



GENERAL INFORMATION LEAFLET

HAYMARKET Conservation Area

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City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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Designation: First designated as a Conservation Area in 1968 as part of the Regent Street and St. James's Conservation Areas; redesignated in 1990 as the Haymarket Conservation Area.

Historical Background: The area was originally developed in the 17th century. In 1640 there were a few buildings on the west side of Haymarket but by 1680 the street was fully developed, providing a link between Piccadilly and Charing Cross. Residential side streets, such as Oxendon, Panton, Orange (formerly James) and Norris Streets, developed at the same time. In 1720 Haymarket was full of inns and houses of entertainment, with an Opera House at the south west end. To the west, linked to Haymarket by Norris Street, was St James's Market, the provisions market for the prestigious residential development in the St James's area. A large house at the north-east end of Haymarket, home to Sir William Coventry, was demolished to make way for more terraced housing in the 18th century. The Hay Market itself continued to operate until 1830 when it was closed. The area was affected by the various improvements carried out by John Nash, which resulted in the creation of Lower Regent Street, Regent Street and Carlton House. Improvements included the linking of the St James's Square area to Hay Market via Charles II Street and Jermyn Street, the refronting of the Opera House (1819), the demolition of the St James's Market to make way for Lower Regent Street (1818) and the laying out of a new market on a smaller site between Jermyn Street and Norris Street. By 1880, this market was dilapidated and it was demolished after World War 1. A number of large 20th century redevelopments have occurred in Haymarket, reinforcing its character as an entertainment and shopping street.

Listed Buildings: No. 34 Haymarket is Grade II* listed. Nos. 30-33 and 35 Haymarket, 22 Coventry Street, 8 Oxendon Street, the Comedy Theatre, Nos. 5 and 6 Panton Street and Nos. 18 to 22 Haymarket (Burberry's), are listed Grade II.

Key Features: The Conservation Area has a mixed character and appearance reflecting its historic development. Despite some modern developments, Haymarket and the west part of Panton Street retain their essential historic character. No. 34 Haymarket is a mid 18th century 3 storey house, with a later 18th century shopfront and interior. Other examples from the same period are found in Panton Street and Oxendon Street. An earlier house at No. 8 Oxendon Street, dates from 1643 and retains a fine panelled interior, although the facade was unfortunately rebuilt and altered in 1958. The overall appearance of the Conservation Area is, however, dominated by large late 19th century and 20th century developments. Most notable in Haymarket is the stone faced Burberry's Store (Walter Cove, 1912) with its original shopfronts and Ionic columns at 1st and 2nd floors. Also contributing to the Conservation Area is the red brick and terracotta late Victorian building at No. 31-2. 1950's and 60's developments include the Design Centre, Finland House, the Bank of Scotland and Huguenot House.

Adjacent Conservation Areas: To the north the Soho Conservation Area, to the west the Regent Street Conservation Area, to the south the St James's Conservation Area and to the east the Leicester Square and Trafalgar Square Conservation Areas.

Strategic Views: The strategic views from Primrose Hill to the Palace of Westminster and from Parliament Hill to the Palace of Westminster, both cut through the Conservation Area.

Areas of Special Archaeological Priority: The block bounded by Panton Street and Oxendon Street lies within the Ludenwic and Thorney Island area of special archaeological priority.

Article 4 Directions: None.

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 having first obtained consent, is a criminal offence.

Planning Briefs and Design Guides: No specific guidelines.

Spaces protected by the London Squares Act 1931: None

Registered Historic Parks and Gardens: None

Contacts:

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