



GENERAL INFORMATION LEAFLET

# LISSON GROVE Conservation Area

# 50



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT  
DEVELOPMENT PLANNING SERVICES MAY 2004

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**Designation:** Designated in November 1990 to include the north side of Broadley Terrace, St Edwards Convent and Primary School and an area on either side of Bell Street and west of Lisson Grove.

**Historical Background:** The area originated as a Saxon and medieval settlement in the manor of Lillestone close to the Roman Watling Street. It was described as a hamlet in the Domesday book of 1086, centred around Bell Lane (now Bell Street). Part of the area was developed by the Portman Estate after they acquired the land in 1553. Lisson Green, formerly north of Bell Street, was mentioned by Samuel Pepys in his diaries in 1666. New Road (now Marylebone Road) first proposed in 1755, opened to traffic in 1757. The urbanisation of Lisson Green was complete by 1836, including the erection of Christ Church, Cosway Street in 1824-5 designed by Thomas Hardwick and completed by his son Philip. Other remnants include No. 6 Rossmore Road (c.1800) and Nos. 99-101 Ashmill Street (c. 1820-30). In Victorian times the area evolved as a residential area for those 'in service' as well as attracting artists and writers.

**Listed Buildings:** There are 24 listed buildings in the Conservation Area including Nos. 1-18 Lisson Cottages. Most notable are Christ Church, Cosway Street (Grade II\*) by Thomas and Philip Hardwick (1824-5) and St Edward's Convent, Harewood Avenue (c. 1844) attributed to A.W.N. Pugin and G. Blount.

**Key Features:** The land-use character of the area is predominantly residential with retail uses at street level in Bell Street and Lisson Grove, education buildings to the west of Cosway Street and the Nightingale Hospital in Lisson Grove.

The area grew up as part of the outward expansion of London, principally as a result of development of the Portman Estate. Much of the area was subsequently redeveloped, evolving a pattern of straight terraces interspersed by larger monolithic buildings. In Harewood Avenue, a typical terrace of stock brick with stucco dressings complements the buildings facing Broadley Terrace and Rossmore Road. St Edward's Convent to the south, is a large mid-nineteenth century Gothic building arranged around a courtyard and faced in ragstone under a state roof. Bell Street includes a number of Victorian terraces with shop units on the ground floor and, at No. 52, a bold modern art gallery by Tony Fretton completed in 1991. The southern end of Cosway Street includes a complete terrace of four-storey houses of stock brick, rendered at ground floor level and set behind front boundary railings. Directly opposite and occupying a prominent corner site is the neo-Classical Christ Church (successfully converted to offices in 1988-89) which serves as a key feature in the townscape, with its tall colonnaded bell tower climaxed by an Italianate cupola built above the Ionic portico. Other noteworthy terraces include Nos. 25-51 Daventry Street, the majority of which have recently been sensitively converted to residential use on the ground floor, and Nos. 32-37 Ranston Street, developed partly as the result of the work of the National Trust founder and social reformer Octavia Hill who lived nearby. More recent developments include: Manor House, Marylebone Road (1907) air Arts and Crafts/Art Nouveau mansion block by Gordon and Gunton and Nos. 78-79 Ashmill Street (1988) a low-rise development of flats and houses by Jeremy Dixon.

**Adjacent Conservation Areas:** The Portman Estate Conservation Area lies to the southeast across Marylebone Road.

**Strategic Views:** Not affected.

**Areas of Special Archaeological Priority:** Part of Paddington and Lillestone Villages lies within the western edge of the Conservation Area around Ranston Street and Bell Street.

**Article 4 Directions:** None.

**Regulation 7 Directions:** None.

**Planning Briefs and Design Guides:** No specific guidelines for this area.

**Spaces protected by the London Squares Act 1931:** None

**Registered Historic Parks and Gardens:** None.

## Contacts

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