

49 | CONSERVATION AREA AUDIT

Lillington and Longmoore Gardens



City of Westminster

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PREFACE

Westminster is proud of its exceptional built environment, which is a defining aspect of the character of the City. This character derives not just from our best known landmarks but also the wider historic environment, the importance of which is recognised through designation of local areas of special architectural and historic interest, known as conservation areas.

Conservation areas were first designated in Westminster in 1967 and since this time, the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 56 conservation areas in Westminster, covering over 76% of the City.

Westminster's strategic policies in relation to the protection of heritage assets, including conservation areas, are set out in the Core Strategy, with more detailed policies set out in the Unitary Development Plan, the emerging City Management Plan and in topic-based Supplementary Planning Documents.

In addition to the formulation of general policy, the City Council is also required to undertake conservation area appraisals which set out local policies and guidance in order to understand, protect and improve the unique character of each conservation area.

This appraisal process involves the analysis of historical development, identification of buildings making a positive contribution to an area, and key townscape features, including street patterns, trees, open spaces and building types. Conservation area boundaries are also reviewed and a set of management proposals prepared for each area.

The City is therefore working on a programme to prepare conservation area

audits and management proposals for each of its conservation areas. All of these audits are now adopted as Supplementary Planning Documents and as such they form part of Westminster's Local Development Framework and the guidance within them will be used to determine planning applications.

Westminster's recent designations have increasingly recognised the importance of the City's twentieth century heritage. Commissioned in the 1960s by Westminster City Council, the Lillington Gardens Estate was designated as a conservation area in 1990 and is widely recognised as an exemplar for successful high density, mid-rise housing. The conservation area was extended in 2012 to include the adjoining Longmoore Gardens.

This document sets out to recognise and protect the unique qualities of the estate and to provide a framework for its future protection and management. This should help to ensure the character of the estate is carefully managed and continues to provide an attractive environment for its residents into the 21st century.

Councillor Robert Davis DL

Deputy Leader and
Cabinet Member for Built Environment

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1 INTRODUCTION AND POLICY CONTEXT

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

1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local authorities to identify which parts of their areas are of special architectural and historic interest. The City Council has a statutory duty to review the character and boundaries of its conservation areas. This conservation area audit has been produced as a result of this review process, with the overall appraisal strategy based upon the English Heritage publications, including *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

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 identifying buildings which contribute to the area, distinctive roofscapes and important local views. In addition the audit also seeks to apply relevant Core Strategy and Unitary Development Plan policies to the local context in order to preserve or enhance the character and appearance of the area. It also identifies negative features which detract from the area’s character and provide an opportunity for change as well as proposals for the future enhancement and management of the area.

1.4 This is a Supplementary Planning Document and is part of Westminster’s Local Development Framework. It has been prepared in accordance with the advice contained in Planning Policy

Statement 12 and the Town and Country Planning (Local Development) (England) Regulations 2004, as amended 2008. A 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 Lillington and Longmoore Gardens was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 07.02.2012. The Lillington Gardens Estate Conservation Area was designated in 1990 and extended in 2012 to include Longmoore Gardens. The designation reports can be found in the directory at the back of this document.

POLICY AND FURTHER GUIDANCE

Westminster’s Core Strategy was adopted in January 2011 and sets out the spatial vision for the City of Westminster up to and beyond 2025. General policies on heritage and views are set out in CS24 and CS25.

More detailed policies are set out in the Unitary Development Plan (UDP) which was adopted in January 2007. Core Strategy and UDP policies are referred to throughout this document, along with relevant supplementary planning guidance and documents.

Along with the Core Strategy, Westminster’s emerging City Management Plan will supercede the Unitary Development Plan as the statutory development plan for the City.

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

2 LOCATION & SETTING

- 2.1 The Lillington and Longmoore Gardens Conservation Area occupies a site of approximately 16 acres in the South of the City of Westminster, situated between Vauxhall Bridge Road to the north-east, Tachbrook Street to the south-west, Rampayne Street to the south-east and Charlwood Street to the north-west.
- 2.2 It is immediately adjacent to Pimlico Conservation Area to the south-east and abuts the Vincent Square Conservation Area to the north, while the Regency Street Conservation Area lies just beyond to the north-east. The site slopes gently towards Rampayne Street.
- 2.3 This map shows the boundaries of the conservation area and housing block names.



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Figure 1: Plan of Estate blocks

3 HISTORY & DEVELOPMENT

3.1 Lillington and Longmoore Gardens Estate is located on the eastern edge of the area now known as Pimlico, before the 19th century often referred to as the ‘Neat House Gardens’. As recently as the eighteenth century this was a rural backwater, isolated from the southward extension of Westminster around Smith Square by the unenclosed open land of ‘Tothill Fields’.

3.2 The Southern boundary of Tothill Fields was a branch of the River Tyburn which ran from Hampstead via Marylebone to the Thames. This later became known as the King’s Scholars’ Pond Sewer and marks the line of the present day Tachbrook Street, the western boundary of the conservation area. This also roughly marked the division between Westminster Abbey Estate’s lands and the ancient Manor of Eia. Here a rough lane leading south to the river (Following the line of what is now Vauxhall Bridge Road) is thought to have followed the line of a fortified earth wall dating from the Civil War period which protected Westminster.

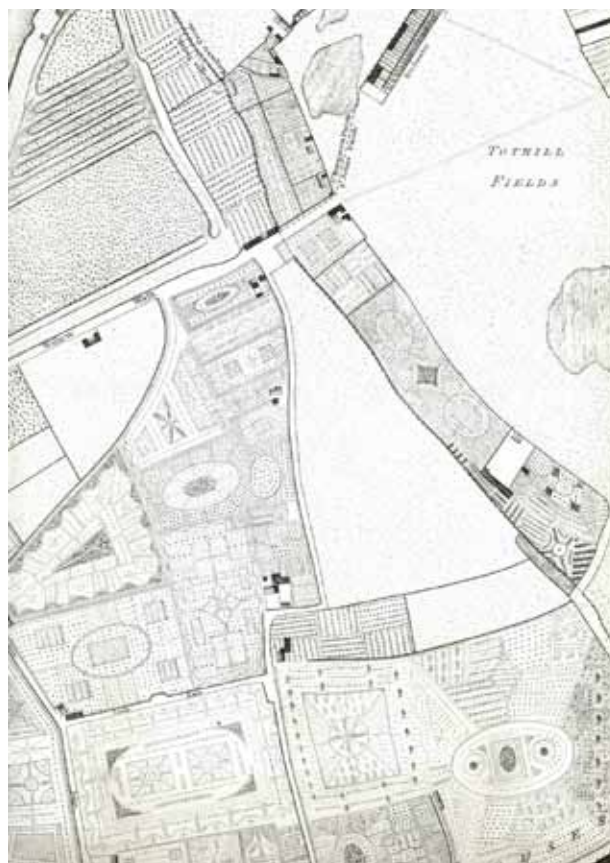


Figure 2: Horwood’s Map of 1799 showing the area prior to development

3.3 Much of the land immediately west of the conservation area passed into the ownership of the Grosvenor family in 1656. The area around Lillington and Longmoore Gardens was just outside the Grosvenor

Archaeological Significance

- The conservation area lies seven hundred metres to the south of the Thorney Island Area of Archaeological Priority and six hundred metres to the east of the Ebury Village Area of Archaeological Priority.
- **Prehistoric:** While evidence from within the boundary of the conservation area itself is slight, excavations from surrounding areas show that the north bank of the Thames was exploited throughout prehistory, but particularly in the Bronze Age and Mesolithic. There is good potential for the survival of evidence of prehistoric environmental conditions including river channels.
- **Roman:** There is low potential for the survival of Roman archaeology.
- **Medieval:** There is limited potential for the survival of medieval deposits. Such deposits may include evidence of agricultural uses including field or drainage systems.
- **Post Medieval:** The conservation area lies close to the line of London’s civil war defences. There is moderate potential for the survival of evidence relating to this period of the site’s history. The early development of Vauxhall Bridge Road in the early nineteenth century may also be represented in the archaeological record. Nearby sites have revealed evidence of post medieval quarrying.

Estate land and this was acquired by Henry Wise, a royal gardener, in the late 17th century.

3.4 Horwood's map (Figure 2) shows little habitation in the area south of Rochester Row in 1799, except for a number of scattered cottages; the slow development of the area doubtless influenced by its low-lying and marshy character. The Willow Walk, now Warwick Way (to the north of Longmoore Gardens), marked a boundary between Osier beds to the north and the extensive market gardens which extended southwards all the way to the River Thames. These gardens supplied London with vegetables from the beginning of the 18th century.

3.5 By the 1813 edition of the map (Figure 3), there has been little change but a small grouping of buildings on the site of Lillington Gardens is visible which housed



Figure 4: Vauxhall Bridge, 1829

a slaughteryard for horses and the line of a 'proposed new road' is marked out. This was the new access route created to serve the new river crossing at Vauxhall Bridge which was opened in 1816 (Figure 4). This new crossing also helped improve accessibility and opened up the area for development.

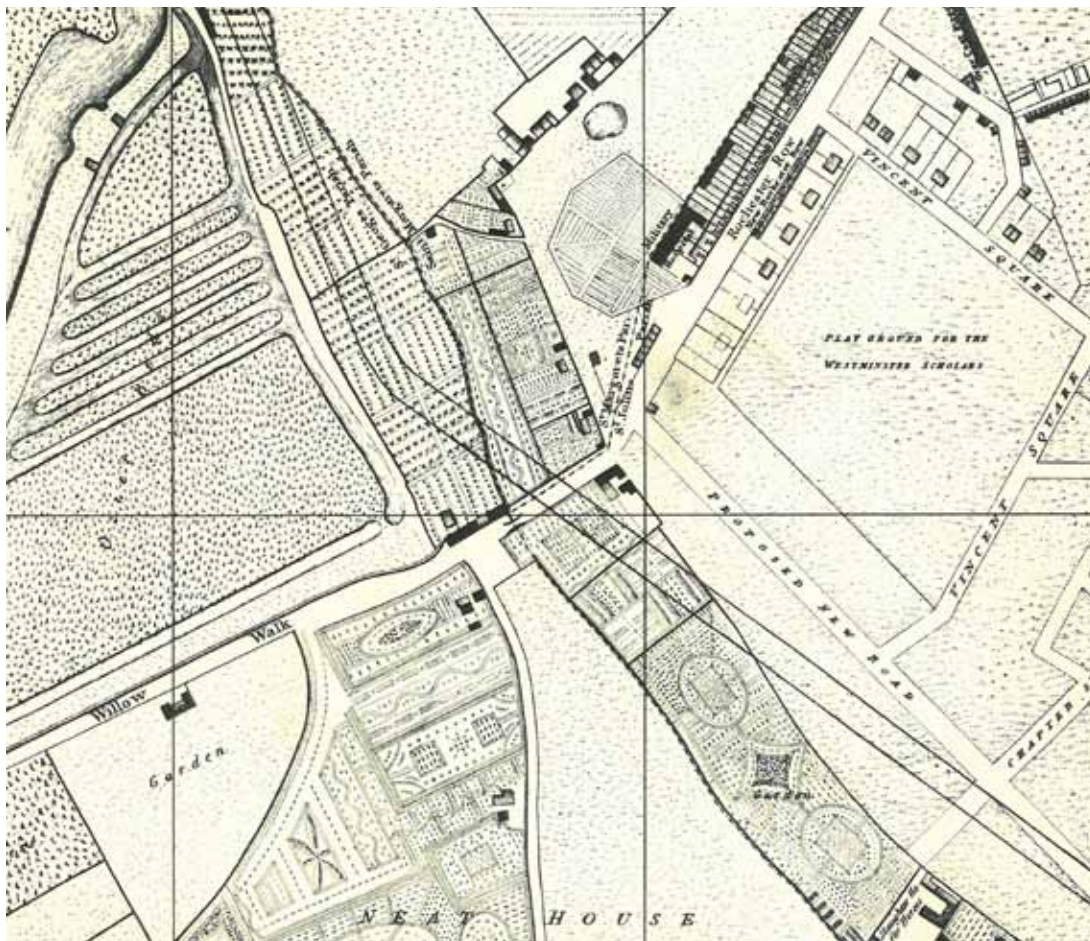


Figure 3: Horwood/Faden map of 1813 showing a "Slaughter ho. for horses" to the south-east on the land now occupied by the Lillington Gardens Estate, a 'Proposed New Road' is also marked which would later become Vauxhall Bridge Road; Vincent Square, to the north-east, is also visible

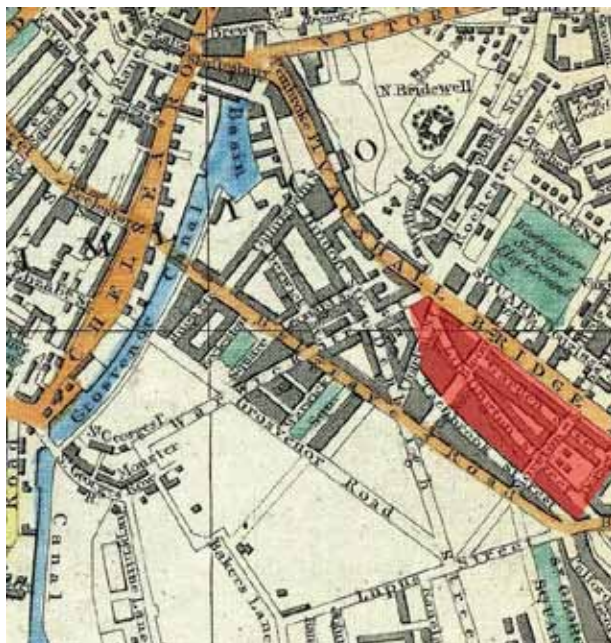


Figure 5: Greenwood's map of 1827 showing the Neat House Gardens bordered by the Grosvenor Canal to the west, Warwick Way to the north and the Vauxhall Bridge Road to the east. The line of the King's Scholars' Pond Sewer (now Tachbrook Street) forms the western boundary to what is now Lillington and Longmoore Gardens.

