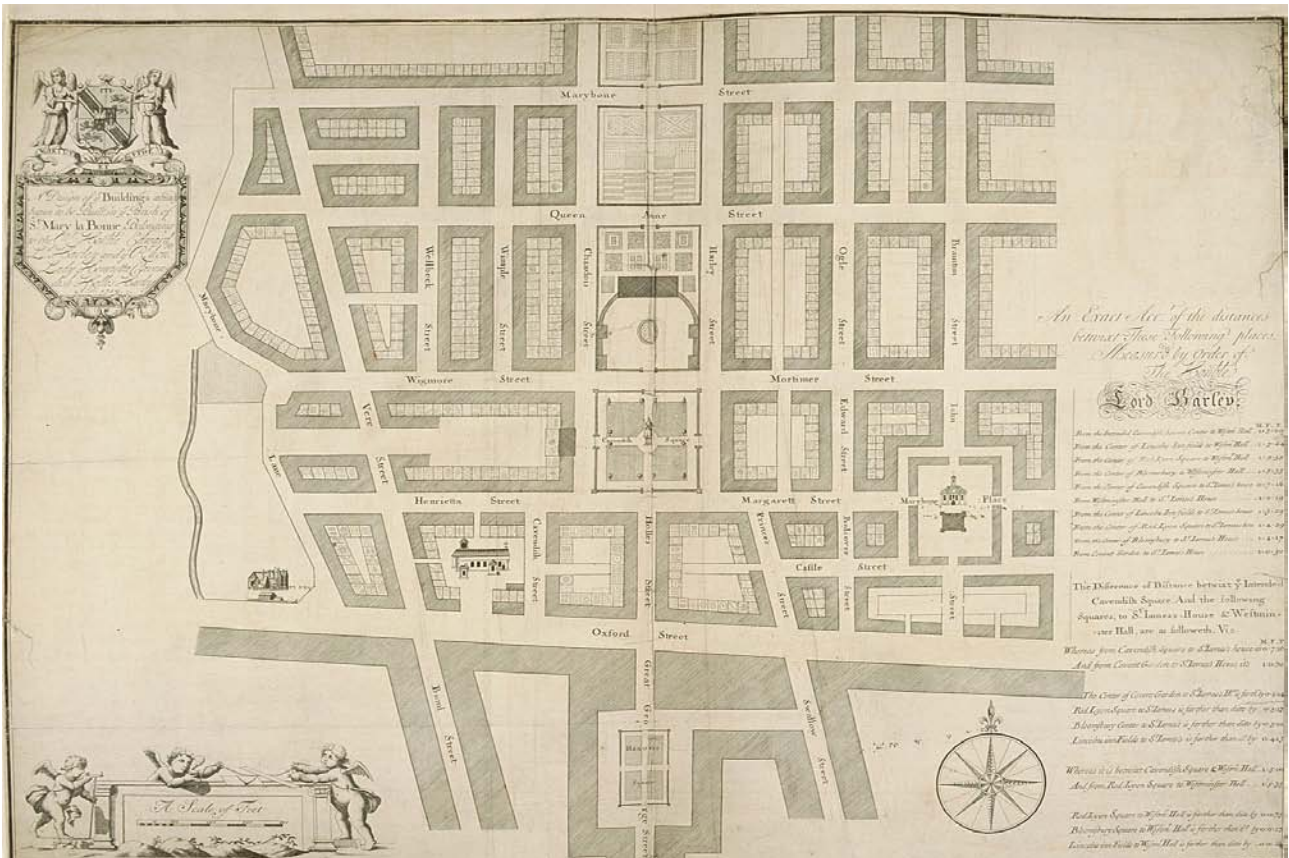
3.3 There were settlements here in Saxon and Medieval periods, the Church of St John the Evangelist was built around 1200. When this was demolished in 1400, a new parish

church of St Mary was built further north, at the top of the present-day High Street. A new village then developed here, and the name gradually changed from Tyburn to St Mary's by the Tybourne to Marylebourne.

3.4 From the time of the Norman Conquest the whole of this area had been owned by the Abbey of Barking, who leased the land to a succession of tenants. Following the dissolution of the monasteries in 1539, Henry VIII took possession of the Manor to create a new Royal hunting park, using the manor house on the present site of Devonshire Mews as a base.

3.5 James I finally sold the southern part of the land in 1611 and in 1708, when the area was still open fields, it was purchased by John Holles, Duke of Newcastle. The Duke's daughter and heiress, Lady Henrietta Cavendish, married Edward Harley, Second Earl of Oxford. Having seen the growth of the great squares and streets south of Oxford Street, they decided to develop the estate.

Figure 2: John Prince's Plan for Edward Harley's new estate, 1719 (© Collage, Guildhall Library Collections)



3.6 In 1719, John Prince, the Earl's surveyor, was commissioned to draw up a masterplan for the Harley Estate (Figure 2). This was centred on a grand open square, included its own church and market; and was intended to attract wealthy Torys of the period.

3.7 The development of the new estate began with Cavendish Square in 1719. This initially had a central plot of green turf, upon which sheep were allowed to graze. Harcourt House was built in 1722, as the town residence of Lord Bingley. This stood in the centre of the three plots into which the west side of the square had been divided. The Duke of Chandos planned a large private mansion in the corner of the square, which was never built; he did build two houses on the north-east and north-west corners of the square in 1724, of which only the western house survives today.

3.8 Economic recession and international wars made building progress slow and the area and the new estate developed

gradually, in a piecemeal fashion, over around fifty years.

3.9 Roque's map (Figure 3) shows that by 1746 only the southern part of the area had been developed as far west as Marylebone Lane. Cavendish Square had been laid out with Mortimer and Margaret Streets running from the north east and south east corners of the square. Wigmore Street appears as Wigmore Row and the streets south of the square appear as at present, with St Peter's Church, Vere Street, having been built in 1724 by James Gibbs as the Estate's chapel, then known as Oxford Chapel. The site of Mansfield Street was, at this time, occupied by the Marylebone Basin, a large reservoir for York Buildings Waterworks, which supplied water to waterworks at Buckingham Street and the Strand.

3.10 Also prominent on Roque's map is Marylebone Gardens, occupying the present-day area of Beaumont Street, Devonshire Place and Upper Wimpole Street. A popular pleasure resort until the

Figure 3: Roque's Map, 1746 (© Motco Enterprises Ltd)





late 18th century, famous for festivities and gala occasions. Marylebone Village was adjacent to the Gardens, centred around the High Street, the northern continuation of Marylebone Lane, but with open fields beyond.

3.11 The construction of the New Road, (Marylebone Road) in 1756 provided fresh impetus for the development of the Harley Street area. By this time houses were being built in the adjoining streets, such as the southern end of Harley Street and Wimpole Street, Harley Street having first been rated in 1753. Marylebone Basin was in-filled in 1764-66 providing further scope for new development.

3.12 Harley Street itself could not initially be continued to Marylebone Road, being blocked by Crown property; when this north end was eventually developed, between 1770 and the 1820s, it was known as Upper Harley Street. Development northwards of Wimpole Street was also interrupted by Marylebone Gardens but, as speculative building encroached towards the High Street, the Gardens were forced to close in 1778.

3.13 After the Gardens closed, Upper Wimpole Street, a little wider than Wimpole Street, and Devonshire Place, wider still, were planned and built. The western end

of Weymouth Street, initially called Bowling Green Lane, was built on the site of the bowling green in the old Gardens. The old Manor House, which had functioned as a boy's school since 1703, was finally demolished in 1791.

3.14 In the latter part of the eighteenth century, the most prominent architects of the time, the Adam Brothers, also became involved in developing the estate, most particularly Mansfield Street, completed in 1773, and Portland Place which was laid out in the 1770s. At the time of building, Portland Place was not designated as a thoroughfare, but a close of great houses opening onto Marylebone fields (Regent's Park) in the north and terminated by Foley House to the south, where Langham Place is today (Figure 4). The grand terraces of Georgian houses attracted many fashionable and wealthy residents.

3.15 By the time of Horwood's Map of 1792-99 (Figure 5), development of the whole area from Oxford Street to the New Road (Marylebone Road) was substantially complete, stopping short only in Harley Street and Portland Place, at the southern end of Marylebone Park. Development has continued further west beyond Marylebone Lane and into the Portman Estate, with Thayer Street and Hinde Street appearing as later continuations of Marylebone High

Figure 4: Portland Place (©: Collage, Guildhall Library Collections)



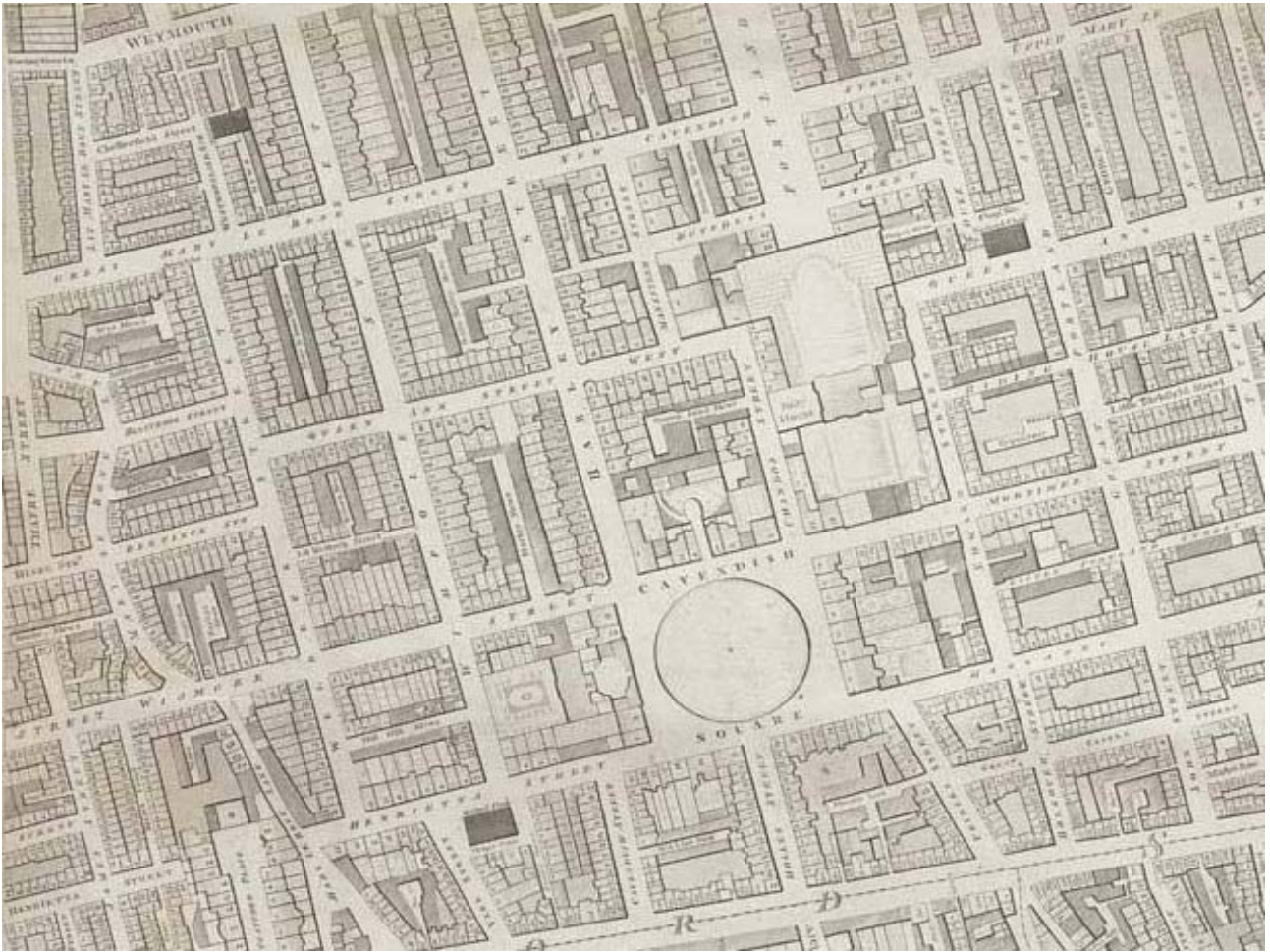


Figure 5: Horwood's Map (© Motco Enterprises Ltd)

Street (then Marylebone Lane) and Bentinck Streets respectively.

3.16 In the early nineteenth century, the most significant developments took place around Portland Place, as the leases on Marylebone Park (Regent's Park), which was then still in agricultural use, reverted back to the Crown in 1811. John Nash incorporated Portland Place into his town planning scheme to create a 'Royal Mile' to lead from Carlton House to Regent's Park. The connection at the south end of Portland Place with the new Regent Street was obliged to sweep around to form Langham Place and Nash built All Souls Church at the axis, at the head of Regent Street in 1822-24. The north end of Portland Place still opened onto the vista of Regent's Park but was linked by the semi-circle of Park Crescent and by Park Square as a thoroughfare to Regent's Park.

3.17 In the mid nineteenth century the area first became associated with the medical

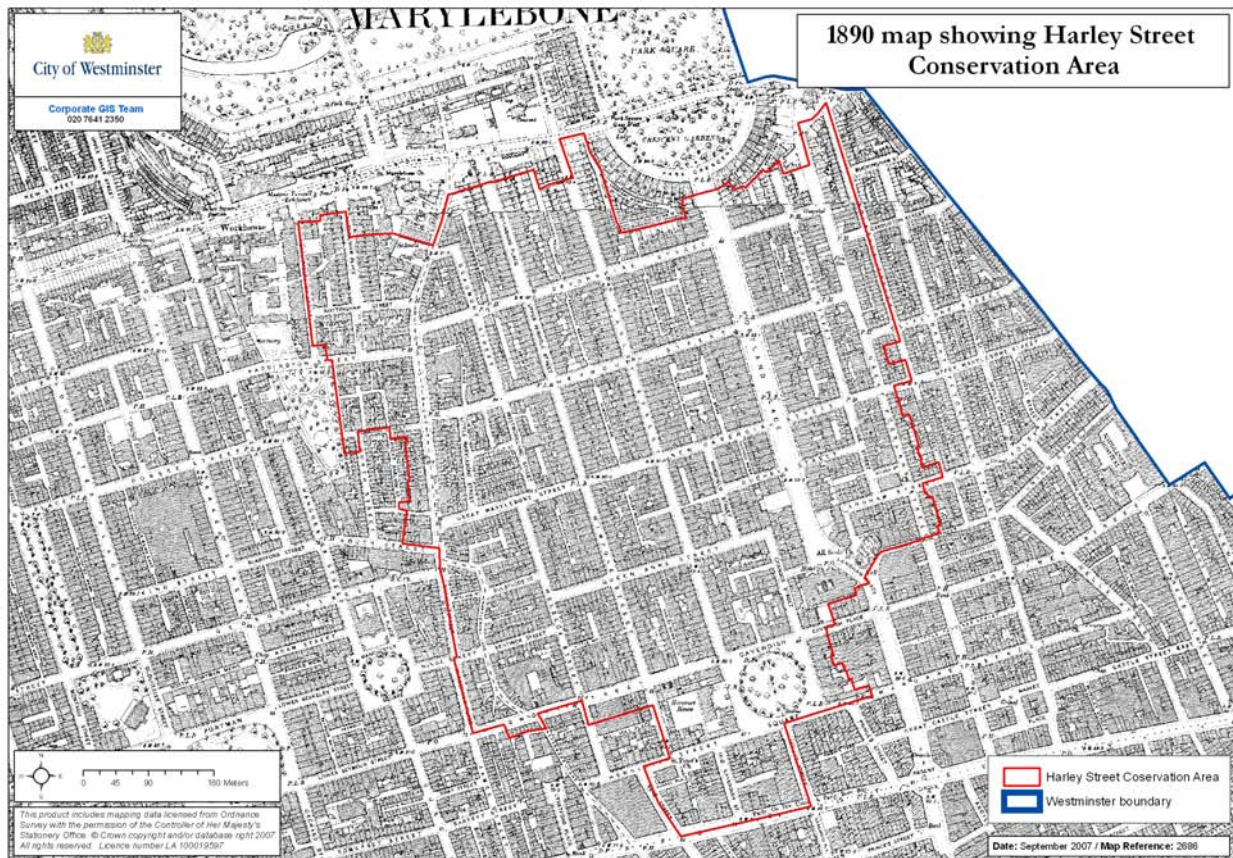
profession, as the City's medical consultants followed a fashion to move westwards. A location in the southern part of Harley Street, as close to Cavendish Square as possible, was originally considered to be most prestigious. The name of Mortimer Street, at the north east corner of Cavendish Square was therefore changed to Cavendish Place in the mid 19th Century, to increase the number of potential medical addresses associated with Cavendish Square.

3.18 By 1891, it is said that the population of doctors in the Harley Street area equalled that of non-medical persons. Additional medical establishments and institutions located themselves in the area, with the Medical Society of London moving to Chandos Street in 1872 and the Royal Society of Medicine to Wimpole Street in 1912.

3.19 Educational uses also appeared in the area. The Royal Polytechnic Institution, now



Figure 6: Ordnance Survey, 1890 (© Westminster City Council)



part of the University of Westminster, was founded in Regent Street in 1839; Queen's College, Harley Street, was founded as the first college in the country for the higher education of women in 1848; and the Royal Academy of Music moved to its present site on Marylebone Road in 1912.

3.20 However, despite its continued growth, there were also pockets of poverty in and around Marylebone. The Ossington buildings, off Moxon Street were built as model housing for the working classes, replacing slums, whilst behind them in Grotto Passage was a ragged school.

3.21 The estate remained in the possession of the Dukes of Portland until the fifth Duke died unmarried in 1879. The estate then passed to his sister Lucy, Baroness Howard de Walden, in 1889, in whose family it remains today. In the late Victorian and early Edwardian eras, the Howard de Walden Estate sought to tackle the decline

in some parts of the area, building mansion flats to replace older terraced houses.

3.22 During the 1890s and 1900s many Georgian houses, in Harley Street, Wimpole Street and Devonshire Place, were rebuilt in more flamboyant late Victorian and Edwardian styles, reflecting changing tastes. A greater proportion of houses have been rebuilt in this way at the southern end of the conservation area. The Howard de Walden Estate also substantially redeveloped parts of Marylebone High Street during the late nineteenth and early twentieth centuries and, as a result, the street became, and remains, almost entirely a shopping street.

3.23 Along Oxford Street, the character of the area had also begun to change as large purpose-built department stores replaced smaller shops from the late nineteenth century and the scale of the development in this part of the conservation area changed.

3.24 Later in the twentieth century, the eastern and southern parts of the conservation area in particular underwent substantial redevelopment; much of this also on a considerably larger scale, occupying wider plot widths than the original Georgian buildings. Parts of Portland Place were redeveloped in the interwar period, with large Portland stone beaux arts buildings, the 1931 BBC Broadcasting House building by Val Myers, interrupting the original Georgian townscape.

3.25 During the Second World War, there was significant bomb damage to parts of the conservation area, especially to the south and east. The old St Marylebone Church which had closed in 1926, was bomb damaged during the war and subsequently demolished in 1949. Today a small garden laid out in 1951 commemorates the original site, at the north end of Marylebone High Street.

3.26 From the mid 1930s onwards, the entire southern side of Cavendish Square was redeveloped with large modern buildings and a high proportion of original buildings on the east and west sides were replaced or rebuilt. The present layout of the garden dates from 1971 when the underground car park was built under the square by Westminster City Council.

3.27 Today the Harley Street area retains a substantial medical presence, whilst offices predominate to the eastern edges. Many of the original Georgian houses are now occupied by offices and flats. Harley Street was first designated as a conservation area in 1968.

#### Summary of Historical Development

- 1708 - land purchased from James I by John Holles, whose daughter married Edward Harley
- 1719 - John Prince designs masterplan for new Harley Estate, centred on Cavendish Square
- 1756 - New Road (Marylebone Road) provides fresh impetus for the development of the area
- c. 1770 - Adam Brothers involved in building Portland Place and Mansfield Street
- 1822 - John Nash built All Soul's Church as part of the 'Royal Mile'
- 1890-1900 - Estate passes to Baroness Howard de Walden who rebuilds much of Marylebone High Street
- c. 1930 - Large-scale rebuilding of blocks around Portland Place

## 4 CHARACTER OF THE CONSERVATION AREA

### General

4.1 Harley Street today is characterised by its tight-knit network of terraced townhouses, most set in a regular grid street layout. Built form is of a consistent scale, and generally occupies narrow plot widths. The area has a dense, urban feel, with very few open spaces and little greenery. Although there are a wide variety of uses in the area, the renewal of individual houses and some areas of larger-scale redevelopment has eroded the original layout in places, though the area retains a predominantly residential character.

### Character Areas

4.2 Despite this overall consistency in scale and character, parts of the conservation area have developed in different ways. The area can therefore broadly be divided into three individual 'character areas', which have their own distinctive identity and differing land use patterns.

4.3 These are: (i) The central grid of streets around Harley Street; (ii) Marylebone High Street and adjoining streets; (iii) Portland Place and the area to the east. Although on opposite sides of the conservation area, Great Portland Street has a similar character to that of Marylebone High Street.

#### Summary of Character

- Central grid street layout with largely Georgian townscape
- More informal layout of commercial streets to west, with primarily late Victorian/Edwardian townscape
- Larger scale commercial and institutional buildings to southern boundary and Portland Place

### Harley Street and Around

4.4 Forming the largest part of the conservation area, the central grid of streets has a highly formal character with terraces of townhouses of a similar scale, occupying consistent, narrow plot widths. The majority of these are Georgian, but these are interspersed with later infills, often with a more flamboyant character.



Figure 7: Harley Street

4.5 Although supporting a variety of uses, the area retains an essentially residential feel and character, particularly to the north. Moving southwards towards Oxford Street, there is a discernible shift in character. Along these southern fringes are more modern commercial buildings occupying larger plots to Oxford Street and Wigmore Street. Moving to the west and the south, the area also has an increasingly Victorian and Edwardian character.

### Marylebone High Street and Around

4.6 Marylebone High Street and the roads immediately adjoining it, have an atmosphere quite different to the rest of the conservation area. The High Street itself is a busy shopping centre, with largely Edwardian and late Victorian flats and mansions blocks above shops. The curving street form of Marylebone Lane in particular contributes to a more informal atmosphere; a result of the lack of formal planning of this part of the conservation area. The Oxford Street frontages have also been included





Figure 8: The curve of Marylebone Lane

within this area, due to their commercial character, although these buildings have a larger scale and many date from the 20th Century.

### Portland Place and Around

4.7 Portland Place and the streets to the east of this have a different character again. There has been much more twentieth century redevelopment, particularly early 1900s, and many of these buildings occupy



Figure 9: Portland Place



Figure 10: Victorian and Edwardian townscape on Great Portland Street

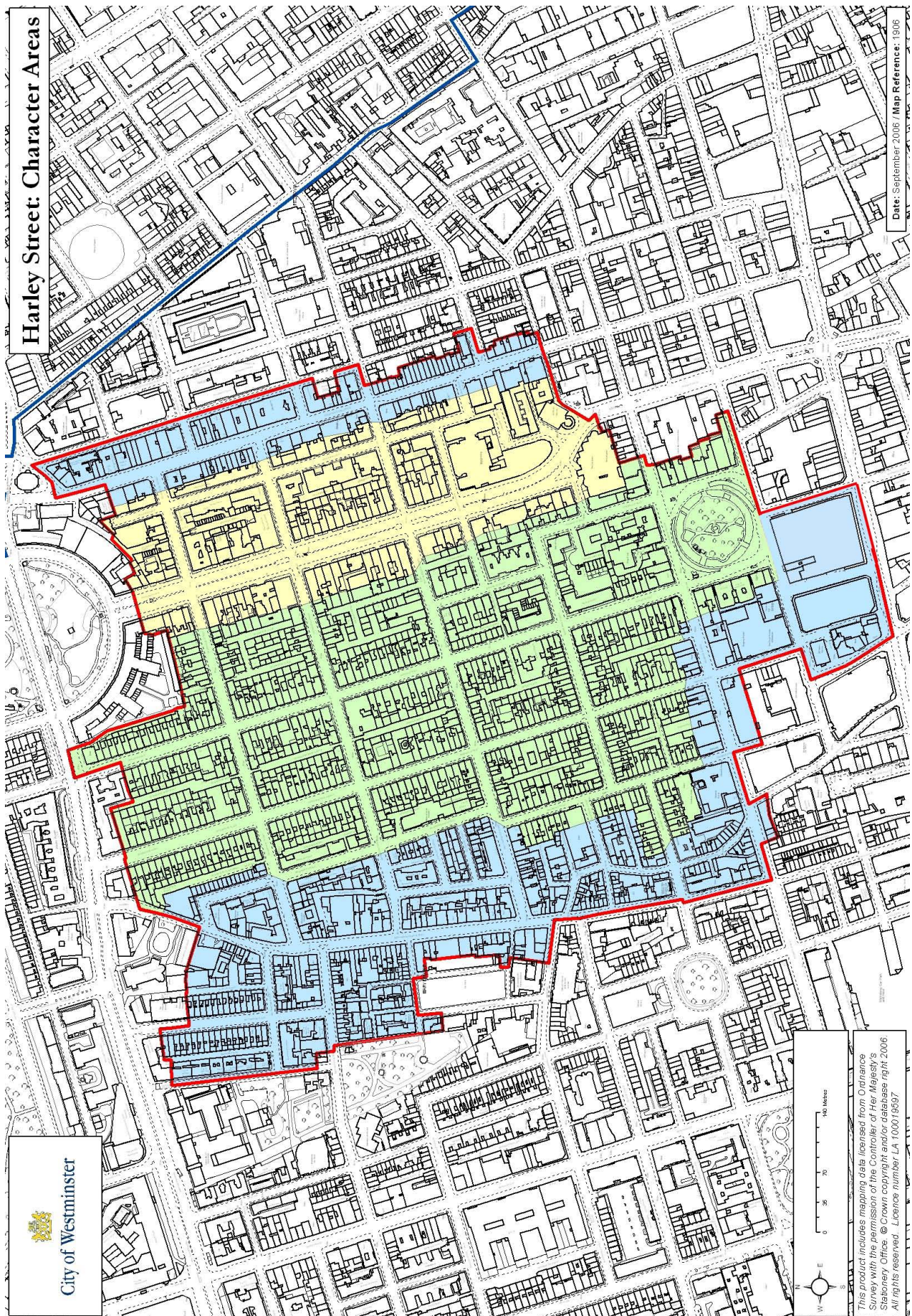
larger blocks. The width of Portland Place sets it apart from the streets to the west and the character here feels considerably less residential, with many of the buildings occupied by institutional uses.

