

CITY OF WESTMINSTER  
CONSERVATION AREA  
DIRECTORY No.3

MAIDA VALE

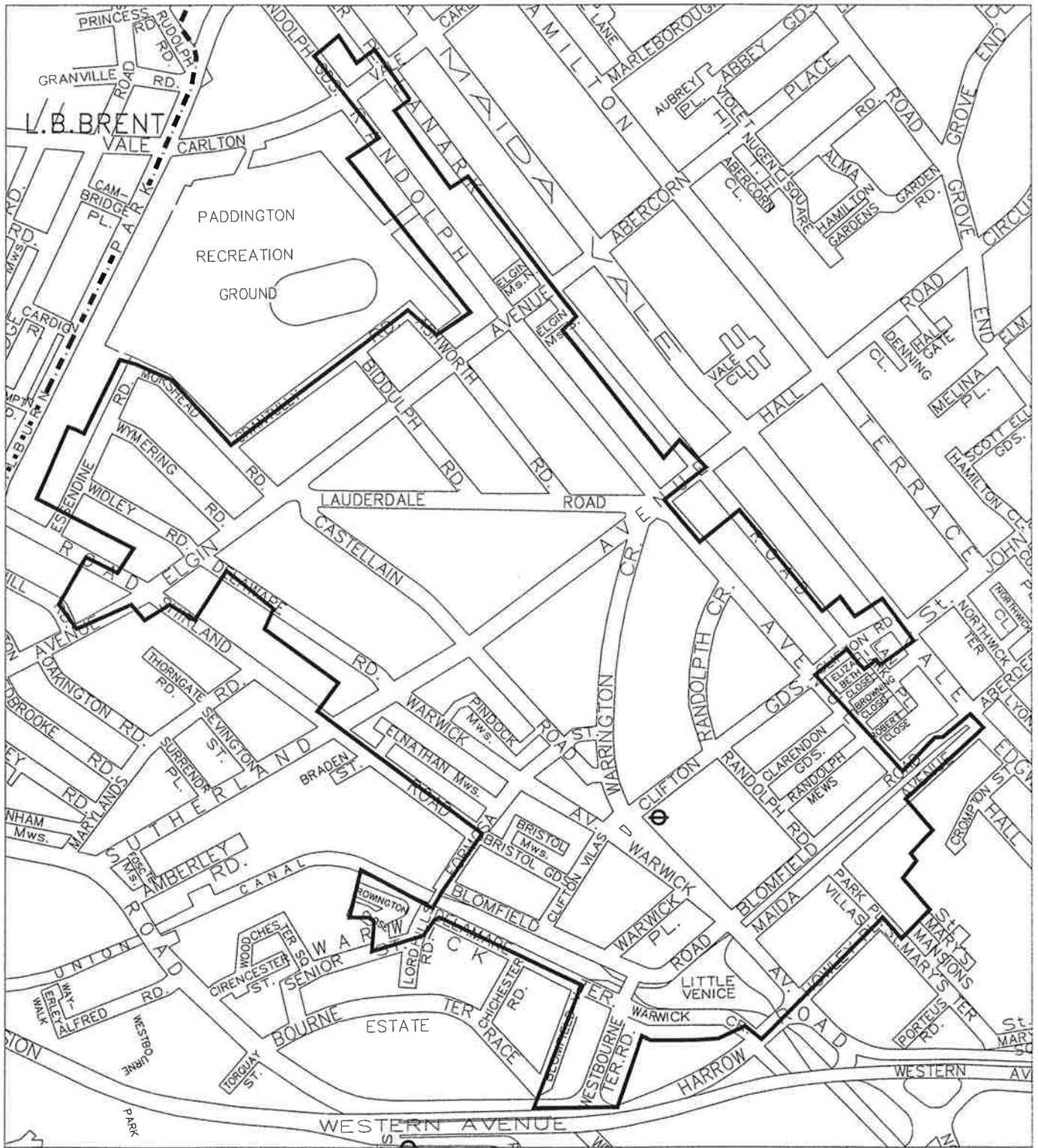
# **MAIDA VALE CONSERVATION AREA DIRECTORY**

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# MAIDA VALE CONSERVATION AREA DIRECTORY

## 1. Designation and Extension

# MAIDA VALE CONSERVATION AREA



**LEGEND**

-  Council Boundary
-  Boundary Conservation Area 3

Scale - None



CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 29TH SEPTEMBER 1966

TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 32

STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

WARWICK AVENUE AREA - PART OF THE CHURCH COMMISSIONERS  
MAIDA VALE ESTATE.

REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER.

1. The Ministry of Housing and Local Government is compiling a revised list of Buildings of architectural and historic interest in the Paddington area.

The list does not appear to have been compiled with any consistent policy and officers of this Council and the Greater London Council have agreed certain additions and upgradings for submission to the responsible Committees.

The Minister's list - A, the Greater London Council list - B, and the suggested Westminster City Council list - C are set out on a comparative basis as an appendix to this report.

2. Discussions have been held with Messrs. Chesterton & Sons - acting on behalf of the Church commissioners - regarding the proposed listing.

The Estate had been forwarded a copy of the Minister's proposed list and Messrs. Chesterton & Sons wrote to the Council requesting further information and contesting the advisability of compiling the list at the present time.

Messrs. Chesterton & Son contended that, as the Estate is hoping to formulate a future policy of redevelopment and/or rehabilitation for the area, the question of the architectural quality of the buildings was only one factor amongst many to be taken into consideration and decisions on the matter should not be made out of the context of the overall picture. They instanced structural condition, architectural practicability of conversion and economic viability as other equally important factors.

It has been pointed out to Messrs. Chesterton & Sons that there can be no question of the Minister's list being held in abeyance pending the preparation of the overall scheme for the estate. The purpose of listing was to ensure that in any plans involving demolition or alteration the architectural value of the buildings was not overlooked.

At these meetings with the Estate's Agents the value of these buildings and high quality of the townscape was stressed and the point was made that any scheme for the future should pay particular regard to this.

It was agreed by Officers of this Council that the other factors were of importance and before any decision regarding preservation was made, the proposals of the Estate would be considered. these proposals should be of a comprehensive nature so that the future pattern could be carefully evaluated and comparisons made with the existing complex.

The Officers of the Greater London Council Historic Buildings Division have stated that the Historic Buildings Sub-Committee of that Council may wish to preserve all the buildings on their suggested list.

3. The area was developed in the middle third of the 19th Century with villas and terraces in stack brick or stucco.

The layout of the wide streets, crescents and private greens, together with the canal and the siting of St. Saviours Church results in a very pleasing area.

The architecture of the buildings varies in detail and quality but generally speaking is of a high standard and it is a most interesting example of urban development of the period.