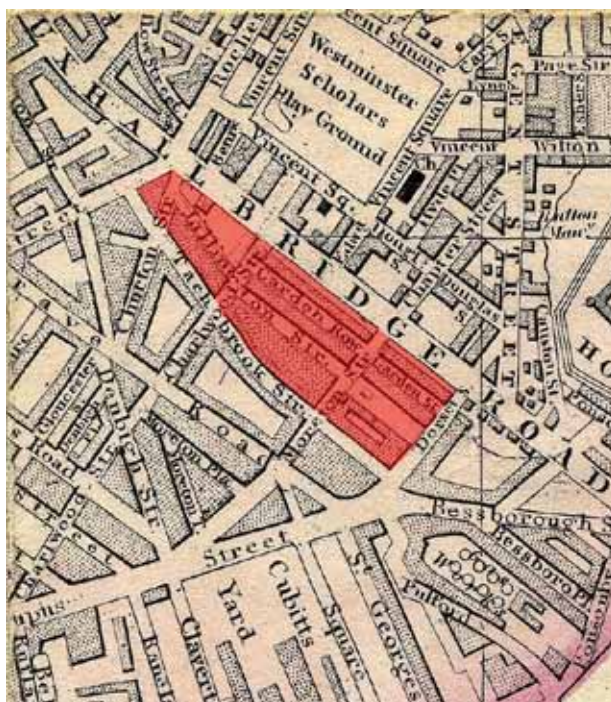
3.6 By the time of Greenwoods map of 1827 (Figure 5) the construction of the New Road had begun to stimulate the development of a number of streets adjacent to the new access road including Garden Street and Garden Row (later Upper Garden Street). These streets were, however, relatively poorly built. The line of Tachbrook Street is still marked as a 'common sewer'.



3.7 It took the vision of Thomas Cubitt, one of the most famous speculative developers of his time, to bring about the development of the wider area. He raised the level of the land in 1827-8 and covered in the Tachbrook sewer in the late 1840s to create Tachbrook Street. New streets were laid out in a grid pattern between ancient rights of way. Figures 6-8 show the pace at which Pimlico developed from the mid 1840s, over a period of only 16 years. By 1851, Lillington Street was bisected by Moreton Street, Charlwood Street and Dorset Street (now Rampayne Street).



3.8 By the 1860s the area was almost completely developed. The streets were now lined by plain terraced houses of three to four storeys. New streets in the immediate vicinity of what is now Lillington Gardens Estate took their name from villages in Warwickshire, as the landowners, the Wise family, owned property in Warwick and the nearby villages of Tachbrook, Moreton and Lillington, as well as Charlwood in Surrey.



3.9 The Parish Church of St. James the Less, along with its accompanying school was also completed in 1860 and was located on the corner of Upper Garden Street and Moreton Street. Built as a tribute to Dr. James Monk, first Bishop of Gloucester and Bristol, by his three daughters on land donated by Westminster Abbey. It was designed by George Edmund Street (1824-1881), the eminent Victorian church architect. Its location in this down-at-heel area led the Illustrated

Figures 6-8: Historical maps of the area dating from *top to bottom* 1844, 1851 and 1861 respectively with the area of Lillington and Longmoore Gardens Conservation Area

Figure 9: 1870 Ordnance Survey Map of Lillington and Longmoore Garden Estate s.





Figure 10: Brabazon House, 1902

London news to describe it as a ‘Lilly among weeds’.

3.10 By the late Victorian period this was a relatively poor and run-down area. Replacing a public house and slum housing, Brabazon House was constructed in 1902-3 on land acquired by the Brabazon House Company Ltd., on an 80 year lease from the Ecclesiastical Commissioners for England. The housing company commissioned R.S Ayling to design a hostel, a red brick Queen Anne Revival building which has since been demolished (Figure 10).

3.11 The area experienced little change in the early 20th century until World War II when there was significant bomb damage throughout the area (Figures 11 & 12). Following the war there was significant pressure for new housing development and this poor, dilapidated and deteriorating area was designated as one due for redevelopment in the 1955 County of London Development Plan.

3.12 In June 1960, Westminster City Council made a compulsory purchase order with the aim of developing a new



Figure 11 & 12: WWII bomb damage in the area (1941): *above*, view from Lillington Street towards Charlwood Street and, *below*, view towards Moreton Street with the Church of St James the Less visible in the background.



council housing estate. Altogether 13 acres of land were involved and approximately 400 houses and flats had to be demolished to make way for the estate. The properties subject to the purchase order were situated in Charlwood Street, Churton Street, Lillington Street, Moreton Street, Rampayne Street, Tachbrook Street, Thorndike Street, Garden Street and Vauxhall Bridge Road.

3.13 In 1961 the Council sponsored an open national architectural competition to find a design for the new estate. The competition specified that the St James the Less Church was to be retained and that provisions had to be made for schools, children’s playgrounds, a tenants’ social hall, a tenants’ car park for 350 cars, special accommodation for the elderly and other special community

Figure 13: 1950 Ordnance Survey Map with Lillington and Longmoore Garden Estate





Figure 14 & 15 : *Above*, Lillington Gardens under construction and, *below*, a model of the Estate, 1960s.



buildings. On the nine and half acres left for housing the competitors were asked to use flats, maisonettes or houses to meet the required density of 200 persons to the acre.

3.14 Having been successful in the earlier competition for Churchill Gardens, Philip Powell acted as the assessor for the 68 schemes submitted. The chosen design was by John Darbourne (who later formed the practice of Darbourne and Darke). Darbourne's design exemplified the move away from modernist housing design of the late 1960s which had taken place since the construction of Churchill Gardens in the 1940s-50s and was one of the first schemes to adopt a more humane, contextual style.

3.15 It was developed in three phases between 1964 and 1972. The three phases, each have a slightly differing character. The later phases were modified following discussion with residents to provide level gardens and an atmosphere of individual house-ownership.

3.16 One aspect of the original scheme which was never realised involved the redevelopment of the area fronting Vauxhall Bridge Road and adjoining the listed group of St James the Less Church and its accompanying buildings. The original plans show that this site, which extended as far as the Transformer Building and to the buildings of Phase III, was intended for a school. As this part of the scheme was never implemented, this is the only area within the estate with remnants of earlier development. These included the former Brabazon House (now redeveloped and described later in Section 4 of this document) and nos. 2-6 Moreton Street, a group of three terrace houses which are the earliest remaining buildings within the boundary of the conservation area.

3.17 Lillington Gardens set a new standard in the planning and style of housing schemes, combining high density within a medium rise structure which established a lasting popular reputation for its architects. The scheme is acknowledged as one of the largest redevelopments in post-war London and one of the most distinguished high density public housing developments. Following its construction it won four major architectural awards: the Housing Design Award 1961, the Ministry of Housing and Local Government Award for Good Design in 1970, a RIBA Award in 1970 and a RIBA Commendation in 1973.

3.18 The smaller Longmore Estate bounded by Warwick Way, Vauxhall Bridge Road, Charlwood Street and Tachbrook Street was completed in 1980 by Westminster City Council in-house architects. Although not of the same quality

as the first phases of development, this adjacent estate was clearly designed to sit harmoniously alongside the Lillington Gardens Estate.

3.19 In the mid-1980s starter flats were also built on the site of no. 7-9 Moreton Street and at the rear of Brabazon House off Moreton Street. The redevelopment of Brabazon House (2007-9) is the most recent development within the conservation area while permission has also been granted for the demolition and redevelopment of nos. 2-6 Moreton Street.

3.20 In the late 20th century, the importance of the Lillington Gardens Estate has been recognised by its designation as a conservation area in November 1990 and by the listing of many of its component buildings in 1998 [Phases I & II] and in 2000 [Phase III].

3.21 Today the original Lillington Gardens estate remains of significant historic interest as a pioneering example of medium-rise high density but context friendly housing, which established an alternative to the sometimes unpopular postwar modernist high-rise housing development. It provided a model for the later Longmoore Gardens and for this type of housing development around the country.

History Summary

Pre-1816: Area consisted of open fields and market gardens.

1816-18: Vauxhall Bridge Road created and lead to development of Garden Street on land belonging to Henry Wise.

1840s: Thomas Cubitt's development of Pimlico, involving covering over of Kings Scholar Sewer to form Tachbrook Street.

1939-1945: Extensive bombing during WWII.

1955: Area designated for redevelopment in the County of London Development Plan.

1960-61 John Darbourne won a national open competition for the design of the scheme and joined together in practice with Geoffrey Darke in 1961.

1964-1968: Phase I construction.

1967-1970: Phase II construction.

1968-1972: Phase III construction.

1980: Longmoore Estate was completed.

1984-7: No. 7-9 Moreton Street completed.

2007-9: Demolition of Brabazon House and subsequent redevelopment [Architect: Twigg Brown].

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 The character of both Lillington and Longmoore Estates derives from a combination of complex architectural forms and the generous communal gardens and planting around them. Architecturally, the estates are striking in their difference to the Victorian terraces of Pimlico, but they have nonetheless been designed to sit well within their context. The staggered façades and interlinked gardens give the whole a sense of informality, creating an attractive residential environment despite its high density.

4.2 The Lillington Estate presents a different character to its street and central garden elevations. The bold perimeter walls form a continuous enclosing wall and hard built edge to the estate, punctuated by a number of pedestrian entrances. Commercial uses are also located to face outward. This contributes to the peaceful 'detached' character of the garden areas, in contrast to the busy roads around.

4.3 St James the Less Church was retained at the centre of the development and remains a prominent landmark, which informed both the layout and materials of the estate. Taking their cue from the church, the vibrant red-brown brick of the



Figure 16: In the central gardens, with the Church of St James the Less in the background.

blocks provides a strong sense of unity to the area's character, but this is softened by its setting amidst greenery.

4.4 The staggered facade treatment, with varied levels and plan form breaks down the overall scale and ensures that the buildings respect the terraces on the opposite side of Tachbrook Street, while to the Vauxhall Bridge Road frontage, the blocks stagger in plan and drop in height as they approach the church.

4.5 At the heart of the original scheme, the inter-connected gardens are crucial to the estate's character and the way blocks push into these spaces creates a series of enclosed and intimate green spaces of varied character and at varying levels.

4.6 In addition to the communal gardens, many of the flats and maisonettes also have their own areas of private garden and balconies, which gives a sense of



Figure 17 & 18: *Above* Generous planting in the estate's gardens. *Below*, Small shops units provide important community facilities and face outwards from the blocks



individual house ownership to units and further helps to break down the scale of the development creating a domestic character.

4.7 The incorporation of other uses including small shops, the Church, community hall and school was important to the original design concept and these add vibrancy and contribute to the 'neighbourhood' feel of the estate.

4.8 Longmoore Estate was designed as a continuation of Lillington Gardens and is very similar in townscape terms but less complex in its detail and with less generous open space provision.

4.9 The overall impression of the conservation area today is one of complexity of form, generous planting, intimate green spaces and expressive, considerate and community-focused design.

Character Summary

- Humane scale and contextual design, using St James the Less Church as a centre piece
- Red-brown brick facades forming continuous 'wall' around perimeter of the estate.
- Generous interlinking gardens at centre
- Distinctive, staggered facade treatment, broken skylines and variation in plan form
- Community-focused design incorporating other uses.

Streets and Spaces

4.10 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.

4.11 The boundaries of the estates and conservation area follow pre-existing routes. The main thoroughfare and principal traffic route through the area, Vauxhall Bridge Road, forms the eastern edge of both Lillington and Longmoore Estates and follows the line of an ancient lane which led to the Thames. To the north of Longmoore Gardens, Warwick Way was an historic route to Chelsea and to the west, the curving line of Tachbrook Street is a reminder of the original course of the King's Scholars' Sewer.

4.12 Within these boundaries, both estates was commissioned to be built without reference to the historic street pattern and to create traffic free spaces,



Figure 19 and 20: *Above*, Moreton street and *Below* pedestrian entrance route into Phase III of the estate.





with gardens, pedestrian walkways and 'streets in the sky' and parking set below these underground.

4.13 Moreton Street is the only road to bisect the Lillington Garden estate. This un-adopted road is accessible to cars through an arch from Tachbrook Street (Figure 19).

4.14 Otherwise, the estate appears almost impenetrable from the exterior but is punctuated by pedestrian routes and access gateways which lead through the blocks (Figure 20).

4.15 This distinct separation between the busy external roads and the quieter internal pedestrian routes gives an intimate and tranquil character to the internal spaces, which is a strong contributing factor to the enjoyment of the original estate.

4.16 To the perimeter, the building lines of residential accommodation are also set back from the pavement edge. The green spaces fronting Vauxhall Bridge Road provide an important buffer between this



Figures 21 and 22: *left*, access streets in the sky in Phase III; and *above*, walkway leading to upper levels

busy route and the estate, with mature trees softening the otherwise unrelieved hard built edge. Other residential units are set back, behind small private gardens, balconies and red brick walls with only the commercial uses immediately fronting the pavement edge.

4.17 Inside Lillington Gardens estate, the arrangement of the blocks further helps to subdivide and define the various garden areas. The gardens include a mix of type of spaces, including large open gardens, some more enclosed spaces and small private amenity spaces. The gentle contouring of the site means these are set at a variety of levels, adding further to the informal character of the layout.

4.18 Longmoore Gardens has a less complex arrangement of communal spaces. At ground floor level there are private gardens and there is one central garden area with adjoining play space. The presence of the street market immediately adjacent to this part of the conservation area adds vitality and there is a well-used pedestrian route leading from Tachbrook Street to Vauxhall Bridge Road.

4.19 For the purposes of the conservation area audits, the Council identifies three categories of routes or spaces according to an 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 and Intimate Routes and Spaces.

- **Primary Routes and Spaces** are main routes providing connections through the area or key public spaces and focal points for activity. These may be wide streets and are generally lined by larger scale buildings, often with commercial frontages. Very often these are historic routes through areas.
- **Secondary Routes and Spaces** are generally through routes but are likely to be narrower, less busy and may be more residential in character. Building plots tend to be smaller.
- **Intimate Routes and Spaces** are smaller or narrower, and are characterised by a greater sense of enclosure, smaller scale buildings and reduced public access.

4.20 The map at **Figure 23** shows the hierarchy of routes and spaces within the Lillington and Longmoore Gardens Conservation Area.

POLICY AND FURTHER GUIDANCE

Dominant street patterns and the character of spaces should be respected and, where historic patterns remain, these should be protected and reflected in any proposed schemes. CS24 and UDP Policies DES 1, 4, 5, 7 and 12 should be consulted.



Figure 23: Hierarchy of Streets and Spaces

Architecture

Lillington Gardens: Overview

4.21 The architecture of the Lillington Gardens Estate has been described as 'new vernacular'. As described previously, it was one of the first public housing schemes to move away from the high-rise modernist style of development of the immediate postwar period and to make use of more humane scale and detailing, with an emphasis on context.

4.22 The fourteen blocks include varying combinations of both flats and maisonettes, most ranging from three to eight storeys in height. The differing heights and combinations of types of units are used to create variety, both in architectural form and layout.

4.23 As it was developed in three phases over a period of eight years, there are variations in the detailed design across the development. Overall, however,



Figure 24: Morgan House showing varied levels and facade treatment.

its architecture appears as a unified composition; this due to the consistent use of materials, the repetition of architectural detail and forms and the arrangement of the blocks which links the phases together as one.

4.24 The whole estate is constructed using a reinforced concrete frame, which is expressed externally but this is faced with distinctive, imperial-sized handmade red-brown brick, with raked joints, which contributes to a more traditional and contextual appearance. Throughout, the bands of canted concrete form a



Figures 25 & 26: *Above* angled canted concrete bands and *Below*, Angular patterns of balconies creates highly articulated facades.