4.8 Moving east, towards Great Portland Street, the character changes again. Here, the townscape is largely late Victorian and Edwardian and has a commercial feel, more akin to the vicinity around Marylebone High Street, and that of the adjoining East Marylebone Conservation Area.

**The map at Figure 11 shows the sub-character areas within the conservation area.**



Figure 11: Sub-Character Areas in the Harley Street Conservation Area





## Streets And Spaces

4.9 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.

4.10 Set between the major thoroughfares of Oxford Street and Marylebone Road, most of the Harley Street Conservation Area is characterised by its tightly planned, regular grid layout of cross-cutting streets, as established by its initial development in the 18th century. The area is extremely densely developed, with few open gaps in the townscape, and Cavendish Square and the memorial gardens provide the only publicly accessible open spaces in the area.

4.11 Long, straight, north-south streets characterise the central part of the conservation area. These are lined with terraces, with small consistent plot widths, giving a sense of regularity to the streetscape. Of these, Harley Street is the most important thorough route.

4.12 The east-west streets were originally more minor routes, with smaller houses and a less consistent townscape, set away from the main frontages. Today, these cross routes, New Cavendish Street, Devonshire Street and Weymouth Street, have become more major traffic thoroughfares. From these streets are the main access points to the intimate spaces of the mews. The mews have a smaller scale of development, set behind the main streets leading north to south; they are also characterised by their sense of enclosure and are often accessed through archways.

4.13 The width of Portland Place, the widest London street of its day, gives it a different

and more open character. Re-fashioned by Nash into a grand processional route, it has a larger scale of buildings and remains a major traffic route, which separates east and west Marylebone.

4.14 To the west, the curving form of Marylebone Lane, extending from Wigmore Street up Marylebone High Street, sets this portion of the conservation area apart from the planned, formal character of the rest of the conservation area. This reflects the earlier origins of this route, which originally wound along the course of the River Tyburn, which was confined in a brick culvert around 1800. This form gives this area a more informal and intimate character. In contrast, Marylebone High Street is a major shopping thoroughfare, and principal traffic route through the area.

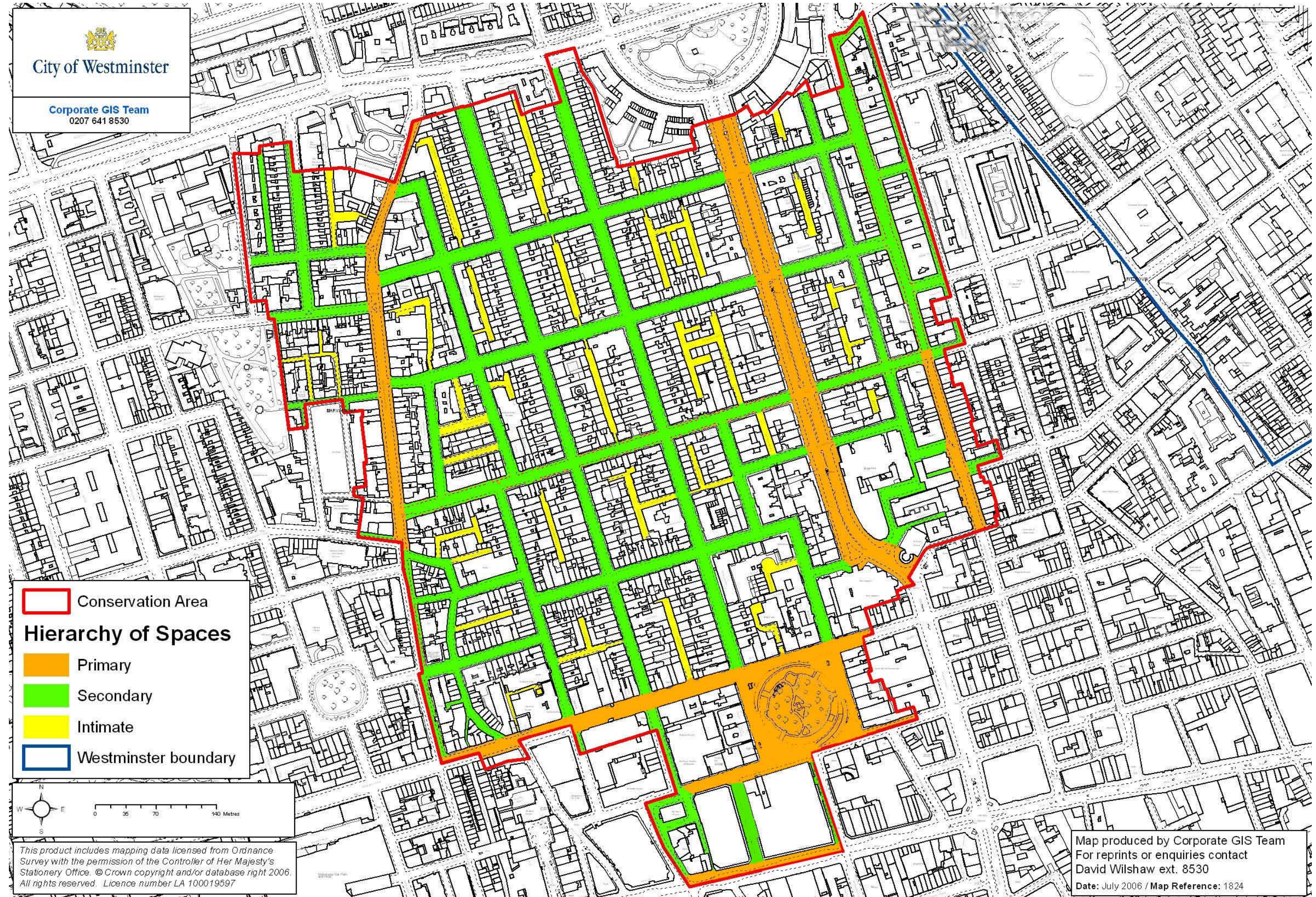
4.15 For the purposes of the Conservation Area Audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces; Intimate Routes and Spaces.

**The map at Figure 12 shows the hierarchy of routes and spaces within the Harley Street 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 DES 1, 2, 4, 5, 7 and DES 12 should be consulted.



Figure 12: Hierarchy of Streets and Spaces in the Harley Street Conservation Area





# Architecture

## Overview

4.16 The architecture of Harley Street Conservation Area has an 18th century Georgian core, with a number of later infills, most notably some flamboyantly detailed buildings and mansion flats from the Victorian and Edwardian eras. There is a wider variation in age and type of townscape on the eastern and western fringes. However, despite these variations in detail and age, buildings are generally of a consistent scale, and many occupy narrow plot widths, with vertical emphasis to individual buildings.

4.17 The character areas identified at Figure 11 also reflect predominant building ages and styles. The building ages map (Figure 13) shows the central part of the conservation area is largely dominated by long terraces of Georgian and early Victorian buildings. Marylebone High Street has a different character, and is notable for its predominantly late Victorian and Edwardian townscape. Portland Place and streets to the east of this have some more large scale buildings, a number of which date from the early to mid twentieth century having disrupted the original layout of the Georgian townscape.

Figure 13: Approximate Building Ages in Harley Street Conservation Area





## Georgian Architecture - Eighteenth & Early Nineteenth Century



Figure 14: Upper Harley Street

4.18 As detailed above, much of the Harley Street Conservation Area was developed in the mid-late eighteenth century. A large part of the built fabric today therefore still comprises Georgian terraced townhouses, although many have undergone subsequent alteration. The best concentrations of Georgian townscape can be found in central and northern parts of the conservation area. Most of these original Georgian terraced houses are of a grand scale and finely detailed. The majority are also listed.

4.19 Surviving buildings from this phase of development generally consist of flat-fronted terraced houses, of yellow London stock brick, with restrained stucco detailing. They range in height from three, four and, in some instances, five storeys with basements; and are generally two or three bays wide, with roof set behind parapet cornice. The majority of first rate residential

properties have stucco at ground floor level, normally channelled, and simple detailing to upper floors.

4.20 Windows are recessed timber sliding sashes, most set under flat brick arches, often in red brick. These follow typical Georgian hierarchy, diminishing in height above first floor level (Figure 15). Stucco work is also evident to the upper floors in places; with some properties, particularly later ones, having architraved window surrounds, and moulded cornices to the parapet or marking storey heights. Most have had cast iron balconies added at first floor level, supported by decorative brackets.

4.21 All have open basement lightwells and are set back behind a variety of cast iron railings (see townscape detail), with stone steps leading to the main entrance.



Figure 15: Typical hierarchy of sash windows to Georgian townhouse on Upper Harley Street, with 6-over-6 sashes to first and second floors and 3-over-3 sashes above

4.22 Some of the most complete examples of Georgian terraces are found towards the north end of the conservation area, in Upper Harley Street, Upper Wimpole Street, and on Devonshire Place. These streets were laid out in the late eighteenth century and have been altered less than streets in the southern half of the area.

4.23 Devonshire Place represents a typical example of such Georgian townscape, characterised by its regularity, symmetry and repeated detail (Figure 16). Despite some variations in height, and later infill terraced buildings at nos. 3-5 and no. 32, the street retains a strong sense of uniformity. Buildings are all of four or five storeys over basement, and three bays wide. The ground floors are detailed with rusticated stucco and a continuous line of decorative cast iron balconies at first floor level. The wide, elliptical arched doorways form an attractive repeated detail along the length of the street. Many of these entrances retain their original and finely detailed decorative fanlights and sidelights.



Figure 16: Devonshire Place

4.24 Yet, despite the planned layout and overall similarity in age and architectural detailing, the area was built by a number of speculative builders over several years. Many buildings have also had later alterations and there are therefore few stretches of completely uniform terrace. The resulting range of Georgian detailing adds considerably to the interest of the area, reflecting changes in fashion throughout the period.

4.25 Thus, whilst the architecture on Queen Anne Street, Upper Wimpole Street and Harley Street is largely Georgian in character and scale, there are many variations. Plot widths range from two bays to four bays wide, and building heights also vary, with some having attic storeys set above a projecting modillion cornice. There is a range of architraved and pedimented window surrounds; some have had more elaborate stucco decoration added during the Victorian era, whilst a small number have been entirely stucco faced.



Figure 17: North side of Queen Anne Street, looking east



4.26 Figure 17 shows Queen Anne Street, looking east, with the subtle differences in combinations of architectural detail, decoration and materials. No. 54 is three bays wide with stucco, pedimented window surrounds, whilst no. 56 is a grander, townhouse of four bays, with later cast iron porch and moulded stucco cornice between second and third floors. The adjoining properties are more modest, two bay townhouses.

4.27 In addition to the mixed detailing of the terraces described above, there are examples of groups of buildings that were originally organised into architectural compositions. Most notable is Portland Place, laid out by the Adam brothers in circa 1773.

4.27 This was planned as a series of private palace fronted buildings, with whole blocks between two streets designed as one frontage, with the central pair of buildings emphasised by giant pilasters and a pediment. Despite extensive Victorian and twentieth century alteration, including raising the original buildings from three to four storeys, elements of these palace fronts remain providing an idea of the intended grandeur of the street. Thus, nos. 49 - 69 retain the pilastered and pedimented centrepiece at no. 59 (Figure 18).



Figure 19: Mansfield Street, four bay properties with slightly projecting end bays

4.28 Other terraces in the conservation area are detailed as groups, but in less elaborate compositions. Also by the Adam brothers, the terraces to the eastern side of Mansfield Street are of a grand scale, each being of four bays, rather than the usual three; and the whole designed as a single composition, with slightly projecting end houses (Figure 19). Nos. 5 - 15 on the opposite side of the road are slightly smaller but are particularly distinguished by their paired doors and large elliptical fanlights.

4.29 In addition to the terraces, there are also a number of Georgian townhouses.



Figure 18: Nos. 49-69 Portland Place, with central palace front

At the end of Mansfield Street, nos. 61 - 63 New Cavendish Street, is a large pair of houses by John Johnson. Seven bays wide and treated as a single composition, with Coade stone arched doorways. The attractive Regency cast iron balconies and hoods at first floor level are later additions.



Figure 20: 61-63 New Cavendish Street

4.30 There are also several examples of large individual townhouses in the conservation area. Chandos House, dating from 1769-71 and by Robert Adam, stands out as one of the few stone-faced Georgian buildings within the conservation area (Figure 21). With a restrained facade of four bays, its size gives some idea of the ambitions for the area around Cavendish Square. On the north side of Cavendish



Figure 21: Chandos House



Figure 22: The North side of Cavendish Square

Square itself, is a pair of palladian stone fronted houses also dating from 1769.

4.32 However, differences in basic building form are unusual and variety in the Georgian townscape is most clearly visible in the attractive range of classical detailing, most particularly to doors and doorcases. Doors are most commonly set within arched openings and are timber panelled, in a variety of designs.



Figure 23:  
13 Devonshire Place - a typical panelled door in Venetian timber door surround, with intricately detailed Adam style fanlight and side lights



Figure 24:  
Coade stone door surround with central figurehead key stone. Surrounds of this type are found throughout the conservation area, particularly on Harley Street





Figure 25: Eight panelled door in arched and slightly recessed opening. Doorcase with open pediment supported by Ionic pilasters



Figure 26: Eight panelled door in semi-circular arched opening. Stucco doorcase has engaged Corinthian columns supporting frieze with dentil cornice

4.33 Many doors, particularly in the north of the conservation area, have Coade stone surrounds, often with decorative heads to keystones (Figure 27). There is also a range of classically detailed porticos which can be found in various locations, especially on Queen Anne Street and the eastern side of Mansfield Street.



Figure 27: Typical Coade keystone head

4.34 Large semi-circular fanlights form a particularly distinctive feature within the conservation area. These are also in a variety of designs and demonstrate changes in fashions through the period, with radial fanlights being replaced by different styles to accommodate house numbers and gas

lamps (Figures 28 - 30). Adam style doors also have decorative side glazing panels, which match the fanlights.



Figure 28: No. 7 Mansfield Street. An Adam fanlight with two rings, divided by timber architrave



Figure 29: Later Batwing style fanlight, incorporating a space for the house number

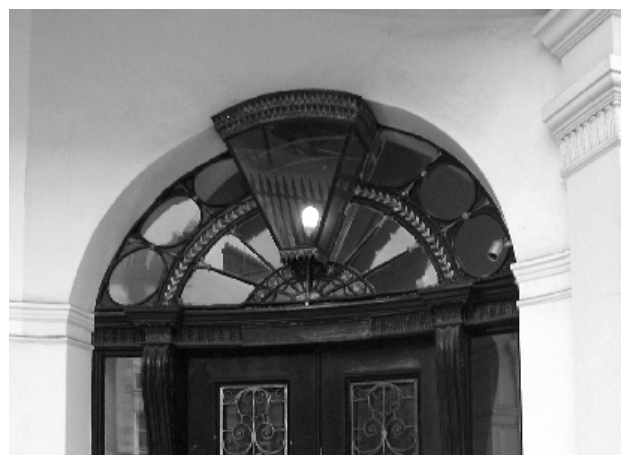


Figure 30: Later fanlight detail on Portland Place, with inserted lantern for a gas lamp

## Mews

4.35 Whilst the townhouses in the area make up the primary architectural building type for the Georgian period, the mews buildings associated with these houses are also significant.

4.36 Mews properties are characterised by their intimate scale, generally two storeys in height and they relate to the plot width of the principal building to which they are associated. Constructed in brick and simply and robustly detailed, most originally had timber carriage doors to the ground floor and smaller openings above, usually with timber sashes. Although some mews have been substantially redeveloped these tend to retain the characteristic scale and form of original Georgian mews buildings.

4.37 A particularly well-preserved mews is Clarke's and Dunstable Mews (Figure 31). This is a linked, linear residential mews, which retains its charm, simple detail and small scale.

4.38 However, there is a wide range of mews buildings within the Harley Street Conservation Area, containing a fascinating range of periods and styles. Given the disparate nature of these mews, and their importance to the character of the conservation area, these are detailed in a short gazetteer at the back of this document.



Figure 31:  
Clarke's and  
Dunstable Mews

## Georgian Churches

4.39 Of non-residential Georgian buildings, the earliest is the Church of St Peter, Vere Street (See Landmark Buildings, Figure 77). This was built in 1721-4 by James Gibbs, as a chapel for the original estate. The rectangular body of the church is in brown brick, with stucco quoins and a single storey Tuscan portico and pediment on the west front.

4.39 All Souls Langham Place is perhaps the best known church in the conservation area, from 1822 by John Nash. Its circular portico and slender spire means it is prominent in views from Regent Street and Portland Place (See Landmark Buildings, Figure 78).

## Victorian and Edwardian Architecture

4.40 The late Victorian and Edwardian periods saw the construction of many replacement buildings in the conservation area; these ranging from small infill developments, for both residential and commercial purposes, to groups of larger mansion flats and some terraced houses, often above shops.

4.41 The building ages map (Figure 13) shows several concentrations of Victorian and Edwardian rebuilding to the southern and western parts of the conservation area: around Marylebone High Street, in the area bounded by Harley Street, Wigmore Street, New Cavendish Street and Thayer Street, and along Great Portland Street.

4.42 Individual infill development from these periods is also scattered throughout the conservation area, set amongst the Georgian townscape. These smaller infill buildings are most common in the south of the central part of the conservation area and at the entrances to mews.

## Mid Victorian Architecture

4.43 There is relatively little development in Harley Street from the early-mid Victorian periods. However, there are a number



of early Victorian terraced properties concentrated to the north end of Marylebone High Street and on streets to the west of this. Many original Georgian properties were also substantially altered at this time.

4.44 Buildings from this period primarily comprise modest terraced houses and flats, often above shops. These tend to be more embellished than their Georgian predecessors with a range of string courses, decorative windows hoods and surrounds, and cast iron details such as pot retainers (Figure 32). There are also a number of attractive public houses which date from this period, including the Old Rising Sun and The Queens Head on Marylebone High Street, which date from the 1860s.



Figure 32: Typical mid Victorian townscape on Paddington Street

4.45 South of Paddington Street, is a particularly interesting cluster of mid-late Victorian social housing set on a network of small pedestrian alleyways.

4.46 The Victorian social reformer Octavia Hill's earliest housing project remains at 1-3 Garbutt Place (formerly Paradise Place). These early 19th century houses were renovated by Hill in 1865, and are commemorated by a plaque on the site. On Grotto Passage is the former Ragged School (The Grotto) in Grotto Passage dating from 1846 (Figure 33).



Figure 33: The Grotto, Grotto Passage

4.47 Adjacent to this are several blocks of later model industrial housing at Ossington Buildings, which date from 1888 (Figure 34). The common entrance and stair balconies with decorative iron railings became a popular pattern in institutional housing. Barrack blocks, workers accommodation as well as philanthropic schemes often adopted this practical model of housing provision.



Figure 34: Ossington Buildings

4.48 One of the few grander scale buildings from this period is the Langham Hotel. The Langham, a vast Italianate building that closes views down Portland Place, dates from 1863, and was one of a number of Grand Victorian Hotels built in London from 1850 onwards. This seven storey building

is constructed in yellow stock brick, with Portland stone dressings, rusticated stone to the central bays on the Portland Place elevation and a large arched entrance portico (See Figure 76).

### Late Victorian/ Edwardian Architecture

4.49 The vast majority of nineteenth century development in Harley Street took place in later Victorian and Edwardian periods. This was mostly small-scale redevelopment of single or double Georgian plots, as well as some larger groups of mansion blocks and terraced housing, and a number of notable architects of the period worked in the area, including Frank Elgood and Beresford Pite.

4.50 The scale of this late Victorian building design varies little from the Georgian townhouses; with most buildings being of four storeys over basement. These use a distinctive mix of materials and detail: bright red brick, terracotta, stone, and a range of bold, shaped gables, modelled fronts with bow windows, friezes and corner features such as oriel turrets.

4.51 Stylistically, architects drew inspiration from a number of periods, adopting a range of Queen Anne, Gothic, Flemish, Beaux Arts and Arts and Crafts detailing, these often used in a free and inventive fashion.

4.52 A high concentration of Victorian buildings in the conservation area are found in the area bounded by Wigmore Street and New Cavendish Street, west of Cavendish Square. Fronting Wigmore Street is a diverse collection of late Victorian and Edwardian buildings, several of which are listed. Some of the most elaborate infill buildings occupy corner sites, with street corners often expressed by the use of a tower (Figure 36).

4.53 In the central part of the conservation area, on the North-South streets, there was more small scale redevelopment, for commercial premises or flats. These often have the appearance of single houses and, in general, are well integrated within the Georgian townscape.



Figure 35:  
Enclave of Victorian townscape, Wigmore Street

Figure 36:  
Typical corner block, 25 Wigmore Street



4.54 On Harley Street, Queen Anne Street and Welbeck Street, there are a number of interesting late Victorian and Edwardian infill buildings, which demonstrate the eclectic variety of styles in use during this period.

4.55 A particular feature of many of these buildings is the use of a shallow bay window, often across two of a building's three bays and rising two, or in some instances three storeys. The examples at Figures 37-41 show the use of this feature in a variety of differing styles of buildings.

4.56 No. 47 Queen Anne Street is in red brick with stone dressings and uses Flemish gothic detail with heavy mullions and transoms, enriched with relief panels. 41 Harley street is in a more formal stone faced, free classical design, whilst 7 Upper Wimpole Street, dating from 1896, is one of a number of Arts and Crafts influenced buildings in the area. It has an oriel bay window and a heavy timber projecting



modillion cornice. 51 Harley Street from 1894 by Elgood is a corner building, in red brick, with sandstone detail and in tudor gothic style.



Figure 37: No. 47 Queen Anne Street



Figure 38: No. 41 Harley Street



Figure 39: No. 7 Upper Wimpole Street



Figure 40: No. 51 Harley Street

4.57 Many of the buildings have subtle decorative brick panels and friezes, often with floral motifs. No. 54 Wellbeck Street (Figure 41) is a flamboyant example, in pink terracotta, with shaped gable, bearing a datestone.



Figure 41: No. 54 Welbeck Street is faced in pink terracotta, and dates from 1896

4.58 Stone relief carving can also be found to one of the most innovative buildings in the conservation area 37 Harley Street by Beresford Pite. It is an elegant stone faced building in free baroque style, with leaded windows and carved figures to the corner oriel.



Figure 42: No. 37 Harley street

4.59 Later buildings became more simply detailed, and commercial building in particular began to use a simplified Edwardian beaux-arts, classical style. 87 Harley Street (1911) is an example of such a conventional, beaux arts detailed building, with rusticated ground floor and simple pedimented windows at first floor (Figure 44). No. 7 Wimpole Street is earlier and has much carved decoration.



Figure 43: No. 7 Wimpole Street



Figure 44: No. 87 Harley Street

4.60 To the E-W streets a range of small, low townhouses often set immediately adjacent to, or bridging over the mews entrances, are also characteristic of the area. These again adopt a variety of styles (Figures 45-46).



Figures 45-46: Small low houses characterise the E-W Streets at the entrance to mews.

4.61 Larger-scale groups of mansion blocks and terraced housing can also be found to the north west corner of the conservation area, around Nottingham Place and Luxborough Street, as well as to the western end of New Cavendish Street, on Bentnick Place and Bulstrode Street. Great Portland Street and Marylebone High Street also have a range of mansion blocks above shops.

4.62 These are characterised by similar detailing to the smaller infill blocks, using bright red brick and a range of Arts and Crafts and Queen Anne detailing. Whilst

these occupy larger plots than the smaller infills in the central parts of the conservation area, the modelling of facades to incorporate bays or balconies helps to break down their mass.



Figure 47: Typical mansion block, in bright red brick, with modelled facade



Figure 48: Arts & Crafts influenced mansion block door, with hooded surround



Figure 49: Modestly detailed yellow stock mansion blocks, Luxborough Street



Figure 50: Marylebone High Street



4.63 Marylebone High Street itself was almost entirely rebuilt by the Howard de Walden Estate around 1900 and is therefore one of the most coherent areas of Victorian/ Edwardian townscape within the conservation area. Tall buildings in red brick with stone dressings and elaborately shaped gables line both sides of the road (Figure 50).



Figure 51:  
Mandeville  
Place

4.64 Terraced town houses from the Victorian era are less common. Mandeville Place (Figure 51) dates from the 1880s and uses restrained French Renaissance detail in red brick and stucco. Originally a terrace of seven grand buildings presented as pavilioned whole, the northern part has since been converted to a hotel, though it keeps the original articulation, due to the retention of separate entrance porticos. The roof form of this row is its most expressive element; a steeply pitched pavilion roof in fish-scale slate is finished with cast iron cresting.

4.65 8-29 Wimpole Street (Figure 52) on the corner with New Cavendish Street, is an example of a lavish and striking corner block of townhouses. Constructed in 1892-3, it is faced with pink terracotta and roofed in plain tiles. The building features Flemish Renaissance detailing; friezes, elaborate Dutch gables with turret finials, and a bold modelled front with frequent string courses.

4.66 Nottingham Place also now has a Victorian character, although these are in fact re-fronted Georgian houses. They are in yellow stock brick with red brick dressings. Double pitched slate roofs are



Figure 52: Nos. 28-29 Wimpole Street divided by tall party wall upstands and the terraces are articulated by ground and first floor bay windows to every other house, and by a symmetrical pattern of brick gabled mansards. Heavy cast iron railings and a continuous cast iron balcony at first floor complete the modest ornamentation.



Figure 53:  
Nottingham  
Place

4.67 The early twentieth century also saw some larger scale commercial development to the south of the conservation area, along Wigmore Street and Oxford Street, in Portland stone and with Baroque and Classical detailing.

4.68 One example is the former Debenham and Freebody store by Wallace and Gibson at nos. 27-37 Wigmore St. (Figure 54). This massive baroque revival, purpose built department store dates from 1907-8. It is of five storeys and faced with white Doulton Carrara tiles and roofed in slate.

Giant recessed columns frame the display windows, the arches of which extend to mezzanine height. A lantern turret is finished with an cupola. The building is highly decorated with cartouches, a coat of arms, female figures and cherubim.



Figure 54: Nos. 27-37 Wigmore Street

4.69 In Wimpole Street the 1908-9 former Post Office, now Kingsley House, forms part of the Royal Society of Medicine building, which dates from 1907. Kingsley House has large arched openings to the ground floor set between Doric columns in Portland stone. It is three storeys plus mansard with large arched opening to the ground floor. The corner plot with Henrietta Place is the original site of the Royal Society of Medicine, and retains its original entrance by Sir John Belcher. This building is again Portland stone; rusticated to the ground floor. The grand entrance on Henrietta Street features two lions with wreaths, massive Doric columns and festoons.



Figure 55: Kingsley House, Wimpole Street

## Victorian and Edwardian Churches

4.70 The Harley Street Conservation Area has a number of late-Victorian churches of varying character. The Hinde Street Methodist church (1881-7) is a stone Classical church. The front has a central, two storey, pedimented entrance portico with paired columns and carved tympanum.