With one or two exceptions the design of the buildings has been carried out in the classical manner.

Each building in the area has been surveyed, photographed and a detailed description is included in the schedule in respect of buildings not included in the Minister's list. No comment is offered in respect of those included in that list at the appropriate Grades. Obviously, as there are approximately 430 in the schedule it is impossible to describe them in detail in this report.

There have been one or two unfortunate piecemeal developments in the past and the destruction of part of Warrington Crescent is particularly regrettable but the area is still remarkably complete.

4. It is considered that the area is one which should be rated as an area of considerable value in civic design terms, and in fact this area was included in the special areas of high amenity in the Future Structure map of the City which has previously been before the Committee.

#### RECOMMENDATION

That the Minister of Housing and Local Government be asked to make additions to the statutory and supplementary List of Buildings of special architectural or historic interest in accordance with column (C) of the attached schedules.

F. G. WEST  
CITY ARCHITECT AND PLANNING OFFICER

Address	A	B	C	Description
Warrington Crescent 4-36 (Even) 1-49 (Odd) Stranrear House and Cumberland House	2 2 3	2 2 2	2 2 2	Mid 19th Century 4 storeys, attic and basement - stucco - classical manner. Flat pitched slate roof with cornice and dormers - 'Doric' porches - bowed windows on ground and first floors with Jacobean style balustrades.
Colonnade Hotel and Warrington Lodge Warrington Hotel	2 -	2 3	2 -	1856 - 59 - storeys. Interesting example of the period - not particularly good architecturally - not part of a group.
Formosa Street 1-5 (Odd) 2-18 (Even) Prince Alfred Public House Warrington Lodge	2 2 2 2	2 2 2 2	2 2 2 2	

Address	A	B	C	Description
7/8, 9/10 (Con.)	-	3	3	1861 - 3 storey and basement (Front) 4 storeys (Rear) 2 pairs of houses - Stucco - classical manner - simple treatment of facades - rear elevations fronting on to a communal private garden. Detailing not of the highest quality, corinthean porches, splayed bay windows with 'corinthean' pilasters and entablatures - 1st Floor windows with entablatures (pedimented) cornice at roof level (with balustrade - Res. 9/10). Flat roof.
1 - 6 (Con.)	-	3	3	1856 - 60 4 storeys and basement (Front) - 5 storeys (Rear - Terrace - Stucco - classical manner. Street elevation much altered - rear elevation to private communal garden not unattractive. Rear elevations have splayed bays on two floors with continuous iron balcony and steps down into garden. Windows at 2nd Floor (rear) with entablatures - cornice at roof level with balustrade (part) - Flat roof.
Clifton Villas (South) 1 & 56 Blomfield Road 2/3, 4/5, 6/7, 8/9, 10/11	3 3	2 3	2 2	See 56 - Blomfield Road. 1850 - 55 3 storeys and basement - Pairs - Stucco - Villa type house of good detail - classical manner - varying slightly but in the main with central facade and recessed entrance wings - some with eaves and slate roofs and remainder with cornices and flat roofs. Entrance doors with entablatures and Ground floor windows with architraves or entablatures.



Address	A	B	C	Description
<p>2/3, 4/5, 6/7, 8/9, 10/11 (Con.)</p> <p>Warwick Avenue (West)</p> <p>7 &amp; 34 Blomfield Road</p> <p>9/11, 13-19 (Odd), 21-25 (Odd) 27/29</p>	<p>2</p> <p>-</p>	<p>2</p> <p>2</p>	<p>2</p> <p>2</p>	<p>Note: The proposed G.L.C. grading was queried and officers of that Council have now agreed that they will support Westminster in grading item 2.</p> <p>See 34 Blomfield Road.</p> <p>1841 - 45 3 storeys and basement - Pairs and one group of three - bricks with stucco trim - slated roofs with eaves - recently renovated - converted into flats - straightforward, simple classical manner, windows on Ground floor - entablatures (doors pedimented ) - 1st floor not entablatures.</p> <p>1845 - 51 3 storeys and basement - Pair - stucco - classical manner - roof with entablatures 'Doric' porches and entablatures to 1st and windows 'Doric' pilasters as quoins supporting roof entablatures.</p>
<p>Warwick Avenue (East)</p> <p>2 &amp; 20 Hawley Place,</p> <p>4/6, 8/10, 12/14, 16 &amp;</p> <p>32 Maida Avenue</p> <p>18 &amp; 33 Blomfield Road</p>	<p>2</p> <p>2</p>	<p>2</p> <p>2</p>	<p>2</p> <p>2</p>	

Address	A	B	C	Description
20/22, 24/26, 28/30, 32/34, 36/38, 40/42	3	2	2	1850 - 55 3 storeys & basement - Pairs - Stucco - classical manner, modest than Nos. 4 - 18 but pleasant villas with good detailing. Some with eaves and pitched slate roofs - some with cornices and low pitched flat roofs. Variety of window treatments from splayed bays on Ground to windows with entablatures - 1st floor windows with entablatures. of treatments to door surrounds
St. Saviours Church Warwick Avenue (West) (North of Clifton Villas) 33/35	-	2	2	Ragstone - Gothic design with tower - galleries interior Architect
37/59 (Odd)	-	3	3	Mid 19th Century - 4 storeys, attic & basement - Pair - Stucco - classic manner similar in detail to Stranraer House and Cumberland House opposite. Mid 19th century - 4 storeys and basement - Terrace - Stucco - classical manner. Elaborate detailing but not up the standard of other terraces in the area - but of importance to the group around the Church. Cornice at roof level - with balustrade (part) - Ionic porches - 1st floor windows grouped in threes, doric pilasters and entablatures (centre window pedimented). End bays projecting with arched windows grouped in threes. Continuous balcony with iron balustrade.

Address	A	B	C	Description
61/63  Clifton Gardens (North) 2/22 (Even)	-	3	3	Mid 19th century - 4 storeys, attic and basement - similar to Nos. 33/35 but details altered. Not important to group - if Nos. 37/59 were to be rebuilt.  1851 - 59, 4 storeys and basement - Terrace - Stucco - classical manner cornice to flat roof - Note: Nos. 16-22 higher due to 'piano nobile' Doric porches with decorated frieze & cornice carried round as string course. 1st floor windows with entablatures and continuous balcony with iron balustrade. Nos. 16/22 - 1st floor windows pedimented.
24b/24c	-	2	2	1851 - 59, 4 storeys & basement - Pair - Stucco - classical manner cornice to flat roof. Elaborate detail. Porches with decorated piers and round arched openings - Bay windows on ground & 1st floors with decorated frieze &
26/54 (Even)	-	2	2	1851 - 59, 4 storeys, attic & basement - Terrace - Stucco - classical manner - cornice to mansard slate roof with dormers - Doric porches - 1st floor windows, with entablatures (some pedimented) and continuous balcony with iron balustrade. 2nd floor windows with entablatures.
56/58	-	2	2	1851 - 59, 3 storeys, attic & basement - Pair - Stucco - classical manner Stucco villas, projecting porches - 1st floor windows with pedimented entablatures. Cornice at roof level - dormers.