Figure 27: Map showing the building ages and phases of development within the Lillington and Longmoore Gardens Estate

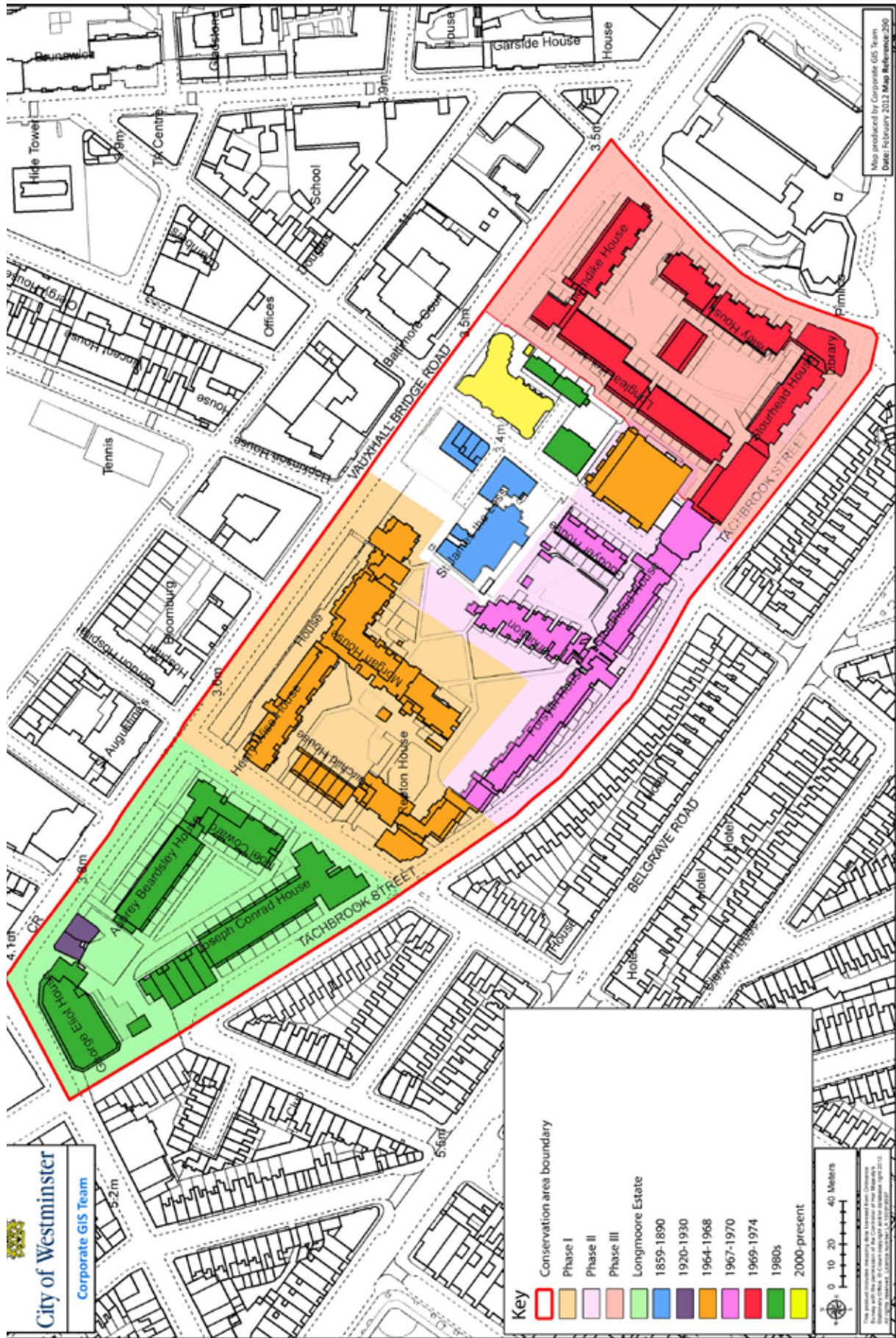




Figure 28: Later phases of development are lower in scale with less articulation to facades. A prominent feature adjacent to the bright red brickwork. Windows and doors are of dark stained timber as are the small access gates to the gardens of individual properties, which add to its domestic character.

4.25 There is no external pipe work to the buildings and all the plumbing services are enclosed within the internal ducts. This lack of external services contributes to the simplicity of the design. In recent years there has been an increase in the proliferation of wires and external fixings (see Section 8: Negative Features).

4.26 Of particular importance to the architectural character is the staggered form of the buildings and their complex elevational treatment. A range of projecting bay windows, balconies and planted upper access decks and corridors have been used in a variety of combinations to create highly articulated facades, especially to earlier phases.

4.27 This elevational treatment creates complex geometric patterns on facades and is an expression of the internal plan and layout which uses scissor-plans, access walkways and split levels to optimise space and light.

4.28 The stepped forms and variations in height have also been carefully conceived to respect the surrounding context. As such, the blocks stagger in plan and

drop in height as they approach both the church and adjoining terraced housing in Tachbrook Street.

4.29 Each phase includes slightly different combinations of types of units and later phases have an increasing emphasis on private space for residents and are lower in height. Phases I and II are listed Grade II* and Phase III is listed Grade II. Phases are shown on the map at **Figure 27** and a description of each phase and individual blocks within these is set out below. This is followed by a description of the Longmoore Estate and other buildings within the conservation area.

PHASE ONE

4.30 The first phase of development was constructed between 1964 and 1968 and consisted of six blocks at the north west end of the site: Henry Wise House, Charlwood House, Morgan House, Fairchild House, Repton House and Forsyth House (northern section only). These blocks also incorporated two public houses: the Lord High Admiral and the Cask Pub and Kitchen (the former Pimlico Tram).



Figure 29: Typical Phase I block showing projecting bay windows of Charlwood House. This detail is only found in Phase I.



4.32 The largest building from Phase One is **Henry Wise House** (Figure 30-31) which fronts Vauxhall Bridge Road. It contains ninety-six flats set over eight storeys. To Vauxhall Bridge Road the elevation is subdivided centrally by a projecting vertical lift shaft and its change in levels is marked by exposed floor plates. The horizontal projecting access galleries and regular pattern of projecting and recessed bays help to break down the elevations. To the garden side, its open projecting balconies, with set back glazing panels, dominate the facade (Figure 30).

4.33 To the south of Henry Wise House, **Charlwood and Morgan Houses** are linked by what was originally a three storey



Figures 30 & 31: Henry Wise House as seen from the gardens (Top) and Vauxhall Bridge Road (*below*).

4.31 This first phase has some of the most complex elevations, using angular architectural detail created through canting of concrete slabs, projecting access galleries, bay windows some with angled cills and projecting open balconies. The result is highly varied and irregular facades.



Figures 32 & 33: Charlwood House, *Above* the Vauxhall Bridge Road elevation steps down in height towards the Church. Access galleries are in-filled with glazed panels. *Below* Garden elevation of Charlwood house.





Figures 34 & 35: Morgan house (*above*); former hostel, (*below*).



hostel for the elderly and are characterised by the changes in levels which give it a varied roofline. Charlwood House contains forty-nine flats connected via access galleries and steps down in height towards the Church. To Vauxhall Bridge Road, the galleries are enclosed. Morgan House sits at right angles and projects into the gardens, with the former hostel under one half of the block. There is a community centre at ground floor level, with access walkway underneath the building.

4.34 To the northern boundary of the estate **Fairchild House** is a small three story block, fronting Charlwood Street, which is arranged more traditionally, with units set back behind front forecourts for parking. It contains maisonettes to the ground and first floors. Forecourts are lined with brick pavements to the street, while there are walled gardens to the rear which open onto the central garden (Figure 38).



Figure 36: (*above*) Rear rooftop access walk of Fairchild House



Figures 37-38: *Above* Charlwood Street elevation of Fairchild House with gates to front parking area and *Below* garden walls and gates to the rear that open out onto the communal garden.



Situated above the maisonettes are bedsit flats with enclosed private patios.

4.35 Next to Fairchild House, **Forsyth and Repton Houses** adjoin at the corner of Charlwood and Tachbrook Street. Repton House faces Charlwood Street and sits above an open area set over garages, with planted access galleries located on



Figure 39: *Above*, Forsyth House, Tachbrook Street. Figure 40 *Below* junction between Forsyth and Repton houses



the Charlwood Street elevation. Forsyth House is a long block constructed across the first two phases and stepped to follow the line of Tachbrook Street. The northern six storey section is raised over basement garages, while Phase II's southern section is five storeys with the ground floor set below street level. The ground floor maisonettes have private gardens while the upper maisonettes have balconies and roof gardens.

4.36 Finally, the **Electricity Board Transformer Station** (Figure 41) was built in 1965 and was the first part of Lillington Gardens to be completed. An in-situ reinforced concrete construction, it is square in plan with the projecting central



Figure 41: Electricity Transformer Station, Moreton Street elevation

element supported on exposed concrete beams. The elevations use vertical bands of bricks and teak louvres at either end of the station. The roof was originally used as a football pitch, but is now used as a playground and planted garden, surrounded by high walls with trellises and planting.

PHASE TWO

4.37 Phase II was built between 1967-70 and consists of four blocks: Forsyth House (southern section only), Parkinson House, Goodyer House and Stourhead House (northern end only). There is also a public house, the Pride of Pimlico, within Stourhead House a conversion of what were originally ground floor maisonettes.

4.38 This second phase encloses the central open areas on the south-west side of the estate with relatively low blocks of flats sub-divided into small units, with individual entrances and small gardens to flats. This phase uses similar architectural detail to Phase I but more private gardens were introduced.

4.39 The Victorian church of St James the Less is located at the centre of this second phase of development. The massing and relatively low height of the buildings ensures that the church's spire is visible above the blocks.

4.40 As previously noted **Forsyth House** (southern section) was constructed across



Figure 42 & 43: View of Forsyth House from the gardens and *below*, the overflow chutes are visible immediately above the windows.



Figure 44 and 45: Intersection of Forsyth House with Parkinson House *below* Stepped northern elevation of Parkinson House

the first two phases. Phase II's southern section steps down from the six storey northern section with its ground floor below street level giving a very private and enclosed feeling to the gardens. On the fourth floor, the projecting bays have rainwater overflow chutes to the garden elevation, a popular motif of the time (Figure 43).

4.41 **Parkinson House** contains 100 studio flats. Most of the block is five storeys but it rises to seven storeys at the intersection with Forsyth House and Stourhead House on Tachbrook Street. The facade has a stepped composition into the gardens (Figure 45) and private walled gardens to the ground floor.





Figure 46: Staircase at the end of Parkinson House



Figure 47: Goodyer House to Moreton Street

The flats are arranged in a distinctive pattern with alternating open balconies and windows to the main gardens; the consistent architectural detail creates a regular rhythm across the facades. The open staircase forms a prominent feature projecting into the garden at the end of the block (Figure 46).

4.42 **Goodyer House** (Figure 47) is another small detached block of maisonettes with bedsits above, much like Fairchild House, and again serves to add variety of scale and unit types within the estate. The front facade to Moreton Street has a raised ground floor accessed by steps and front forecourt parking area. Walled gardens are located to the rear with



Figure 48 and 49: *Above*, Stourhead house, Tachbrook street elevation; *below*, the 'bridge' crossing a two-storey opening over Moreton Street, Stourhead House



private patio gardens to the bedsits above reached from an access walkway.

4.43 Fronting Tachbrook Street, **Stourhead House** is a long block which spans both Phase II and III of

the development. The northern section belonging to Phase II includes flats and maisonettes and bridges a two-storey opening over Moreton Street (Figure 49). To the Tachbrook Street elevation, five storeys are built on a raised plinth while the block is six storeys to the garden elevation.

4.44 In elevation the maisonettes of the northern section resemble those in Forsyth House. To Tachbrook Street elevation there are paired balconies on the second floor and alternating projecting and receding rooms on the top floor. At ground floor level, maisonettes are accessed by raised walkways through the gardens and on Tachbrook Street, the access walkway is enclosed by a high red brick wall to the pavement edge. The upper level access walkways have broad planting areas and some maisonettes also have roof gardens.

PHASE THREE

4.45 Phase III was the last phase of the estate to be built between 1969 and 1974 and is located at the southern end of the estate. It has a distinctive style, differentiating it from the other phases and consists of six blocks: Stourhead House (southern end only), Longleat House, Exbury House, Wisley House, Priory House and Thorndike House.

4.46 One of the key aims of this phase was to ensure increased social amenity for its residents, allowing all families to have access to their own private outdoor space. As such, in this phase the blocks incorporated a much larger percentage of family housing and are largely made up of maisonettes at ground floor level with direct access to gardens, with flats above.

4.47 Architecturally it has a markedly different character to the earlier phases. It has plainer, less articulated facades and the overall height of this final phase is lower. All units at ground floor level have private garden areas and 'roof streets' also



Figure 50: Phase three is characterised by smaller blocks with gardens (Rear of Stourhead House) play an important part in the arrangement of this later phase. These allowed front doors to be provided to access the upper flats and studios allowing for more space to be given up to small private gardens and courts which are a key characteristic of this phase.

4.48 There are also differences in use of materials and detail. Buildings in this phase have projecting artificial slate-hung upper floors designed both to reduce



Figure 51: Former Pimlico Library, Rampayne Street

costs and to emulate the slate mansards of the terraces in the surrounding area. In contrast to the earlier phases, the blocks have vertical sliding sash windows in black stained timber surrounds which have been replaced. Metal balconies are also a feature of this phase.

4.49 Garden walls are of red brick with some timber balustrading and black stained gates. This design detail forms an important part of this phase's overall composition. Another feature distinctive to this phase are the projecting garden rooms made of glass and grey metal panels.

4.50 A library (now vacant, as it has been transferred to Pimlico Academy) was also included as part of this phase and is located to the south-eastern corner of the estate (Figure 51).

4.51 Enclosing the estate to the western edge, **Stourhead House's** southern



Figures 52 & 53 : Stourhead House, Tachbrook Street elevation

section is part of this phase and clearly shows the change in character in this phase. It comprises maisonettes and flats and is set over four storeys, with projecting slate hung top storeys. Part of the Tachbrook Street elevation has shopfronts to the ground floor and the rest has sunken walled gardens to the front and back (Figures 52 & 53). Brick stairs lead to the maisonettes on the upper level while other



Figures 54 & 55: Southern elevation of Longleat House with walled gardens, red brick walls and stained timber gates all characteristic of Phase III. Below, view towards rear of Longleat showing dramatic roofscape created by the water tank





Figure 56: Exbury House



Figure 57: Thorndike House viewed from Vauxhall Bridge Road

maisonettes are set back on the first floor above Pimlico Library.