4.71 The former Church of the Good Shepherd (now a youth club), Paddington Street, dates from 1898 and relates well to the other late Victorian development. It has polychromatic brickwork, mullioned and transomed windows, and half timbered



Figure 56: Church of the Good Shepherd

gables (Figure 56).

## Inter-War Twentieth Century Architecture

4.72 During the 1920s and 30s, development continued to increase in scale but became more simple in detail, moving away from the more decorated character of earlier buildings.

4.73 The most interesting grouping of inter-war architecture is located towards the eastern edge of the conservation area, in the vicinity of Portland Place and Great Portland Street. Here a number of large institutional buildings were developed in this period adopting Beaux-Arts and subsequently more Modernist styles.

4.74 An early example, which reflects



shifting architectural styles is the General Medical Council at nos. 44-50 Hallam Street. Built between 1915-22 by Eustace Frere, it has Classical and Neo-Grecian details to a simple Portland stone front with wide yet shallow projecting bowed bay. Windows are triplets of narrow recessed sashes in diminishing heights and framed with delicately carved dart mouldings.



Figure: 57:  
General Medical  
Council, nos.  
40-50 Hallam  
Street

4.75 The architects Wills & Kaula were responsible for a number of inter-war institutional buildings in the conservation area. Nos. 71-73 (1922-5) and no. 82 (1927) Portland Place, and nos. 2-4 Mansfield Street (1923); all occupy large sites and are executed in a Beaux-Arts manner. These buildings are characteristic of their type in the area.

4.76 These are generally faced in Portland stone with a rusticated ground floor level



Figure 58: Nos. 2-4 Mansfield Street

and numerous bays, giving a strong vertical emphasis. Most use simplified Classical detailing, for example the heavy dentil cornice running above the fourth storey, the rusticated ground floor level and columned centrepiece at nos. 2-4 Mansfield Street.

4.78 Later buildings increasingly used Art Deco or modern detailing; their clean, simple lines, reflecting the early twentieth century attitudes to science and progress. Some of London's most well known institutions can be found in the Harley Street Conservation Area and adopt this bold and simple style.

4.79 Broadcasting House (Figure 59) was built in 1932 by architect G. Val Myer, as the BBC's first purpose-built broadcast centre (see also Landmark Buildings). Occupying a huge plot at the southern end of Portland Place, it rises nine floors and its semi-circular front facade that echoes Nash's All Souls Church next door.

4.81 Faced in Portland stone but steel-framed, the building is decidedly 'modern' with an accentuated front carrying a clock



Figure 59: Broadcasting House, Portland Place

tower and aerial mast. Metal casement windows diminish in height and the upper storeys are paired back after the sixth floor. The sculptures are all by Eric Gill and also have 'Art Deco' characteristics. (See Public Art section below.)



Figure 60: RIBA, 66-68 Portland Place

4.82 The Royal Institute of British Architects by George Grey Wornum (Figure 60), was built between 1932-4. The overall scale of this building relates to that of the eighteenth century buildings along Portland Place, though used advanced techniques in steel framing and reinforced concrete.

4.83 Clad in Portland Stone RIBA has a simple facade mostly without mouldings or relief, a flat roof and deep rectangular plan. Above the broad square headed doorway, in the rusticated ground floor, is a two storey height window. Shallow relief figures carved above the entrance window and five adorn the eleven bay return. The Arts and Crafts style bronze doors, and free standing sculptures framing it, are both by James Woodford. (See Public Art section below.)

4.84 Other examples that typify a move away from traditional detailing towards a more 'modernist' styles are 35 Marylebone High Street; 39 Devonshire Street; 23 Portland Place; and nos. 308-318 Oxford Street. Some buildings, particularly on Great Portland Street mix modernist/art deco detailing with more vernacular materials, particularly the use of brick.

4.85 A number of institutional buildings



Figure 61: 35 Marylebone High Street and below,

within the conservation area have neo-Georgian detailing but are on a massive scale. Given the area's association with healthcare, a number of these buildings are hospitals, clerical offices or nurses' accommodation.

Figure 62:  
88-92 Great  
Portland Street



Figure 63: The Telephone Exchange



4.86 No. 23 Devonshire Street, and its neighbour Beaumont Court, are both in red brick with Classical details such as columned door cases and stone pediments. Another large-scale example with Classical detailing is The Telephone Exchange on Nottingham Street, built during the 1920s. This building is in grey brick, six storeys above basement, 13 bays wide and crowned with a steep mansard roof.

### Residential Inter-war Buildings

4.87 Alongside the bold modern design used in many large-scale institutional buildings in the area, a number of more modest scale residential buildings were built between the wars. The trend for low, domestic looking buildings which had begun in the Edwardian period continued with small houses fitted into the back gardens and new entrances of the grand eighteenth century houses.



Figure 64: No. 22 Weymouth Street

4.88 No. 22 Weymouth Street, by Giles Gilbert Scott (1936), has a more suburban character in comparison to the Georgian town houses nearby. It is two storeys high and double-fronted, with a recessed balcony and windows above the central doorway.

4.89 More widespread residential development from the inter-war period can be found towards the west of the conservation area, near Westmoreland Street and Marylebone High Street.

4.89 De Walden Street is an interesting enclave of inter-war residential building. Two

distinct types of housing line the north and south sides of the streets, though both are small-scale terraces with doorways grouped and stepped up over basement lightwells and flat roofs hidden behind a parapet wall.



Figure 65: North De Walden Street

4.90 On the north side of De Walden Street are a group of a flats of similar scale. These have brightly painted timber doors grouped into four, with balconies above these at first floor level, set between projecting bay windows.



Figure 66: Doors at nos. 17-23 De Walden Street

4.91 Nos. 1-5 Westmoreland Street and nos. 2-28 De Walden Street are a group of mid 1930s terraced houses. These have Classical proportions and subtle detailing such as stone doorcases, cast iron railings and balconettes and timber sash windows.

4.92 Further north along Westmoreland Street is another group of 1930s houses,



also in red brick but a pastiche of Georgian design (Figure 67).



Figure 67: Nos. 17-21 Westmoreland Street

4.93 The largest residential developments tend to be above commercial premises. No. 66 Weymouth Street is an imposing mid 1930s block with shops at ground floor level and flats above. In red brick with minimal detailing such as stone dressings and brick heads above the timber sashes.

### Post War Architecture

4.94 Post World War II buildings are scattered throughout the conservation area, many in plots made vacant by bomb damage. The majority are commercial, offices or healthcare buildings, with a few residential infills, particularly in the mews.

4.95 Within the central streets of the conservation area there are a number of smaller scale 1950s and 60s office developments in brick and of varying quality, which attempt to echo the Georgian character of the area. These generally occupy one or two plots and respect the heights of adjoining buildings, although not all relate well in terms of detailed design and proportions.

4.97 No. 9 Portland Place (Ambika House) is typical of larger scale, more uncompromising 1960s office development. Its considerable plot width and height makes a decisive impact on the street.

4.98 Other later 20th century commercial developments are situated towards the



Figure 68: Ambika House

western side of the conservation area. No. 54 Beaumont Street (Macintosh House); nos. 47-49 Beaumont Street (Regis House); nos. 63-64 Wimpole Street and nos. 103-105 Harley Street are all c. 1970s office or commercial blocks.

4.99 These buildings tend to be simply detailed, with a horizontal emphasis. Although their height often equates to earlier buildings around them. Their overall plot size and materials makes them conspicuous, sometimes with a negative impact on the character of the area as a whole (see Negative Features below).

4.100 Some of the later 20th century



Figure 69: 55-57 Beaumont Street

residential blocks are also of interest. For example Agnes Keyser House at no. 55-57 Beaumont Street (Figure 69) has 6 bowed bays rising four storeys above the ground floor. The metal casement windows are broken by bands of light green marble, but its form echoes that of earlier mansion blocks.



Figure 70: Nos. 14-27 Beaumont Street

4.101 At the north eastern end of Beaumont Street is a terrace of houses dating from the 1980s that have similar proportions and detailing to those along De Walden Street. Their slightly recessed ground floor has steps up, over a basement lightwell.

4.101 A number of later twentieth century re-building has taken place in the various mews across the conservation area. These are of mixed quality and sensitivity, with some making a negative contribution. (See Negative Features below.)

4.102 More recent development includes a range of small office and residential buildings, which vary in style. In general these involve pastiche developments or refurbishment of existing buildings. To the northern end of Marylebone High Street, no. 55 is a sympathetic remodelling of an early 20th century warehouse. Nearby, nos. 1-20 Beaumont Street and 52-54 Marylebone High Street are modern residential and commercial premises.

Any proposal should take into account the character of its context. Policies, DES 1 a should be consulted on the principles of Development, DES4 for infill 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 DES9C 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

4.103 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.

4.104 Harley Street is a large conservation area and has a varied roofscape. However, the scale of the conservation area is generally consistent, most buildings not rising above five stories and the Georgian scale is an important part of the area's character.

4.105 As outlined above, the main building type in the central part of the conservation area are Georgian townhouses, which would originally have had butterfly or pitched roofs, set behind a parapet. A large number of these have been altered and many now have mansard roof extensions.



Figure 71: consistent roofline on Mansfield Street

4.106 However, there are also numerous small groups of buildings designed and detailed as groups, ranging from buildings grouped as a pair or small group such as Queens College on Harley Street to longer stretches of terraces such as those on Mansfield Street. Here, upward roof extensions would disrupt the unity of groups and are therefore unlikely to be acceptable.

4.107 Amongst this essentially Georgian townscape are numerous later Victorian infill buildings. These often have more elaborate roof forms: mansards, pediments, turrets and gables, which form part of the original design conception.



Figure 72: Victorian roofscape

4.108 Within the mews, the buildings are characterised by their small scale, intimate character. Again, these have a variety of roof profiles, but most do not rise above two or three storeys. Many form attractive groups which could not easily be extended upwards.



Figure 73:  
Intimate scale  
of the mews

4.109 Some twentieth century development is also already noticeably out of scale with the adjoining townscape. On such buildings, any further roof extension is unlikely to be acceptable if this would affect long views

from or into the conservation area.

4.110 As part of the conservation area audit, a survey of roof profiles has been undertaken, identifying where buildings have already been extended, or were designed with an existing roof storey. This includes identifying groups of buildings which retain a consistent roofline, where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roof is exposed to long views from public places. This survey has been undertaken from street level.

4.111 The high percentage of listed buildings within the area means that, whilst many of these may be suitable for roof extensions in townscape terms, further analysis would be required to establish whether these buildings have historic roof forms or structures.

4.112 There are also a number of unsympathetic later roof extensions (see Negative Features below). Improvements to these will be encouraged as part of re-development proposals.

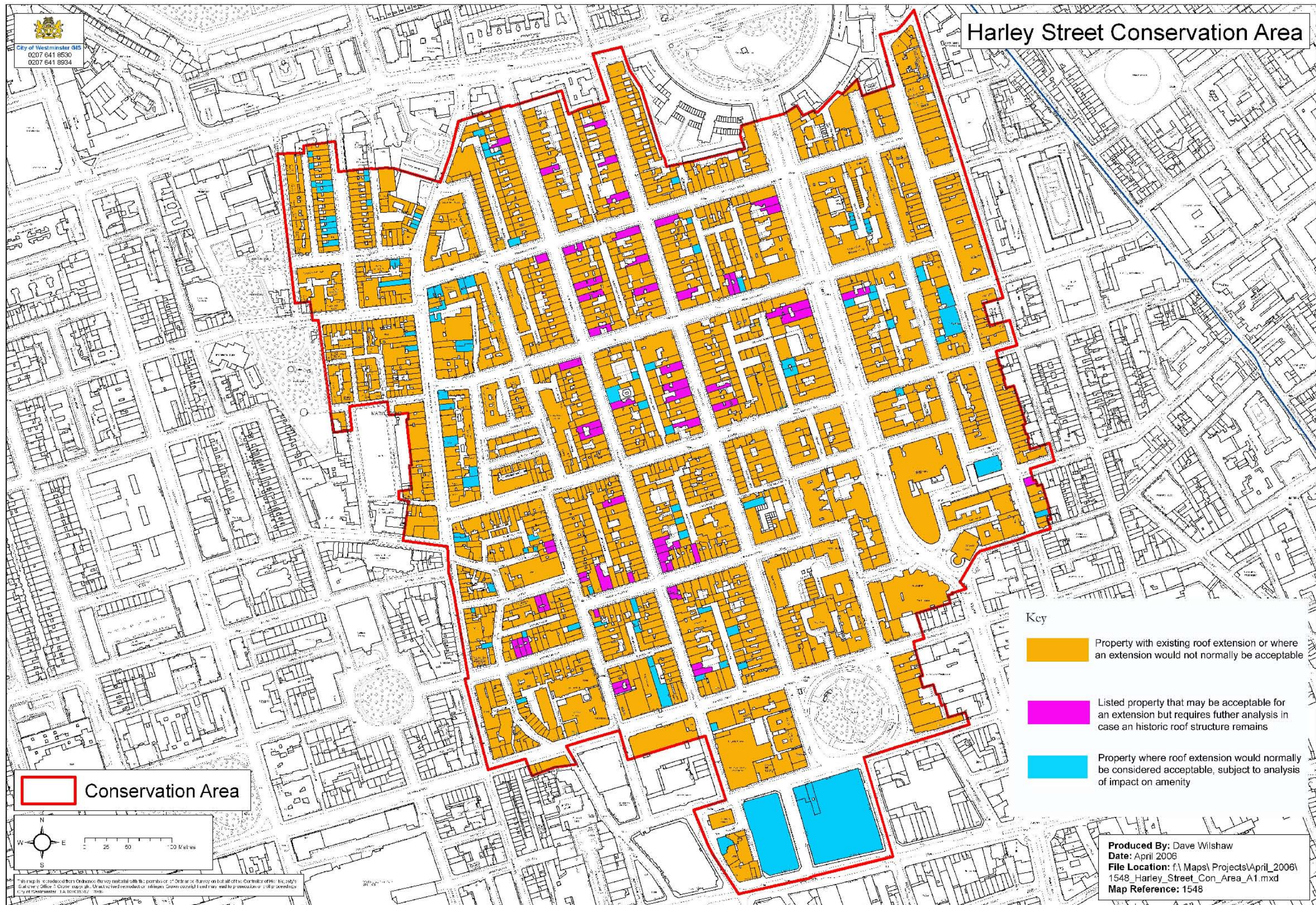
**Properties where it is considered roof extensions are unlikely to be acceptable are shown on the map at Figure 74.**

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 74: Roof Extensions Map





## Unlisted Buildings of Merit

4.113 Many 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.

4.114 There is a very high concentration of listed buildings within the Harley Street Conservation Area; mostly comprising first-class Georgian townhouses. Yet, buildings of all periods contribute to the diversity and interest of the area. In particular there are a large number of less grand, Georgian properties, and some fine Victorian, Edwardian and later 20th century infills. These include a wide array of building types, from attractive small mews buildings to Edwardian mansion blocks. Many later 20th century buildings are also of interest, showing the continual development of the area.



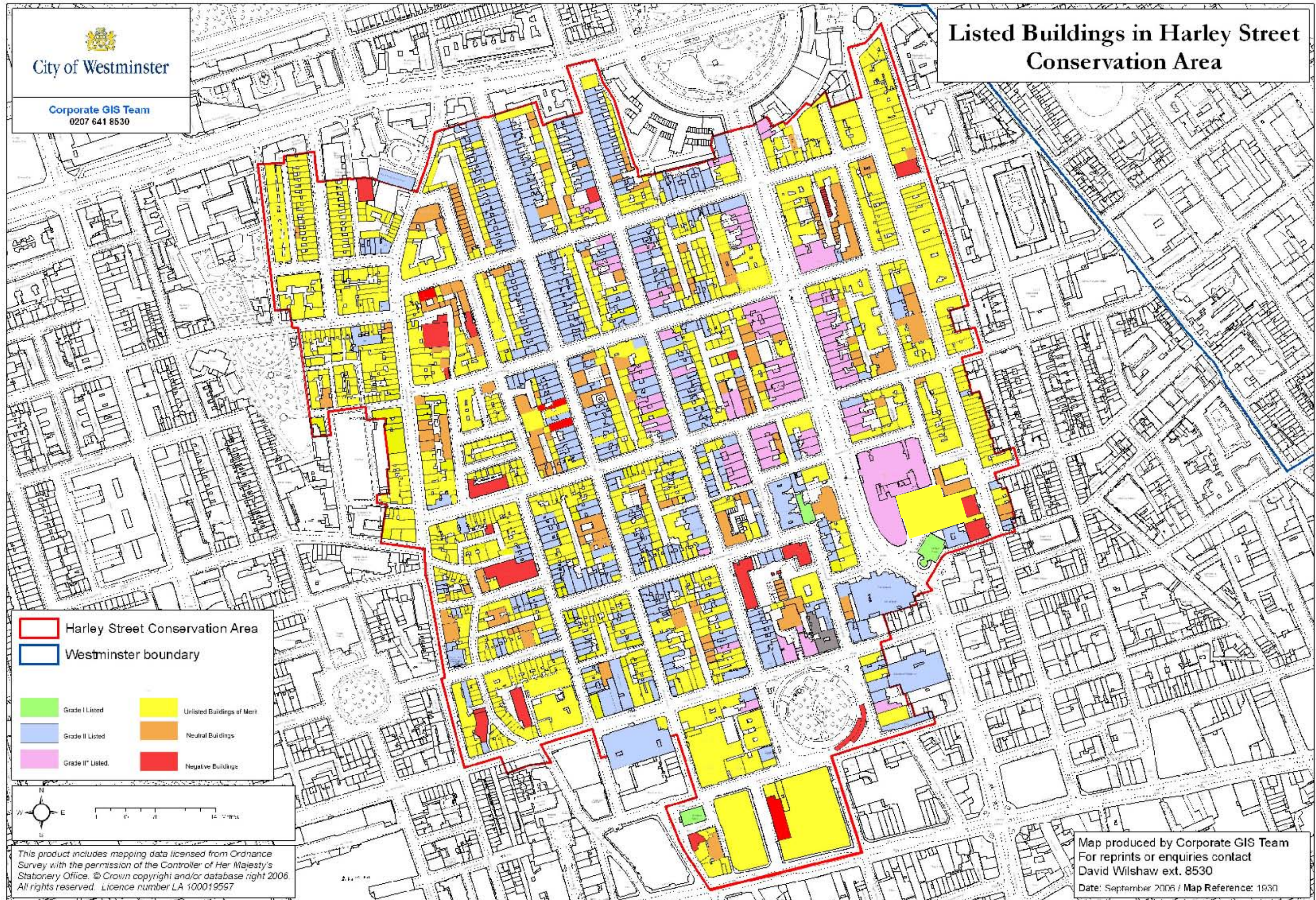
Figure 75: Wellbeck Way, simple third-rate houses considered to be unlisted buildings of merit. There are many examples of modest late Georgian buildings in the conservation area: in cross streets, to the west of the area, and in the mews. These are smaller in scale with simpler detail but also make a significant contribution to the character of the area.

4.115 Those buildings which have been identified as Unlisted Buildings of Merit are shown on the map at Figure 76. A full list of listed buildings can be found in the directory at the back of this document. Buildings have also been identified which are neither considered to contribute to or detract from the conservation area, these have been termed 'neutral buildings.'

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 76: Map of Unlisted Building of Merit





## Landmark Buildings

4.116 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.

4.117 The Harley Street Conservation Area has a densely developed townscape, with limited open spaces and a generally consistent scale. As such, there are few prominent landmarks. Those buildings that are considered to be of landmark quality are generally located towards the western and southern fringes of the conservation area, where streets are wider and the character less residential. All the Landmark Buildings are identified on the map at Figure 80 and some of these are detailed below:

4.118 **All Souls Church**, Langham Place is one of the most famous historic landmarks in the conservation area; situated at the junction of Upper Regent Street and Portland Place. Although today All Souls is surrounded by much larger neighbours, Nash's design, using a circular portico and slender spire, and the siting of the building, means it has remained a focal point from both the south and the north west.

4.119 Situated just north of All Souls is the **BBC's Broadcasting House**, which is considered a landmark due to its massive scale and cultural significance (see para. 4.79)

4.120 **The Langham Hotel** is also considered to be of landmark quality due to its considerable scale and conspicuous location. This huge seven storey high building gives a visual barrier to the view south down Nash's Portland Place, before the road curves down into Regent's Street.

4.121 **St Peter's Church, Vere Street** is the earliest church in the conservation area and stands on an island, and ends the southwards view down Wimpole Street. The difference in scale, age, and detailing to

its surrounding buildings, marks St Peter's out as an easily identifiable feature in the conservation area.



Figure 77: The Langham Hotel



Figure 78: St Peter Vere Street



Figure 79: All Soul's Langham Place with Broadcasting House behind



## Views

4.122 Views can also make an important contribution to Westminster's townscape and historic character. The City Council has identified two categories of views: Metropolitan and Local. Strategic Views are described in the Directory.

4.123 Metropolitan Views include views from Westminster out to other parts of London, and views from other parts of London into Westminster. This category also includes views of landmark buildings considered to be of metropolitan importance.

4.124 Although viewed from just outside the conservation area boundary, the view north from Regent Street towards All Soul's Langham Place has been identified as a Metropolitan View.

4.125 Local Views have a narrower focus and 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.

4.126 The following are identified as important Local Views within the Harley Street Conservation Area:

- View west along Riding House Street towards All Soul's Church
- View north/south along Portland Place
- View north/south along Harley Street
- View north/south along Wimpole Street
- View north/south along Marylebone Lane
- View north along Mansfield Street
- View north along Chandos Street
- View east/west along Devonshire Street
- View east/west along Weymouth Street
- View east/west along New Cavendish Street
- View east/west along Wigmore Street

- View north along Marylebone High Street towards St Marylebone Church
- View from Oldbury Place to St Marylebone Church

**All Views in the conservation area are detailed on the map at Figure 80.**

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 Supplementary Planning Document on Metropolitan Views.



Figure 80: Views and Landmark Buildings in the Harley Street Conservation Area





## Local Townscape Detail

4.127 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from 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

4.128 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. Some shopfronts are of historic or architectural interest in their own right.

4.129 Shopfronts in the Harley Street Conservation Area are largely found on its western, eastern and southern fringes, most notably in the vicinity of Marylebone High Street, Wigmore Street and Great Portland Street.



Figure 81: Original pilasters and consoles at 88 Marylebone High Street

4.130 Marylebone High Street and the adjoining streets provide the main focus for retail activity in the conservation area. Shopfronts in this locality vary in terms of quality and only a small number are original. However, many were designed and detailed as groups, or form an integral part of the buildings above and some have retained their surrounds and elements of repeated

architectural detail which unite groups. Original elements, such as decorative console brackets, pilasters are important features which enliven the character of the area.

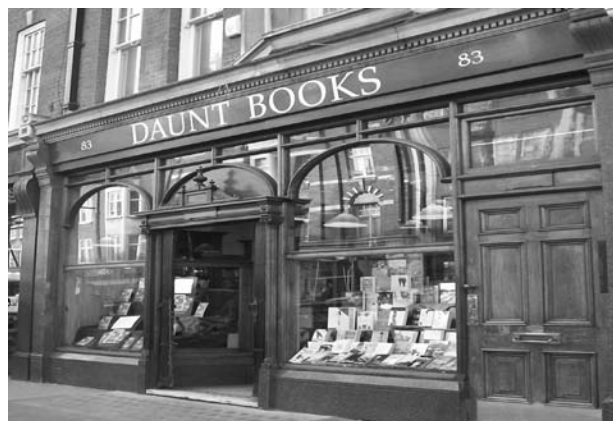


Figure 82: Daunt Books, no. 83 Marylebone High Street

4.131 More complete original shopfronts can be found on the streets adjoining the High Street, which contain small groups of interest, for example Paddington Street (Figure 83) and the western end of New Cavendish Street. Whilst many have been altered, these retain elements of interest like original surrounds, or form part of groups of shopfronts with repeated detail. New Cavendish Street has a number of interesting shopfront surrounds below mansion blocks, some set in large arched openings. No 14-16 has attractive Arts and Crafts detail with carved birds. There are also a number of good, modern shopfronts in historicist styles, such as those on Moxon Street.



Figure 83: Attractive group of shopfronts at 61-65 Paddington Street. No. 66 has large sash display window and original surround with Corinthian pilasters

4.132 South of Marylebone High Street, the narrower streets, such as Marylebone Lane, also contain a variety of small, traditionally detailed shopfronts. Many have retained original surrounds with pilasters and console brackets (Figures 84 & 85).



Figure 84: Retention of original surround at 75 Marylebone Lane



Figure 85: 39 Marylebone Lane. Attractive 19th century shopfront, Marylebone Lane

4.133 To the south of the conservation area, Wigmore Street has a different, retail character with a larger, grander scale of commercial building. Shopfronts here have stone surrounds, integral to the design of the building for example at nos. 27 - 37 Wigmore



Figure 86: Large double-height openings at nos. 27 - 37 Wigmore Street

Street (Figure 86) where the double height timber display windows are set within large stone arches.



Figure 87: Late 19th century surround at 136 Great Portland Street

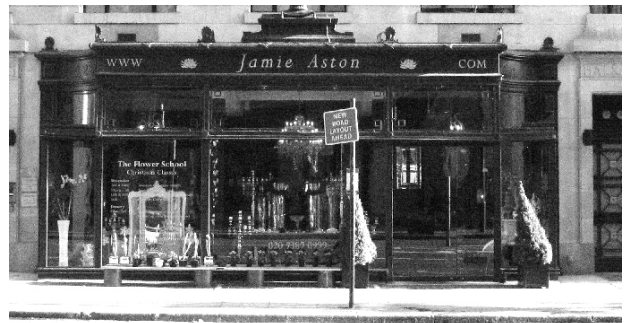


Figure 88: Attractive early 20th century shopfront on Great Portland Street

4.134 On the eastern boundary, Great Portland Street is also a busy shopping area where shopfronts have a diverse character. Some retain late Victorian and early 20th century shopfronts of a small scale, similar to those on Marylebone High Street. In contrast, a number of units, such as Villandry, have larger-scale shopfronts inserted into stone surrounds more akin to those along Wigmore Street.



Figure 89: An attractive individual shopfront at no. 20 Welbeck Street. Set back behind railings with a multi-paned display window and slender pilasters supporting delicate console brackets.



4.135 Outside the main commercial centres are a few isolated shopfronts of interest or those with original surrounds, which also add visual interest in the otherwise residential townscape.

### Public Houses

4.136 As well as shopfronts, there are a number of attractive public houses of interest within the conservation area. These also tend to be concentrated towards the main shopping streets of Marylebone High Street and Great Portland Street, with only a few isolated examples between. Most pubs occupy corner sites and date from the mid 19th to the early 20th century.