Address	A	B	C	Description
Warrington Crescent 4-36 (Even) 1-49 (Odd) Stranrear House and Cumberland House	2 2 3	2 2 2	2 2 2	Mid 19th Century 4 storeys, attic and basement - stucco - classical manner. Flat pitched slate roof with cornice and dormers - 'Doric' porches - bowed windows on ground and first floors with Jacobean style balustrades.
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Address	A	B	C	Description
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1 - 6 (Con.)	-	3	3	1856 - 60 4 storeys and basement (Front) - 5 storeys (Rear - Terrace - Stucco - classical manner. Street elevation much altered - rear elevation to private communal garden not unattractive. Rear elevations have splayed bays on two floors with continuous iron balcony and steps down into garden. Windows at 2nd Floor (rear) with entablatures - cornice at roof level with balustrade (part) - Flat roof.
Clifton Villas (South) 1 & 56 Blomfield Road 2/3, 4/5, 6/7, 8/9, 10/11	3 3	2 3	2 2	See 56 - Blomfield Road. 1850 - 55 3 storeys and basement - Pairs - Stucco - Villa type house of good detail - classical manner - varying slightly but in the main with central facade and recessed entrance wings - some with eaves and slate roofs and remainder with cornices and flat roofs. Entrance doors with entablatures and Ground floor windows with architraves or entablatures.

Address	A	B	C	Description
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<p>Warwick Avenue (East)</p> <p>2 &amp; 20 Hawley Place,</p> <p>4/6, 8/10, 12/14, 16 &amp;</p> <p>32 Maida Avenue</p> <p>18 &amp; 33 Blomfield Road</p>	<p>2</p> <p>2</p>	<p>2</p> <p>2</p>	<p>2</p> <p>2</p>	

Address	A	B	C	Description
<p>20/22, 24/26, 28/30, 32/34, 36/38, 40/42</p> <p>St. Saviours Church</p> <p>Warwick Avenue (West) (North of Clifton Villas) 33/35</p> <p>37/59 (Odd)</p>	<p>3</p> <p>-</p> <p>-</p> <p>-</p>	<p>2</p> <p>2</p> <p>2</p> <p>3</p>	<p>2</p> <p>2</p> <p>2</p> <p>3</p>	<p>1850 - 55 3 storeys &amp; basement - Pairs - Stucco - classical manner, modest than Nos. 4 - 18 but pleasant villas with good detailing. Some with eaves and pitched slate roofs - some with cornices and low pitched flat roofs. Variety of window treatments from splayed bays on Ground to windows with entablatures - 1st floor windows with entablatures. of treatments to door surrounds</p> <p>Ragstone - Gothic design with tower - galleries interior Architect</p> <p>Mid 19th Century - 4 storeys, attic &amp; basement - Pair - Stucco - classic manner similar in detail to Stranraer House and Cumberland House opposite.</p> <p>Mid 19th century - 4 storeys and basement - Terrace - Stucco - classical manner. Elaborate detailing but not up the standard of other terraces in the area - but of importance to the group around the Church. Cornice at roof level - with balustrade (part) - Ionic porches - 1st floor windows grouped in threes, doric pilasters and entablatures (centre window pedimented. End bays projecting with arched windows grouped in threes. Continuous balcony with iron balustrade.</p>

Address	A	B	C	Description
61/63  Clifton Gardens (North) 2/22 (Even)	-	3	3	Mid 19th century - 4 storeys, attic and basement - similar to Nos. 33/35 but details altered. Not important to group - if Nos. 37/59 were to be rebuilt.  1851 - 59, 4 storeys and basement - Terrace - Stucco - classical manner cornice to flat roof - Note: Nos. 16-22 higher due to 'piano nobile' Doric porches with decorated frieze & cornice carried round as string course. 1st floor windows with entablatures and continuous balcony with iron balustrade. Nos. 16/22 - 1st floor windows pedimented.
24b/24c	-	2	2	1851 - 59, 4 storeys & basement - Pair - Stucco - classical manner cornice to flat roof. Elaborate detail. Porches with decorated piers and round arched openings - Bay windows on ground & 1st floors with decorated frieze & .
26/54 (Even)	-	2	2	1851 - 59, 4 storeys, attic & basement - Terrace - Stucco - classical manner - cornice to mansard slate roof with dormers - Doric porches - 1st floor windows, with entablatures (some pedimented) and continuous balcony with iron balustrade. 2nd floor windows with entablatures.
56/58	-	2	2	1851 - 59, 3 storeys, attic & basement - Pair - Stucco - classical manner Stucco villas, projecting porches - 1st floor windows with pedimented entablatures. Cornice at roof level - dormers.



Address	A	B	C	Description
<p>Clifton Gardens (South)</p> <p>53/55 (Odd)</p> <p>21/39 (Odd)</p> <p>1/19 (Odd)</p> <p>Randolf Avenue (West)</p> <p>29/59 (Odd) &amp; 28</p> <p>Randolph Crescent</p> <p>Nos. 29 - 43</p> <p>Nos. 45 - 59</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>2</p> <p>2</p>	<p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p>	<p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p>	<p>1851 - 59, 4, 4 storeys &amp; basement - Pair (part of terrace 21-39) - Stucco - Classical manner - cornice (elaborate) to flat roof - 'Doric' porches - 1st &amp; 2nd floor windows with entablatures. Gable wall decorated with window panels -detailing as for real windows.</p> <p>1851 - 59 - see as above.</p> <p>1851 - 59, 4 storeys &amp; basement - Terrace - Stucco - classical manner (similar to Nos. 2- 22).</p> <p>Nos. 29/43 - 1856/60 &amp; Nos. 45/59 - 1860/70, 4 storeys &amp; basement and 4 storeys attic &amp; basement - Terrace (built in sections at slightly differing periods) - Stucco - classical manner.</p> <p>Nos 29 - 31 Doric porches - simple architraves to windows continuous balcony with iron balustrade - flat roof.</p> <p>Nos. 33 and 35 - see as above with some pedimented windows.</p>