4.52 Joined to Stourhead via a ramp at roof level, **Longleat House** (Figures 54 & 55) crosses the centre of the estate and is a block of five and six storeys. The maisonettes to the southern side are set lower while those to the northern side are set over a basement garage. The flats located above the maisonettes each have a projecting garden room of glass and timber.

4.53 Longleat House is linked to **Thorndike House** (Figure 57) to the east is a five and six storey block of forty-eight maisonettes and flats, with private gardens to front and back. It displays the much plainer style of Phase III development but lacks the articulation of other blocks which gives a somewhat stark appearance to Vauxhall Bridge Road.



Figures 58-60 : *Above* Elevation on Rampayne Street, Wisley House and in the background Priory House; *below centre*, Priory House with metal balconies to first floor; *bottom* link walkway between Priory House and Stourhead House.



4.54 **Exbury House** (Figure 56) sits in the middle of this phase and is the smallest block in this part of the estate. It comprises a terrace of eight maisonettes behind walled gardens, with overhanging slated top storey, with metal balconies.

4.55 Finally to the southern boundary are **Wisley and Priory Houses**, These are five-six storeys and include flats and maisonettes. As with other blocks, maisonettes are set behind walled gardens to the front and back. These contain a mix of flats and maisonettes, stepped to follow the line of the road and have plain metal balconies painted in blue on the upper storeys (visible in Figure 59).

Longmoore Gardens

4.56 Located immediately adjacent to Lillington Gardens, the smaller Longmoore Estate dates from 1980 and was designed by Westminster City Council's in-house architects. Designed as a continuation of the original estate, it adopts a very similar style to Lillington Gardens, using the same palette of red-brown brick and concrete. Although the detail and elevational treatment is less complex, it appears as one townscape composition along with Lillington Gardens.

4.57 The estate includes four blocks. **George Eliot House** (Figure 63) occupies the northern end of the estate and has shops to the ground floor below a concrete



Figure 61: Joseph Conrad House

overhang set on pilotis. It has full height glazing to the first floor and flats set back above. **Aubrey Beardsley House** (Figure 64) and **Noel Coward House** (Figure 62) adjoin at the corner between Vauxhall Bridge Road and Charlwood Street. Together with **Joseph Conrad House**, these are set around a small communal garden area with private gardens at ground floor. The stepped roof form and roof terraces gives a particularly distinctive roof profile to the Longmoore Gardens blocks.



Figures 62-64 : *above*, Views of Noel Coward and George Eliot House and *below*, Aubrey Beardsley House, Vauxhall Bridge Road elevation





Church of St. James the Less and adjoining buildings

4.58 The Church [1859-61] was the first work in London of George Edmund Street and is in Gothic Revival style. It is listed Grade I. Constructed in dark red brick, with black brick banding and dressings of stone, marble, and alabaster, its materials were a crucial influence on the estate as a whole. The square tower rises above the north-east porch and takes the form of an campanile with a pyramidal spire, which forms an important landmark within the conservation area.



Figure 68: Brick and stone detailing of St James the Less which is reflected in the materials of the surrounding Estate blocks.



4.59 The accompanying School Rooms [1861-4] on Moreton Street were also designed by G.E. Street (Figure 63). The building utilises the same palette of materials as the church and is in a very similar Italianate Gothic manner.

4.60 The later Parish Hall [1890] is attached to the church and was originally built as an Infants' School by G.E. Street's son, A.E. Street (Figure 65). The bricks used are of a slightly darker tone than that of the church and school rooms and its detailing sets it subtly apart, of particular interest is the chequerwork end gable to its Vauxhall Bridge Road facade.

Figures 65 - 67: (top to bottom) St. James the Less Church, the School Rooms and the Parish Hall all utilising a similar palette of materials and forming a group at the centre of the conservation area.

Other Buildings

4.61 To the Vauxhall Bridge Road end of Moreton Street, beyond the church, there are a number of buildings that do not form part of the original estate.

4.62 The site originally occupied by **Brabazon House** (see history section) was redeveloped to a design by Twigg Brown Architects in 2009-10. The replacement building (Figure 67) is flats of a contemporary design with external brick and stone cladding.

4.63 Nos. **2-6 Moreton Street** (Figure 68) are at the time of writing due to be redeveloped into a residential scheme. Various planning permissions have previously been granted for the demolition and redevelopment but none have been implemented.

4.64 No. **7-9 Moreton Street and 1-12 Garden Terrace** are occupied by residential blocks built for Westminster City Council by Lee, Goldfinger and Miles in 1984-7 (Figure 71). These are in a similar dark brick facing as the main estate with Postmodern detail.

4.65 On Vauxhall Bridge Road adjacent to the Longmoore estate there is a 3 storey corner bank building in red-brick with stone dressings and the adjoining elegant neo-Georgian post office with rusticated stone ground floor and red brick first floor (see unlisted buildings of merit). Both of these are good examples of 1920s and 30s buildings which contribute to the local street scene.



Figure 69: 1-12 Garden Terrace



Figures 70-72: (Top to bottom): New development on corner of Moreton Street and Vauxhall Bridge Road which replaced Brabazon House; vacant Nos 2-6 Moreton Street due for redevelopment and no. 7-9 Moreton Street



Windows and Doors

4.66 Window and doors are crucial in establishing the character of a building's elevation. Original doors and windows including their detailing, materials and method of opening therefore make a significant contribution to historic and architectural significance.

4.67 In general, the architectural detail on the estates is characterised by simple modern lines and this is important to the overall character of the blocks.

4.68 The windows to the Lillington Estate blocks are nearly all true to their original form. On Phases I & II, windows are double glazed dark stained timber casements. These are in a variety of configurations but most commonly have a central forward tilting pane (Figure 73). Some have timber louvred panels (Figure 75). Phase III has a different style of windows. Although all these have been replaced, they retain their original configuration. These are single pane vertical aluminium sliding sashes in black stained timber surrounds (Figure 74).



Figures 73-76: (*top*) Typical phase I window; (*right*) sash window from Phase III (*below centre*) casement with timber side panel (*bottom*) A variety of casement window configurations on Charlwood House.



To Thorndike, Wisley and Priory Houses the replacement windows are in grey aluminium. The rest of the windows to Phase III blocks have been replaced in black, matching the rest of the estate.

4.69 Projecting bay windows with angled cills are a common detail within the first phase of development and windows within the roofs of phase three are typically paired some with simple metal balconies, painted in black (Figure 77).

4.70 The majority of front doors are dark stained timber two pane doors (Figure 81). To upper levels there are some four



Figure 77: Paired sash windows with balcony in Phase III



Figures 78-81: *Above, right to left*, Timber gates, modern security entrance, Original four paned door; *below*, entrance to Goodyer House showing the predominant 2-pane door type found on the estate.



pane doors (Figure 80). There have been some unsympathetic replacement of doors which do not use the simple modern lines characteristic of the original estate (see negative features). Security entrances have been added in a number of location to restrict entry to upper access decks (Figure 79). These are simply detailed and sympathetic to the original design detail.

4.71 Phase III blocks also have glass and metal ‘garden rooms’ to the ground floor of its maisonettes with entrance doors to the side returns (Figure 82). The simple vertical boarded, black-stained timber gates also form an important part of the design of boundary walls to both the front and rear of properties.

4.72 On the Longmoore Estate, windows are also simple timber casements, but with less variation in glazing patterns. Timber boarded porches form a consistent detail at ground floor level of those properties with private gardens.

4.73 Throughout the estate, retention and repair of original architectural detail, including doors and windows will be encouraged. Where it has been demonstrated replacement is necessary this should replicate the original materials and detailing as closely as possible. Wherever possible the removal of unsympathetic windows and their replacement with those of a more appropriate design will be encouraged as part of refurbishment schemes. This is also covered in the ‘negative features’ section

POLICY AND FURTHER GUIDANCE

Any proposal should take into account the character of its context. CS24 and CS27 are the relevant Core Strategy Policies. UDP Policy DES1 should also be consulted on the principles of new development and design and DES5 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 DES9 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.



Figure 82-83: *Above.* Glass and metal ‘garden rooms.’ *Below,* access walkway to Charlwood House,



Roof Profiles

4.74 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.

4.75 As part of conservation area audits, an analysis of roof profiles is undertaken. This identifies 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 and where the roof is exposed to long views from public places.

4.76 Roof design plays an important role in the character of the area and the buildings of the original estate can be considered to form completed compositions. The varied roofline and changing roof levels are an integral part of the design of the blocks and add interest and variety to the skyline of these otherwise flat roofed structures. Services cores, stairwells, water tanks, rubbish disposal chutes, entrances to flats and roof gardens were all used to add variety and interest and these are integral to the character of the buildings and overall composition of the estate. Roof streets and gardens were also a fundamental part of the original design and are successfully integrated into its overall composition.

4.77 Policy in the Unitary Development Plan highlights the instances where roof extensions are not considered acceptable. These include cases where buildings are complete compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roofline is exposed to long views from public places and where



Figure 84-85: Complex skyline and variation in levels.

important historic roof forms would be lost. This policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension does not harm the proportions or the architectural integrity of the building or terrace.

4.78 As set out above, the roofline of the Lillington Gardens Estate blocks is integral to the architectural composition of the blocks as well as the estate as a whole. As such, it is unlikely that any of the properties within the conservation area represent types of buildings where upward roof extensions could be accommodated without compromising the overall



Figure 85: 2004 Aerial photograph of the lillington estate.

composition and complex relationship between and hierarchy of blocks. However, some roof alterations are likely to be acceptable where it can be demonstrated these will not harm the character of the estate and special interest of the buildings.

4.79 Roof clutter, such as railings, antennae and satellite dishes, can also have a significant and detrimental impact on the character of an area, affecting both the long and short distance views (see Section 8: Negative Features). Careful consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front facade of the building or other locations where it may be visually prominent.



Figure 86: Stepped Roof Profile at Longmoore Gardens

POLICY AND FURTHER GUIDANCE

Policy DES6 highlights instances where roof extensions and other roof structures may be unacceptable without proper justification.

For other additions, see Satellite Dishes, A Guide to Siting and Design.

Unlisted Buildings of Merit, Neutral and ‘Negative’ Buildings

4.80 All those blocks that form part of the original three phases of the Lillington Gardens Estate are listed; those constructed in Phase III are Grade II while Phase I and II are Grade II*. The church of St James the Less and its accompanying buildings are listed Grade I.

4.81 There are also a number of unlisted buildings located within the conservation area and it is important to assess the contribution these make to the character and quality of the area. Conservation area audits identify where buildings are considered of merit due to their value within the townscape, their architectural qualities or local historic and cultural associations. Those which are identified as of merit 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.

4.82 Within the original Lillington Gardens estate, none of the other buildings are considered to make a significant contribution to the character of the area and no unlisted buildings of merit have therefore been identified. All the blocks in the adjacent Longmoore Estate are considered to be of merit, as are the Post Office 67-169 Vauxhall Bridge Road and Barclay’s Bank at no. 1 Churton Street (Figure 87).

4.83 All other unlisted buildings in the conservation area are considered neither to detract from nor contribute to the character of the area and are therefore identified as neutral.

4.84 Although of some interest Nos. 2-6 Moreton Street are vacant and permission has been granted for their demolition. The recent developments at No 7-9 and No



Figures 87: *above*, Barclays Bank and the Post Office on Vauxhall Bridge Road

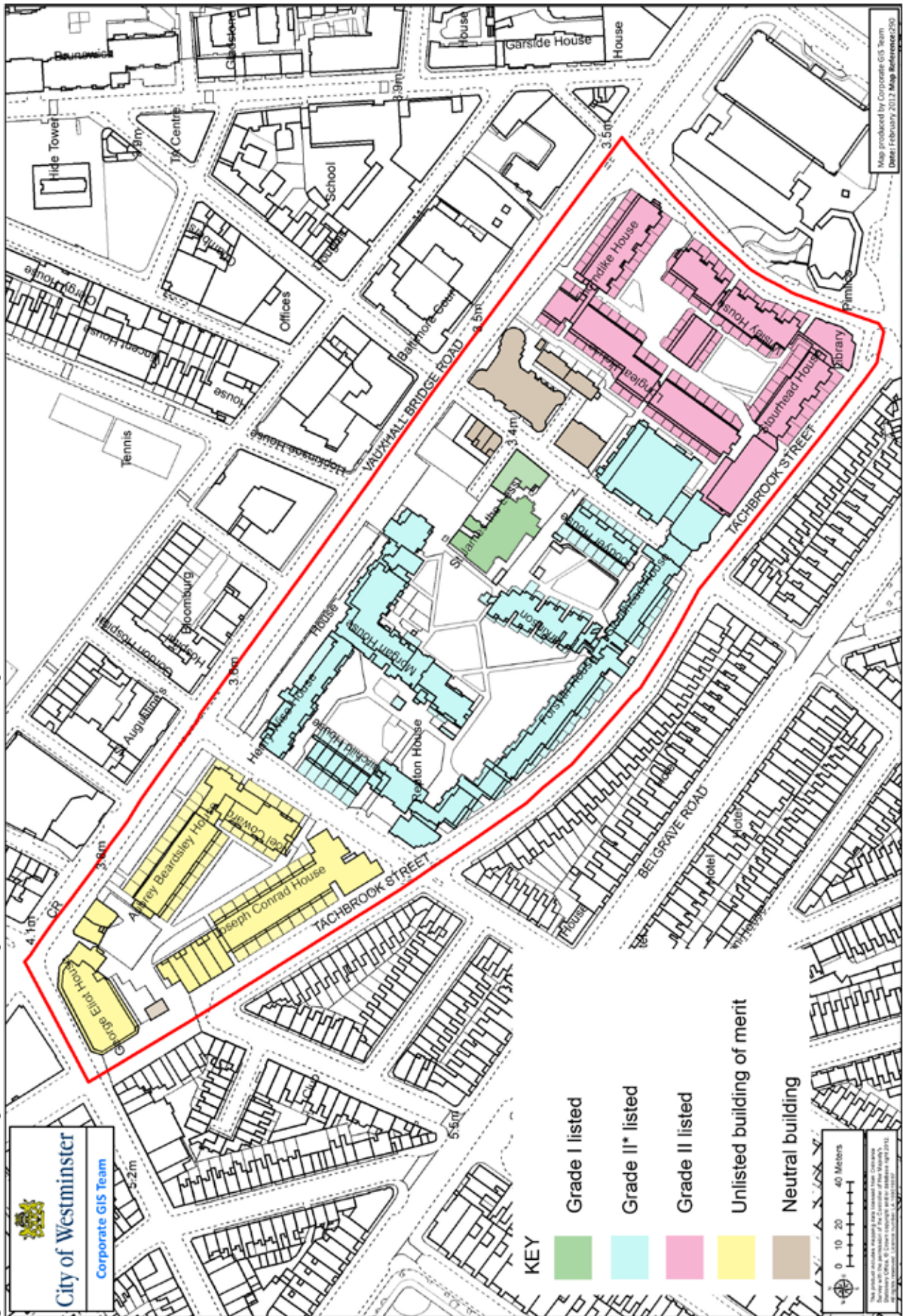
5 Moreton Street and at Garden Terrace have also been designated as ‘neutral’.