4.137 Both of the Grade II listed public houses within the conservation area are situated on Marylebone High Street. The Prince Regent and the Old Rising Sun (now



Figure 90: The Old Rising Sun (now Dusk), 79 Marylebone High Street



Figure 91: The Prince Regent, 71 Marylebone High Street

Dusk). The Old Rising Sun dates from 1866 and is one of the only surviving fronts to predate the large scale redevelopment

of the High Street at the end of the 19th century. The Prince Regent, has an original Edwardian pub front.



Figure 92: The Horse and Groom, Great Portland Street



Figure 93: The Golden Eagle, Marylebone Lane, is an attractive late Victorian corner pub front of 1901.

4.138 Other smaller late 19th and early 20th century pubs of interest can be found on Devonshire Street and Marylebone Lane. Attractive pub fronts include The Horse and Groom on Great Portland Street (Figure 92), The Masons Arms, 58 Devonshire Street, Inn 1888 on Devonshire Street and The O'Conner Don on Marylebone Lane.

### 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

4.137 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.

4.138 The Harley Street Conservation Area has an extensive and well preserved range of original railings, as well as other ironwork, including decorative balconies and lamp brackets. The quality and diversity of ironwork in the conservation area is a key part of its character and provides an important unifying element in the street scene.

4.139 The majority of Georgian and Victorian buildings in the central part of the conservation area were designed with front railings enclosing open basement lightwells and marking the distinction between main and service areas of a house. These are in both cast and wrought iron and are generally painted in black and set into low stone plinths.

4.140 The traditional construction and form of these gives a strong uniform appearance. However, a large variety in detailed railing design and patterns of finials can be found throughout the area, reflecting both the different builders at work in the area as well as changing fashions.



Figure 94: Original Georgian railings along Harley Street



Figure 95:  
Original cast iron railings with plain finials and urn standard heads

4.141 Earlier examples tend to have simple railing uprights capped with plain spikes or arrow head finials and subdivided with standards at intervals with ornamented heads such as urns. These are found through the central part of the conservation area.

4.142 As well as railings, there are a number of examples of cast iron lamp brackets, which either frame entrance ways or form an archway over them. Gas lamps were widely used by the end of the 18th century; some may be original to the building, or slightly later additions.



Figure 96: Cast iron lampholders at 21 Harley Street



4.143 Many Georgian buildings in the area have had their original railings replaced with later Victorian railings and balconies. These later railings tend to be heavier in appearance and more elaborately designed (Figure 97 and 98).



Figure 97: Georgian property with replacement Victorian railings at 5 Portland Place



Figure 98: Mid 19th century replacement railings at 23 Welbeck Street

4.144 The most decorative railings and ironwork in the Conservation Area can be found on later Victorian and Edwardian infill buildings throughout the conservation area, notably on mansion blocks. Most of these later railings and balconies are in cast iron, though some revival style buildings use delicate wrought iron. These are in a range of designs, reflecting the wide variety of architectural styles in the area and many have gate piers and inset panels (Figure 99-101).



Figure 99: Elaborate side panel at the entrance to mansion block at 80 Wimpole Street



Figure 100: Early 20th century railings with cast iron standards and delicate wrought iron panels



Figure 101: Edwardian 'Arts & Crafts' style railings in wrought iron with twisted leaves at 39 Queen Anne Street

4.145 There is also a wide range of cast iron balconies, which became a characteristic of 19th century terrace houses. Owing to new techniques in mass-production, the same designs are often found repeated across the conservation area.



Figure 102: Elaborate railings and delicate first floor balcony at 49 Queen Anne Street



Figure 103: Mid 19th century anthemion patterned balcony at 45 Welbeck Street



Figure 104: An elaborate 'spider's web' balcony of c. 1800 at 17 Cavendish Square

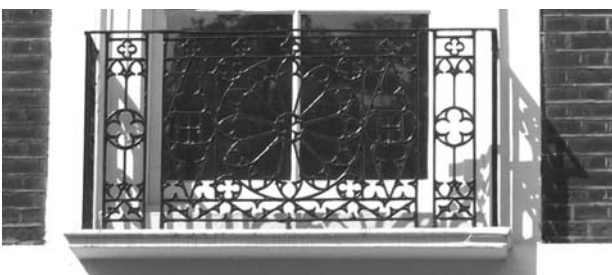


Figure 105: Cast iron balconette at 18 Cavendish Square



Figure 106: An early to mid 19th century cast iron porch and balcony added to a mid 18th century building

4.146 Other details of interest include cast iron pot retainers, which can be found to some mid Victorian buildings to the west of the conservation area. In addition the original bootscrapers have been retained adjacent to the doorways of many buildings in the conservation area.

4.147 Many properties, particularly Victorian and Edwardian mansion blocks also retain their cast iron rainwater goods, with decorative hoppers.

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.'



## Street Furniture

4.148 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.

4.149 Harley Street Conservation Area has relatively little historic street furniture and the larger streets tend to be characterised by modern street lighting, bollards and signage.

4.150 Lampstandards in the conservation area are in a variety of designs, ranging from the historic to the utilitarian. Figure 107 shows a historic lampstandard in Harley Place, with a fluted decoration to the base and original ladder arm, to which a modern 'Windsor' lantern has been added.

4.152 Portland Place has its own specially designed lamp standards, with Rochester lanterns suspended on deco-inspired brackets. These are distributed along the centre of Portland Place, with single lamp versions along either side. Also on Portland Place is an ensemble formed of

public art (a bust of Lord Lister), specially designed bollards (see figure below) and specially designed lampstandards (Figure 108) reflecting those on Regent Street.

4.153 The Windsor lantern can also be seen in modern reproduction streetlamps, for example on Wigmore Street. In addition, there are some wall mounted Windsor style lanterns, which are found within the mews.

4.154 Figure 109 shows a remnant of historic street lighting on Marylebone High Street. While the upper portion of the standard is missing, the lower part is of interest; the fluted column sits upon a detailed tulip base.

4.155 A more recent design, found in a number of locations throughout the area, is the Grey Wornum lampstandard. Designed in 1957 this classic design is widely applicable to historic areas with its restrained and elegant design.

4.156 Bollards are another common form of street furniture within the conservation area. These are in a number of designs, many based on the cannon bollard form. These range from modern reproductions, to stylised versions such as the very slender and very simple examples on Moxon Street. In addition to this classic shape are other designs, such as that with the parish crest (Figure 110) or the simplified 'City Bollard'. Figure 112 shows a specially designed bollard in bronze at the Lister Memorial, Portland Place in a neoclassical form. Stone bollards also exist at the entrances to some of the mews.



Figure 107-109: left to right, Windsor Lantern, Portland Place Lampstandard and lamp fragment on Marylebone High Street



Figures 110-112: Differing bollards designs

4.157 The conservation area has a number of red K6 telephone boxes. These iconic features of the street scene, originally designed in 1936 by Giles Gilbert Scott, form an essential part of London’s historic streetscape.

4.158 In addition, in a number of locations in the conservation area traditional red pillar boxes make an important contribution to the townscape. Harley Street contains mainly oval double aperture models, monogrammed either GR or EIRR depending on their date.



Figure 113: Red Pillar box at the corner of Welbeck and Wigmore Streets

4.159 Street names and signs can also be of historical interest. Throughout the conservation area, old painted signs remain in places (Figure 115). There are also a number of stone street name signs set within cartouches (Figure 114).



Figures 114-115: Street signs to Wellbeck Street and Devonshire Place Mews

4.160 Finally, the many varied and interesting past residents of the area are celebrated by a large number of blue plaques.



Figure 116: Blue Plaque to Octavia Hill in Garbutt Place

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

### Public Art

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

4.162 In the Harley Street Conservation Area, traditional, freestanding public art is limited to a small number of principal routes and spaces. The width of Portland Place, which also forms part of Nash’s grand route from Regents Park to St James’s, makes it an appropriate site for memorials.

4.163 To the south of Portland Place is a memorial to the philanthropist Quentin Hogg, 1845-1903 (Figure 117). Hogg founded the Charing Cross Ragged School, the Youth’s Christian Institute, and the Regent Street Polytechnic (later University of Westminster). The Grade II listed memorial depicts Hogg seated between two school boys. Plaques were later added to the large stone plinth commemorating Polytechnic alumni killed in the two world wars.





Figure 117:  
Quentin  
Hogg  
Memorial,  
Portland Place

4.164 Further along Portland Place, near the junction with Weymouth Street is an equestrian statue to Field Marshal Sir George Stuart White, 1835-1912 (Figure 118), also Grade II. White achieved renown for his command of the garrison at Ladysmith during its siege during the Boer War.



Figure 118: Field Marshal Sir George Stuart White

4.165 At the north end of Portland Place is a memorial to Joseph Lister, pioneer of antiseptic surgery, 1827-1912 (Figure 119). A massive bust of Lister sits on a Portland stone plinth, with a woman and child at its base. The sculpture is by Thomas Brock,



Figure 119:  
Joseph Lister,  
Portland Place

and was unveiled in 1922.

4.166 John Nash, 1725-1835, the architect responsible for much of Portland Place, including All Souls, is commemorated by a stone portrait bust set outside the church (Figure 120). The present bust is a 1956 copy by Cecil Thomas after the original, which dated from 1831, was destroyed by World War II bombings.

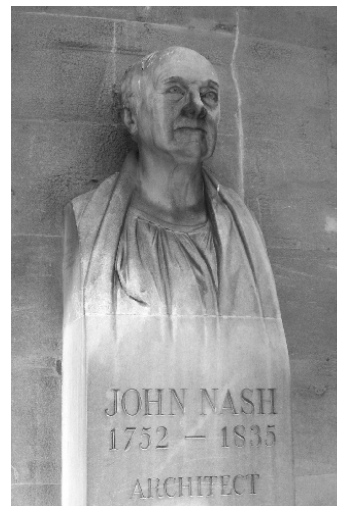


Figure 120: John Nash, All Souls Church

4.167 Finally, in Cavendish Square, is a freestanding sculpture of Lord Bentnick, 1802-48. A Major in the Household Cavalry Bentnick was the son of the Duke of Portland.

4.168 However, free standing sculpture in the conservation area forms only a small

proportion of the extent of public art. There are many interesting examples of public art integrated into buildings— including a wide range of decorative treatments, relief panels or metalwork, particularly found to late Victorian and early 20th Century development.

4.169 Broadcasting House, at the south of Portland Place bears a number of reliefs



Figure 121: Ariel Learning the Music of the Spheres, BBC Broadcasting House



Figure 122: Ariel Between Wisdom & Gaiety, BBC Broadcasting House



Figure 123: Prospero sending Ariel into the World, BBC Broadcasting House

by the mid 20th century sculptor Eric Gill. Arranged around the facades of the building are 'Ariel Between Wisdom & Gaiety', 'Ariel Learning the Music of the Spheres', and 'Ariel Piping to the Children' (Figures 121 – 122). In a niche above the main entrance to Broadcasting House is a freestanding sculpture of 'Prospero Sending Ariel into the World' (Figure 123).

4.170 At the time of writing Broadcasting House is undergoing a major refurbishment, including two new major pieces of public art. At roof level on Broadcasting House 'Breathing' by Jaume Plensa is an inverted glass cone, engraved with poetry and capable of transmitting a beam of light into the night sky.

4.171 In progress is a new piece by Mark Pimlott entitled 'World', expected to open in 2009. When complete, this will take the form of a new public space outside Broadcasting House. The paved surface will be incised with lines of latitude and longitude, and cities represented by lights set into the surface.

4.172 The Royal Institution of British Architects at 66 Portland Place is also enriched with relief panels and sculpture. Standing free of the building frontage on two Portland stone pylons are the sculpted figure of a man and a woman, carved by James Woodford in 1934 (Figure 124). These figures form part of an ensemble including relief figures at fourth floor level on both Portland Place and Weymouth Street,

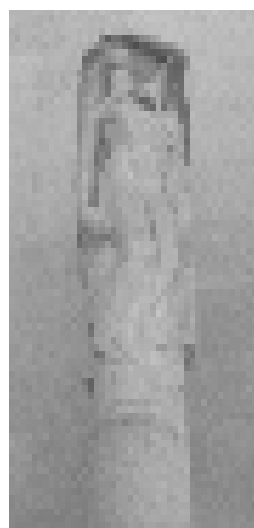


Figure 124: Sculpted figure of a woman, James Woodford, RIBA



and decorative bronze door and railings to the building.

4.173 The enrichment of buildings with relief sculpture continues across the conservation area, seen in carved brick, Portland stone or stucco. For example, the lintel of the General Medical Council, Hallam Street, has a Grecian relief by Frederick Lessore, 1915, named the 'Cults of Asklipios'. The principal facade is further embellished with a number of low relief panels.



Figure 125: The 'Cults of Asklipios', General Medical Council

4.174 A medical theme in public art is to be found throughout the area, with serpent lampstandards at the Royal Society of Medicine on Wimpole Street, or The Blessed Hand at 149 Harley Street. The Royal College of Nursing, Henrietta Place features reliefs on a medical theme, with the lamp of Florence Nightingale, and the serpent on its Portland stone facade.



Figure 126: The Church of the Good Shepherd



Figure 127: Carved relief panels to 37 Harley Street

4.175 Many Victorian infill buildings and mansion blocks also feature interesting relief panels (Figures 126-127).

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

4.176 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.

4.177 There are few remaining historic street surfaces within the Harley Street Conservation Area. However where these do exist, they add considerably to the character of the area.

4.178 On main streets and thoroughfares, modern street surfaces predominate with some granite kerb stones and areas of York stone paving.

4.179 Historic street surfaces are best preserved within mews areas. Granite setts, both original and replacements, can be found in the following mews:

- Wimpole Mews
- Devonshire Close

- Dunstable Mews and Clarke’s Mews
- Browning Mews
- Woodstock Mews
- Marylebone Mews
- Oldbury Place
- Beaumont Mews
- Woodstock Mews
- Cross Keys Close
- Bentnick Mews
- Mansfield Mews
- Duchess Mews
- Hallam Mews
- Cavendish Mews North

4.180 Where original setts have been retained these add considerably to the intimate character of streets.

4.181 Traditional surface treatment of forecourt areas and steps is also important to the character of the area. Steps to original Georgian townhouses are generally in stone. Some later Victorian and Edwardian buildings have decorative tiling.



Figure 128: Mosaic tiling, Wimpole Street



Figure 129: Coal Hole Cover

4.182 There are also a large number of decorative cast iron coal hole covers throughout the area, which add interest to the streetscape (Figure 129).

#### POLICY & FURTHER GUIDANCE

UDP policy DES7 E 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

4.183 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.

4.184 The Harley Street Conservation Area has a formal, densely built up urban character, with very few street trees and green open spaces.

4.185 Cavendish Square is important as the main green open space within the conservation area, originally developed as part of John Prince’s Plan and designed as a formal garden in the 18th century by Charles Bridgeman. In 1971 a large underground car park was built beneath it and Michael Brown re-designed the gardens, which contains a number of mature Plane trees and hedges around the perimeter and open lawn. The busy traffic routes that encircle the Square today mean it is physically isolated and difficult to access (see Negative Features below), but it is nonetheless an attractive



and well-used space.

4.186 Street trees can also be found in certain parts of the conservation area. In the centre of Portland Place is an attractive row of London Plane trees, which provide a green link to Regent's Park beyond. Some street trees, also London Planes, have recently been planted in the north of the conservation area, along Devonshire Place and at the north of Marylebone High street and along Although not part of the original design for the streets, these make a positive contribution to the area.



Figure 130: Cavendish Square

4.187 To the east of the area, Great Portland Street is also planted with Italian alder, of a variety of ages. A further run of alders is in the portion of the conservation area in Bolsover Street.

4.188 The southern stretch of Hallam Street has a number of Crab Apple trees and there is a run of Amalanchier Arborea on Beaumont Street.

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.'

4.189 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.

## Characteristic Land Uses

4.190 Land uses also contribute significantly to the character and appearance of the 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.

4.191 Harley Street Conservation Area was originally laid out as a residential area, and largely retains this character today. In particular to the northern part of the conservation area, a range of terraced townhouses, mansion blocks and mews accommodate a large residential population.

4.192 The area's long historical association with the medical professions also continues to strongly influence its character. The area around Harley Street is world renowned for its private medical facilities, with many private consulting rooms located within Georgian townhouses, particularly at first and ground floor level. This has been recognised through the designation of the 'Harley Street Special Policy Area' in the Unitary Development Plan to protect the medical uses within the area. There are also a number of hospitals including the King Edward VII Hospital and the National Heart Hospital on Westmoreland Street.

4.193 In addition to medical clinics and facilities, a number of large medical institutions and colleges have also based themselves in and around the Harley Street and Portland Place areas. These include the Royal Society of Medicine, General Medical Council, the Royal College of Radiologists and the Royal Institute of Public Health.

4.194 In Portland Place the larger and grander scale of buildings has also tended to be occupied by institutional uses, including embassies and the headquarters of professional, charitable and cultural institutions. In recognition of the importance

of these uses, Portland Place has also been designated as a special policy area in the Unitary Development Plan. There are also some residential mansion blocks and residential flats on upper floors within this area.

4.195 Commercial and office uses are also to be found throughout the conservation area. In particular, around Queen Anne Street there are a variety of small offices, often still with residential accommodation to upper floors. A temporary office policy is in operation within this area, whereby most offices with temporary permission will be returned to residential use.

4.196 Pockets of retail use can be found around the fringes of the conservation area but Marylebone High Street provides the main focus for retail activity within the conservation area, along with sections of the adjoining side streets. Pub and restaurant uses are also concentrated in and around Marylebone High Street. Great Portland Street also has a retail character, and larger scale retail units can be found to the south of the area to the Oxford Street frontages and to Wigmore Street.

4.197 There are a variety of other activities represented within the conservation area, including individual educational and hotel uses scattered through the area.

4.198 However, despite this mix of uses, the area retains a substantial residential population and its original residential character and scale predominates.

**The Map at Figure 131 shows the pattern of land uses within the conservation area.**

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



# HARLEY STREET CONSERVATION AREA

0 0.05 0.1 0.15 0.2 Kilometers

- PREDOMINANT LAND USE**
- COMMERCIAL
  - EDUCATION
  - GREEN OPEN SPACE
  - HEALTH
  - INDUSTRY
  - OFFICE
  - PUBLIC BUILDING
  - RESIDENTIAL
  - SHOPS, RESTAURANTS, BARS ETC
  - TRANSPORT
  - UTILITIES
  - VACANT
  - HOTELS
- CONSERVATION AREA BOUNDARY
- BOROUGH BOUNDARY

SOURCE:  
PROPERTY GAZETTEER  
RUDP AS APPROVED DEC 2004

Figure 131: Land Use map for Harley Street Conservation Area



## 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.

5.2 In general Harley Street has an attractive and well-maintained townscape. However, throughout the conservation area, there are examples of small-scale alterations and accretions, which cumulatively have a detrimental impact on the character of the area. Some of these are outlined below:

### Loss of Architectural Detail

5.3 There are examples in the conservation area of replacement doors and windows which do not reflect the details and materials of the conservation area as a whole. Many of the Georgian buildings within the central part of the conservation area have lost original glazing bars patterns. In place of multi-pane sashes, many of the windows now have single pane sashes which significantly alters the appearance of individual buildings and streets as a whole. Many of the original fanlights have also been removed and replaced with panes of un-subdivided glazing. Whilst these are small alterations, their impact on the street scene is nonetheless considerable. The council



Figure 132: Harley Street. The loss of original glazing bars pattern and fanlight detail has changed the character of many Georgian townhouses



Figure 133: 50-51 Paddington Street have had the original brickwork rendered and uPVC windows added at first floor level

will encourage the reinstatement of glazing bar patterns wherever possible, especially on listed buildings.

5.4 Some properties have had their original brickwork rendered in hard cement render or painted. Such changes are irreversible and can cause serious long term damage to brickwork.

### Alterations to Mews

5.5 The mews in particular have undergone alterations involving substantial loss of original architectural detail. Much unsympathetic alteration has taken place at ground floor level where metal 'up and over' garage doors have replaced more traditional timber coach doors in numerous locations. In other locations, openings have been in-filled or windows have been inserted which do not attempt to relate to the original materials and detailing of the mews. Many of the buildings have also lost original windows at upper floor level, some replaced with uPVC and in different glazing patterns.



Figure 134: 103-105 Devonshire Mews. Ground floor openings have full height uPVC windows and metal up and over garage doors





Figure 135: 27 Weymouth mews has blockwork to the ground floor with metal up and over garage doors



Figure 136: 11 Cross Keys Close unsympathetic replacement windows, smooth render and scale of this block does not relate well to adjoining buildings.

### Threshold Treatment

5.6 Stone front steps and forecourts are important to the character of original Georgian buildings. In some cases, stone steps have been replaced by modern concrete steps or forecourts have been tiled.

### Poorly Sited Plant, Services & Equipment

5.7 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.

5.8 There are numerous instances in



Figure 137: Large metal flue in Hallam Mews

Harley Street of poorly located plant. This is most often located on the backs of buildings in mews, alleys and on roofs. These have a detrimental impact on buildings and the street scene. Examples of poorly located plant and flues can be found at the following locations: Nottingham Place (rear of 1 Paddington Street), Hallam Mews, Grotto Passage, Jason Court, Hinde Mews.

### Shopfronts and Signage

5.9 In general, shopfronts should relate to the proportions and detail of the building in which they are set, as well as the adjoining townscape.

5.10 Shopfronts and signage play an important role in the streetscape of commercial thoroughfares, such as Marylebone High Street and Great Portland Street.

5.11 Whilst some have retained original surrounds, many have poor quality materials or detailing to their frames or have oversized or unsympathetic signage. Plastic canopies and external roller shutters have also been inserted in some locations.



Figure 138: 124 Great Portland Street

5.12 Bulky internally illuminated and projecting box signage have also been installed in some instances which form an incongruous element in the street scene.

5.13 Some examples of shopfronts which relate poorly to the character of the area can be found at the following addresses: 62 Marylebone Lane, 107-115 Great Portland Street, 124 Great Portland Street, 10, 15, 27 Marylebone High Street.



Figure 139: Oversize Signage, which does not relate to the shopfront frame, trough lighting and projecting signage

5.14 There are also examples of solid roller security shutters and projecting shutter boxes, which have a deadening impact on the street scene.

### Public Realm, Street Surfacing & Street Furniture

5.15 In general, Harley Street has a well-maintained public realm. However, there are areas which would benefit from enhancement.

5.16 Paving materials and street furniture are of varying quality throughout the area and more consistent treatment would be



Figure 140: Devonshire Mews South. The loss of setts from the Mews areas detracts from their intimate character

beneficial.

5.17 Many of the mews have lost their original setts. This detracts from their intimate character and the re-instatement of these would be beneficial. Those mews which retain original or have replacement

granite setts are listed at paragraph 4.178.

### Buildings and Sites

5.18 In addition to the small features identified above, there a number of individual buildings and sites within the conservation area, which are considered to detract from its character and appearance. This may be due to scale, bulk or detailed design which fails to respect or relate to the adjoining townscape.

5.19 A number of buildings and sites have therefore been identified as being negative features and these are listed below:

**Cavendish Square Car Park:** The entrances to the car park at Cavendish Square (Figure 139), with large ramps and brick walls, mean the green heart of the square has become physically isolated and pedestrian access is difficult. The combination of large modern signage and brown brick walls does little to enhance the historic character of the square. The entrance to the Harley Street car park also has unsympathetic modern signage and



Figure 141: Entrance to Car Park, Cavendish Square would benefit from enhancement.



**Other Buildings:**

- 9-27 New Cavendish Street:



This building occupies a large plot; its large scale and massing does not relate well to adjoining townscape.

- Harmount House, 20 Harley Street & Milford House, 7 Queen Anne Street



Although broken down into sections to echo Georgian townscape, and using reasonably sympathetic materials, these blocks are nonetheless of large scale in comparison to adjoining buildings and have poor ground floor treatment.

- Jurys Clifton Road Hotel, Wellbeck Street



This large block occupies several original plots, with un-relieved facade, uncompromising modern materials and horizontal banded windows, which make it a conspicuous addition to the Georgian townscape.

- MacIntosh House, Beaumont Street



This block uses reasonable materials and detail but its very horizontal emphasis is at odds with small plot widths in the rest of the conservation area.

- 21-27 Marylebone Lane



Building completely at odds with small scale of adjoining townscape and intrudes upon the intimate scale of Marylebone Lane.

- 39-49 Weymouth Mews



A bland, poorly proportioned and detailed mews infill building with particularly blank ground floor treatment, painted brickwork and replacement windows.

- Rear of 66 Wimpole Street (Earlings Mews)



A bland 1980s red brick office extension which fills the entire western side of this mews and makes no attempt to address the intimate character of the street.

- School, Oldbury Place



The modern school block fills a large plot and does not relate to original scale, materials and detail of the very attractive mews buildings around it.

- 204 Great Portland Street



Building out of scale with details and materials of adjoining townscape.

- 87-91 Great Portland Street



This 1960s block has a relatively blank and unrelieved facade and is in poor condition.

- Lock up garages, Bridford Mews



This mews retains few original buildings, the row of lock up garages creating a dead frontage to the street.

- 54 Weymouth Street



A bland, poorly detailed and proportioned brick infill building with single horizontal windows to the front elevation.

- 22 Beaumont Mews



The rear of the BBC building does not relate well to the intimate scale or materials of the traditional mews.

- 123-125 Harley Street



There are a number of 1950s infill buildings in the centre of Harley street of varying quality. 123-5 Harley street is one of the more poorly detailed, occupying two original plot widths with no vertical subdivision and ignoring the proportions and hierarchy of floor heights to adjoining houses.

- 49 & 52 (pictured) Wimpole Street



These two buildings are identical in treatment. Whilst their scale is consistent with the surrounding townscape, they have a poorly detailed ground floor treatment. The hierarchy of upper storey windows differs from the adjoining buildings.

## 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.



## 6 Management Proposals

6.1 It is expected that the effective management of the Harley Street 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 Harley Street Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 5.