Address	A	B	C	Description
<p>Nos. 29 - 43</p> <p>Nos. 45 - 59 (Continued)</p> <p>No. 61</p> <p>Nos. 63 - 79 (Odd)</p> <p>Randolph Avenue (East)</p> <p>32 - 92 (Even)</p> <p>94 - 96</p> <p>Clarendon Gardens</p> <p>8 - 34 (Con)</p>	<p></p> <p></p> <p>2</p> <p>2</p> <p></p> <p>2</p> <p>-</p> <p>0</p>	<p></p> <p></p> <p>2</p> <p>2</p> <p></p> <p>2</p> <p>-</p> <p>2</p>	<p></p> <p></p> <p>2</p> <p>2</p> <p></p> <p>2</p> <p>3</p> <p></p> <p>2</p>	<p>Nos. 37 - 43 4 houses with slight projection from main facade - Doric porches with 1st floor square bays over with panelled balustrade with arched windows. Bow windows on 2nd floor (one with balustrade.)</p> <p>Windows on 1st floor pedimented entablatures and entablatures to 2nd floor windows. elaborate cornice at roof - flat.</p> <p>Nos. 45 - 59 (including 28 Randolph Crescent) - as listed.</p> <p>Nos. 29 - 43 are not to the same detailing as the main part of the terrace but are considered to be part of the group.</p> <p>Part of the terrace (32 - 96) although somewhat mutilated (especially No. 94) of value to the group - but so altered that a Grade 2 not possible.</p> <p>1851 - 59 - No. 18 - 21 3 storeys &amp; basement. Nos. 22 - 30 4 storeys &amp; basement. Nos. 31 - 34 3 storeys &amp; basement - Terrace - Stucco - classical manner. Ionic porches, 1st floor windows with entablatures (decorated friezes) - continuous 1st floor balcony with iron balustrade - 2nd floor windows semented arched - simple cornice at roof level.</p>

Address	A	B	C	Description
Clarendon Gardens - continued 8-17 (Con)	-	2	2	Nos. 8 - 17, 4 Storeys & basement similar to Nos. 18- - 34 - Nos. 1 - 7 of more simple detail with pilaster surrounds to entrances. 3 storeys and basement.
Randolph Road 1/2, 3/4, 5/6, 7/8, 8a & 9b - Clifton Gardens 9a Clifton Gardens & 9a, 9/10, 11/12, 13/14, 15/16, 17/18, 19/20	-	3	-	1851 - 55, Semi-detached villas of mixed styles. Poor detailing - 'Facade' or 'Stage' architecture - No value to the group.  See as above.
Bloomfield Road 15 - 33 (Con) & 18 Warwick Avenue 15 - 32 33	3 2	2 2	2 2	1840 - 45, 2 and 3 storeys & basement - 8 pairs and 4 single houses many types and differing details but all in classical manner except Nos. 17-18 which are in a 'Tudor' style. All stucco except Nos. 17/18, 24, 26, 27, 28, 31, 32 which are in stack bricks with stucco trim (Nos. 26, 31, 32 with stucco ground floors.) Varied but interesting group fronting on to the canal.

Address	A	B	C	Description
7 Warwick Avenue & No. 34, 35-37, 38-39, 40-45	2	2	2	
46-47, 48-49, 50-51, 52-53, 54-55, 56 & 1 Clifton Villas  57-58	3  -	2  2	2  -	1841-48 Six pairs - 3 storeys & basement - Stucco - semi-detached and villas - classical manner - similar to those in Clifton Villas (South)  Mid 18th century (not in Estate) 3 storeys, attic and basement - Stucco  Gnd. floor - Brick and stucco trim - 1st and 2nd - Eaves and low pitch  slate roof splayed bay windows with balustrade - arched windows to 1st floor (central ones in group of 3)  No particular architectural merit.
Clifton Villas (North)  13-21 (Con) & 22-27 (Con)	-	3	-	Group of short terraces - stucco - classical manner - 3 & 4 storeys, attic & basement. Poor architecturally not necessary to group.
Warwick Place  1 - 5 & Warwick Castle P. House	3	-	2	Terrace - small shopping street behind main estate reads. 3 storeys - stucco - classical manner - original shop fronts with exception of No. 5 and at P. House. - 1st floor windows with entablatures cornice at roof level.
Hawley Place  2 & (12 Park Place Villas), 4/6, 8/10, 12/14, 16/18	2	2	2	

Address	A	B	C	Description
20 & 2 Warwick Avenue	3	3	2	Note: No. 20 is listed as Grade 3 in Lists A & B, although half a unit with No. 2 Warwick Avenue which is listed as 2.
Park Place Villas (West) 12 & (2 Hawley Place) 13/14, 15/16,17/18,19 & 24 Maida Avenue	2	2	2	
Park Place Villas (East) 1 - 6 (Con)	2	2	2	
Maida Avenue (not in Estate) 9 - 15 (Con)	3	3	2	1844 - 3 storeys & basement - Terrace - Stucco (Gnd floor - rusticated) and brick with stucco trim above. Projecting porch to No. 9 - Semi circular arched doorways with fanlights. Architrave surrounds to windows. Nos. 9 & 10 - Five sash window divided by Ionic pilasters to Gnd. & 1st floors, with simple surmounting bond iron balconies. Nos. 11 - 15 continuous iron balcony whole terrace - simple bond at roof level.
22/23, 24(& 19 Park Place Villas, 25/26, 27/29 (Con) 30/31, 32(& 16 Warwick Avenue	2	2	2	

Address	A	B	C	Description
Lanark Road 1 - 47 (Odd)	-	-	3	Mid 19th century - Pairs - brick with stucco trim - 2 storeys, basement & attic low pitched slate roofs with eaves. Gnd. floor windows - venetion sub-divisions with architraves and entablatures - also door surrounds. A complete group of small semi-detached villas of attractive appearance.

CITY OF WESTMINSTER  
TOWN PLANNING COMMITTEE - 18 MAY 1967  
CIVIC AMENITIES BILL - CONSERVATION AREAS

JOINT REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER  
AND CITY SOLICITOR

1. The Civic Amenities Bill, upon which the City Solicitor reported to the Committee in September 1966, has completed its passage through the House of Commons and is now before the House of Lords.
2. The Bill as now amended provides for the designation by local planning authorities of 'Conservation Areas' of special architectural or historic interest. Clause 1 provides that every local planning authority is from time to time to determine which parts of the area are of special architectural or historic interest, the character or appearance of the whole which it is desirable to preserve or enhance. These areas are to be known as 'Conservation Areas', the original Bill providing that responsibility in London rested with the Council of the London Boroughs after consultation with the Greater London Council. In its present form the Bill makes the responsible authorities both the Greater London Council and the London Boroughs and requires each authority to consult the other.
3. It is apparent that there is a considerable risk of duplication of work. The Architect to the Greater London Council has already intimated his intention of recommending his Council to define conservation areas as soon as the Bill becomes law and states that his staff have done some preliminary work with this end in view. However, the detailed surveys necessary to define such areas are an essential part of the work being undertaken by the City staff in preparation for the formulation of the local development plan. In fact, the City Architect and Planning Officer expects to be in a position to report to the Committee at the next meeting in general terms on the whole question and in detail upon the Bayswater, St. John's Wood and Portman Estate areas.
4. In view of the impact of conservation areas upon the local development plan the City Architect and Planning Officer has expressed to the Architect to the Greater London Council his opinion that conservation areas are not individually of strategic significance and that it should suffice if a policy statement on this issue is included in the Greater London Plan.
5. The further work define such areas entails considerable consultation with the City Council is, therefore, the appropriate body to take the necessary executive action. As required by the Development Plan Regulations and the Civic Amenities Bill, this work would be undertaken in consultation with the Greater London Council but the formal designation of conservation areas under the Civic Amenities Act should be undertaken by the City and these areas should eventually find expression in the City's local Development Plan.