4.85 No individual buildings have been identified as negative but some elements of detail and alterations detract from overall character, as set out in the Section 8: Negative Features. Listed and neutral buildings are shown at **Figure 88**.

POLICY AND FURTHER GUIDANCE

Policy DES9 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. This may be balanced against the City Council’s other policy objectives.

Figure 88: listed buildings, unlisted buildings of merit and neutral buildings.



Landmark Buildings and Views

4.86 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.

4.87 Within the conservation area the estate blocks themselves are of a generally consistent height and massing with no one aspect proving more prominent than the rest. It is considered, therefore, that the Church of St James the Less is the only building of landmark status within the conservation area due to its height, location and detailed design. Its continued prominence as a landmark within the conservation area, as well as the



Figure 89: View 1 of the church visible behind Estate blocks; the skyline of which has been designed to better reveal the spire.

wider area of Pimlico, is a testament to the success of the original scheme of which one of the primary aims was to ensure that the Church, with its graceful and prominent spire, was reinstated as a centre-piece.

4.88 Views also make an important contribution to our appreciation of Westminster's townscape and historic character. Important views are protected at both regional and local level. Designated views of London-wide significance are identified by the Mayor of London in the London View Management Framework. The City Council also identifies local views of significance.

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

4.90 There are a number of views of local interest from within the conservation area. These include:

1. View of St James the Less's spire, visible above the blocks when looking from the entrance to the estate between Fairchild House and Henry Wise House (Figure 89)
2. View of Vincent Square from the junction of Charlwood Street and Vauxhall Bridge Road
3. View of St James the Less Church above Charlwood House looking south along Vauxhall Bridge Road.
4. View of St James the Less and its approach from Vauxhall Bridge Road
5. View along Moreton Street from Vauxhall Bridge Road (Figure 90), glimpsing the stucco terraces of Pimlico through the brick arch over the street.

6. St James the Less looking from outside the Brabazon House development
7. St James the Less looking from outside the Transformer Building
8. View of the Moreton Street entrance and the Tachbrook Street elevation of the estate
9. View north up Tachbrook Street with the contrast between Cubitt's stucco terraces to the left and the Lillington Gardens Estate to the right.
10. View from Tachbrook Street adjacent to George Eliot House looking down the curve of the street with the Cubitt terraces to the right and the spire of St Saviours Church visible above the roof tops.

4.91 Within the estates there are also a number of important 'glimpses' and more intimate townscape views. These are especially of and within the gardens in the Lillington Estate. Its design was conceived in such a way that affords these glimpses of the internal gardens which are often enhanced and framed by the robust architecture of the estate. Although not identified as local views, such views are also marked on the views map where they



Figure 90: View from Vauxhall Bridge Road onto Moreton Road; to the right of the image is the Primary School of St. James the Less Church and Goodyer House

are considered to be of particular interest or importance to the townscape.

4.87 There are no views of metropolitan or strategic (london-wide) importance which cross the area. All views are shown on the map at **Figure 92**.

POLICY AND FURTHER GUIDANCE

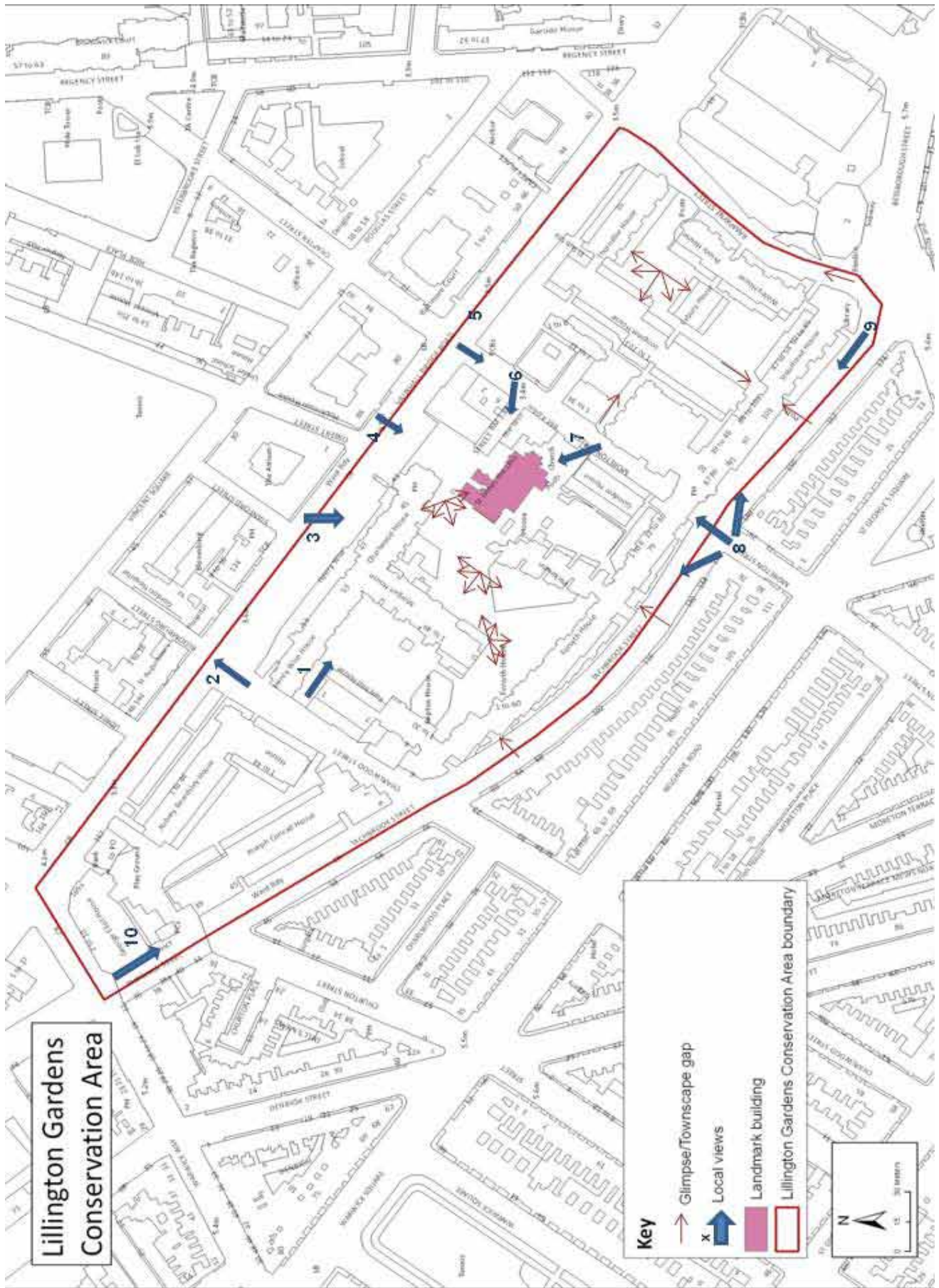
Core Strategy policy CS25 protects both strategic and local views and in addition Policy CS24 seeks to protect the setting of heritage assets including conservation areas, having regard to local views into and out of the area.

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



Figure 91: Townscape gaps and glimpses are important to the character of the estate

Figure 92: Map showing St James the Less Church as the central landmark and the significant views into and out of the conservation area.



5 Local Townscape Detail

5.1 Other small-scale features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Westminster's streetscape as well as enhancing individual areas of character within the City.

5.2 There are a number of significant elements of townscape detail within the estate, these are set out below.

Shopfronts

5.3 Shopfronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area as a whole, and can be of historic and architectural interest in their own right.

5.4 The City Council seeks to retain original shopfronts and shopfront detail wherever possible and new signage should use materials and detailing sympathetic to the age and style of the building and conservation area.

5.5 Ten small shops were included within the original scheme and these form an important part of Lillington Gardens' character. The main concentration of these shops is found to the southern edge of the conservation area on Tachbrook Street.

5.6 The shops were originally detailed as groups, with a consistent framework using simple modern frames, set below concrete banding. The shopfronts now have a range of modern signage and detail but reinstatement of consistent detailing, which reflects the simple modern lines of the buildings above would be an enhancement.

5.7 The retail units at Nos. 87 and 89 Tachbrook Street, along with the Pride of

Pimlico Public House (Figure 95), were not part of the original scheme but replaced the lower tier of maisonettes to the south of Moreton Street.



Figures 93 and 94: Shopfronts on Tachbrook Street



5.8 There are also a number of shops around the perimeter of Longmoore Gardens, particularly to the northern end, below George Eliot House. The shopfronts themselves are of variable quality but the retail units contribute to the character of the estate, with the mix of uses adding to vitality.

Public Houses

5.9 There are three public houses within the are The Lord Admiral and the Cask Pub and Kitchen were part of the original estate design and retain some original detail; the Pride of Pimlico was added later replacing ground floor maisonettes and its pubfront is not in keeping with the original style and detail of the estate.

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'



Figure 95 & 96: *Above*, Pride of Pimlico public house and *below*, Lord Admiral public house



Railings, boundary walls & enclosures

5.10 Railings and boundary walls can contribute significantly to the character of the conservation area. They add interest and variety of scale to the street scene, often marking the boundaries between public and private spaces. The City Council considers that they should be protected and properly maintained.

5.11 Red brick boundary walls form a characteristic feature of the area. To the outer perimeter, most of the blocks are set back behind red brick walls. Throughout the estate brick walls with black stained timber gates also form the boundaries to private gardens (Figures 97-100) and brick retaining walls are also used to enclose certain areas of landscaping.

5.12 Some sections of the gardens are enclosed with simply detailed fencing with black stained timber uprights and



Figure 97-100: *Top and centre* red brick walls and timber stained gates to gardens. *Bottom*, walls fronting Tachbrook Street



Figures 101-103: *Above left and centre, Original railing detail; Right, Replacement hoop railings.*



Figure 104: Railings on Moreton Street bounding the primary school.



Figure 105: St James the Less Church railings also designed by George Edmund Street.

horizontal tubular metal rails (Figures 101 & 12). This design is original to the estate and its simple form is in keeping with its character. In certain areas this has been covered over with wire mesh and modern hoop railings have also been added in other locations, which are less sympathetic to context (Figure 103) and see negative features.

5.13 On Moreton Street, the Primary School of St James the Less is enclosed by elaborate railings, with decorative support panels, set within stone and brick plinths. The Church railings (Figure 105) are also of excellent quality. Designed by George Edmund Street these are wrought iron and painted black. They are decorated with rich scroll and flower ornamentation with tendril-like finials in three dimension derived from a screen in Barcelona Cathedral. These ornate railings make a significant positive contribution to the setting of the listed buildings and overall appearance of this part of the area. They are listed Grade II*.

POLICY AND FURTHER GUIDANCE

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

Street Furniture

5.14 Small items of street furniture also contribute considerably to the character of conservation areas. Lillington and Longmoore Gardens do not have one consistent style of street furniture (see negative features) but it does have some street furniture of interest, as set out below. The appropriate maintenance and protection of this is important, as is the need to prevent a build up of other modern street clutter.

5.15 The estates contain a variety of lamp standards and wall mounted lamps with no general consistency of style.

5.16 Within the centre of the Lillington Gardens estate George V Eddystone lamp standards dated 1910 have been retained in two locations. These may have been taken from the routes which were redeveloped to build the estate (Figure 110) .

5.17 Simple modern lampstandards (Figure 106-7) are also found throughout

the Lillington estate with double and single square lamp heads. Their simple form and angular lamp detail fits well with the architecture of the estate. Brackets have been added to allow for hanging baskets.

5.18 To Moreton Street the iconic 1950s Grey Wornum design (Figure 108) has been used and is appropriate within this context. The streets around the perimeter of the estate have more varied and often utilitarian lamp design and rationalisation to one standard type would be beneficial.

5.19 There are a number of other small additions to the streetscape throughout the estate, including benches, bins and bollards, although these do not form part of a coherent original landscape design, these are generally appropriate to their context (Figure 112-113).

5.20 Bollards in concrete with exposed gravel aggregate are seen throughout the estate and are typical of the period and in keeping with the character of the area. The avenue of bollards leading to the church off Vauxhall Bridge Road was laid



Figures 106-110: Lampstandards (*Left to right*)- modern double headed lamp on tapered column, single headed lamp; a Grey Wornum (*above*); a wall lamp (*below*) and George V Eddystone lampstandard (*far right*).



Figure 111:
Above, bollards frame the entrance to St James the Less Church; Figure 112 *centre*, Bench in the Sensory garden, Figure 113 *below* litter bin style found throughout the estate

out c.1970 in connection with the estate (Figure 111). providing a ceremonial route to the church.

Signage

5.21 Attractive original signage with block names in black and silver inset into the brickwork has survived throughout Lillington Gardens and contributes significantly to its character. There are also some City of Westminster red and silver directional name signs, which date from the same period. Examples of original signage are shown at Figures 114-117. All such original signage should be retained and restored or replicated where replacement is necessary.



Figure 114- 117: Original signage on the Estate



Figures 118-120: *Above*, Westminster City Council estate signage from the 1972 corporate style; *Below*, Skating Girl by Andre Wallace.



5.22 There is also a considerable amount of other signage which has been added over the years. The result is a somewhat confused range of signage which would benefit from rationalisation (See Section 8: Negative Features and Section 9: Management Proposals).

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

Public Art

5.23 The redevelopment of Brabazon House in 2010 resulted in the installation of the only example of public art in the Conservation Area. Andre Wallace's Skating Girl at the corner of Vauxhall Bridge Road and Moreton Street was provided as part of the public realm improvements associated with that development, and relates particularly to the adjacent nursery.

POLICY AND FURTHER GUIDANCE
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

5.24 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area.

5.25 Paving, if well-designed, maintained and in high quality materials, contributes to the character of an area, providing the backdrop to the surrounding buildings.

5.26 The original hard landscaping and brick pavements are a particularly important part of the original scheme and are still found throughout the estate and on access walkways and at upper levels (Figure 121). Brick pavements have been used on all pedestrian routes within phases one and two of the estate. Paths



Figure 121-122: *Above*, brick paviours lining pedestrian walkways; *Below*, raised brick edging around garden areas, adjacent to Repton House



are also edged with bricks. The paviours have a distinctive pitted appearance; the result of the abrasion of large inclusions from the brick surface. This creates an appropriate setting for the buildings and should be retained wherever possible or replaced like for like. They relate well to the handmade brick of the housing blocks, and contribute to the human scale of the development. Not all the paths are not all in good condition.

5.27 In Phase III, concrete paving slabs have been used on most walkways, although some brick paviours have also been used. Not all areas of hard landscaping are in good condition and some sections of the estate have been resurfaced in tarmac (see negative features section below).