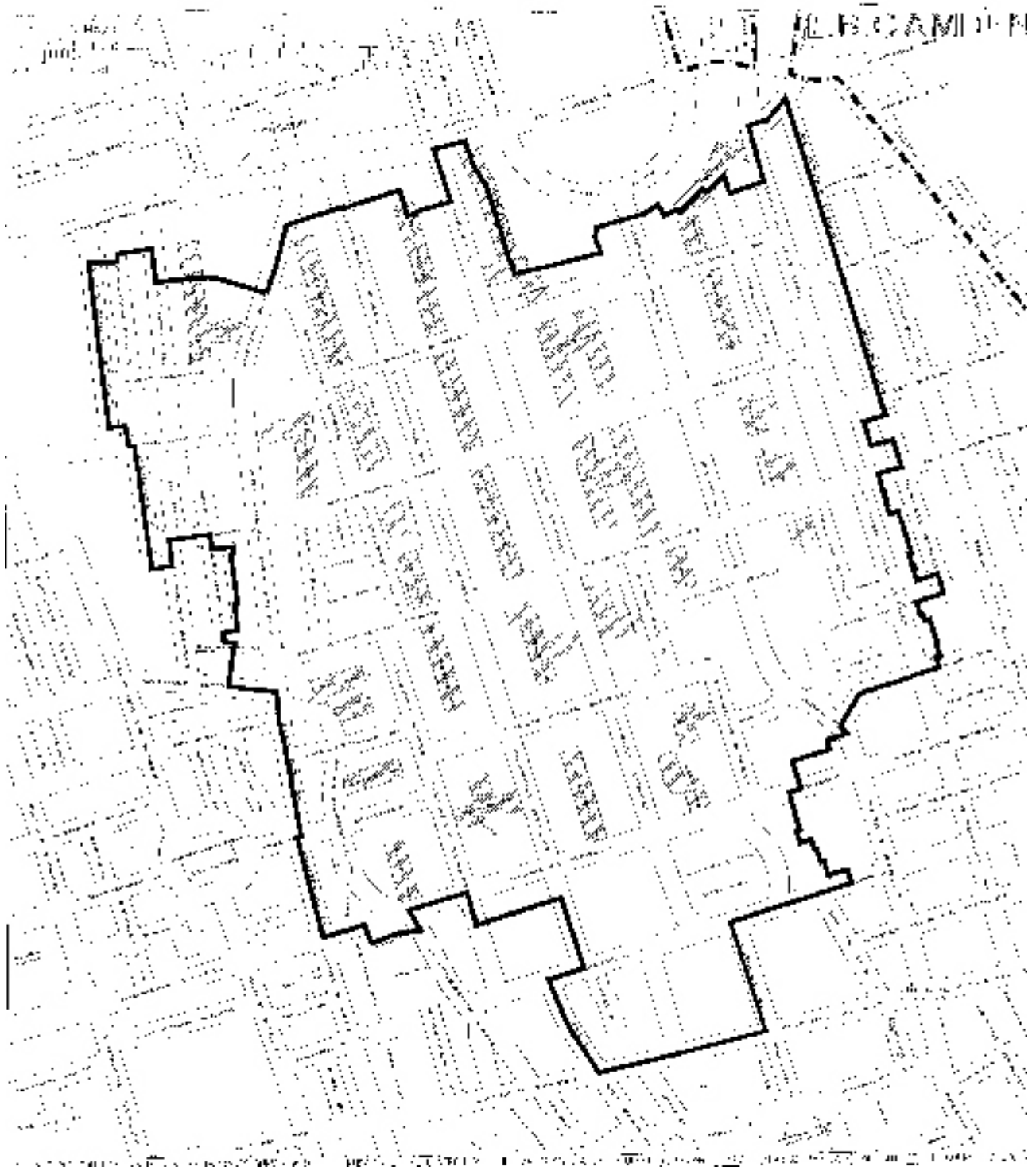
Negative Feature/ Issue	Action
Infill Development	<ul style="list-style-type: none"> <li>• New proposals for infill development should include an analysis of the character and appearance of the conservation area and should reflect the predominant scale and architectural detail of the area, making reference to the findings of the Conservation Area Audit</li> <li>• Proposals for development adjacent to the Conservation Area should have regard to their impact on the setting of the Conservation Area, making reference to the findings of the Conservation Area Audit</li> <li>• Protect setting of Conservation Area through consideration of extensions, where appropriate</li> </ul>
Security Measures, Roller Shutters & Garage Doors	<ul style="list-style-type: none"> <li>• Seek to replace solid roller shutters with more sympathetic alternatives, where possible as part of redevelopment</li> <li>• Refer any unauthorised works identified as part of audit process to Enforcement Team for investigation</li> </ul>
Loss of Architectural Detail	<ul style="list-style-type: none"> <li>• Encourage awareness of original design detail and best conservation practice through circulation of audit and design guides. Audit to be made available on the website</li> <li>• Undertake audit of mews in Harley Street</li> <li>• Seek reinstatement of original glazing bar patterns to sash windows of Georgian townhouses where possible as part of refurbishment schemes</li> <li>• Update Supplementary Planning Guidance on mews</li> </ul>

Negative Feature/ Issue	Action
Shopfronts & Signage	<ul style="list-style-type: none"> <li>• Many of the poor quality shopfronts and signage has been in place for more than four years and are therefore exempt from enforcement action. Where this is the case, improvements will be sought through the development control process as and when planning applications are received</li> <li>• Detailed survey of shopfronts on Marylebone High Street to be undertaken leading to preparation of Supplementary Guidance Document on Shopfronts on Marylebone High Street</li> <li>• Original features such as shopfronts, surrounds and architectural detailing identified in the audit to be retained where possible as part of refurbishment proposals</li> <li>• Encourage awareness amongst shop owners of original design detail through circulation of audit and shopfront design guides. Audit to be made available on the website</li> </ul>
Roof Alterations & Clutter	<ul style="list-style-type: none"> <li>• All proposals for roof extensions to be considered having regards to the roof extensions map</li> <li>• Seek the removal/re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals</li> <li>• Seek improvements to poorly detailed roof extensions as part of refurbishment proposals</li> </ul>
External Plant & Air Conditioning Equipment	<ul style="list-style-type: none"> <li>• Update and republish guidance on Plant and Air Conditioning and make available on the Council website</li> <li>• Seek the removal/re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals</li> </ul>
Public Realm	<ul style="list-style-type: none"> <li>• Promote reinstatement of granite setts where missing within mews and encourage public realm improvements throughout conservation area in general.</li> <li>• Emerging 'ORB' masterplan promotes improvements to pedestrian environment to southern part of conservation area</li> <li>• Original street furniture identified in the audit to be retained as part of any future street works or landscaping schemes</li> <li>• Encourage appropriate management of street trees as appropriate as part of emerging 'trees strategy'</li> </ul>
Cavendish Square	<ul style="list-style-type: none"> <li>• Encourage proposals for landscaping which would diminish the impact of the car park and reduce the prominence of signage</li> </ul>



## 7 Gazetteer of Mews, Small Streets and Closes

7.1 There are a large number of mews within the Harley Street Conservation Area, now predominantly in residential use. This distribution of mews within Harley Street is shown on the map below; this followed by a list and description of each mews.



## Beaumont Mews

Located to the west of the conservation area, this L shaped mews contains few original buildings and some unsympathetic rebuilds. The east side is more complete. To the west side, the mews is dominated by the rear elevation of the BBC building at 35 Marylebone High Street.



Beaumont Mews

## Bingham Place

This small street behind Luxborough Street and terrace on Nottingham Place contains small domestic buildings dating from the early 19th Century. Although not a mews as such, it has a similar character and scale. Building size is consistent - most are of two storeys and three bays. Most buildings are of yellow stock and windows are predominantly timber sashes set in simple arched openings.



Bingham Place

## Bentinck Mews

This mews off Marylebone Lane has a late Victorian utilitarian character. There are some timber coach doors and loading bay doors at first floor level. The most attractive group is to the north eastern side; to the south, there are some more unsympathetic red brick modern mews buildings, with up and over granite doors. The scale increases moving towards Marylebone Lane. Granite setts have been retained in this mews.



Bentinck Mews

## Bridford Mews

Accessed through a carriage arch from Devonshire Street, this mews is lined with late 20th century buildings and lock up garages. Rear elevations of the larger scale buildings dominate. Granite setts are the only survival of the historic character.



Bridford Mews



## Browning Mews

This small mews originally served 52-56 Wimpole Street. Properties have consistent detailing with timber carriage doors to ground floor and the buildings are largely unaltered. Modern granite setts help to maintain the character of this well preserved mews. The young Paul McCartney used no. 10 Browning Mews as an escape route from fans clamouring outside 57 Wimpole Street.



Browning Mews

## Cavendish Mews South

This small mews is of only three buildings, again for properties on Portland Place. The typical two storey yellow stock brick buildings retain original windows and door openings. There are metal roller shutters to ground floor. Granite setts and stone bollards also contribute.



Cavendish Mews South

## Cavendish Mews North

This mews for Portland Place is accessed from Hallam Street and contains a mix of buildings, mostly Victorian and mid-late 20th century. Some retain timber garage/coach doors, many now have mansards. The mews retains its granite setts and stone bollards.



Cavendish Mews North

## Clarke's Mews & Dunstable Mews

These two linked mews, form a single continuous stretch. The street level changes between them and they are joined by stone steps. The predominantly residential use is evident in the character. The west side of the mews consists of the rear of hospital buildings, the east of well preserved small scale mews buildings. There is a mixture of good quality timber coach doors and some replacement garage doors. Retains granite setts.



Clarke's Mews

## Cross Keys Close

Again not strictly a mews, but sharing similar characteristics in terms of building scale and design. This mews has an industrial character to some of its buildings. Two storey buildings with timber coach doors and glazed brick to ground floor contrast with large Edwardian warehouse / industrial buildings. The smaller buildings are in stock brick with timber windows. Granite setts add further to the mews character of the close.



Cross Keys Close

## Devonshire Close

Devonshire Close is a large 'E' shaped mews. The eastern stretch serves houses on Harley Street and the western stretch serves houses on Portland Place. The central part provides mews accommodation detached from any principal building.



Devonshire Close

## Dean's Mews

Dean's Mews runs north from the centre of Cavendish Square, between numbers 11 and 14. This winding mews contains a mix of historic and modern infill buildings. Those on the west side of the mews form part of the grade II listed terrace at 8-10 Harley Street. A pair of historic mews buildings survive on the north side.



Dean's Mews

## Devonshire Mews North

This short, square mews consists of only seven plots, two of which are currently being redeveloped. Four properties are two-storey with dormer windows, all heavily altered. One property stands out - being low with a flat roof and bay windows. The mews is not closed at the end but open to views of the mid-20th century flat block behind. The mews retains its setts.



Devonshire Mews North



## Devonshire Mews South

This linear mews forms part of a north/south stretch of three mews, all serving Harley and Wimpole Streets. Like Devonshire Mews West to the north this mews, while retaining much of its scale and fabric, has undergone a number of changes which have an impact on character. Painting of brickwork is widespread, and many traditional timber side hung doors have been replaced with metal 'up and over' doors. Timber sash windows survive well, either as originals or as modern replacements. The street is laid with granite setts.



Devonshire Mews South

## Devonshire Place Mews

Devonshire Place Mews serves 25-40 Devonshire Place. The buildings retain their small scale and consistent plot size - the majority are two storeys with a mansard extension and three bays wide. The mews has been converted almost entirely to residential use, and this affects its character - applied porches, bow windows and painted brickwork combine to create an impression of picturesque domesticity at the expense of the historic character of a traditional mews. A sense of enclosure is provided by the mews arch to Devonshire Street.



Devonshire Place Mews

## Devonshire Mews West

This long mews is entered through a narrow opening but widens into a large 'courtyard'. This leads into a long, narrow road running to a very high, imposing, red brick industrial building at the far end. This road is lined by low, flat-roofed, two-storey mews buildings which seem smaller set against such a massive neighbour. The houses are of varying ages. There has been some infill, especially around at the southern end.



Devonshire Mews West

## Devonshire Row Mews

Entered through a narrow archway this mews is secluded from the street by the high terrace on Devonshire street. On the east side is a mid-20th century industrial building, now used as a garage. The west side of the street is occupied by a late-Victorian mews house. This is Arts and Crafts style and constructed in red-brick. Next to this is a row of single-storey garages. The street of the mews is of setts.



Devonshire Row Mews

## Duchess Mews

Duchess Mews is a short run of small scale buildings between New Cavendish Street and Duchess Street. The short length of the mews makes it appear wider than most, and its lack of enclosure onto two principal streets makes it appear more a side street than a mews. The scale and style of buildings is larger than in many mews. Nonetheless the street is paved with setts, and the design of the buildings is that of typical mews.



Duchess Mews

## Hallam Mews

Hallam Mews is a small, T-shaped mews serving buildings on Portland Place. Paved with setts, and mainly of small scale and modest design, the mews is dominated by a striking neo-Tudor building a storey and a half taller than its neighbours, which include the grade II listed no. 8 by James Adam. The paving features a central drainage channel, essential for carrying away the effluent historically generated by mews activities.



Hallam Mews

## Harley Place

Harley Place is an irregular mews serving a whole street block formed by Harley, Queen Anne, Wimpole and New Cavendish Streets. A mixed service / residential character results from the retention of many traditional mews features - timber coach doors, granite setts, stone bollards - and the residential character of other buildings.



Harley Place

## Marylebone Mews

Marylebone Mews is an attractive linear mews built to serve the houses on Wimpole and Welbeck Streets. A carriage arch to the only entrance from New Cavendish Street provides a sense of enclosure. The setts in this mews are particularly fine, with central drainage channel. Buildings date from a variety of ages, including some late twentieth century infills. Differing roof shapes and styles add interest to the mews.



Marylebone Mews



## Mansfield Mews

Again this mews has a mixed character with primarily late Victorian and Edwardian mews, one early mews building at no 6. The western side of the street consists of the backs of buildings on Harley Street. Granite setts have been retained here.



Mansfield Mews

## Oldbury Place

Oldbury Place is a small close of houses in irregular form with entrances to both Marylebone High Street (through a carriage arch) and Nottingham Place. Buildings are consistently detailed and well preserved. They are almost exclusively two storeys, with occasional roof extensions. All buildings are painted in white. Windows are generally sliding sashes. To the rear of Marylebone High Street, a workshop style building facing onto a wider yard give the mews an industrial character. The road surface is laid with setts.



Oldbury Place

## Wigmore Place

This wide-feeling mews retains its original setts with a drainage channel to one side. Buildings here are of varying styles and sizes, although many buildings have a gable end to the street. Whilst some properties have been unsympathetically extended in the late twentieth century, making them excessively bulky in the setting, other properties remain largely unaltered and retain original features associated with their former use - timber garage/ coach doors and loading bay doors at loft level.



Wigmore Place

## Wimpole Mews

This straight mews has openings to the north and south. Properties are primarily humble two-storey mews-scale houses, some with mansard roof extensions. There are two three-storey 19th century properties, whose bulk contrasts with that of their neighbours. There has been some 20th century infill towards the north of the mews but many houses retain original features such as wooden carriage/garage doors. The road surface is also original.



Wimpole mews

## Woodstock Mews

This T-shaped mews serving buildings on Wimpole street has recently undergone a programme of public realm works. A file of new cannon bollards line the access to Westmoreland Street, and new square granite setts have been laid. Yellow stock brick mews houses line the east side, all with mansard roof extensions. Some have timber carriage doors- in other cases modern metal up and over doors have been inserted.



Woodstock Mews

## Weymouth Mews

This large, irregular mews is the counterpart to Devonshire Close to the north. The mews occupy the centre of a whole block, so that they form a small network of lanes. The buildings are various ages, representing successive re-buildings, but all respect the small-scale and limited palette of materials typical of mews. Most buildings are two storey, some have a roof extension, while a minority of later buildings were constructed to three storeys. These are the only mews in Harley Street to contain a public house - the Dover Castle. The wide streets are paved with setts which have two drainage channels.



Weymouth Mews

## Welbeck Way

This is a T-shaped mews. The section between Welbeck and Wimpole Street is narrow with 3-storey buildings on either side. Prominent on the south side is the red brick rear of the Wigmore Hall. The section running north-south has lower two-storey buildings along its west side. These are of miss-matching heights with differing fenestration, giving them a quaint appearance. The east side is dominated by an industrial building of a larger scale, which has also been extended at roof level, increasing its bulk.



Welbeck Way



## 8 GLOSSARY OF TERMS

### **Acanthus**

A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings

### **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

### **Architraves**

The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window

### **Art Deco**

From the Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes, 1925. An early 20th 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 increased use of new materials such as steel and the use of bold forms, sweeping curves, CHEVRON patterns and sunburst motifs

### **Art Nouveau**

Meaning 'New Art'. A movement that emerged at the end of the 19th century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.

### **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

### **Baroque**

An architectural style of the 17th and 18th 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.

### **Bay**

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

### **Bay Window**

An angular or curved projecting window.

### **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.

### **Bottle Balustrade**

A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase.

### **Butterfly Roof**

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th 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.

### **Buttress**

A mass of masonry or brick-work projecting from or built against a wall to give additional strength.

### **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.

### **Capital**

The head or crowning feature of a column.

### **Cartouche**

An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed.

### **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.

### **Chevron**

A type of moulding forming a zig-zag pattern.

### **Chimney Stack**

Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

### **Classical**

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.

### **Coade Stone**

An artificial cast stone with a mottled surface, invented in the late 18th century and used up to the early 19th century for all types of ornamentation.

### **Coal Hole Cover**

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

### **Colonnade**

A row of columns carrying an ENTABLATURE or arches

### **Composite**

A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.

### **Console**

An ornamental bracket with a curved profile and usually of greater height than projection.

### **Coping**

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

### **Corbel**

A projecting block, usually of stone, supporting a beam or other horizontal member.

### **Corinthian**

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.

### **Cornice**

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

### **Cresting**

An ornamental ironwork finish along the top of a screen, wall or roof.

### **Cupola**

A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.

### **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.

### **Dentil**

Meaning 'tooth'. A small square decorative block used in series in CORNICES.

### **Doric**

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.



**Dormer Window**

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.

**Dressings**

Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.

**Eaves**

The under part of a sloping roof overhanging a wall.

**Edwardian**

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.

**English Bond**

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.

**Entablature**

The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.

**Faience**

A type of glazing used on ceramics.

**Fanlight**

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

**Fascia**

The wide board over a shopfront, usually carrying its name

**Fenestration**

The arrangement of windows in a building's façade

**Festoon**

A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends

**Finial**

A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings

**Flemish Bond**

A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall

**Fluting**

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

**Frieze**

A decorative band running between the ARCHITRAVE and CORNICE.

**Gable**

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.

**Gauged brick**

Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work

**Gault brick**

Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue brick.

**Georgian**

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.

**Gothic**

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th 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-18th century England and continued into the 20th century, largely for ecclesiastical and university buildings.

**Grille**

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

**Heterodox**

A six sided feature.

**Hipped Roof**

A roof with sloped instead of vertical ends.

**Ionic**

One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.

**Italianate**

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.

**Keystone**

The central stone of an arch, sometimes carved.

**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.

**Loggia**

A gallery open on one or more sides, sometimes pillared.

**Mansard Roof**

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.

**Mansion Block**

A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.

**Mews**

A block or row of stables with living accommodation above, and subservient to grander buildings with which they were paired and serviced.

**Mezzanine**

A low storey between two higher ones.

**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.

**Modillion**

A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.

**Mullions**

A vertical post or upright dividing a window or other opening.

**Oriel Window**

A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.

**Parapet**

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

**Pediment**

A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.

**Pentelic Marble**

A pure white, fine grain marble quarried from the Pentili mountain range in Greece.

**Pier**

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

**Pilaster**

A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one of the orders.

**Pitched Roof**

A roof consisting of two sloping halves that form a peak in the middle where they meet.

**Polychromy**

Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.

**Portcullis**

A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.



**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.

**Queen Anne**

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.

**Quoins**

Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word coin meaning corner.

**Romanesque**

The dominant style of the 11th and 12th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19th century.

**Rustication**

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.

**Sash Window**

A window formed with sliding glazed frames running vertically.

**Soffit**

The exposed underside of any overhead component of a building.

**Stallriser**

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

**Stucco**

Plasterwork or an exterior render, often finished to imitate fine stonework

**Terracotta**

Fired but unglazed clay with a distinctively orange/red colour.

**Terrace**

A row of attached houses designed as a unit.

**Triglyphs**

Blocks separating the square spaces in a DORIC FRIEZE.

**Tripartite Windows**

A window formed of three elements.

**Turrets**

A small and slender curved tower.

**Tuscan**

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.

**Venetian Windows**

A window with three openings, the central one arched and wider than the others.

**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.

**Wrought Iron**

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 19th century. Wrought iron is not as brittle as cast and seldom breaks.

**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'.

## 9 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

Contact List

Appendix: SPD adoption documents: Sustainability Appraisal and Statement of Consultation, Representations and Adoption



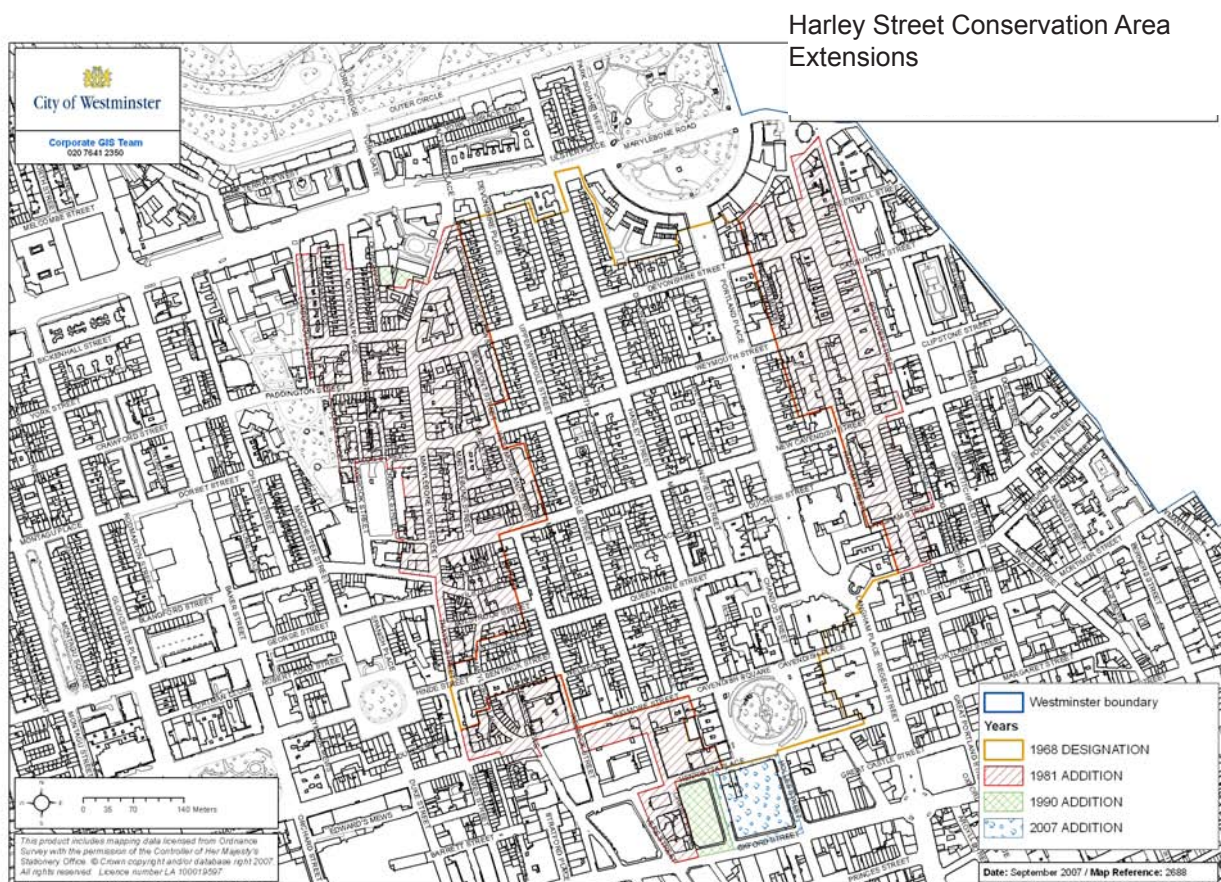


# Designation and Extension Reports

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\*Note: the reports which follow are incomplete as the original reports have been edited to exclude irrelevant sections.





## CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE 27 JUNE 1968

### Conservation Areas

1. Harley Street
2. Stratford Place Area

### Report by Director of Architecture and Planning

In accordance with a report approved by the Committee on 29 June 1967, concerning the Civic Amenities Act, 1967, and Conservation Areas, studies have now been made of the areas centred around Harley Street/Portland Place and Stratford Place.

#### 1. Harley Street Area

The boundaries of these areas centred around Harley Street, Portland Place and Stratford Place are Marylebone High Street, Marylebone Road, Oxford Street and the eastern boundaries of the City. The portion of this area being east of Great Portland Street contains a handful of isolated buildings of interest, but it is not considered that any existing townscape character worthy of conservation can be identified in it; detailed study has therefore been concentrated westward. This western portion lies almost entirely within the Howard de Walden Estate, as part of what was formerly the Duke of Portland's Estate.

In 1717, surrounded by fields, Cavendish Square was laid out and the central garden enclosed and planted as the first move in new development north of Oxford Street. However, building work was slow to start: the first house was not built till the 1720s, and it was not until the 1750s that houses started to go up in adjoining streets. During the middle and late eighteenth century the building of the main streets, Harley Street, Wimpole Street and Welbeck Street, progressed northwards, and the standard Georgian four-storey, townhouses were laid out in a nearly regular grid-iron pattern. With the exception of Queen Anne Street which was of equal importance, the cross streets were minor streets with smaller houses away from the main frontages and giving access to the mews.

Portland Place was laid out in the 1770's; it was not designed as a thoroughfare but was what one calls 'close' of great houses terminated by the fifty-year old Foley House on the south where Langham Place is now, and opening onto the Marylebone fields on the north. Many of the building plots in Portland Place and the adjoining streets were taken by the Adam Brothers.

So by the 1780's the development between Oxford Street and Marylebone Road was substantially complete, stopping short only in Harley Street and Portland Place at the southern boundary of Marylebone Park which was still in agricultural use. The leases of two pairs official architects were invited to prepare schemes for its development. That put forward by Nash and his fellow architect at the office of Woods and Forests was accepted by the Treasury. Nash's design incorporated Portland Place as part of a 'Royal Mile' from Carlton House to Regent's Park. The connection at the south end of Portland Place with the new Regent Street was obliged to sweep round to form Langham Place where All Soul's Church was set at the head of Regent Street. At a large number of houses, especially in Portland Place, Harley Street and Wigmore Street/Devonshire Place, are included in the statutory and supplementary lists of buildings of architectural or historic interest. It is understood that the Ministry of Housing and Local Government in its forthcoming revisions will be upgrading some and adding other buildings on these lists. There are confirmed building preservation orders, made by either the London County Council or the Greater London Council on the important ranges of houses in Portland Place, on the group of houses at the north end of Mansfield Street and in New Cavendish Street, and on other houses in Queen Anne Street and in Cavendish Square.