RECOMMENDATION

That the action taken by the City Architect and Planning Officer be supported and that he be authorised to continue discussions with the Architect to the Greater London Council along the lines indicated in this report.

S.J.RUTTY  
CITY SOLICITOR

F.G.WEST  
CITY ARCHITECT AND PLANNING OFFICER

CITY OF WESTMINSTER  
TOWN PLANNING COMMITTEE -29 JUNE 1967  
REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER

CONSERVATION AREAS  
CHURCH COMMISSIONERS ESTATE (PART) - MAIDA VALE

In September 1966, Committee approved a report which recommended that the Minister of Housing and Local Government be asked to add to the statutory and supplementary list of buildings of architectural or historic interest those comprising the mid-Victorian part of the Church Commissioners Maida Vale Estate.

In this report it was stated that the layout of wide streets, crescents and private greens, together with the canal and the siting of St.Saviour's Church, resulted in a very pleasing area of townscape; the architecture of the buildings was classical in manner (stucco or brick with stucco trim) and varied in detail and quality but was of a good standard; the area was one which should be rated as an area of value in civic design terms and was worthy of definition as an 'amenity' area in the future structure map of the City.

The report also stated that, at meetings held with representatives of the Estate, the value of these buildings and the high quality of the townscape was stressed and that in the event of any redevelopment this should be of a comprehensive nature the plans for which would be carefully evaluated and comparisons made with the existing complex before any decisions regarding preservation were made.

The current policy of the Estate is to improve and convert the existing houses. A number of planning permissions have recently been granted for conversion into self-contained flats, together with discretionary improvement grants under the Housing Acts.

In the overall study into possible Conservation areas in the City it is suggested that this area should be defined.

It is also considered that, as part of the Conservation area, the areas of mid-Victorian terraces now being rehabilitated by the Greater London Council should be included together with the new terrace on the south side of Little Venice.

These areas include the Bristol Gardens area and the Delamere Street area.

RECOMMENDATIONS

I That the areas outlined on Map No. CD/E/0019 be approved as suitable for designation as conservation areas; that the Greater London Council be informed that as soon as the necessary powers are available it is the City Council's intention so to designate them and in the meantime that Council's formal observations are sought.

II. That any proposal for development in this area be considered in the light of the proposed designation.

III. That the Church Commissioners be informed of the Council's proposals.



CITY OF WESTMINSTER  
TOWN PLANNING COMMITTEE - 9 NOVEMBER 1967  
CIVIC AMENITIES BILL  
DESIGNATION OF CONSERVATION AREAS  
JOINT REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER  
AND THE CITY SOLICITOR

1. Areas for Designation

- a) St. John's Wood. Map No. CD/CS/0002
- b) Maida Vale. Map No. CD/CS/0003
- c) Bayswater Area. Map No. CD/CS/0004
- d) Portman Estate Area. Map No. CD/CS/0005

On 28 September the Committee considered these four areas but deferred their decision regarding designation until they received the report on observations from outside authorities and other interested organisations who have been consulted. The Committee also requested that in addition to the organisations already consulted, the Paddington Society, the Paddington Waterways Society and the Grand Junction Company Limited should be consulted.

The City Architect and Planning Officer was also instructed to examine certain suggestions for alterations to the proposed Conservation Area boundaries.

2. Amendments

St. John's Wood Area

As agreed by Committee on 28 September, the area comprising Alma Square and Hamilton Gardens has been omitted.

Maida Vale Area

The possibility of including the whole of Warrington Crescent and Sutherland Avenue in the Conservation Area has been examined.

It is considered that the northern half of the Crescent is part of the overall layout of the area and that although the quality of the buildings is poor in townscape terms the whole of the Crescent should be considered as one and the plan has been amended accordingly.

In the case of Sutherland Avenue this fine boulevard warrants consideration in the event of any development proposals being submitted which may affect its character. The quality of its buildings and its relationship to the overall pattern of the townscape,

however, it is not considered sufficiently high to merit its inclusion in the Conservation Area.

It is pointed out, however, that Conservation Areas cannot be considered in isolation from the surrounding areas and that a strict form of architectural and planning control should be applied to areas immediately surrounding the designated areas.

### Bayswater Area

As agreed by Committee on 28 September the terraces on the northern side of Sussex Gardens have been included within the conservation area boundary.

### Portman Estate Area

The position of the conservation area boundary at the south-west corner of the area has been reconsidered. It is now suggested that part of Seymour Place (a small shopping area) should be included within the conservation area and be subject to strict development control in the event of redevelopment. The buildings are modest in architectural terms and the shops have not got the character of the ones in New Quebec Street but it is considered that if up-graded this section of Seymour Place could be a valuable asset to the area.

## 3. Observations

Thirteen authorities and organisations have been consulted and their observations are as follows:-

- a) The Civic Trust comment that the boundaries of the proposed areas have been tightly drawn but assume that careful development control will be carried out in the area immediately adjacent to the defined areas.

They also express the view that the integrity of the fine detailing of the buildings must be maintained and that this will mean the use of Building Preservation Orders and Article 4 Directions.

They also draw attention to the fact that land use zoning requirements must be closely checked as some authorities create pressures for change and redevelopment in areas which should be preserved.

Finally, they express the hope that problems of traffic will be considered and that these areas will be treated as environmental areas in traffic terms.

- b) The Georgian Group welcome the proposals but they suggest that the Portman Estate area should be extended to include the area west of Marylebone High Street and the area west of Bryanston Square.

Both these areas have been studied but it was considered that the small pockets of early nineteenth century development do not measure up to the standards required for conservation.

- c) The Victorian Society The observations received from this Society are extremely lengthy and include instructions to officers as to detailed policy for the future and expansion of the basic fundamentals of the art of Civic Design. These have been noted.

The Society agrees entirely with the boundaries in the St. Marylebone area and the St. John's Wood area but suggests that the areas on either side of Moscow Road in the Bayswater area should be included.

In the case of Maida Vale they suggest that this area should be extended westwards to include the land between Harrow Road and the Canal to "encourage re-habilitation".