5.28 Any new paving or paving repair should seek to duplicate these paviors in terms of colour, unit size and surface texture.

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 street furniture and public realm works, the Westminster Way is the Council's emerging public realm manual.



Figures 123-124: *Above and centre*, hard landscaping in Phase III; Figure 125 *below*, the fountain in the sensory garden



6 Trees, Soft Landscape and Biodiversity

6.1 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as bringing environmental benefits. Often a single tree can provide a focal point, whilst avenues or a group of mature trees may form part of an historic planting scheme or an estate layout.

6.2 An integral element of the concept for the original estate (as suggested by the name of Lillington Gardens itself) was the creation of carefully designed landscapes to complement the architecture of the development. This landscaping remains an extremely valuable aspect of the estates which is key to the significance of the conservation area and the listed buildings, as well as being of ecological and amenity value.

6.3 The garden design in Lillington Gardens is informal and lively, featuring a well considered selection of trees, shrubs and herbaceous planting set in an attractively contoured landscape. This approach reflects Darbourne and Darke's informal arrangement of the blocks, which feature asymmetric footprints and



Figure 126: Pergola in the Sensory Garden

heights, along with vigorous treatment of the elevations.

6.4 Tree species are varied, but species of particular note are larger forest trees including Ash and Norway maple, and trees of smaller habit including silver birch, hornbeam, holly and cherry. Some of this planting is contemporary with the estate layout, which included the use



Figure 127 & 128: Gardens within Lillington Gardens



of transplanted mature trees to give the gardens an established appearance from the outset. Inevitably, the gardens have evolved over time, now with greater emphasis on variety of flora species and local participation in management of the gardens and residents' gardening clubs.

6.5 There are six key garden areas within Lillington Gardens. Planting in these courtyards is relatively dense, creating green oases away from the hard



Figure 129-132: Different planting areas and styles in the gardens contribute significantly to its overall character.



townscapes of Vauxhall Bridge Road and Tachbrook Street. The other significant area of landscaping is the green border to Vauxhall Bridge Road, which provides a change of level from the roadside and an important belt of green space between the busy street and residential blocks. Raised beds and planters also add to the variety of the space. However, some of the more recently added planting boxes in timber do not appear to be weathering well.

Flag award for excellent management and maintenance for three years running. It was the first in the country to win this award.

6.6 Since 1996 the gardens have changed considerably, a variety of unique planting has been added which further enhances the biodiversity of the area. There is a meadow area adjacent to Forsyth House and a Sensory Garden next to Fairchild House.

6.8 Aside from the planned, communal planting within the courtyards and along Vauxhall Bridge Road, private planting makes an important contribution to the

6.7 The Lillington Gardens Estate regularly wins the Best Garden for Wildlife section of the Westminster in Bloom competition and has achieved a Green



Figure 133: Composting boxes have been provided within the gardens, which provide an important amenity, although some are not in good repair

character of the conservation area as a whole. Window boxes on balconies, small private gardens, and planting and gardens at roof level on the high walkways all serve to soften the angular forms of Darbourne and Darke's architecture. Planters were an original feature incorporated within the communal walkways.

6.9 Phase III and Longmoore Gardens incorporate more private gardens and less communal green spaces. The communal landscaping here is less well-maintained and would benefit from enhancement (see negative features and management proposals).

6.10 Longmoore Gardens has a smaller but attractive area of green landscaping at the centre (Figure 134), as well as a children's playpark.



Figure 134: Open space within Longmoore Gardens

6.11 All trees within conservation areas are protected and the City Council must



Figure 135: some of the recent planting on the estate is more informal and seeks to encourage wildlife, such as the Meadow area

be given six weeks notice of any intention to fell or lop a tree. Any development which encroaches on the public or private gardens will be resisted, unless this is related to their use and value as gardens.

POLICY AND FURTHER GUIDANCE

UDP policy ENV 16 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area.

Policy DES 12 Parks, Gardens and squares seeks to protect open spaces including public or private gardens from development, where these are important parts of a planned estate, characteristic features of conservation areas, provide the setting of a listed building or are of significant ecological value.

Advice on tree planting and protection is given in the Tree Strategy SPD and The Westminster Biodiversity Action Plan outlines actions for priority habitats and Species Action Plans.

7 Characteristic Land Uses

7.1 Land uses also contribute significantly to the character and appearance of conservation areas. These not only have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of the public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of an area.

7.2 The conservation area was built to provide high density housing and today still provides over 1000 residential units.

7.3 The residential blocks vary from three to eight storeys. All are arranged so that, except at chosen entrances, they enclose the site and subdivide the central spaces into well proportioned and landscaped, interlinking squares.

7.4 In spite of a fairly high proportion of the area taken up for dwellings, there is also a large amount of open space, including different types of gardens, play areas and private gardens. This is mainly achieved by the low area of land occupied by roads and by the use of underground accommodation and garages positioned to the perimeter of the site.

7.5 In addition to its residential uses when it was built the Lillington Gardens estate also included ten local shops, three public houses, a community hall, a library and some dwellings for the elderly- these other uses are all an integral part of the character of the area, contributing to its neighbourhood feel, but not all have survived today. Longmoore Gardens followed this model and incorporates the estate office and a number of shops, as well as two earlier buildings to Vauxhall Bridge Road which house a post office and bank.

7.6 Several other uses were also incorporated beside Charlwood House including a residents' community hall, set behind the former hostel for the elderly.

The hostel accommodation has been converted into a range of one to five bed residential units.

7.7 The hostel was an important part of the competition brief and reflected the ideas of the Ministry of Housing and Local Government at the time, that the elderly should be housed within new developments and remain amongst the community, rather than being treated separately.

7.8 Tachbrook Street remains a busy shopping street and market and these uses provide important amenities for residents, as well as adding colour and vibrancy to the area. Three public houses also remain around the perimeter of the Lillington Gardens estate.

7.9 The prominence and importance of the St James the Less Church within the area means that there is a small number of ecclesiastical uses such as the Parish Rooms and a primary school, located off a tree-lined approach from Vauxhall Bridge Road.

7.10 The Core Strategy recognises the predominantly residential nature of the Pimlico area, of which the estate forms part, and the importance of protection of its 'village' character with associated local uses, such as small scale shops and services.

7.11 A map showing predominant land uses can be found at **Figure 136**.

POLICY AND FURTHER GUIDANCE

The City Council will consider the contribution of existing and proposed uses to the character, appearance and setting of the conservation area. CS 10 is the Core Strategy policy related to the Pimlico Area and DES9 E is the relevant UDP policy.

Figure 136: Land Uses in the Lillington and Longmoore Gardens Estate



8 NEGATIVE FEATURES AND ENHANCEMENT

8.1 Negative features are those elements which detract from the special character of an area and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation or in some cases there may be an opportunity to redevelop a particular site.

8.2 The majority of buildings in the conservation area are part of the original estate designs and there are no individual buildings which have been identified as detracting from the area. In general the area is well-maintained. There are, however, a number of issues such as small scale works and alterations which have a negative impact on the area and would benefit from proactive management or replacement. These are identified below.

Clutter including Aerials, Plant, Satellite Dishes, Service conduits and Wires

8.3 The careless placement and inappropriate siting of wires, aerials, plant and other service equipment can have a negative impact on individual buildings and the wider area and should be carefully considered. Discreet siting and choice of materials and colours can significantly reduce their impact. A range of small accretions have been added to elevations in the estate and this has a significant impact on its character.

8.4 Aerials and satellite dishes have had a detrimental impact throughout the estate. Many satellite dishes are located on the front facades of buildings throughout the estate and there are a number of air conditioning units to the rear of commercial properties which are visible within the public spaces of the estates. Such equipment should be discreetly located, away from the building elevations and other prominent positions, sharing



Figure 137-140: Examples of satellite dishes and aerials in various locations throughout the Estate.





Figures 141-146: (left to right) Examples of trunking and draping of wires in the Estate and bottom left, air conditioning units and accompanying wires and ducts.



of communal satellite dishes should be considered and plant should be screened from view.

8.5 In addition to the above, there is a large amount of wiring fixed to and/or hanging from the Estate blocks along with pigeon netting covers over balcony areas. The original design sought to create simple elevations free from any pipework, which was run internally. It is therefore particularly important that façades are kept free of visual clutter to maintain the clean simple lines of the original design.

8.6 As with all additions to buildings, careful consideration should be given to the siting of wires and pipework. The

Figures 147-149: above damage to brickwork and below, pipework and wires below overflow chute





Figures 150-151: Areas of concrete decay in need of repair



negative visual impact can be reduced through siting equipment away from a building's principal elevation and using existing internal servicing routes (see management proposals- section 9).

Maintenance and repair of Brickwork and Concrete

8.7 Some of the estate blocks are suffering from decay to significant areas of brickwork and concrete. At the time of writing, permission has been granted for the replacement of areas of damaged fabric using materials to match and works are underway. It is important that all replacements match to prevent obvious patch repairs and that the underlying cause of problem areas is addressed.

Door and Window Replacement

8.8 Simple repeated door and window detail is important to the character of the blocks (see p39 for original detail) . The simple original semi-glazed doors have, in some instances, been replaced with more solid or panelled doors, using materials which do not relate to the originals (Figure 152). The installation of such doors does not replicate the quality or detail of original doors and is therefore considered an inappropriate alteration which has a detrimental impact on the character of the conservation area and a negative effect on the overall appearance of the Estate.

8.9 In some instances the original windows and doors are in need of repair. As part of the overhaul and refurbishment programme those which are considered to have deteriorated beyond repair should to be replaced with a replica.



Figure 152: Inappropriate replacement door, Goodyer House



Figures 153-155: Examples of clutter within the Estate: *top*, rationalisation is required to ensure there is not an unnecessary amount of signage; *middle*, sign in poor condition and *bottom*, glue left from old signage

Public Realm and Signage

8.10 The public realm is also of variable quality throughout the area and the estate would benefit from a more consistent treatment and maintenance.

8.11 The original signage on the Lillington Estate is attractive and provides a sound means of navigating the complex



Figure 156: Vacant nos. 2-6 Moreton Street

arrangement of blocks (see p53 for original detail). However, over the years a variety of other signage has been added. Some of this replacement/ additional signage is of poor quality and its random arrangement has resulted in a cluttered and untidy appearance. Unnecessary clutter should be removed and a consistent approach to new signage should be sought.

8.12 Although green spaces are generally well-maintained, the hard landscaping within the estate is not all in good condition. Some of the original brick pavements are damaged, particularly to edging. In addition, there are a number of individual areas of landscaping which would benefit from enhancement. Adjacent to the Sensory Garden is a relatively inaccessible area of hard landscaping in concrete, patched with tarmac (Figure 157). The landscaping between Thorndike and Priory Houses is not of the quality of the rest of the estate and would also benefit from enhancement (Figure 158). The important area of public realm adjacent to St James the Less Church has also suffered some damage to brick pavements. Planters and plant pots have been added in an ad-hoc fashion to soften the appearance of the area and overall it would benefit from enhancement, particularly given the importance of this area to the setting of this Grade I listed building. In Longmoore Gardens, the route between Vauxhall Bridge Road and



Figure 157: *Above* landscaped area adjacent to the sensory garden, Figure 158 *Centre*, tarmac parking area between Priory and Thorndike House and Figure 159 *Bottom* damaged pathways.



Tachbrook Street would also benefit from enhancement.

8.13 Overall, there is not a coherent design to street furniture and this should be addressed in future management. A

number of types of lamp standards can be found throughout the estate. Recent freestanding signage adopts a faux 'heritage' style, and a simpler design would be more appropriate to the modern character of the estate.

8.14 There are a large number of wall-mounted lamps and security lights in a range of designs and with associated wiring. A single solution to wall lighting would be beneficial.

Security measures, Vacancy and Blank Frontages

8.15 Vacant buildings can detract from the character of areas and add to a



Figures 160-161: Roller security shutters



Figures 162-163: Unattractive security measure immediately adjacent to the community centre contribute to an unwelcoming environment.

neglected and run-down appearance. In Lillington Gardens, nos. 2-6 Moreton Street, are currently vacant and awaiting redevelopment, which has a negative impact on the street scene. Permission has been granted for their demolition and redevelopment. The former Pimlico library is also currently vacant.

8.16 The boarding up of windows also has a detrimental effect on the overall character of the Estate as does the use of metal roller shutters on shops and garages (Figures 160 & 161) which creates a dead frontage and a hostile appearance to the street.

8.17 The area immediately adjacent to the community centre in the Lillington Gardens estate would benefit from public realm and lighting improvements. The unattractive mesh security shutters over windows contribute to a neglected and

threatening environment in this part of the estate (Figures 162-163).

8.18 In addition, alterations to original railing detail for health and safety purposes has not all been sympathetic (Figure 164).



Figure 164: the simple railing detail has been modified in places for security purposes. A simpler treatment may be more appropriate.

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 CS27, DES1 and DES9.

Detailed proposals for management of the estate are set out in the CityWest Homes Conservation Management Plan.

9 Management Proposals

9.1 The character appraisal in preceding sections provides an assessment of the physical character and appearance of the area, describes what the opportunities for preservation and/or enhancement are, and which elements detract from the character and appearance of the Area. Its overall purpose is to provide a benchmark for assessing the impact of development proposals and other changes through estate management on the character and appearance of the area

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

9.2 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the conservation area are listed in the directory, at Section 11. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of the conservation area.

9.3 Lillington and Longmoore Gardens is managed on behalf of Westminster City Council by CityWest Homes the Council's arms length management company. They are responsible for the maintenance of the estate and its public realm and the protection and enhancement of the area is shared between Council departments. Good working relationships between council departments and with relevant external agencies, including public utility companies, are vital. Conflicts between the interests of residents, local businesses and visitors must be sensitively managed, with solutions tailored to meet specific circumstances.

9.4 As the majority of buildings in the Lillington Gardens estate are listed almost all alterations to this part of the conservation area will require listed building consent and/or planning permission. This document relates primarily to impacts on the conservation area and does not consider in detail the listed building implications or interiors. Further guidance on the management of the estate will be produced by CityWest homes and this should be referred to for more in depth guidance and detail on how the buildings will be managed. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 8.