It will be seen that the pattern of development has generally consisted of unified terrace groups of houses of a more or less even height and of a similar style laid out on a formal grid of main and cross streets. Although the renewal of individual houses and redevelopment have tended to erode the disciplined uniformity the essential residential character of the area has remained and indeed may have been enhanced by the introduction of consulting rooms.

While the character of the area is difficult to define precisely it is clear that it is dependent on its scale, form of development, general integrity of colour, and its present predominant land uses. Recommendation 1. That the areas outlined on Map No. CD.J.0015 be approved as suitable for designation as conservation areas, subject to consultations. 2. That the Greater London Council be consulted. 3. That the Howard de Walden Estate be consulted as the owner of the majority of the properties on the Harley Street Area Conservation Area. 4. That the Victorian Society and the Civic Trust be consulted. F G WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE – 26 SEPTEMBER 1968

DESIGNATION OF CONSERVATION AREAS

- A. HARLYE STREET
- B. STRATFORD PLACE

REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

On 27 June 1968, the Committee considered the Harley Street and Stratford Place areas and authorised consultations with the Greater London Council, the Howard de Walden Estate, as owner of the majority of the properties in the Harley Street Area, and the Victorian Society, the St Marylebone Society and the Civic Trust. St Christopher's Place has been omitted from the area on the instruction of the Committee. Map No. CD.J.0015 attached to this report shows the boundaries of the areas as approved by Committee together with amendments recommended in this report. The Map to a large scale No. CD.CO.0011 will be on display.

The following observations have been received:-

1. Greater London Council

The Architect to the Greater London Council considers that 'more of the northern side of Wigmore Street should be included, up to the east side of Welbeck Street. This block of buildings (Nos. 26-48, even, Wigmore Street, and 7-11 Welbeck Street) contains a number of merit. Nos. 36-40 (even), the Wigmore Hall, is included on the Statutory List, and Nos. 42-44 and 46 are also given this grading in the new draft provisional list, as are Nos. 7 and 8 Welbeck Street'.

2. Civic Trust

The only observation of the Civic Trust relates to Park Square and adjoining developments. It is proposed to include these properties in the Regent's Park Conservation Area, which will be presented to the Committee for consideration at a later date.

3. T P Bennett and Son, Architects for Howard de Walden Estate

The following letter has been received:

'Dear Mr Hirsh

CIVIC AMENITIES ACT 1967

Mr Hall has asked me to thank you very much for arranging the meeting in your office this week and we appreciated very much the opportunity of discussing the general ideas behind your conservation area and being given the opportunity to express our views.

We were particularly glad to know the Council's approach to be positively on the basis of conservation of character rather than preservation of buildings as such.



I am sure when you come to discuss the matter again with your Committee you will emphasise the very great concern, over the last 200 years, that the Estate have felt towards preserving both character, quality and amenity and you will know that it is their intention to co-operate in such a policy for the future.

It is always very difficult to define precisely where the line should be drawn in such areas and we are quite alive to the point that you made that even just outside the boundaries of the conservation area some regard must be taken to the general surroundings.

Bearing in mind and also the fact that there is a very considerable control under the Planning Acts, we would like you to give consideration to certain minor adjustments to the boundaries of the area, which are broadly as follows:-

(i) The line should be adjusted to exclude both side of the various Mews on the west side of the Estate, namely Devonshire Place Mews, Dunstable Mews, Clarkes Mews, Woodstock Mews and Browning Mews, where we would like to be able to treat both sides of the Mews as an entity and we feel the logical line for the actual conservation area is at the back of the main houses in the principle streets.

(ii) The main consideration in the preservation of the Estate and this area as a whole appears to us to be centred around Harley Street and Wimpole Street, of predominantly 18th Century domestic character and medical use.

For this reason we feel that the whole of the Wigmore Street frontage, between Wimpole and Welbeck Streets should be included so as to ensure that the southern end of Wimpole Street, on the Wigmore Street corner, will always be considered in the general context of this area.

(iii) We would also represent quite strongly that Welbeck Street is the western extremity of this area of special concern and that while Bentinck Street happens to be at the moment a similar scale, although a rather different date from the majority of the houses, we are concerned with, there are very strong objections to extending the area indefinitely and producing a ragged outline to such conservation areas which cuts across individual blocks of buildings.

We would feel that in the long term there is a very definite need for improvements between the line of Marylebone High Street, Mandeville Place and the main area of character on the Estate between Welbeck Street and Portland Place, and the extension westward to enclose Bentinck Street, particularly cutting across as it does two blocks facing Wigmore Street, could well have an extremely stultifying effect without any corresponding benefit.

The general form of Bentinck Street in itself, both as to User, and general height is something which would be dealt with in the normal course of the operation of the Planning Acts and does not seem to us to need the special effect produced by the Civic Amenities Act and its conservation areas.

For the foregoing reasons we would hope that you would be able to adjust the line of the conservation area as shown in green on the attached plan of the Estate.

Yours sincerely

(signed) PHILIP H P BENNETT'

The plan referred to will be on display.

4. St Marylebone Society welcomes the proposals for designation of conservation areas.

Victorian Society

No comments have been received from the Victorian Society but it is understood that these will be available for Committee and a verbal report will be given.

The suggestion that the boundary of the conservation area should be extended westwards along Wigmore Street to Welbeck Street so that it includes the whole block is considered acceptable.

The inclusion of Mews properties referred to by T P Bennett and Son does not in fact make any significant difference to the control exercised or development permitted; the boundary has been drawn down the middle of the Mews because in any other position it follows an irregular line where houses and mews properties sometimes interlock.

Bentinck Street, to the inclusion of which T P Bennett and Son take exception, is considered to make a positive contribution to the area, especially as it is the setting for a view of Manchester Square.

#### Recommendations

1. That the boundary of the proposed conservation area be extended to include the block bounded by Welbeck, Wimpole and Wigmore Streets.
2. That the officers be authorised to carry out the statutory consultations with the Greater London Council and request its comments within one month, and, subject to any observations received within the specified period, to proceed with the designation (under Section 1 of the Civic Amenities Act 1967) of the Harley Street Conservation Area and the Stratford Place Conservation Area as shown edged in thick black lines on Map No. CD.C0.0011.

F G WEST  
DIRECTOR OF ARCHITECTURE AND PLANNING

TP/7/81  
CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE – 29 JANUARY 1981

REPORT BY CITY PLANNING OFFICER

#### HARLEY STREET AREA CONSERVATION AREA – PROPOSED EXTENSION

##### INTRODUCTION

1. On 16 January 1969, the Harley Street Area Conservation Area was designated. The Committee will be aware that since that time there has been considerable widening of the criteria upon which conservation areas are judged, and it has been recognised for some time that the conservation area was in need of review.
2. On 28 February 1980, the Town Planning (Applications) Sub-Committee considered proposals relating to 78 and 80 Wigmore Street, and considered that these buildings would be appropriate for retention within an enlarged Harley Street Conservation Area, and requested that the boundary be reviewed. This work has now been undertaken, and substantial extensions are recommended for consultation purposes.
3. The Committee will recall that the Portman Estate Conservation Area was reviewed in 1979. A similar procedure has been followed in the case of the Harley Street Conservation Area, with extensions being mainly:
  - (i) groups of buildings, and individual buildings of a similar scale and character to those within the conservation area, and which bear a close visual relationship to them, e.g. the Marylebone High Street area, parts of Wigmore Street, part of Great Portland Street;
  - (ii) areas of special visual and townscape interest adjoining the conservation area, which are worthy of designation in their own right, e.g. the Grotto Estate, Marylebone Lane, and the group fronting Vere Street.

##### THE EXTENSIONS



4. The main areas of additions are briefly described below, and shown on the attached plan, and the large scale plan on display to the Committee.
5. 'A' A substantial area of late-nineteenth Century appearance, centred on Luxborough Street, Nottingham Street and Nottingham Place. These streets are of uniform domestic character, and of particular interest is Nottingham Place which consists largely of refronted Georgian terrace houses.
6. 'B' The Grotto Estate is a most unusual tightly planned group of tenement buildings in generally good condition, and having an attractive small-scale character, enhanced by the traffic-free parts of the area.
7. 'C' Marylebone High Street itself consists of a number of groups of late nineteenth/ early twentieth century buildings, alongside less numerous examples of earlier and later buildings. The street as a whole is of a considerable townscape interest, and as the local centre for the Marylebone area is additionally worthy of protection. To the east of the street are groups of later 19th and early 20th century residential buildings, representing a number of styles, but echoing the mainly Georgian terraces further east, in scale and character.
8. 'D' The area around Marylebone Lane and Bulstrode Street has a smaller, more intimate scale, and a more irregular layout than the adjoining major streets, and provides a valuable contrast.
9. 'E' Further south along Marylebone Lane, at its junction with Wigmore Street, is a further group of smaller-scale buildings considered worthy of inclusion in the conservation area, whilst in Wigmore Street itself, the whole of the north side not already designated is recommended for inclusion, including two groups of particular townscape interest, i.e. No. 78 which closes the view from St Christopher's Place, and Nos. 64 and 66 at the junction of Marylebone Lane.
10. 'F' On the south side of Wigmore Street, the listed former Debenham and Freebody store is recommended, with the group of turn-of-the-century buildings to the east. South of Wigmore Street, the Royal Society of Medicine, the facade of the Post Office building in Wimpole Street (to be part of the R.S.M. extension), and the College of Nursing in Henrietta Place are recommended for inclusion.
11. 'G' The group of buildings east of Vere Street, and including St Peter's Church, are considered to be of considerable townscape interest, and provide a welcome relief among the large-scale developments in this part of Oxford Street. Although somewhat isolated from the main body of the Harley Street area, they are recommended for inclusion.
12. 'H' Consideration of the area to the east of the existing conservation area is made difficult by the proximity of a substantial area of East Marylebone, centred on Great Portland Street, Great Titchfield Street, Riding House Street, Wells Street, Mortimer Street, and Margaret Street, which is of considerable townscape value in its own right, due to the combination of buildings and townscape of high visual quality and the activities in the area, many connected with the 'rag trade'. Like much of Soho, this combination of visual and land-use character results in an area which in the officers' opinion justifies consideration as a conservation area. However, as this is outside the brief for the review of the Harley Street area, it has been necessary to limit the extension of the area eastwards and southwards somewhat arbitrarily, to avoid including areas which are not related in character to Harley Street and its environs. The extensions have been curtailed in the easterly direction at the Great Portland Street frontage, and to the south at Riding House Street for this reason, but it is most important to note that this does not signify that the adjoining areas to the east and south are not worthy of inclusion on their own merits, and the consideration of an 'East Marylebone Conservation Area' is therefore desirable at some future date. A conservation area in that district would additionally assist the Council's industrial policy, where retention of existing uses and buildings is desirable.
13. 'I' An isolated building No. 152 Harley Street (an early twentieth century classical bank) is recommended for inclusion.

## RECOMMENDATIONS

14. That the extensions to the Harley Street Conservation Area shown on plan No. CD.CO.0026 (to be displayed at Committee) be approved for consultation purposes; consultations to be undertaken with the G.L.C. (Historic Buildings Committee), the Civic Trust, the Victorian Society, The Georgian Group, the St

Marylebone Society, the Ancient Monuments Society and the Howard de Walden Estate.

15. That when staff resources permit, consideration be given to a conservation area in East Marylebone, the City Planning Officer reporting to the Committee in due course.

IAN LACEY  
CITY PLANNING OFFICER

TP/34/81  
CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE – 14 MAY 1981

REPORT BY CITY PLANNING OFFICER

#### HARLEY STREET AREA CONSERVATION AREA – PROPOSED EXTENSIONS

1. On 29 January 1981, the Committee considered the proposed extensions to the Harley Street Conservation Area and authorised consultations with the Greater London Council (Historic Buildings Committee), the Civic Trust, the Ancient Monuments Society, the Victorian Society, the Georgian Group, the St Marylebone Society and the Howard de Walden Estate. Later, at their request, consultation with the George Blandford Baker Society was undertaken.
2. Plan NO. CD.CO.0026 on display at the Committee shows at a large scale the areas referred to in consultations and the conservation area previously approved. Photographs of relevant areas are also displayed.

#### OBSERVATIONS AND COMMENTS THEREON

3. Greater London Council : The acting Architect to the Greater London Council welcomes the proposals in general and has no specific observations to make.

4. The Ancient Monuments Society :

‘The Ancient Monuments Society is delighted to learn of all the proposed extensions which will help to guarantee areas of rich architectural character and major historic interest.’

However, the Society recommends the addition of a number of adjoining areas, which are already included, e.g. St Marylebone Church, 67-72 Wigmore Street, and Manchester Square.

5. The Society concludes:

‘We support the sentiments expressed in paragraph 12 of the City Planning Officer’s report.’

#### COMMENTS ON THE OBSERVATIONS OF THE ANCIENT MONUMENTS SOCIETY

6. Some of the comments made by the Ancient Monuments Society appear to have been made without realisation of the existence of other conservation areas covering nearby areas, which the Harley Street area adjoins. This has been explained to the Ancient Monuments Society and a plan of the City showing all the designated conservation areas has been forwarded to them.

7. The Georgian Group : The Georgian Group have endorsed the City Council’s objectives in extending the Harley Street Area Conservation Area, stating: ‘Not all of them are of direct concern to the Georgian Group but we warmly commend the Council’s general policy to widen conservation areas as far as possible and particularly to include groups of buildings of similar scale and character whose inappropriate



redevelopment could well threaten the conservation areas as a whole.'

8. 'More specifically the Group welcomes the addition of Area A (your Para 5) since Nottingham Place consists of a number of refronted Georgian houses.'

'Areas C, D and E all, to some degree contain a few earlier buildings and, what is more important to the Group, streets that are in scale with earlier neighbouring terraces.'

'We particularly welcome the inclusion of St Peter's Church, Vere Street, Area G (your Para. 11).'

9. 'The Group has considerable sympathy with your Para 12 since it seems to us that a substantial area of buildings centred on Margaret Street would justify the creation of a separate conservation area and we hope that the Committee will authorised investigations of this.'

10. The Victorian Society : The Secretary of the Victorian Society has stated:

'The Harley Street area is one of exceptional architectural interest, not only for the substantial Georgian development that was protected by designation in 1969 but also for the most attractive and historically interesting groups of Victorian buildings which occur in greater concentrations outside its periphery. The extensions that are currently proposed show that the Council is fully aware of the special quality of these areas and we applaud their foresight in proposing that they should be protected.'

'We therefore have no hesitation in supporting these measures.'

11. 'In paragraph 12 of your report, the possibility of an East Marylebone Conservation Area is discussed. This is certainly an area of comparable interest, chiefly in terms of its Victorian buildings. It is also very susceptible to development pressure. As you know the Society was recently obliged to write to the DOE to secure statutory protection for Nos. 78 to 80 Great Portland Street, when the building was threatened with demolition. The Council is to be commended for turning down the recent application for Listed Building Consent, but it would be better able to conserve the general character of this distinctive area in a strategic way, if it was also designated as a conservation area.'

12. The Civic Trust : The Trust wishes to offer no observations on the proposed extension.

13. The St Marylebone Society : Views will be reported verbally at Committee if received in time.

14. The Howard de Walden Estates Limited states: 'Prior to the designation of the Harley Street Conservation Area in 1969, the City Council sought the views of this Estate as it was the owner of the majority of the land comprised in the area. Generally, the Estate was able to endorse the proposed conservation area as it was made clear at that time that the Council's approach was positively based on conservation of the character rather than preservation of buildings as such. At that time one of the reasons cited in support of this conservation area was that it was an area which had historical or traditional associations, a reference to its medical and other professional characteristics. Indeed, the Harley Street Conservation Area is synonymous with this usage, and the Council's own Policy Document, 'Conservation in Westminster', supports this in its description of the area in Part II, paragraph 2.10: 'The area is renowned for its concentration of medical specialists, who now have consulting rooms in many houses, in addition, there are some other professional uses.'

15. 'In our view the very qualities which promoted this area as one worthy of designation as a conservation area are in danger of being eroded if the area is extended, as now proposed, by the inclusion of further areas, which bear no relationship to the character for which the conservation area is primarily known.' 'Although the criteria for the extensions are explained in your report we do not agree that the proposed extensions necessarily meet these criteria. We do not, for example, consider that the buildings in the additional areas are buildings of similar scale and character to those within the conservation area. If they are, why were they not included in the original designation? Nor do we consider that the 'Grotto Estate' has any special visual and townscape interest. It is difficult to comprehend how an area which adjoins a major vacant site and indeed where one part of the area itself is a site for a temporary car park, can be regarded so.'

16. 'In 1969, the inclusion of Bentnick Street was justified on the grounds that it provided a valuable link with the Portman Estate Conservation Area. The inclusion of Areas, D and E, now seem to us to downgrade this link as the Harley Street and Portman Estate Conservation Area would have a common boundary between Blandford Street and Wigmore Street.' 'In fact, the proposed extension generally results in a merging of this conservation area with the other adjoining areas, i.e., Regents Park and Stratford Place and with the East Marylebone Conservation Area, should this be designated as such at a future date. It is the ultimate aim of the City Council to designate the whole of the City of Westminster as a conservation area, or just the central area?'

17. 'The views expressed in this letter are not those of an organisation which is opposed to the principles of conservation but the opposite. They are the views of an Estate which has been concerned over the last 200 years or so, with creating and preserving the character, quality and amenity of this area. They are the views of a body which is concerned about the growing trend to conserve and preserve everything rather than simply the best. A trend which will ultimately result in the devaluing of what is worthy of conserving to such an extent that there will be little incentive to conserve anything at all. We, therefore, strongly urge you not to derogate the Harley Street Conservation Area by proceeding with these proposed additions and ask you to consider that the pressures for change in this area generally, are not so real as perhaps they could be elsewhere. The Estate, as the owner of the majority of the additional areas, still exerts considerable control, and it is certainly not in its interests to allow the character of this part of Westminster to alter radically.'

#### COMMENTS ON THE OBSERVATIONS OF HOWARD DE WALDEN ESTATES LIMITED

18. Although it is agreed that the Harley Street Conservation Area is 'renowned for its concentration of medical specialists who now have consulting rooms in many houses, in addition there are some other professional uses.' The extract from 'Conservation in Westminster' goes on to say 'but the character remains essentially residential.' It is considered that the Estate is giving an undue emphasis to certain of the uses within the area as establishing the character of the conservation area. In the original report of June 1968 it was stated: 'While the character of the area is difficult to define precisely it is clear that it is dependent on its scale, form of development, general integrity of colour, and its present predominant land uses.' It is suggested that an overemphasis on a particular use within the conservation area diminishes the equal importance of other characteristics which go to make up the complex character of the area, such as its architecture and townscape value. It is also in these particular areas that reassessment over the years had led to the necessity of reviewing and proposing extensions to the conservation area.

19. When the first conservation areas were designated in 1969 it was generally the grander compositions of townscape that were first included e.g. Belgravia, and Piccadilly. In the intervening years, the national experience of conservation has been increasingly directed towards less formal areas and has been based on wider criteria for selection : a trend that has also been evident in the choice of buildings for inclusion on the statutory list of buildings of special architectural or historic interest and has been reflected in subsequent legislation and DOE circulars. In Westminster further extensions to existing conservation areas have therefore been considered from time to time and many have been extended following resurvey on consideration of the current criteria.

20. The extension of the Harley Street Area Conservation Area by the inclusion of areas A to I (as indicated on the plan) which are areas of architectural, historic and townscape interest, is not considered to erode the character of the existing conservation area but rather to add to it.

21. It is not unusual for conservation areas to contain groups of buildings of different scale and character, nor is it unacceptable for conservation areas to contain within their boundaries recognisably 'autonomous' areas. An example of just such a conservation area is Mayfair which includes Bond Street, Shepherd Market, Hanover and Berkeley Squares, all characteristically different but linked in counterpointing each other to make up a conservation area that is of 'outstanding status'. The groupings of recognisable areas under the umbrella of one conservation area thus does not detract from the value of a conservation area, neither does it in any way go against the advice in Circular 23/77.

22. The inclusion of Area B, the Grotto Estate is considered justified because of its very unusual architectural and townscape character being a modest but well proportioned group of artisans dwellings connected by a series of pedestrian alleys. Likewise the inclusion of the small vacant site adjacent is sensible, and will help to ensure a sensitive development.



23. The benefits of the original inclusion of Bentinck Street in the conservation area have been valuable but it is clear that as the result of experience and the adjacent streets in Areas D and E, including the medieval street patterns of Marylebone Lane, Bulstrode Street with its listed buildings and the special townscape significance of Wigmore Street, are of commensurate value. Conservation areas are not expected to be homogenous in character. Indeed, variations in character and quality may well be advantageous in townscape terms because the relationships set the context for variety and interest; neither are contiguous conservation areas unknown. In Westminster, Soho, Regent Street, Mayfair, and St James's, also Westbourne and Bayswater Conservation Areas for example, all share boundaries without detracting from their various qualities.

24. Whilst it is clearly not the Council's policy to designate either the whole of Westminster, or of the Central Area as a conservation area, it must be accepted that much of the central area of the City exhibits a quality of townscape of both national and international standing. One of the reasons for this is the location at the heart of the Capital which, historically, has enjoyed a greater concentration of, and a higher level of architectural patronage than elsewhere the fruits of which are still enjoyed today as the rich built form and urban character of Westminster.

25. Whilst there is no intention of declaring the whole of the Central Area of Westminster as a conservation area (as it would appear is being suggested by the De Walden Estate), it would be equally wrong to omit areas worthy of designation.

The George Blandford Baker Society states:

26. 'We agree with the inclusion of all those areas referred to in the report by the City Planner although we might suggest that more emphasis be placed on the uses and therefore character of area 'C'. 'Comments made in paragraph twelve concerning area 'H' are relevant where they refer to the boundaries on conservation areas.' The Society also raises general questions concerning adjoining conservation areas, and the need for active policies of implementation and vigilance together with its workload implications.

#### COMMENTS ON THE OBSERVATIONS OF THE GEORGE BLANDFORD BAKER SOCIETY

27. A copy of the plan showing the conservation areas of the City of Westminster has been forwarded to the Society for their information regarding the adjoining conservation areas.

28. The extra workload imposed by the enlarged conservation area is not great and results mainly from additional administrative work to carry out the extra statutory obligations of advertising proposed developments on the relatively small number of applications within the areas proposed. Assessment of such proposals would be no extra burden on staff resources as the officers, aware of the townscape quality of the area, have for some time taken due care over the consideration of the applications within this area. To a degree it could be argued that designation may assist, in that applicants and the public would have a clear understanding of the Council's recognition of the quality of such an area.

#### OTHER POINTS

29. For some time it has been apparent that the title 'Harley Street Conservation Area' has proved unwieldy and cumbersome and the conservation area has been formally referred to as the Harley Street Conservation Area'. This title, although slightly less precise, has the advantage of being more concise and it is therefore recommended that the City Council adopt this title in future.

30. The Town and Country Planning General Development (Amendment) Order 1981 and the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 make different provisions for the categories and extent of permitted development inside conservation areas, etc., existing on 1 April 1981, and elsewhere. It is therefore necessary for the future to maintain records of the extent of the conservation areas on 1 April 1991 when making extensions or omissions. The finalised plan of the Harley Street Conservation Area (CD.CO.0026A) that will be displayed to the Committee will therefore show these two boundaries.

#### 31. RECOMMENDATION

That the extensions shown on plan No. CD.CO.0026 be designated as conservation areas; and that the officers be authorised to proceed with the designation (under Section 277 of the Town and Country Planning Act 1971) of the Harley Street Conservation Area as shown on plan No. CD.CO.0026A.

IAN LACEY  
CITY PLANNING OFFICER

CITY OF WESTMINSTER

STATUS: GENERAL RELEASE

COMMITTEE: PLANNING AND DEVELOPMENT

DATE: 3 JULY 1990

REPORT OF: DIRECTOR OF PLANNING AND TRANSPORTATION

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 GEORGES, ST JAMES'S, VICTORIA, WEST END,  
WESTBOURNE, QUEENS PARK

BACKGROUND PAPERS: LIST ATTACHED

## 1. SUMMARY

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

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

## 2. RECOMMENDATIONS

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

Proposed Conservation Area Designations/Extensions    Map No.

1.    Lisson Grove, NW1        I
2.    Cleveland Street, NW1    II
3.    Haymarket, SW1 and WC2    XXIV
4.    Fisherton Street Estate, NW1    IV
5.    Churchill Gardens, SW1V
6.    Lillington Gardens, SW1VI
7.    Hallfield Estate, W2        VII
8.    Dorset Square C.A. Extension, NW1    VIII
9.    Bayswater C.A. Extension (Orme Court), W2    IXa
10.    Bayswater C.A. Extension (Porchester Road), W2    IXb



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 XIVa
16. East Marylebone C.A. Extensions XIV
17. Portman Square C.A. Extension (Baker Street), W1 XVa
18. Portman Estate C.A. Extension (Aybrook Street), W1 XVb
19. Portman Estate C.A. Extension (Marble Arch), W1 XVc
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 XIXa
23. Mayfair C.A. Extension (Avenfield/Brook House), W1 XIXb
24. Mayfair C.A. Extension (Old Park Lane), W1 XIXc
25. Mayfair C.A. Extension (Oxford Street, Park Lane), W1 XXIa
26. Mayfair C.A. Extension (Lumley Street), W1 XXIc
27. Mayfair C.A. Extension (Dering Street), W1 XXIIa
28. East Marylebone C.A. Extension, W1 XX
29. Harley Street C.A. Extension (Old Cavendish Street), W1 XXIIa
30. Harley Street C.A. Extension (Oldbury Place), W1 XXIIb
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 designation covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.

3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council’s Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration 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 proposal are not always the same for clarity they have been grouped into areas of similar characteristics.

They are:

D. Extensions to Conservation Areas to cover Prominent Sites at:

- 15 and 15a. Soho C.A. Extensions, W1 (Maps XIV and XIVa)
16. East Marylebone C.A. Extension (Map XIV)
17. Portman Square C.A. Extension (Baker Street), W1 (Map XVa)
18. Portman Square C.A. Extension (Aybrook Street) (Map XVb)
19. Leicester Square C.A. Extension WC2 (Map XXIV)
20. Pimlico C.A. Extension, SW1 (Map XVII)
21. Millbank C.A. Extension, SW1 (Map XVIII)

22. Mayfair C.A. Extension (Park Street), W1 (Map XIXa)
23. Mayfair C.A. Extension (Avenfield/Brook House) (Map XIXb)
24. Mayfair C.A. Extension (Old Park Lane) (Map XIXc)
25. Mayfair C.A. Extension (Oxford Street, Park Lane) (Map XXIa)
26. Mayfair C.A. Extension (Lumley Street) (Map XXIc)
27. Mayfair C.A. Extension (Dering Street) (Map XXIIa)
28. East Marylebone C.A. Extension, W1 (Map XX)
29. Harley Street C.A. Extension (Old Cavendish Street), W1 (Map XXIIa)
30. Harley Street C.A. Extension (Oldbury Place), W1 (Map XXIIb)
31. Regent Street C.A. Extension, W1 (Map XXIII)
32. Trafalgar Square C.A. Extension (Map XXIV)

37. Brief descriptions and reasons for designation of the above areas are as follows:

D. Extension to Existing Conservation Areas to Cover Prominent Sites

There are areas of generally mixed architectural quality in particular conspicuous locations where conservation area status will help to ensure that buildings of high standard of design will replace the existing on possible redevelopment.