It is agreed that Moscow Road does divide two suggested conservation areas in Bayswater but it is felt that this area can be dealt with satisfactorily under normal development control procedure.

The area west of Little Venice is already the subject of rehabilitation and reconstruction by the Greater London Council.

- d) St. Marylebone Society are in general agreement with the suggested boundaries but make certain suggestions which will be included in other study areas which have not yet been submitted in detail.
- e) Kensington and Chelsea require more time to study our proposals although in discussions with officers it would appear that there are no disagreements.
- f) Greater London Council (Officers' Observations) welcome the proposals of Westminster City Council. They note the inclusion of the terraces on the north side of Sussex Gardens although they do not consider them to be of the first importance.

The map now submitted includes these terraces within the conservation area boundary.

- g) Eyre Estate - no comments to make but would welcome more detailed information as to future policies, etc.
- h) Church Commissioners Estate

Messrs. Chesterton and Sons (Agents) state that they have forwarded the proposals to the Church Commissioners who will no doubt request that the properties facing the new Lancaster Hotel and Sussex Gardens be excluded. It is considered that this point can be resolved in discussion when it can be pointed out that conservation does not necessarily imply preservation. A misunderstanding on this point is probably the reason for the tentative objection.

- i) St. John's Wood Protection Society welcome the proposal but have not sent any detailed observations.

- j) Harrow School - no detailed observations have been received.
- k) Camden Officers of the Camden Borough Council have been consulted and it is understood that the official observations of the Council will be available for the Town Planning Committee and these will be reported verbally.
- l) Paddington Society ) No replies have been received at the
- m) Paddington Waterways Society ) time of preparing this report. Any
- n) Grand Junction Co. Ltd ) received before the Committee meet
- ) will be reported verbally.

#### 4. Detailed Policies

The Committee will be aware that once these areas have been designated it will be necessary to formulate detailed policies to safeguard the future of each other. Further reports will therefore be submitted on these areas in due course.

#### Recommendation

That, subject to formal consultation with the Greater London Council, the City Council be recommended to designate the areas shown edged in thick black lines on Maps Nos. CD/CS/0002,3,4 and 5 as Conservation Areas under Section 1 of the Civic Amenities Act 1967 and that the officers be authorised to take all necessary action in connection with such designation.

S.J.RUTTY  
CITY SOLICITOR

F.G.WEST  
CITY ARCHITECT AND PLANNING OFFICER

CITY OF WESTMINSTER  
TOWN PLANNING COMMITTEE - 15 FEBRUARY 1968  
DESIGNATION OF CONSERVATION AREAS  
REPORT BY CITY ARCHITECT AND PLANNING OFFICER

The Committee and the City Council have authorised, subject to statutory consultation with the Greater London Council, the designation of the following Conservation Areas:

Portman Estate  
St. John's Wood  
Bayswater  
Maida Vale  
Belgravia  
Knightsbridge

Although it is now some eleven weeks since the letter requesting any comments the Greater London Council may have to offer was sent in respect of the first four areas and over four weeks since the letter in respect of the other two areas were sent, no formal views have yet been received. The Architect the Greater London Council has relied to follow up letters stating that the delay is due to staffing difficulties in his department, but no estimate has been given as to how much longer it will take for replies to be sent.

It is understood that similar letters have been sent to other London Boroughs who have decided, the statutory consultation having been carried out, to proceed with designation.

The Civic Amenities Act does not provide for any Greater London Council control as to the areas the City Council may designate, but gives that authority parallel powers. If, therefore, the Greater London Council considers that insufficient ground has been covered it may designate further areas itself.

During the preparation of the studies close co-operation has been maintained with the Greater London Council officers concerned and no adverse comments were made in a letter received in September 1967, following a more formal approach made in July, asking for comments on the first four areas.

Judging by the views expressed by the Greater London Council officers, dissatisfaction with the approved areas and the need for further designation appears unlikely.

The Architect to the Greater London Council has been informed that it was proposed to recommend the Committee at this meeting to proceed with designation. No reply has been received at the time of the preparation of this report: should one be received it will be reported verbally.

RECOMMENDATION

That the officers be authorised to proceed with the designation of the Conservation Areas listed in this report.

F.G.WEST  
CITY ARCHITECT AND PLANNING OFFICER

## **CITY OF WESTMINSTER**

**STATUS** : FOR GENERAL RELEASE

**COMMITTEE** : PLANNING AND DEVELOPMENT

**DATE** : 19 SEPTEMBER 1989

**REPORT OF** : DIRECTOR OF PLANNING AND TRANSPORTATION

**SUBJECT** : PROPOSED CONSERVATION AREA DESIGNATION  
AT:  
(i) RATHBONE PLACE/HANWAY  
STREET/TOTTENHAM COURT ROAD/OXFORD  
STREET, W1  
(ii) MEDWAY STREET/HORSEFERRY ROAD, SW1  
(iii) MAIDA VALE CONSERVATION AREA  
EXTENSION, W9  
(iv) THE ROYAL PARKS (COMPRISING: HYDE  
PARK, BUCKINGHAM PALACE, KENSINGTON  
GARDENS, GREEN PARK, APSLEY HOUSE, HYDE  
PARK CORNER ROUNDABOUT)

**WARD** : MAIDA VALE, LITTLE VENICE, HARROW ROAD,  
CAVENDISH, VICTORIA, KNIGHTSBRIDGE, WEST  
END AND ST JAMES'S

**BACKGROUND PAPERS** : NIL

### 1. SUMMARY

1.1 The City Council has designated thirty-seven conservation areas covering approximately two-thirds of the built-up area of the City since 1967. Four additional areas have here been identified as worthy of protection and enhancement under conservation area designation.

They are at:

- (i) Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1. (See Map No. 1 attached);
- (ii) Medway Street/Horseferry Road, SW1. (See Map No. 2 attached);
- (iii) Maida Vale Conservation Area Extension, W9. (See Map No. 3 attached);
- (iv) 'The Royal Parks' (comprising Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner Roundabout)

and this report seeks the Committee's approval in principle to their designation and authority to proceed with the consultation necessary prior to final and formal designation.

The findings of these consultations will be reported back to Committee for final designation.

## 2. RECOMMENDATIONS

### 2.1 That proposed areas at:

- (i) Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1 as shown on Map No. 1;
- (ii) Medway Street/Horseferry Road, SW1 as shown on Map No. 2;
- (iii) Maida Vale Conservation Area Extension, W9 as shown on Map No. 3;
- (iv) 'The Royal Parks' (comprising Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner Roundabout) as shown on Map No. 4

be approved in principle for designation as conservation areas and that consultations be undertaken with the Historic Buildings and Monuments Commission. The D\_\_\_\_\_ of Heritage - Royal Estates (where appropriate), The Victorian Society, The Georgian Society, local amenity groups and other such consultees as the Committee directs before the final boundaries as defined are formally agreed.