Feature/ Issue	Action
Infill development and development affecting the setting of the conservation area	<p>New proposals for infill development should protect open spaces, be of the highest standard of design and include an analysis of the character and appearance of the conservation areas making reference to the findings of the conservation area audit. Proposals for development adjacent to the conservation area should have regard to their impact on its setting, making reference to the findings of the conservation area audit and important local views identified.</p> <p>Implement the extension of the original conservation area to include Longmoore Gardens.</p>
Maintenance and Repair	<p>Reference to be made to CityWest Homes management plan for the estate. Any maintenance and upgrade work should consider its impact on the character of the individual blocks and wider conservation area.</p> <p>When undertaking repair works original design intentions, materials and colours to be researched and established prior to specification of works.</p> <p>Seek a consistent design for all replacement doors and windows replicating original design detail, including pattern of fenestration, materials and colour schemes for the estate.</p> <p>The removal of unsympathetic replacement windows and doors and shopfronts and their replacement with a more appropriate design will be sought as part of refurbishment proposals or where a planning application is received.</p> <p>Original detailing to be retained wherever possible.</p>
Trees and Landscape	<p>Trees contribute greatly to the character and quality of the area; they enhance the landscape setting of the area, soften streetscapes and bring life and colour to gardens.</p> <p>The council may serve a Tree Preservation Order if they consider a tree to be under threat. Detailed Guidance on management of the public realm is set out in the Council's public realm strategy the Westminster Way.</p> <p>Any development on the garden areas will be resisted.</p> <p>Consideration should be given to use of high quality, durable materials when replacing planters and compost boxes in future.</p>

Signage	<p>Protect and retain all original estate signage, as identified in the conservation area audit and conservation management plan.</p> <p>Any redundant, non-original signage should be removed.</p> <p>A consistent approach to new estate signage to be sought. Future proposals for new signage to be based on original designs for estate signage and inappropriate or redundant signage removed.</p> <p>Where the original signage will not deliver the required information, new work will need to be sensitively commissioned and designed.</p>
Sustainable Design	<p>The council will support sensitive measures to improve the environmental performance and energy efficiency of the estate, having regard to the buildings' significance.</p> <p>A strategy for improving environmental performance whilst maintaining the significance of the estate should be considered.</p>
Cables, Security Equipment & Clutter	<p>Seek the removal/ re-siting of unnecessary and redundant wires/ satellite dishes and aerials, as part of future development or refurbishment proposals.</p> <p>Encourage use of communal satellite dishes or digital technology to reduce the impact of cables and clutter.</p> <p>Encourage integration of service boxes and areas within original building to avoid visual clutter.</p> <p>Cables should be run internally where feasible or located discreetly.</p> <p>Seek removal of security grilles to community centre if opportunity arises and replacement with more sympathetically designed security measures.</p> <p>These issues should form part of a strategy for services within the management plan.</p>

Public Realm	<p>Retain or replicate street surfacing and street furniture original to estate design as identified in the conservation area audit.</p> <p>Inappropriate street furniture and a proliferation of signs, advertisements, and general clutter detract from the character of the area and should be removed. Detailed guidance on management of the public realm is set out in the Westminster Way.</p> <p>The provision of new or replacement street furniture represents an opportunity for the council to define and enhance the special character of the area. Standard, off-the-shelf designs may be inappropriate within conservation areas and consideration should be given to the need for high quality, custom-designed solutions. In Lillington and Longmoore Gardens, well designed modern street furniture may be the most appropriate solution and heritage style street furniture should be avoided. Any unnecessary objects which do not contribute to the character of the estate should be removed where opportunities arise.</p> <p>Better wall-lighting should be provided in red brick walls where recent units have failed.</p> <p>The area of public realm adjacent to St James the Less Church is important as part of the setting of this Grade I listed building. Enhancements to this space should be considered where opportunities arise.</p> <p>The pedestrianised route of Churton Street through Longmoore Gardens from Tachbrook Street to Vauxhall Bridge Road would benefit from enhancement.</p>
Unauthorised works	<p>Enforcement has a key role to play in the protection of conservation areas and areas of special character. Where appropriate unauthorised work will be subject to enforcement action.</p> <p>A positive and active approach to enforcement will help to reduce the number of contraventions and secure sustained improvements in environmental quality.</p>

10 GLOSSARY OF TERMS

Accretions

A gradual build-up of small additions and layers.

Aedicule

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

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 of modern materials such as steel and 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-stylised 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 and 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 was 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 than functional.

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.

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 brickwork 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 zigzag pattern.

Chimney stack

Masonry or brickwork 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 stylised 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.

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.

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 the First World War 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 semicircular, 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.

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 and 1830, the accession of George I and death of George IV. 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 emphasises verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light enter buildings than was possible before. 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.

Hipped Roof

A roof with sloped instead of vertical ends.

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.

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, subservient to grander buildings which they serviced.

Mezzanine

A low storey between two higher ones.

Modernism

A cultural movement that emerged in France before 1914, involving rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are steel for exterior support, and concrete for the floors and interior supports and large amounts of glazing. Floor plans were functional and logical and the style became most evident in the design of skyscrapers.

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.

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.

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 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.

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.

Tripartite Windows

A window formed of three elements.

Turrets

A small and slender curved tower.

Unlisted Building of Merit

A building which makes a positive contribution to the character and appearance of the conservation area and there will be a presumption against its demolition.

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'.

11 DIRECTORY OF BACKGROUND PAPERS AND INFORMATION

I Designation and Extension Reports

II List of Buildings of Special Architectural and Historic Merit

III Other Designations

IV Design Guides and Planning Briefs

V Further Reading

I Designation and Extension Reports

CITY OF WESTMINSTER TOWN PLANNING COMMITTEE REPORTS

LILLINGTON GARDENS CONSERVATION AREA

1. Proposed Designation 03/07/90
2. Designation 20/11/90

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

CITY OF WESTMINSTER

STATUS: FOR GENERAL RELEASE

COMMITTEE: PLANNING AND DEVELOPMENT

DATE : 3 JULY 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT: PROPOSED CONSERVATION AREA EXTENSIONS

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

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

1.1 As part of the City Council's District Plan policy (Chapter 10 para 10.44(ii)) : "to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of 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 WI	II
3) Haymarket SW1 and WC2	XXIV
4) Fisherton Street Estate NW1	IV
5) Churchill Gardens SW1	V
6) Lillington Gardens SW1	VI
7) Hallfield Estate W2	VII
8) Dorset Square C.A. Extension NW1	VIII
9) Bayswater C.A. Extension (Orme Court) W2	IX a
10) Bayswater C.A. Extension (Porchester Road) W2	IX b
11) Belgravia C.A. Extension WIX	
12) Stratford Place C.A. Extension WI	XI
13) Molyneux Street C.A. Extension WIXII	
14) Medway Street C.A. Extension WI	XIII
15) Soho C.A. Extension WI	XIV
15a) Soho C.A. Extension (Denman Street) WI	XIV a
16) East Marylebone C.A. Extensions	XIV
17) Portman Square C.A. Extension (Baker Street) WI	XV a
18) Portman Estate C.A. Extension (Aybrook Street) WI	XV b
18a) Portman Estate C.A. Extension (Marble Arch) WIXV	c
19) Leicester Square C.A. Extension WC2	XXIV
20) Pimlico C.A. Extension SW1	XVII
21) Millbank C.A. Extension SW1	XVIII
22) Mayfair C.A. Extension (Park Street) WI	XIX a
23) Mayfair C.A. Extension (Avenfield/Brook House) WI	XIX b
24) Mayfair C.A. Extension (Old Park Lane) WI	XIX c
25) Mayfair C.A. Extension (Oxford Street/Park Lane) WI	XXI a
26) Mayfair C.A. Extension (Lumley Street) WI	XXI c
27) Mayfair C.A. Extension (Bering Street) WI	XXII a
28) East Marylebone C.A. Extension WI	XX
29) Harley Street C.A. Extension (Old Cavendish Street) WI	XXII a
30) Harley Street C.A. Extension (Oldbury Place) WI	XXII b
31) Regent Street C.A. Extension WI	XXIII
32) Trafalgar Square C.A. Extension WC2	XXIV

3. BACKGROUND

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

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

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

3.4 The Committee will be aware that over the last few months several reports have

been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to members at the next Committee.

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

They are:

B. New Conservation Areas to Protect Good Quality Housing Estates at:

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

Lillington Gardens Estate. Vauxhall Bridge Road SW1 (Map VI)

The scheme which was built in three phases between 1964 and 1972 has won four major architectural awards and has become generally acknowledged as one of the most highly successful high density developments in central London. The design which was the work of John Darbourne (who later formed the practice of Darbourne and Darke) won the open national competition sponsored by the Westminster City Council in 1961. Darbourne and Darke's work is a re-statement of the virtues of humanely-scaled housing, strongly influenced by vernacular form and utilising traditional craft techniques and sympathetically planned landscaping.

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.

CITY OF WESTMINSTER

STATUS: FOR 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, REGENTS PARK, ST
GEORGE'S, ST JAMES'S, VICTORIA, WEST END, WESTBOURNE, QUEENS PARK

LIST ATTACHED

BACKGROUND PAPERS

1. SUMMARY

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

This report presents the responses from consultees and seeks approval for the conservation area designations. Appendix 1 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 areas booklet be noted.

3. BACKGROUND

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

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

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

3.4 A minority of the respondents, however, who had development 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 positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

3.5 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 NWS, 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 1920s and 1930s but also some built since 1945 such as the Economist Building in St James Street. It is therefore appropriate that the City of Westminster should recognise the quality of its own developments of the period and the part the Councils of the former City of Westminster and Boroughs of St Marylebone and Paddington took in promoting them.

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

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

The Borough of Paddington undertook the Hallfields development. The work, designed in part by Sir Denys Lasdun, produced some of the most interesting elevational treatments of the time (1951-59). It is part of the Western European

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

(b) The extension of the Queens Park Estate Conservation Area to incorporate adjoining areas including the Mozart Estate is not recommended.

The existing 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 possesses an architectural integrity and value which is not a quality of adjoining

residential areas of similar age. The Mozart Estate built between 1971-1977 of 734 dwellings and rising to 8 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.

4. FINANCIAL IMPLICATIONS

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

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.

Appendix 2 AREAS TO BE DESIGNATED AS CONSERVATION AREAS

Map No.

(Displayed in the
Committee Room)

B. Proposed New Areas to protect Good Quality Housing Estates

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

Appendix 3 List of Consultees

The Victoria Society
The Georgian Group
The Westminster Society
The Knightsbridge Association
St Marylebone Society
The St John's Wood Society
Paddington Waterways and Maida Vale Society
Covent Garden Community Association
Covent Garden Forum of Representatives
Fitzrovia Neighbourhood Association
Soho Society

Residents' Association of Mayfair
South East Bayswater Residents Association
Hyde Park Estate Association
Bayswater Residents Association
The Marylebone Association
Cllr A M Hooper
Cllr M E Rossi
Cllr A E Bams
Cllr M C Brahams
Cllr B L M Griffiths
Cllr Elizabeth Blois
Cllr Elizabeth Flach
Cllr J Bianco
Cllr John Bull
Cllr D A Berens
Cllr Nicholas F Markham
Cllr H C J Marshall
Cllr Jennifer Edwards
Cllr Gavin J Miller
Cllr Richard H Nicholls
Cllr Andreas N Gledhill
Cllr Duncan J Goldie-Scott
Cllr William W Griffiths
Cllr K P Ivens
Cllr Judith Anne Werner
Cllr Joseph Glickman
Cllr A G Lazarus
Cllr Jillian A Selbourne
Cllr P J J Batty
Cllr A M Mallinson
Cllr Lady Shirley Porter
Cllr R S J Michaels
Cllr John Moreland
Cllr R J Davis
Cllr S H Milton
Cllr JKHunt
Director of Planning and Communications LB Camden
Borough Planning Officer Royal Borough of Kensington and Chelsea
Director of Town Planning and Economic Development LB Lambeth
The Borough Planner LB Wandsworth
The Thirties Society
Crown Estate Commissioners
North East Thames Regional Health Authority
North West Thames Regional Health Authority
Paddington and North Kensington Health Authority
Riverside Health Authority
Thames Water PLC
Ancient Monument Society
The Civic Trust

Council For British Archaeology
English Heritage Historic Buildings and Monuments Commission for England
Landscape Institute
Royal Fine Arts Commission
Save Britain's Heritage
Society for the Protection of Ancient Buildings
Charlotte Street Association
East Marylebone Planning Forum
Hyde Park Estate Residents Association
The Knightsbridge Association
The Marylebone Association
The Marylebone Village Residents' Association
The Paddington Society
Princess Court Residents' Association
Hugh Bullock, Gerald Eve Limited
The Jermyn Street Association Working Party
The Northern Section of Greater London Archaeology
Oxford Street Association
The Pimlico Neighbourhood Aid Centre
The Pimlico Society
St James's Association
St John's Wood Protection Society
The Strand Association
Westbourne Neighbourhood Association
Westbourne Amenity Society Forum
LEB Head Office
London Planning Advisory Committee
Mr Mark Balaam, Borough Liaison Officer London Tourist Board
Post Office, London Postal Region, Operations Planning Division
Post Office, London Postal Region, Controller Buildings and Mechanisation Division
River Thames Society
Westminster Property Owners Association
Architectural Association Inc
British Property Federation
London Fire and Civil Defence Authority
British Telecom London Region
National Rivers Authority Thames Region
Cities of London and Westminster Trades Council
Craft Advisory Council
The Georgian Group Association
Dolphin Square Tenants
East Marylebone Residents Association
Grosvenor and Belgravia Residents Association
The Harrowby and District Residents Association
Lillington Gardens Tenants Association
The Mayfair, Piccadilly and St James's Association
Millbank Estate Tenants Association
Paddington Federation of Tenants and Residents Associations
Peabody Tenants Group
Pimlico Residents Action Group

Pimlico Tenants and Residents Association
The Residents Association of Mayfair

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.

Map No.

B. Proposed New Areas to Protect Good Quality Housing Estates

(4) Fisherton Street Estates NW1 IV

No comments have been received on this proposal.

(5) Churchill Gardens SW1 V

No comments have been received on this proposal.

(6) Lillington Gardens SW1 VI

No comments have been received on this proposal.

(7) Hallfield Estate W2 VII

The Princess Court Residents' Association found the proposal surprising but raised no formal objection.

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 East 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 Chance

MEPC

Grosvenor Estate Holdings

Total -19 Respondents



Decision Maker: Cabinet Member for Built Environment
Date: 31 January 2012
Classification: For General Release
Title: Lillington and Longmoore Gardens Conservation Area: Adoption of audit as Supplementary Planning Document and Designation of conservation area extension
Wards Affected: Tachbrook
Key Decision: No
Financial Summary: No financial Implications
Report of: Strategic Director, Built Environment

1. Executive Summary

National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 56 conservation areas and to consider the designation of further ones. This report seeks agreement to formally designate an extension to the Lillington Gardens area to include Longmoore Gardens and the re-naming of the conservation area to reflect this change. This report also seeks agreement for the adoption of the Lillington and Longmoore Gardens Conservation Area Audit as a Supplementary Planning Document. Once agreed, stakeholders will be notified and a statement of adoption and final SPD documents will be published on the Council website.

2. Recommendations

2.1 That the Cabinet Member for Built Environment resolves to agree the designation of the extension to the Lillington Gardens Conservation Area to include Longmoore Gardens as detailed in the report at Appendix 2, and the renaming of the conservation area as Lillington and Longmoore Gardens Conservation Area.