29,30 Harley Street Conservation Area Extension, W1 (Maps XXII a and b)

Harley Street's historic character is derived from its traditional use almost exclusively as a medical precinct. The fine 19th Century buildings which include several of the Statutory List of Buildings of Architectural or Historic Interest, form a coherent entity. In recent years, as with many other areas of the City, Harley Street Conservation Area has faced increasing development pressures which have threatened to undermine the preservation of the area. The designation of the two areas adjacent to the conservation area at Old Cavendish Street (Map XXIIa) and Oldbury Place/Marylebone High Street (Map XXIIb) will further enhance the conservation area and strengthened the position of the City Council in any redevelopment proposals. These extensions would also ensure that the use of these buildings would be appropriately controlled, to ensure the character of the conservation area is maintained.

5. FINANCIAL IMPLICATIONS

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

Local Government (Access to Information) Act 1985

Background papers

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

STATUS : GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 20 NOVEMBER 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

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 GEORGES, ST JAMES'S,  
VICTORIA, WEST END, WESTBOURNE, QUEENS PARK



BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Planning and Development Committee of 3 July 1990 gave approval in principle to the designation of new conservation areas, 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 designations. Appendix 1 contains the text of a proposed conservation area booklet.

2. RECOMMENDATIONS

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

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

3. BACKGROUND

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

3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of 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 interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural interest of existing conservation areas or are located in areas of significant townscape merit where insensitive redevelopment would possibly harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

3.5 The following changes are prompted as a result of queries raised by Members at the meeting on 3 July (see map XIVV).

(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 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 Johns Church and No. 36 Causton Street. The area therefore proposed (Map XXVa) comprises the east side of Regency Street between the redevelopment site and Brunswick Court, together with the T.A. Centre and the residential and shop developments between the west side of Regency Street and the east side of Chapter Street.

3.6 Map XXIV shows two areas of the St James 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 and 1930 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 of the Council's 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 Estate (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 (1951-1959). It is part of the Western European 'Modern Movement' of the period in housing, and this is reflected by its layout, materials and detailing.

b) The extension of the Queens Park Estate Conservation Area comprises one of three estates of terraced houses by 'The Artisans, Labourers and General Dwellings Company'. It was begun in 1875 and covers 76 acres with more than 2000 houses built in Gothic Style. The Estate possess an architectural integrity and value which is not a quality of adjoining residential areas of similar age. The Mozart Estate built between 1971-77 of 734 dwellings and rising to eight storeys is an example of the traffic segregated estates of the time, but is not of sufficient quality or interest to justify conservation area status.

3.8 Before and since the July Committee there has been further representations to designate a conservation area in the street block bounded by Marsham Street/Bennetts Yard/Tufton Street/Great Peter Street, SW1. Many of the representations are in support of the Fawcett Society's campaign for the preservation of Nos. 35-37 Marsham Street which was once a 'Women's Service House' and the home of the Fawcett Society and Library. The Society considers that the building is of great historical interest and as the headquarters of the women's suffrage movement. A list of individuals and organisations supporting conservation area designation is attached as appendix 5 and a map identifies the area. The area was last considered for conservation area status by the Committee in January 1989 when it was put forward as a possible extension to the Smith Square Conservation area. It was then resolved not to include the above mentioned street block because:

- (i) The Christian Science Church is a Grade II listed building and therefore cannot be demolished or



altered without listed building consent and can be considered as 'protected'.

(ii) The architectural quality and cohesion of the area is not sufficiently good to be recommended for inclusion in a conservation area.

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

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

Members considered that the publication of the brief in these terms provide adequate safeguards, and that conservation area designation was unnecessary. In the light of previous Committee decisions, designation is not recommended by this report. Should Committee wish to reconsider its earlier decision not to recommend designation, further consultations could be undertaken later this year and a report considered at its January meeting.

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

#### 4. FINANCIAL IMPLICATIONS

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

Local Government (Access to Information) Act 1985

#### Background Papers

1. Report to Planning and Development Committee, July 1990.
2. Copies of all representations 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.

In addition to draft consultation by letter a notice was printed in all local newspapers on 26 July 1990 inviting comments and giving addresses of local public libraries where maps showing the boundaries of the proposed conservation areas or extensions could be inspected. The period of consultation, as with previous conservation area designations, lasted 28 days, between 20 July 1990 and 17 August 1990. However, comments were accepted after this period.

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

Harley Street Conservation Area, W1 at:

29. i. Oxford Street/Old Cavendish Street XXIIa

30. ii. Oldbury Place XXIIb  
No comments have been received on these proposals.

#### Summary of Respondents

1. With no objection – 15 respondents

Fitzrovia Neighbourhood Association  
The Princess Court Residents Association  
Royal Borough of Kensington and Chelsea  
Harrowby and District Residents Association  
The Soho Society  
Charlotte Street Association  
North Thames Regional Health Authority  
Bayswater Residents Association  
British Rail Property Board – South East Region  
London Fire Brigade North Area  
Gerald Eve Chartered Surveyors  
National Rivers Authority  
Knightsbridge Association  
Royal Mail  
North West Thames Regional Health Authority

2. With objections/reservations – 4 respondents

Grimley J R Eve  
Clifford Rance  
MEPC  
Grosvenor Estate Holdings

Total – 19 respondents





## Cabinet Member Report

27 June 2007

**Subject:** Designation of extension to the Harley Street Conservation Area

### Summary

National guidance and advice places the responsibility on the City Council to keep each of its 54 conservation areas under review. A key part of this review is a consideration of conservation area boundaries, to assess whether additional areas are of architectural and historic interest and would warrant inclusion within the conservation area. An audit and review of Harley Street Conservation Area was undertaken in 2006-7. Following public consultation, this report seeks the agreement with regards to the designation of an extension to Harley Street Conservation Area. The Conservation Area Audit is being considered separately by the Cabinet Member for Planning.

### Recommendations

- 1 That the Cabinet Member for Economic Development and Transport resolves to agree the designation of the extension to the Harley Street Conservation Area, as shown on the attached plan at Appendix 1.**
- 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.**

### Note from the Director of Legal and Administrative Services

In light of a prejudicial interest declared by the Cabinet Member for Planning, the Leader of the Council has delegated the taking of the decision in respect of this matter to the Cabinet Member for Economic Development and Transport.



Cabinet Member:	<b>Cabinet Member for Economic Development and Transport</b>
Date:	<b>27 June 2007</b>
Classification:	<b>For General Release</b>
Title of Report:	<b>Designation of an extension to the Harley Street Conservation Area</b>
Report of:	<b>The Director of Planning and City Development</b>
Wards involved:	<b>West End</b>
Policy context:	<b>Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to review their conservation areas from time to time and consider whether further designation or extension of areas is called for.</b>
Financial summary:	<b>There are no financial implications arising from this report. The printing of the documents will be met from existing budgets.</b>
Report Author:	<b>Jane Hamilton/Toby Cuthbertson</b> Conservation Area Audits Team
Contact details:	<b>Jane Hamilton</b> <b>Telephone 020 7641 8019</b> <b>Fax 020 7641 2338</b> <b><a href="mailto:jhamilton@westminster.gov.uk">jhamilton@westminster.gov.uk</a></b>



# 1 Background Information

- 1.1 Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to review their conservation areas from time to time and consider whether further designation or extension of areas is called for.
- 1.2 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.
- 1.3 The draft Harley Street Conservation Area Audit was agreed for consultation purposes on 19 January 2007. This included a report proposing to extend the Conservation Area to include John Lewis at Nos. 278-306 Oxford Street, as shown on the map at Appendix 3.

## 2 Detail

- 2.1 Harley Street Conservation Area was initially designated in 1968 and was extended in 1990. It is a large area with a mixed character, which includes a core of Georgian buildings at the centre. There is a wider variation in age and type of townscape on the fringes of the area. To the south and on Portland Place are a number of large scale buildings from the early-mid 20<sup>th</sup> Century.
- 2.2 The extension would be on this southern boundary of the conservation area, to include the block comprising 278 to 306 Oxford Street, which also has a frontage to Cavendish Square. The Oxford Street facade was the work of architects Slater and Uren, built between 1958 and 1960, while the rear of the store represents part of a 1939 scheme by Slater, Moberley and Uren which was abandoned at the outbreak of war. There is a cast aluminium `Winged Figure` by Barbara Hepworth from 1962/3.
- 2.3 Whilst there is no requirement to consult prior to designation of conservation areas, an extensive period of consultation was undertaken at the same time as the consultation on the draft conservation area audit for Harley Street. This was undertaken in various phases and included letters, site notices, public workshops and electronic consultation.
- 2.4 Officers attended the Marylebone Area Forum on 17<sup>th</sup> October 2006 at St Mark's Church, 254 Old Marylebone Road. Initial drafts of maps and text, and an exhibition on the audit was made available and officers were present in order to discuss and answer questions. Officers also attended the West End Area Forum on 31 October 2006, with details of the audit.
- 2.5 The Audit and boundary review were formally adopted for consultation on 19 January 2007, which was followed by a period of public consultation. The draft Audit and Boundary Review documents were made available on the council website, with full details of the public consultation process and links to a feedback form. Letters and draft audits were sent out to consultees listed at Appendix 1. Site notices were also put up throughout the conservation area in January 2007 advising that the documents had been drafted and were available to view and comment upon. A press notice was also issued.
- 2.6 The main responses received related to the contents of the audit. In principle support has been expressed for the overall aims of the audit at area forums and from the Howard de Walden Estate, Gerald Eve, Jonathan Glanz, and English Heritage. However, three responses were received in relation to the Boundary Review in particular. These are summarised below and outlined in more detail at Appendix 2.

- 2.7 The main comments with regards to the boundary review came from CB Richard Ellis, on behalf of John Lewis Plc, who wrote to object to the proposed extension. They consider the Oxford Street store does not fit within the overall character areas defined within the Audit, most notably the scale of buildings. Whilst recognising that the building fits within a distinctive character area unique to Oxford Street, they did not consider that the extension relates in character to the rest of Harley Street, or Cavendish Square. They felt that the House of Fraser store on Oxford Street, adjacent to John Lewis, had only been included to make a coherent boundary in order to include St Peter's Vere Street.
- 2.8 HOK International, on behalf of the Royal National Orthopaedic Hospital, endorsed the Council's decision not to include the hospital site at Bolsover Street/Greenwell Street within the conservation area, whilst not wishing to comment on the proposed extension to Oxford Street. Jonathan Glanz wrote in support of the proposed boundary extension, though considers the Henrietta Street return to John Lewis currently makes a negative contribution.
- 2.9 In response, John Lewis has been proposed for inclusion in the conservation area as, like the adjoining Fraser's building which is within the Conservation Area, it is an attractive building of considerable architectural interest. The attractive stone fronted facade to Cavendish Square, dates from 1939, and terminates one side of Cavendish Square and therefore has an important impact on the character of the only square within the Harley Street Conservation Area. The site was also historically part of the Cavendish-Harley estate, the boundaries of which now roughly equate to that of the Harley Street Conservation Area.
- 2.10 Furthermore, it is considered that nos. 278-306 Oxford Street do relate to character areas identified, as the Audit recognises that different types and ages of buildings contribute to the special character of the area. The Audit characterises the central part of the conservation area by the tight-knit terraces and consistent scale of building, while the outer fringes are identified as having a more 20<sup>th</sup> Century buildings of larger scale with a more commercial character –nos. 278-306 Oxford Street is consistent with this pattern of development. The southern part of the conservation area contains a range of purpose built department stores of a large scale, typical of their period. The House of Fraser department store next door, which is also in the Harley Street Conservation Area and the other shops on Wigmore Street (Debenhams, Wigmore House), all contribute to the twentieth century commercial character of this area. The House of Fraser store on Oxford Street is considered to be an unlisted building of merit, and is identified within the audit as such in the map at figure 47. However, it has been mistakenly omitted from the list at para 4.115, which has been omitted in the revised audit to minimise confusion.
- 2.11 Finally, it should also be noted that conservation area status does not prevent development but should guide new development and change to ensure that this is undertaken sympathetically, in keeping with the prevailing character of the area. The John Lewis site has been identified as one where roof extension may be appropriate, in recognition of the distinctive character of Oxford Street and the need to allow change and development where appropriate. The site has not been identified as a development opportunity site in the draft ORB Action Plan.

### 3. Financial Implications

- 3.1 There are no financial implications arising from this report. Expenditure costs will be met from existing revenue budgets.



#### 4. Legal Implications

- 4.1 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.

#### 5. Business Plan Implications

- 5.1 The Planning and City Development Business Plan has a target to adopt 6 Supplementary Planning Documents by the end of 2006/07 in order to implement the programme to prepare Audits for the City’s 54 conservation areas.

#### 6. Outstanding Issues

- 6.1 There are no other outstanding issues.

#### 7. Consultation

- 7.1 A comprehensive programme of consultation involving all stakeholders has been undertaken, as detailed above. Ward members have been given copies of the draft audit and details of the consultation process.

#### 8. Crime and Disorder Act 1998

- 8.1 The Audit does not have any implications Under Section 17 of the Act, a Local Authority has a duty “to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do it all reasonable can to prevent, crime and disorder in its area”.

#### 9. Health and Safety Issues

- 9.1 It is not considered that this report raises any health and safety implications.

#### 10. Human Rights Act 1998

- 10.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

#### 11. Reason(s) for Decision(s)

- 11.1 It is considered that John Lewis, 278 to 306 Oxford Street is an attractive and important building which relates well in character to the south of the Harley Street Conservation Area and merits inclusion within the area.

If you have any queries about this report or wish to inspect one of the background papers please contact Toby Cuthbertson on 020 7641 8705, fax 020 7641 2334, e-mail: [tcuthbertson@westminster.gov.uk](mailto:tcuthbertson@westminster.gov.uk) or Jane Hamilton on 020 7641 8019, fax 020 7641 2334, -e-mail: [jhamilton@westminster.gov.uk](mailto:jhamilton@westminster.gov.uk)

## Background Papers

1 Letters from CB Richard Ellis, HOK International Ltd, Jonathan Glanz

### Appendix 1: List of Consultees

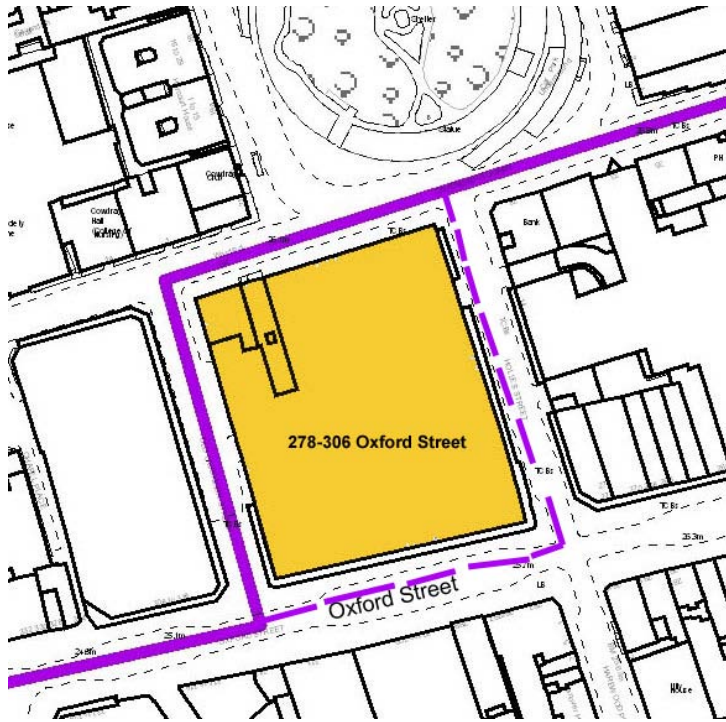
1.	Elsbeth Miller	Head of Central London Estates, The Crown Estate
2.	Andrew Wilson	Projects Manager Howard de Walden
3.	Sarah Welsh	Howard de Walden
4.	Richard Bawden	Howard de Walden
5.	Paul Houston	Westminster Property Owners Association
6.	S Quinn	The Marylebone Association
7.	Neil Thompson	Great Portland Estates
8.	Dick Muskett	Fitzrovia Neighbourhood Association
9.	Oliver Fenn-Smith	Property Director, The Portman Estate
10.	Michael Bird	Portfolios Director, Land Securities
11.	Margaret Newman	Management Suite, St Christopher's Place
12.	Josephine Brown	Case Officer for Westminster, The Georgian Group
13.	Kathryn Ferry	The Victorian Society
14.	Eva Branscombe	Case Officer, The 20 <sup>th</sup> Century Society
15.	Mike Dunn	English Heritage
16.	Anne Hulatt	Montagu Evans
17.	Martin Pascoe	Head of Property and Facilities, RIBA
18.	Communications & Partnership Manager	BBC
19.	Ian Roberts	Director of Administration, All Souls
20.	Jo Dobson	Administrator, London Institute for Contemporary Christianity
21.	Administrator	Hinde Street Methodist Church Office
22.	Craig Levison	Administrator, Central Synagogue
23.	Jill McNally	Bursar, St Marylebone C. E. School
24.	George Pavlides	Property Manager, John Lewis
25.	Ian Rennie	Planner, CBRE
26.	Mr Paul Velluet	HOK International
27.	Rachel Williams	Facilities Supervisor, General Medical Council
28.	Aidan Booth	Planner, Rolfe Judd
29.	David Graham	Knight Frank (on behalf of WCC Corporate Property)
30.	Ian Kennaway	London Historic Parks and Gardens Trust
31.	Mr Mike Ashworth	Design and Heritage Manager, London Underground
32.		The Environment Agency (on sustainability appraisal only)
33.		English Nature (on sustainability appraisal only)
34.	Mr Mike Chatten	WCC Planning Enforcement
35.	Mr Barry Smith	WCC Planning Policy
36.		WCC Central Team Design Officers
37.	Mr Micheal Clarke	WCC Corporate Property
38.	Mr Tony Benton	WCC Building Schools for the Future
39.	Paul Akers	WCC Trees and Landscape
40.	Neil Hall	WCC West End Team
41.	Martin Low	WCC Highways Department
42.	Ian Mawson	CityWest Homes



## Appendix 2: Comments Received

<b>Respondent / Comment</b>	<b>Council Response</b>
<p><b>CB Richard Ellis (on behalf of John Lewis Plc.)</b></p> <p>We consider an extension to the Harley Street Conservation Area that would encompass the John Lewis store at 278-306 Oxford Street to be inappropriate. Our client's site does not fall within any of the 'character areas' or relate to the categories of architecture. We would agree that the John Lewis store relates well to the other large buildings on Oxford Street but would not agree that this justifies its inclusion within the Harley Street Conservation Area. The scale and uses of Oxford Street creates its own 'category' of 'character' quite distinct from the Harley Street Conservation Area. The fact that the building is not considered by the City Council to relate to the prevailing character of the Conservation Area appears to us to suggest that its inclusion within an extended Harley Street Conservation Area is misconceived.</p> <p>The House of Fraser store is of a wholly different scale and design and it is important to note that it is not considered to be an unlisted building of merit within the Conservation Area.</p>	<p>See main report. 278-306 Oxford Street is a building of considerable interest and we have also received support for its inclusion within the area. Whilst the building does not relate to the character of the central part of the area, the Audit recognises that different types of buildings contribute to the special character of the area.</p> <p>The House of Fraser store on Oxford Street is considered to be an unlisted building of merit, and is identified as such in the map at figure 47; however, it was been mistakenly omitted from the list of unlisted buildings of merit originally at para 4.115, which may have caused confusion. This list has therefore been omitted from the document.</p>
<p><b>HOK International (on behalf of the Royal National Orthopaedic Hospital)</b></p> <p>We do wish to comment on the proposed designation of the John Lewis Department Store or make any comments in relation to the proposed Audit. However, we wish to endorse the Council's proposal to leave the remainder of the boundary of the conservation area unchanged at Bolsover Street and the north of Greenwell Street (Royal National Orthopaedic Hospital site).</p> <p><b>Jonathan Glanz</b></p> <p>The building proposed for inclusion in the boundary review is currently the subject of major refurbishment and internal rearrangement. The Portland stone element of the façade fronting Cavendish Square can be argued to make a positive and useful contribution to the conservation area, the haphazard element along Henrietta Street and on the return frontage from that corner to Oxford Street (loading bay etc) does not. In fact that corner makes a negative contribution to the area and would be improved by an integrated architectural treatment of the entire island site.</p>	<p>Welcome support for approach.</p> <p>Whilst it is recognised there may be elements that do not contribute, overall the building makes a positive contribution to the area.</p>

### APPENDIX 3: Map of Proposed Boundary Extension



**Figure 1:** Proposed extension to Harley Street Conservation Area to include 278-306 Oxford Street.



## Listed Buildings In The Harley Street Conservation Area

The list of buildings of special architectural and historic interest set out overleaf was prepared in 2007. As new buildings are constantly being listed, this list should not be treated as being definitive.

At the time of preparation there were 2 Grade I, 74 Grade II\* and 360 Grade II listed buildings and 8 listed structures.

Name	No	Street	Postcode	Grade
ALL SOULS CHURCH	2	ALL SOULS PLACE	W1	1
	1	BENTINCK STREET	W1	2
	8	BENTINCK STREET	W1	2
	9	BENTINCK STREET	W1	2
	3	BULSTRODE STREET	W1	2
	5	BULSTRODE STREET	W1	2
	7	BULSTRODE STREET	W1	2
	19	BULSTRODE STREET	W1	2
	21	BULSTRODE STREET	W1	2
	12	CAVENDISH PLACE	W1	2
	14	CAVENDISH PLACE	W1	2
	3	CAVENDISH SQUARE	W1	2*
	4	CAVENDISH SQUARE	W1	2
	5	CAVENDISH SQUARE	W1	2
	7	CAVENDISH SQUARE	W1	2
RAILINGS OUTSIDE	7	CAVENDISH SQUARE	W1	2
	14	CAVENDISH SQUARE	W1	2*
	15	CAVENDISH SQUARE	W1	2
BANK	16	CAVENDISH SQUARE	W1	2
	17	CAVENDISH SQUARE	W1	2
	18	CAVENDISH SQUARE	W1	2*
COWDRAY CLUB	20	CAVENDISH SQUARE	W1	2
	1-1A	CAVENDISH SQUARE	W1	2
CONVENT OF THE HOLY CHILD	11-14	CAVENDISH SQUARE	W1	2*
STATUE – LORD BENTICK		CAVENDISH SQUARE	W1	2
	2	CHANDOS STREET	W1	2
	3	CHANDOS STREET	W1	2
	4	CHANDOS STREET	W1	2
	5	CHANDOS STREET	W1	2
	6	CHANDOS STREET	W1	2
LONDON MEDICAL SOCIETY	12	CHANDOS STREET	W1	2
	10A	CHANDOS STREET	W1	2
LETSOM HOUSE	11-12	CHANDOS STREET	W1	2
	13	DEVONSHIRE MEWS WEST	W1	2

	1	DEVONSHIRE PLACE	W1	2
	2	DEVONSHIRE PLACE	W1	2
	3	DEVONSHIRE PLACE	W1	2
	4	DEVONSHIRE PLACE	W1	2
	5	DEVONSHIRE PLACE	W1	2
	6	DEVONSHIRE PLACE	W1	2
	7	DEVONSHIRE PLACE	W1	2
	8	DEVONSHIRE PLACE	W1	2
	9	DEVONSHIRE PLACE	W1	2
	10	DEVONSHIRE PLACE	W1	2
	11	DEVONSHIRE PLACE	W1	2
	12	DEVONSHIRE PLACE	W1	2
	13	DEVONSHIRE PLACE	W1	2
	14	DEVONSHIRE PLACE	W1	2
	15	DEVONSHIRE PLACE	W1	2
	16	DEVONSHIRE PLACE	W1	2
	17	DEVONSHIRE PLACE	W1	2
	23	DEVONSHIRE PLACE	W1	2
	24	DEVONSHIRE PLACE	W1	2
	25	DEVONSHIRE PLACE	W1	2
	27	DEVONSHIRE PLACE	W1	2
	28	DEVONSHIRE PLACE	W1	2
	29	DEVONSHIRE PLACE	W1	2
	30	DEVONSHIRE PLACE	W1	2
	31	DEVONSHIRE PLACE	W1	2
	33	DEVONSHIRE PLACE	W1	2
	34	DEVONSHIRE PLACE	W1	2
	35	DEVONSHIRE PLACE	W1	2
	36	DEVONSHIRE PLACE	W1	2
	37	DEVONSHIRE PLACE	W1	2
	38	DEVONSHIRE PLACE	W1	2
	39	DEVONSHIRE PLACE	W1	2
	40	DEVONSHIRE PLACE	W1	2
	41	DEVONSHIRE PLACE	W1	2
	1a	DEVONSHIRE PLACE	W1	2
	3 - 5	DEVONSHIRE PLACE	W1	2
	30-31	DEVONSHIRE PLACE	W1	2
	12	DEVONSHIRE STREET	W1	2
	14	DEVONSHIRE STREET	W1	2
	15	DEVONSHIRE STREET	W1	2
	16	DEVONSHIRE STREET	W1	2
	17	DEVONSHIRE STREET	W1	2
	18	DEVONSHIRE STREET	W1	2
	40	DEVONSHIRE STREET	W1	2
	43	DEVONSHIRE STREET	W1	2
	44	DEVONSHIRE STREET	W1	2