### 2.2 That the results of the consultations be assessed and reported back to Committee to approve the areas such conservation areas as subsequently defined.

## 3. BACKGROUND

### 3.1 (i) Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1.

This area comprises three elements all of which are recommended for inclusion in a single conservation area. They are:

- a) The south end of Rathbone Place
- b) Hanway Street
- c) The frontages of Tottenham Court Road and Oxford Street adjoining Rathbone Place and Hanway Street.

#### a) The South End of Rathbone Place (Nos 1-18 and Nos 52-56 incl.)

This is a lively area mixed in uses and architectural styles with good quality turn-of-the-century buildings predominating; but No 11 Rathbone Place, which is listed Grade II, is essentially a c.1720 house with many of its original internal features though its front elevation is a mid-nineteenth century replacement of the original.

#### b) Hanway Street

The London Borough of Camden invited the City Council to consider the area bounded by Hanway Street/Tottenham Court Road/Oxford Street for conservation area designation to complement Camden's own conservation area proposals centred on Hanway Place to the north and which includes the north side of Hanway Street.

The small secluded area of the London Borough of Camden comprises narrow streets which are lined with three and four storied brick and stucco buildings with comparatively narrow frontages and ground floor shops in Hanway Street.

The west and south sides of Hanway Street, which have a similar scale, lie within Westminster and form an extension in character and scale of the area to the north. This whole 'backland' development is a remarkable survival of this part of London and Nos 34-44 Hanway Street, in particular, are of considerable townscape interest.

Although run down at present, the area would benefit from a conservation-based approach of selective infill and refurbishment maintaining the existing street pattern and scale.

c) The Tottenham Court Road and Oxford Street Frontages

These comprise 19th and 20th century commercial buildings and are of a different scale and character to the area they abut to the north. Nos 1-3 (odd) Tottenham Court Road and Nos 2-16 (even incl.) Oxford Street have good quality facades including the frontages of a former Lyons Corner House.

No 6 Oxford Street, 'The Tottenham' public house, which is listed grade II, has been described by the architectural journalist and author Mark Girouard as having: "One of the best surviving public house interiors in the country". Nos 34 and 36 by Metcalfe and Grieg and Nos 56-62 by Adams and Holden are both also listed grade II, being high quality pre 1914 commercial buildings.

3.2 (ii) Medway Street/Horseferry Road, SW1

At Town Planning (Applications) Sub-Committee on 2 March 1989 it was resolved, as an outcome of a consideration of our application for planning permission relating to the demolition and redevelopment of Nos 44 and 45 Medway Street, and partial redevelopment of Nos 120-122 Horseferry Road and in the light of strong representation from local residents and amenity societies at the loss of Nos 44 and 45 Medway Street, that investigations should be made into the protection of the properties by including them in a conservation area, which could either be separately named, or an extension of the Vincent Square Conservation Area.

Since the Sub-Committee on 19 April 1989 the Secretary of State for the Environment has 'listed' Nos 44 and 45 Medway Street grade II.

These properties date probably from the 1820s and are examples of the former late Georgian vernacular which once formed a considerable portion of this part of Westminster. A few such buildings have survived in the two small street blocks bounded by Horseferry Road, Medway Street and Monck Street. These include Nos 112, 114, 116 and 118 Horseferry Road adjacent to the application site and Nos 88, 90 and 100 Horseferry Road which were listed grade III (Supplementary List) in the former statutory list. Consideration has therefore been given to both these street blocks for conservation area status.

(a) The street bounded by Medway Street, Arneway Street and Horseferry Road.

This block includes the application site and comprises two small groups of predominantly early nineteenth century domestically scaled buildings



separated by the Church of the Sacred Heart and its adjacent hostel. These latter two buildings were constructed after the last war, probably on sites which had been made vacant by bombing. It may be considered that they are not architecturally distinguished but their scale and materials are similar to the older buildings on either side and they provide a sympathetic backcloth to the listed buildings. This block still gives some idea of the character of a part of early nineteenth century Westminster and is recommended for conservation area status.

- (b) The street block bounded by Medway Street, Monck Street, Horseferry Road, Arneway Street in addition to the block recommended for conservation area status above. This block does not have the same cohesive scale of the adjacent block but the properties fronting onto Horseferry Road are domestic in scale and varied in design, though only about half are of nineteenth century origin.

Behind this frontage and fronting onto Medway Street, are comparatively \_\_\_\_\_ of a larger scale and of bland design.

### 3.3 (iii) Proposed Extension to the Maida Vale Conservation area

Partly perhaps because of the increased building activity in the area over the last few years there have been requests by those who are concerned with the local environment that consideration should be given to extending the Maida Vale Conservation Area to the north.

The area studied and recommended for conservation area status comprises predominantly turn-of-the-century four storied brick-built mansion flats, with some terraces of houses of a similar scale, lining, wide tree-line streets.

The area is different in character to the more opulent earlier stuccoed terraces and villas to the south which are already within the Maida Vale Conservation Area. The two areas which are united by wide streets, are more or less complete as built and show the architectural development from the mid-nineteenth century to the early years of the present century in this part of London.

To be meaningful the Conservation Area extension would need to be comparatively large and would nearly double the size of the existing Maida Vale Conservation Area. It would include the two central sections of Elgin and Sutherland Avenues and their interspace plus areas adjoining Paddington Recreation Ground which contain streets of similar character. Few of the buildings are of great architectural value but the unified layout gives the area an integrity which is pleasing and is of considerable planning interest.

A number of buildings around the edges have been included, which although they are not of essential character of the proposed conservation area have a significant value in their own right. These include the BBC, Maida Vale Studio which was built in the early years of this century as a roller-skating rink, the 'starter homes' in Lanark Road which were the subject of a Westminster Council-run competition which was won by the Architect Jeremy Dixon and R P Taylor Ltd and the most worthy buildings of the local shopping centre at the junction of Elgin Avenue and Shirland Road.

- 3.4 (iv) 'The Royal Parks' (comprising: Hyde Park, Buckingham Palace, Kensington Gardens, St James's Park, Green Park, Apsley House and Hyde Park Corner Roundabout).

The development of the three most southerly of the Royal Parks occurred over the seventeenth, eighteenth and nineteenth centuries. They form a unique chain of pleasure grounds and are a feature which few cities can boast.

However, increased activity in proposed underground works in central London, implicit in 'The Central London Rail Study', improvements to power and other essential services beneath the City together with proposals to demolish the existing restaurant in Hyde Park and the proposed development of an equestrian centre there, are causing apprehension for the environment in the parks.