2.2 That the Strategic Director for Built Environment 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 designation.

2.3 That the Cabinet Member for Built Environment (a) considers the representations received in response to public consultation and endorses officers' comments and the amendments made in response to these and (b) resolves to adopt the Lillington and Longmoore Gardens Conservation Area Audit (attached at Appendix 4) as a Supplementary Planning Document.

3. Reasons for Decision

Longmoore Gardens Estate is considered to be of architectural and historic interest and relates in age, scale, use and materials to the adjoining townscape already included within the conservation area. Its designation will help to ensure the area's preservation and enhancement.

It is considered that the audit will provide a sound basis for the future stewardship of the Lillington and Longmoore Gardens Conservation Area, meeting the statutory requirements placed on the Council. The audit has been amended as a result of the consultation process and to take into account comments received.

4. Background, including Policy Context

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. Westminster is undertaking an ongoing and comprehensive review of its 56 conservation areas and this involves consideration of conservation area boundaries and preparation of detailed conservation area appraisals (audits) for each area.

The draft Lillington Gardens Conservation Area Audit and boundary review was agreed by the Cabinet Member for Built Environment for consultation purposes on 5 July 2011 and has since been through public consultation. The SPD documents, which form an appendix to the audit, were also the subject of consultation. These include a statement of consultation and representations received, as required by the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

Public consultation was undertaken in various phases. Prior to and during drafting of documents, and as required by the SPD process, a period of informal consultation was undertaken where comments were sought from stakeholders. Early drafts of the document were sent to English Heritage and CityWest homes for initial comment. The forthcoming drafting of the audit was also advertised on the Westminster website.

Following approval of the draft by the Cabinet Member for Built Environment, the main public consultation on both the audit and boundary review took place from July-September 2011. The documents were placed on deposit for public inspection. A notice dated 5 August 2011 was published in the local paper and 10 site notices were placed around the conservation area. A letter dated 28 July 2011 also invited all interested parties to comment on the audit. The draft document has also been available to download electronically from the Westminster website since early July 2011. Ward Councillors were also notified. A list of consultees can be found at Appendix 1.

Main Comments Received

Nine responses were received in response to the formal consultation: these came from three residents, CityWest Homes, English Heritage, Transport for London/ GLA and the ward councillors. These all supported production of the document and no specific amendments were requested to the audit but references to protection of open spaces and

the impact of satellite dishes have been strengthened in response to comments received. Full details of comments are set out in Appendix 3.

Proposed Conservation Area Extension.

An extension to the conservation area to include the Longmoore Estate and two other buildings (Barclays Bank, 1 Churton Street and Post Office, 167-169 Vauxhall Bridge Road) is proposed as set out in the extension report at Appendix 2. General support was expressed for the extension of the area through public consultation along with one email of support for inclusion of the bank and post office buildings in particular.

Ward councillors have written to support the inclusion of Longmoore Gardens in the area but initial concerns were expressed by two ward councillors at the inclusion of the bank and post office buildings as unlisted buildings of merit in the extended area, given their difference in character to the rest of the conservation area. Officers have reviewed the inclusion of the buildings and responded to Ward councillors; who indicated the extension to include the whole area would be acceptable as long as this did not result in the buildings being “preserved in aspic”. Officers are therefore recommending the entire proposed extension is included in the conservation area and that these buildings are identified as of merit. Full details of comments and officer response is set out in Appendix 3.

The audit has been amended to incorporate revised maps showing the extended conservation area which will be included if the extension is agreed. Some minor amendments have also been made to the audit text to reflect the proposed new conservation area boundary and incorporate text from the extension report, which was also subject to consultation.

5. Financial Implications

There are no financial implications arising from this report. The audit will be available online and only a small print run will be undertaken at a cost of around £100. Expenditure involved in publicising the designation will be around £100 and can be met from existing budgets.

6. Legal Implications

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”. S.69(2) requires local authorities to review past decisions and to determine whether any further parts of their area should be designated as conservation areas. Planning Policy Statement 5 ‘Planning and the Historic Environment’ advises local authorities that all decisions affecting heritage assets should be based on a detailed understanding of their significance and the supporting English Heritage PPS5 practice guide advises local authorities to consider the use of historic characterisation methods.

7. Consultation

A programme of consultation has been undertaken as detailed above and in accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

8. Human Rights Act 1998

There are no implications under the Human Rights Act.

If you have any queries about this Report or wish to inspect any of the Background Papers please contact: Jane Hamilton on 020 7641 8019, email: jhamilton@westminster.gov.uk

BACKGROUND PAPERS

None

APPENDIX 1: List of consultees

- 1 Edmund Bird, Heritage Advisor, Transport For London
- 2 John Griffith, Team Leader (South), Better Homes, CityWest Homes
- 3 Mirella Brummer, Principal Surveyor, Citywest Homes
- 4 Janet Newbon, Village Manager, Lillington Gardens, Citywest Homes
- 5 Chair, Lillington and Longmoore Gardens Residents Association
- 6 Moy Scott, Chairman, Pimlico FREDA
- 7 Greater London Authority
- 8 Tim Jones, Central & West London Team, English Heritage
- 9 Jason Alexandre, Administrator, Church of St James the Less
- 10 Westminster Property Association
- 11 Catherine Croft, Director, 20th Century Society
- 12 Peter Handley, The Westminster Society
- 13 Olwen Rowlands, Chairman, The Westminster Society
- 14 Stephen McClelland, The Chairman, Vincent Square Residents Association
- 15 June Stubbs, Chairman, The Thorney Island Society
- 16 Chris Sumner, Chairman, London Historic Parks & Gardens Trust
- 17 Neil Taylor, Arboricultural Officer, Trees and Landscape
- 18 Paul Akers, Arboricultural Manager, Trees and Landscape
- 19 Cllr Alan Bradley, Ward Member, Tachbrook Ward
- 20 Cllr Nicholas Evans, Ward Member, Tachbrook Ward
- 21 Cllr Angela Harvey, Ward Member, Tachbrook Ward
- 22 Ruth Buston, Victoria BID
- 23 Toby Profit, Resident, Joseph Conrad House
- 24 Glyn Davies, Resident, Aubrey Beardsley House
- 25 Simon Bream, Resident
- 26 Julie Bundy, Westminster Artisans
- 27 Godfrey Woods, South Area Planning Team
- 28 Mike Gray, South area planning team

APPENDIX 3: Statement of Representations Received

Respondent	Comment	Response
English Heritage	The document was very well written and addressed all of the relevant issues. I will certainly use the document to guide my decisions when considering future proposals for works on the estate.	Support welcomed.
Transport for London/ GLA	The audit is of the usual high standard of Westminster’s appraisals and covers all the salient issues of this single architectural genre conservation area. The extension to include the slightly later adjacent Longmoore Estate, completed in 1980 only 8 years after Darbourne & Darke’s Lillington Gardens was finished, is eminently sensible as the relationship between the two estates in terms of their architectural and spatial planning approach, the landscaping strategy and the palette of materials, is very close indeed. I am also pleased that the charming George V style Barclays Bank and Vauxhall Bridge Road Post Office (c1930 designed by the Office of Works) have been included and concur with your assessment of their contribution to good quality townscape of this distinctive neighbourhood.	Support welcomed.

<p>Resident</p>	<p>I was forwarded this email to talk about the proposed extension of the conservation area. I think this is a great idea but I am concerned that people aren't adhering to any of the guidance re wiring and the instillation of satellite dishes.</p> <p>We have them all over the place in Lillington gardens - and there is no policy to just have one satellite dish for everyone (which would no doubt be easier).</p> <p>Cabling has recently been brought in, but so far nothing has been done to make sure it adheres to design guidance for installing it and we have currently had cabling dangling from Morgan House for almost a year.</p> <p>It seems a shame that all this effort to keep an area looking a certain way is being undone. The barbican does not suffer from a similar fate and if we don't create a policy on satellite dishes with the digital switch over we are in danger of having hundreds of them. We will also be left with the eye sore of the left over TV aerials.</p>	<p>Agreed.</p> <p>This message will be forwarded on to CityWest Homes to ensure this is picked up in their management plan.</p>
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Local Resident	<p>My major concern about the conservation area is that it will be used a vehicle to infill the green areas on Lillington and Longmoore. I would like it to be clearly stated in the document that there is no intention to infill with additional buildings on areas that are currently green.</p>	<p>Agree this is an important issue. The purpose of the conservation area is to protect and enhance what makes the area special, including the green open spaces at the heart of the area. The green open spaces are very much part of the original concept for the estate and complement the original architecture, as well as providing valuable open space for residents and contributing to biodiversity.</p> <p>The study makes reference to their importance. However, to strengthen this, a reference has been added to the section on open spaces to the Council's development plan (UDP) policy on open spaces to tie the significance of the spaces to the policy to protect them (at p58 of the audit). This policy states that permission will not be given for development on parks, landscaped spaces and public or private gardens where these are characteristic features of conservation areas. Have also added a reference in the management proposals section of the document to resisting development on the open spaces.</p>
Resident, Aubrey Beardsley house	<p>I have read the material, and I am in favour of extending the Conservation Area to the Longmoore side of the Estate.</p>	<p>Support welcomed.</p>

CityWest Homes	<p>The technical services and better homes teams have reviewed the proposal and particularly the proposal to extend the boundary of the Lillington Gardens conservation area and have no comments to make.</p> <p>Our Better Homes team advise that they have proposals for major works next year, however the specification for these is consistent with previous proposals for Lillington which in turn account for the conservation area requirements.</p>	<p>Noted. A final version of the audit will be forwarded to CityWest homes to ensure this can be reflected in future programmes of works.</p>
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Cllr Nicolas Evans	<p>I support this strongly but have some points; my concerns initially are the designation of the bank and PO at the NE corner of Longmoore as being of merit. They clash with the rest of Longmoore and might well be redeveloped to provide a more sympathetic blend with the rest of the area which also makes better use of space.</p> <p>I strongly support the comment on improving the Churton Street walkway. This needs to be tied in with redevelopment of the market in Tachbrook St. I note the points on signage but Lillington Gardens is notoriously difficult to navigate and though signs must be sympathetic they must be clear particularly to the emergency services. I feel that street furniture needs to be sympathetically chosen but would feel that omitting the possibility of heritage style is wrong a priori.</p> <p>Second response indicated that he is happy if with the proposals if this does not prevent redevelopment and does not result in the buildings being preserved in aspic .</p>	<p>We fully agree that these two buildings have a very different character to the conservation area overall, which was designated to protect the original housing estates from the 1970s. However, in the same way that the original conservation area includes a number of buildings which are of a different era and style to those of the Lillington Gardens Estate (such as the church and adjoining school), we felt the whole site should be included to demonstrate the evolution of the area and will help ensure that any future redevelopment of the buildings is in keeping with the character of the adjoining buildings.</p> <p>With regards to the two buildings, officers' view was that these are not without merit in themselves and we did also receive some support through the public consultation for their inclusion in the area. However, their inclusion within the conservation area and identification as of merit would not preclude their redevelopment but would ensure that, if in future they are not felt to be worthy of retention, proposals for</p>
Cllr Alan Bradley	Supports the views of Councillor Evans relating to the bank and the post office.	See above for response.
Cllr Angela Harvey	Supports the inclusion of Longmoore Gardens in the conservation area.	

II Listed Buildings

St James the Less Church	I
School and Parish Rooms, St James the Less Church	I
Railings to Tower Porch of St James the Less Church	II*
Railings to Playground of St James the Less School	II*
Fairchild House	II*
Henry Wood House	II*
Charlwood House	II*
Morgan House	II*
Repton House	II*
Forsyth House	II*
Parkinson House	II*
Stourhead House	II*
Goodyer House	II*
Electricity Transformer station	II*
Longleat House	II
Exbury House	II
Wisley House	II
Priory House	II
Thorndike House	II
Pimlico Library	II

III OTHER DESIGNATIONS

Adjacent Conservation Areas



Archaeological Priority Areas

None

Designated Views

None

Regulation 7 Directions

None

Protected London Squares

None

IV WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

Core Strategy

The Core Strategy (adopted January 2011) sets out the spatial vision for Westminster up to and beyond 2025.

<http://www.westminster.gov.uk/services/environment/planning/ldf/corestrategy/>

Unitary Development Plan

Detailed planning policies are explained in the adopted City of Westminster Unitary Development Plan. This can also be viewed on-line at:

<http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

Design Guides and Publications

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

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Satellite Dishes: A Guide to Siting and Design
8. Repairs and alterations to listed buildings
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. Public CCTV Systems – Guidance for Design and Privacy
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. A Brief Guide to Planning Enforcement
14. Advertisement Design Guidelines.
15. Conservation Area Audits for Pimlico and Vincent Square.

Further Reading

1. Bradley, S and Pevsner (2003), The Buildings of England. London 6: Westminster. Yale University Press
2. Watson, I (1993) Westminster and Pimlico Past. Historical Publications Ltd.
3. Weinreb and Hibbert (1983) The London Encyclopaedia Papermac
4. Lillington 3- The Architect's Journal,, 12 January 1972, pp. 56-58.
5. Lillington Street Pimlico. Architects Journal vol. 164, No 48, Dec 1 1976

Sourcing Professional Advice and Building Materials for Historic Building Works

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.

Local History

For copies of historic maps and images and information on all aspects of local history contact:

City of Westminster Archive Centre
10 St. Ann's Street
London SW1P 2XR

General Enquiries: Tel: (020) 7641 5180

Other sources for historic maps & images

Motco Enterprises Ltd www.motco.com

Collage – Guildhall and London Metropolitan Archive <http://collage.cityoflondon.gov.uk/collage/app>

WESTMINSTER CITY COUNCIL CONTACTS LIST

Planning Information

For further advice and information on the conservation area, please contact City Planning:

Tel: (020) 7641 8019/8705 or Fax: (020) 7641 2515. E-mail: [conservationareaudit @westminster.gov.uk](mailto:conservationareaudit@westminster.gov.uk)

Or write to:

**City Planning
Built Environment
Westminster City Council
City Hall, 64 Victoria Street,
London SW1E 6QP**

CityWest Homes

For advice on the management and repair of the estate, please contact:

**Lillington and Longmore Estate Office
3 Charlwood Street,
London SW1V 2ED**

Telephone: 020 7245 2620

Email: lilloEO@cwh.org.uk

Fax: 020 7245 2618

Repairs: Freephone 0800 358 3783

Out of hours: 020 7286 7412

Further Information

Alternatively you can ring the Planning General Inquiries number for assistance. Tel: (020) 7641 2513.

Translation Service

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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 بھوانے کا انتظام کر سکتے ہیں، برائے سہرا، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، لکھ دیجئے گئے پتہ پر لکھیں۔

Farsi

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

Serbo Croat

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

Conservation Area Audit
Built Environment
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.