	45	DEVONSHIRE STREET	W1	2
	46	DEVONSHIRE STREET	W1	2
	47	DEVONSHIRE STREET	W1	2
	12A	DEVONSHIRE STREET	W1	2
	17	DUCHESS MEWS	W1	2
	19	DUCHESS MEWS	W1	2
	21	DUCHESS MEWS	W1	2
	78	GREAT PORTLAND STREET	W1	2
	80	GREAT PORTLAND STREET	W1	2
	94	GREAT PORTLAND STREET	W1	2
	126	GREAT PORTLAND STREET	W1	2
	7-13	GREAT PORTLAND STREET	W1	2
	8	HALLAM MEWS	W1	2
	44	HALLAM STREET	W1	2
	50	HALLAM STREET	W1	2
	4	HARLEY STREET	W1	2
	6	HARLEY STREET	W1	2
	8	HARLEY STREET	W1	2
	10	HARLEY STREET	W1	2
	12	HARLEY STREET	W1	2
	13	HARLEY STREET	W1	2*
	14	HARLEY STREET	W1	2
	15	HARLEY STREET	W1	2
	17	HARLEY STREET	W1	2
	19	HARLEY STREET	W1	2
	21	HARLEY STREET	W1	2
	25	HARLEY STREET	W1	2
	29	HARLEY STREET	W1	2
	37	HARLEY STREET	W1	2*
	39	HARLEY STREET	W1	2*
	44	HARLEY STREET	W1	2
	46	HARLEY STREET	W1	2
	48	HARLEY STREET	W1	2
	49	HARLEY STREET	W1	2
	50	HARLEY STREET	W1	2
	51	HARLEY STREET	W1	2
	54	HARLEY STREET	W1	2
	58	HARLEY STREET	W1	2
	59	HARLEY STREET	W1	2
	60	HARLEY STREET	W1	2
	62	HARLEY STREET	W1	2
	64	HARLEY STREET	W1	2
	66	HARLEY STREET	W1	2
	67	HARLEY STREET	W1	2
	69	HARLEY STREET	W1	2*
	70	HARLEY STREET	W1	2

	71	HARLEY STREET	W1	2*
	72	HARLEY STREET	W1	2
	74	HARLEY STREET	W1	2
	75	HARLEY STREET	W1	2*
	76	HARLEY STREET	W1	2
	77	HARLEY STREET	W1	2*
	78	HARLEY STREET	W1	2
	79	HARLEY STREET	W1	2
	80	HARLEY STREET	W1	2
	81	HARLEY STREET	W1	2
	82	HARLEY STREET	W1	2
	82	HARLEY STREET	W1	2
	83	HARLEY STREET	W1	2*
	83	HARLEY STREET	W1	2
	85	HARLEY STREET	W1	2*
	86	HARLEY STREET	W1	2*
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	91	HARLEY STREET	W1	2
	92	HARLEY STREET	W1	2*
	93	HARLEY STREET	W1	2
	94	HARLEY STREET	W1	2*
	96	HARLEY STREET	W1	2
	97	HARLEY STREET	W1	2
	98	HARLEY STREET	W1	2
	99	HARLEY STREET	W1	2
	100	HARLEY STREET	W1	2
	102	HARLEY STREET	W1	2
	104	HARLEY STREET	W1	2
	106	HARLEY STREET	W1	2*
	107	HARLEY STREET	W1	2*
	108	HARLEY STREET	W1	2
	109	HARLEY STREET	W1	2*
	110	HARLEY STREET	W1	2
	111	HARLEY STREET	W1	2
	112	HARLEY STREET	W1	2
	113	HARLEY STREET	W1	2
	115	HARLEY STREET	W1	2*
	120	HARLEY STREET	W1	2
	121	HARLEY STREET	W1	2*
	122	HARLEY STREET	W1	2
	126	HARLEY STREET	W1	2
	127	HARLEY STREET	W1	2
	128	HARLEY STREET	W1	2
	129	HARLEY STREET	W1	2
	130	HARLEY STREET	W1	2



	131	HARLEY STREET	W1	2
	132	HARLEY STREET	W1	2
	134	HARLEY STREET	W1	2
	135	HARLEY STREET	W1	2
	136	HARLEY STREET	W1	2
	137	HARLEY STREET	W1	2
	138	HARLEY STREET	W1	2
	139	HARLEY STREET	W1	2
	140	HARLEY STREET	W1	2
	141	HARLEY STREET	W1	2
	142	HARLEY STREET	W1	2
	143	HARLEY STREET	W1	2
	144	HARLEY STREET	W1	2
	145	HARLEY STREET	W1	2
	146	HARLEY STREET	W1	2
	148	HARLEY STREET	W1	2
	150	HARLEY STREET	W1	2
	1 to 6	HARLEY STREET	W1	2
	115A	HARLEY STREET	W1	2
QUEENS COLLEGE	43-47	HARLEY STREET	W1	2
	90A	HARLEY STREET	W1	2
	93A	HARLEY STREET	W1	2
	2	HINDE STREET	W1	2
METHODIST CHURCH		HINDE STREET	W1	2
TELEPHONE BOXES – THREE K6 A2		LANGHAM PLACE	W1	2
THE LANGHAM HOTEL		LANGHAM PLACE	W1	2
	5	MANSFIELD MEWS	W1	2
	6	MANSFIELD MEWS	W1	2
	7	MANSFIELD MEWS	W1	2
	9	MANSFIELD MEWS	W1	2
	3	MANSFIELD STREET	W1	2
	5	MANSFIELD STREET	W1	2*
	7	MANSFIELD STREET	W1	2*
	9	MANSFIELD STREET	W1	2*
	11	MANSFIELD STREET	W1	2*
	13	MANSFIELD STREET	W1	2*
	15	MANSFIELD STREET	W1	2*
	16	MANSFIELD STREET	W1	2*
	18	MANSFIELD STREET	W1	2*
	20	MANSFIELD STREET	W1	2*
	22	MANSFIELD STREET	W1	2*
PUBLIC HOUSE	71	MARYLEBONE HIGH STREET	W1	2
PUBLIC HOUSE	71	MARYLEBONE HIGH STREET	W1	2
	4	MARYLEBONE MEWS	W1	2

	14	NEW CAVENDISH STREET	W1	2
	16	NEW CAVENDISH STREET	W1	2
	45	NEW CAVENDISH STREET	W1	2
	61	NEW CAVENDISH STREET	W1	2*
	63	NEW CAVENDISH STREET	W1	2*
	73	NEW CAVENDISH STREET	W1	2
	82	NEW CAVENDISH STREET	W1	2*
	1 to 5	NEW CAVENDISH STREET	W1	2
	2	NOTTINGHAM STREET	W1	2
	3	NOTTINGHAM STREET	W1	2
	4	NOTTINGHAM STREET	W1	2
	5	NOTTINGHAM STREET	W1	2
HALL	60	PADDINGTON STREET	W1	2
	17	PORTLAND PLACE	W1	2*
	19	PORTLAND PLACE	W1	2*
BROADCASTING HOUSE	20	PORTLAND PLACE	W1	2*
	21	PORTLAND PLACE	W1	2*
	26	PORTLAND PLACE	W1	2*
	27	PORTLAND PLACE	W1	2
	28	PORTLAND PLACE	W1	2*
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	43	PORTLAND PLACE	W1	2*
	44	PORTLAND PLACE	W1	2*
	45	PORTLAND PLACE	W1	2*
	46	PORTLAND PLACE	W1	2*
POLISH EMBASSY	47	PORTLAND PLACE	W1	2*
	48	PORTLAND PLACE	W1	2*
	50	PORTLAND PLACE	W1	2*
	52	PORTLAND PLACE	W1	2*
	56	PORTLAND PLACE	W1	2*
	58	PORTLAND PLACE	W1	2*
	59	PORTLAND PLACE	W1	2*
	61	PORTLAND PLACE	W1	2*
	63	PORTLAND PLACE	W1	2*



	65	PORTLAND PLACE	W1	2*
	67	PORTLAND PLACE	W1	2*
TURKISH EMBASSY	69	PORTLAND PLACE	W1	2
	75	PORTLAND PLACE	W1	2*
	77	PORTLAND PLACE	W1	2
	79	PORTLAND PLACE	W1	2*
	81	PORTLAND PLACE	W1	2*
	92	PORTLAND PLACE	W1	2*
	94	PORTLAND PLACE	W1	2*
	96	PORTLAND PLACE	W1	2*
THE LANGHAM HOTEL	1C	PORTLAND PLACE	W1	2
	56-58	PORTLAND PLACE	W1	2*
	66-68	PORTLAND PLACE	W1	2*
LISTER MONUMENT		PORTLAND PLACE	W1	2
STATUE – QUINTIN HOGG		PORTLAND PLACE	W1	2
CHANDOS HOUSE		QUEEN ANNE STREET	W1	1
	8	QUEEN ANNE STREET	W1	2
	9	QUEEN ANNE STREET	W1	2
	11	QUEEN ANNE STREET	W1	2
	13	QUEEN ANNE STREET	W1	2
	24	QUEEN ANNE STREET	W1	2
	26	QUEEN ANNE STREET	W1	2
	28	QUEEN ANNE STREET	W1	2
	29	QUEEN ANNE STREET	W1	2
	31	QUEEN ANNE STREET	W1	2
	33	QUEEN ANNE STREET	W1	2
	34	QUEEN ANNE STREET	W1	2
	35	QUEEN ANNE STREET	W1	2
	37	QUEEN ANNE STREET	W1	2
	38	QUEEN ANNE STREET	W1	2
	40	QUEEN ANNE STREET	W1	2
	46	QUEEN ANNE STREET	W1	2
	48	QUEEN ANNE STREET	W1	2
	50	QUEEN ANNE STREET	W1	2
	52	QUEEN ANNE STREET	W1	2
	54	QUEEN ANNE STREET	W1	2
	56	QUEEN ANNE STREET	W1	2
	57	QUEEN ANNE STREET	W1	2
	58	QUEEN ANNE STREET	W1	2
	1 to 32	RIDING HOUSE STREET	W1	2
	33	THAYER STREET	W1	2
	34	THAYER STREET	W1	2
	35	THAYER STREET	W1	2
	1	UPPER WIMPOLE STREET	W1	2
	2	UPPER WIMPOLE STREET	W1	2

	3	UPPER WIMPOLE STREET	W1	2
	4	UPPER WIMPOLE STREET	W1	2
	5	UPPER WIMPOLE STREET	W1	2
	6	UPPER WIMPOLE STREET	W1	2
	7	UPPER WIMPOLE STREET	W1	2
	8	UPPER WIMPOLE STREET	W1	2
	9	UPPER WIMPOLE STREET	W1	2
	10	UPPER WIMPOLE STREET	W1	2
	11	UPPER WIMPOLE STREET	W1	2
	12	UPPER WIMPOLE STREET	W1	2
	13	UPPER WIMPOLE STREET	W1	2
	14	UPPER WIMPOLE STREET	W1	2
	15	UPPER WIMPOLE STREET	W1	2
	16	UPPER WIMPOLE STREET	W1	2
	17	UPPER WIMPOLE STREET	W1	2
	18	UPPER WIMPOLE STREET	W1	2
	19	UPPER WIMPOLE STREET	W1	2
	20	UPPER WIMPOLE STREET	W1	2
	21	UPPER WIMPOLE STREET	W1	2
	22	UPPER WIMPOLE STREET	W1	2
	23	UPPER WIMPOLE STREET	W1	2
	24	UPPER WIMPOLE STREET	W1	2
	25	UPPER WIMPOLE STREET	W1	2
	26	UPPER WIMPOLE STREET	W1	2
	7	WELBECK STREET	W1	2
	8	WELBECK STREET	W1	2
	11	WELBECK STREET	W1	2
	12	WELBECK STREET	W1	2
	13	WELBECK STREET	W1	2
	14	WELBECK STREET	W1	2
	17	WELBECK STREET	W1	2
	21	WELBECK STREET	W1	2
	23	WELBECK STREET	W1	2
	24	WELBECK STREET	W1	2
	28	WELBECK STREET	W1	2
	29	WELBECK STREET	W1	2
	30	WELBECK STREET	W1	2
	31	WELBECK STREET	W1	2
	32	WELBECK STREET	W1	2
	43	WELBECK STREET	W1	2
	44	WELBECK STREET	W1	2
	45	WELBECK STREET	W1	2
	48	WELBECK STREET	W1	2
	49	WELBECK STREET	W1	2
	54	WELBECK STREET	W1	2
	55A	WELBECK STREET	W1	2



PUBLIC HOUSE	43	WEYMOUTH MEWS	W1	2
	12	WEYMOUTH STREET	W1	2
	14	WEYMOUTH STREET	W1	2
	28	WEYMOUTH STREET	W1	2
	30	WEYMOUTH STREET	W1	2
	31	WEYMOUTH STREET	W1	2
	33	WEYMOUTH STREET	W1	2
	34	WEYMOUTH STREET	W1	2
	36	WEYMOUTH STREET	W1	2
	43	WEYMOUTH STREET	W1	2
	45	WEYMOUTH STREET	W1	2
	47	WEYMOUTH STREET	W1	2
	49	WEYMOUTH STREET	W1	2
BANK	25	WIGMORE STREET	W1	2
	26	WIGMORE STREET	W1	2
	33	WIGMORE STREET	W1	2
	36	WIGMORE STREET	W1	2
	38	WIGMORE STREET	W1	2
	40	WIGMORE STREET	W1	2
	42	WIGMORE STREET	W1	2
	44	WIGMORE STREET	W1	2
	46	WIGMORE STREET	W1	2
	78	WIGMORE STREET	W1	2
	27-37	WIGMORE STREET	W1	2
	3	WIMPOLE STREET	W1	2
	5	WIMPOLE STREET	W1	2
	6	WIMPOLE STREET	W1	2
	7	WIMPOLE STREET	W1	2
	10	WIMPOLE STREET	W1	2
	13	WIMPOLE STREET	W1	2
	14	WIMPOLE STREET	W1	2
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	18	WIMPOLE STREET	W1	2
	19	WIMPOLE STREET	W1	2
	20	WIMPOLE STREET	W1	2
	23	WIMPOLE STREET	W1	2
	24	WIMPOLE STREET	W1	2
	28	WIMPOLE STREET	W1	2
WIMPOLE HOUSE	29	WIMPOLE STREET	W1	2
	30	WIMPOLE STREET	W1	2
	31	WIMPOLE STREET	W1	2
	33	WIMPOLE STREET	W1	2
	34	WIMPOLE STREET	W1	2
	35	WIMPOLE STREET	W1	2

	36	WIMPOLE STREET	W1	2
	39	WIMPOLE STREET	W1	2
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	43	WIMPOLE STREET	W1	2
	44	WIMPOLE STREET	W1	2
	45	WIMPOLE STREET	W1	2
	46	WIMPOLE STREET	W1	2
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	48	WIMPOLE STREET	W1	2
	51	WIMPOLE STREET	W1	2
	52	WIMPOLE STREET	W1	2
	53	WIMPOLE STREET	W1	2
	54	WIMPOLE STREET	W1	2
	55	WIMPOLE STREET	W1	2
	56	WIMPOLE STREET	W1	2
	57	WIMPOLE STREET	W1	2
	61	WIMPOLE STREET	W1	2
	62	WIMPOLE STREET	W1	2
	67	WIMPOLE STREET	W1	2
	69	WIMPOLE STREET	W1	2
	70	WIMPOLE STREET	W1	2
	71	WIMPOLE STREET	W1	2
	74	WIMPOLE STREET	W1	2
	78	WIMPOLE STREET	W1	2
	85	WIMPOLE STREET	W1	2
	29A	WIMPOLE STREET	W1	2
	30A	WIMPOLE STREET	W1	2
	30B	WIMPOLE STREET	W1	2
	86-87	WIMPOLE STREET	W1	2
PAIR OF BOLLARDS		WIMPOLE STREET	W1	2

Descriptions of the Grade I Listed Buildings in the Harley Street Conservation Area

TQ 2881 NW  
54/46 CITY OF WESTMINSTER QUEEN ANNE STREET, W1  
(north side)

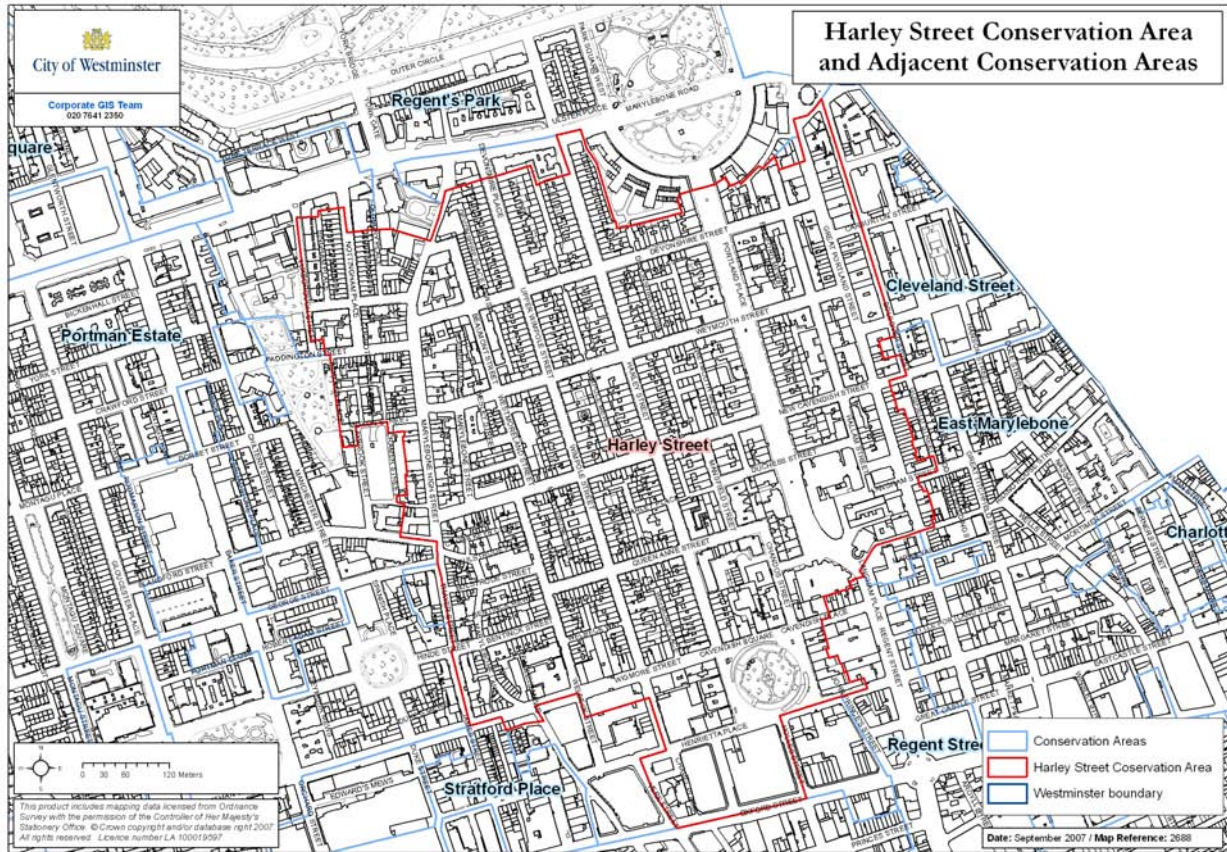
10.9.54 No. 2 (Chandos House)

G.V. I

Grand terraced town house. 1769-71 by Robert Adam for the 3rd Duke of Chandos, on a Portland Estate lease. Ashlar faced; slate roof. Fine surviving example of Adam's town house planning on a conventional plot with a long rear wing to left extending the sequence of state rooms beyond the principal and secondary stairwells, similar in layout to No. 17 Hill Street q.v and the demolished Derby House, Grosvenor Square. 3 tall storeys, basement and dormered mansard. 4 windows wide. Entrance in 2nd bay from left with projecting stone porch with fluted Roman Doric columns and festooned bucrania frieze below cornice and blocking course; semicircular arched doorway with double panelled door in panelled reveals and delicately patterned radial fanlight. Recessed glazing bar sashes under flat voussoir lintels. 1st floor plat band and sill bank; Vitruvian scroll enriched band between 1st and 2nd floors; crowning cornice and blocking course.

Fine original wrought iron railings incorporating lamp standards. Very fine intact Adam interior with varied modelling of wall planes, column screens, niches, bow ended rooms to rear; square-well main staircase between hall and wing axis with stone steps and fine Adam de tailing to wrought iron balustrade; very delicate plasterwork with repertoire of grotesque and arabesque motifs, fanned patterns to ceilings and inset painted panels, statuary marble chimney pieces, mahogany doors and their chased furniture; etc.

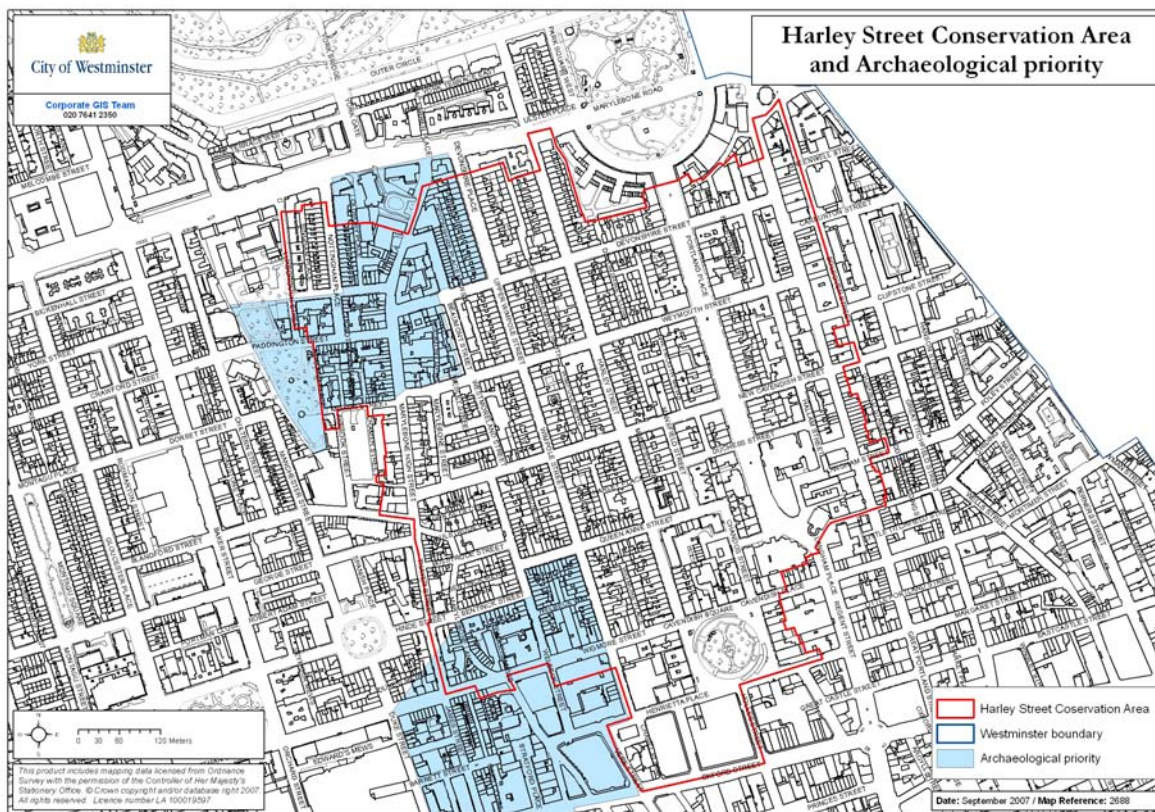
The Architecture of Robert and James Adam; A T Bolton





## ADJACENT CONSERVATION AREAS

The Harley Street Conservation area borders Regents Park Conservation Area to the north, Portman Estate Conservation Area to the West, East Marylebone Conservation Area to the East and Startford Place and Mayfair Conservation Areas to the south.



## AREAS OF SPECIAL ARCHAEOLOGICAL PRIORITY

The Harley Street Conservation Area is affected by two areas of Special Architectural Priority: the Marylebone Village area and the Tyburn Settlement.

The Tyburn Settlement Area of Archaeological Priority is located mostly to the North of Oxford Street and is centred on Marylebone Lane. Today the River Tyburn flows under part of this area. The site may have been settled in Roman times and there were certainly settlements there in Saxon and Medieval periods.

Marylebone Village Area of Special Archaeological Priority is situated to the south of Marylebone Road, centred on the northern part of Marylebone High Street. There is evidence of a village in this location during Saxon and Mediaeval times.

## REGULATION 7 DIRECTIONS

The whole area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents boards advertising shops, houses, flats or offices) must be given consent by the City Council as local planning authority. Displaying an advertisement without first obtaining consent is a criminal offence.

## London Squares Preservation Act 1931

Cavendish Square is protected under the 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 the 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 the authorised purposes.

## DESIGNATED LONDON VIEWS

The Primrose Hill/ Palace of Westminster Protected Vista cuts through the Harley Street Conservation Area from north to south. The Mayor's London View Management Framework provides guidance and management plans for protected vistas.

## ARTICLE 4 DIRECTIONS

There are no Article 4 Directions affecting the Harley Street Conservation Area.



## PUBLICATIONS & SOURCES OF FURTHER INFORMATION

### **Westminster Publications, Policies and Design Guides**

#### Unitary Development Plan

Westminster's Planning Policies are set out in the adopted City of Westminster Unitary Development Plan January 2007. This can also be viewed on the Internet at: [www.westminster.gov.uk](http://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.

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. A planning guide for Food and Drink Premises
6. Guidelines for the placing of tables and chairs on the highway
7. Boardwatch- A Guide to the Design and Display of estate Agents Boards
8. Shopfronts, Blinds and Signs.
9. Advertisement Design Guidelines
10. Design Guidelines for Shopfront Security
11. Railings on Domestic Buildings in Westminster
12. Roofs: A Guide to Alterations and Extensions on Domestic Buildings
13. Conservatories: A Guide to Design and Planning Procedures.
14. Satellite Dishes: A Guide to Installation, Siting and Design
15. A Guide to the Siting of Security Cameras and Other Security Equipment
16. Public CCTV Systems – Guidance for Design and Privacy
17. Designing out Crime in Westminster
18. Façade Cleaning - The removal of soiling and paint from brick and stone facades
19. Stucco: A Guide to its Care and Maintenance.
20. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
21. Plant and Air Conditioning Equipment - Guidance notes on applications for planning

permission

22. Public Art in Westminster
23. Trees and Other Planting on Development Sites
24. A Brief Guide to Planning Enforcement
25. Repairs and Alterations to Listed Buildings
26. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
27. Mews: A Guide to Alterations
28. Metropolitan Views in Westminster.

Planning Briefs and Action Plans

Moxon Street Car Park Site - Revised Draft 1999

Advice on Sourcing Professional Advice and Building Materials for Historic Buildings

For lists of specialist historic buildings consultants, building contractors and specialist suppliers of building materials, the Building Conservation Directory can be viewed on-line at: [www.buildingconservation.com](http://www.buildingconservation.com)

# 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

Tel: (020) 7641 2513

Fax: (020) 7641 2515

E-mail: [PlanningInformation@westminster.gov.uk](mailto:PlanningInformation@westminster.gov.uk)

Or write to:

Central Area Planning Team  
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



## 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. 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।

### 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 بھجوانے کا انتظام کر سکتے ہیں، برائے سہریانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، سچے دئے 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 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.