In the case of the underground works it is usually necessary to service these facilities with permanent emergency access and ventilation shafts together with temporary access shafts and ground level walking areas during the construction period.

The full implications at ground level of these developing proposals cannot at the present time be wholly assessed but early indications are that they could be substantial. For example, the construction of a Paddington to Liverpool Street Underground railway would require two sets of shafts in the north-east part of Hyde Park and feasibility for extending the Jubilee Line under St James and Green Parks could have similar implications.

At present, the City Council formally makes observations for development within the Royal Parks under Circular 18/84 procedure but it is considered that their inclusion within a conservation area would give added weight to these views and therefore additional protection. Furthermore, it would emphasise the City Council's concern for the continued high level of management and control of development, if the organisation of the Royal Parks is changed.

Currently, only Regents Park with the buildings within it has conservation area status.

The inclusion of Buckingham Palace within the Conservation Area does not set a precedent. The Royal Palaces of St James' Palace, Kensington Palace and Windsor Castle are all within Conservation Areas as well as enjoying listed building status. The proposed western boundary with Kensington Gardens would be contiguous with the Royal Borough of Kensington and Chelsea's adjoining Conservation Area.

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## **CITY OF WESTMINSTER**

**STATUS** : FOR GENERAL RELEASE

**COMMITTEE** : PLANNING AND DEVELOPMENT

**DATE** : 30 JANUARY 1990

**REPORT OF** : DIRECTOR OF PLANNING AND TRANSPORTATION

**SUBJECT** : RESULTS OF CONSULTATIONS ON THE PROPOSED  
MAIDA VALE EXTENSION, HANWAY STREET,  
MEDWAY STREET/HORSEFERRY ROAD AND  
ROYAL PARKS CONSERVATION AREAS

**WARD** : MAIDA VALE, LITTLE VENICE, HARROW ROAD,  
CAVENDISH, VICTORIA, KNIGHTSBRIDGE, WEST  
END AND ST JAMES'S

**BACKGROUND PAPERS** : LIST ATTACHED

### 1. SUMMARY

Consultations on the proposed Conservation Areas of Medway Street/Horseferry Road, Hanway Street, Royal Parks and the Maida Vale Extension are now complete, following Committee approval on the 19 September 1989. This report presents the responses from consultees, and seeks approval for the Conservation Area designations.

### 2. RECOMMENDATIONS

That the areas at:

- i. Maida Vale Conservation Area Extension, W9 as shown on map one.
- ii. Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1 as shown on map two.
- iii. Medway Street/Horseferry Road, SW1 as shown on map three.
- iv. The Royal Parks (comprising: Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner Roundabout) as shown on maps four and five be designated respectively as:
  - i. The Maida Vale Conservation Area (Extension)
  - ii. The Hanway Street Conservation Area
  - iii. The Medway Street Conservation Area
  - iv. The Royal Parks Conservation Area

under the provisions of Section 277 of the Town and Country Planning Act 1971 and that the Director of Planning and Transportation be authorised to give notice of designation 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 (in the case of The Royal Parks Conservation Area) the adjoining Royal Borough of Kensington and Chelsea and (in the case of Hanway Street Conservation Area) the adjoining Borough of Camden, and to take other steps as may be prudent and necessary to implement the designations.

### 3. BACKGROUND

Members will recall the reasoning and descriptions of the proposed Conservation Areas as described in the report to committee on the 19 September 1989. At that Committee meeting, authority was given for consultations to commence on the four proposed Conservation Areas.

### 4. RESULTS OF CONSULTATIONS

- 4.1 A schedule of those persons who were consulted is attached. A letter was sent on the 3 November 1989 to each address. Responses were requested within 28 days (ie. by the 1 December 1989) and during this period the following responses were received:
- i. Medway Street  
Four responses were received.
  - ii. Hanway Street  
Two responses were received.
  - iii. Royal Parks  
Seven responses were received.
  - iv. Maida Vale  
One response was received.
- 4.2 The following responses were received in respect of the Royal Parks Conservation Area.
- i. The Civic Trust, The Georgian Group, The Victorian Society and the Royal Fine Arts Commission made no representation on the proposals within the allocated time.
  - ii. The Rt.Hon. Peter Brook, MP (Westminster South) was in favour of the designation of the Royal Parks Conservation Area.
  - iii. The Department of the Environment, Royal Parks and Palaces Division supports the proposed designation of the Royal Parks Conservation Area.
  - iv. The Lord Chamberlain, acting on behalf of the Royal Household, passed the City Council's communication to the Department of the Environment as their advisers, with regard to the Royal Parks Conservation Area. (See para 4.4 above.)
  - v. The South East Chapter of the Landscape Institute welcomes the proposal to designate the Royal Parks Conservation Area.

- vi. The Royal Borough of Kensington and Chelsea welcomed the designation of Kensington Gardens as a Conservation Area within the Royal Parks Conservation Area. The Royal Parks Conservation Area will be contiguous with the Royal Borough's Kensington Palace Conservation Area.
- vii. English Heritage are in support of the designation of the Royal Parks Conservation Area.

4.3 The following responses were received in respect of the Medway Street Conservation Area.

- i. The Westminster Society 'applauds the proposal' for the designation of the Medway Street Conservation Area.
- ii. The Tiles and Architectural Ceramics Society stated that they were pleased to hear of the designation of the Medway Street Conservation Area.
- iii. The Thorney Island Society have given unanimous support to the proposed Medway Street Conservation Area.
- iv. Healy and Baker (International Surveyors and Valuers), acting on behalf of Ms V J Verblow of 116-118 Horseferry Road, within the proposed Medway Street Conservation Area wrote on the 23 November 1989, objecting strongly to the Conservation Area proposal. Their client wishes to alter the above named properties by the addition of a mansard roof and other changes. They felt that this application would be unduly prejudiced by the Conservation Area designation. Additionally, the consultee's representatives disputed whether the proposed designation concurred with the advice provided in Circular 8/87 of the Department of the Environment and the criteria contained in the Town and Country.

4.4 The following response was received in respect of the Maida Vale Extension Conservation Area.

- i. Chesterton (International Property Consultants) writing on behalf of the Church Commissioners Estate in Maida Vale were pleased to note that the Maida Vale Conservation Area was to be extended.

4.5 The following responses were received in respect of the Hanway Street Conservation Area.

- i. The London Borough of Camden's Planning, Transport and Employment (South Area) Sub-Committee on the 7 December welcomed the designation of the Hanway Street Conservation Area.
- ii. The Fitzrovia Neighbourhood Association "very much welcomed" the proposed designation of the Hanway Street Conservation Area.

## 5. COMMENTS ON THE OBSERVATIONS

5.1 There have been no objections to the proposed conservation areas at Hanway Street, Royal Parks or to the Maida Vale extension.

- 5.2 As regards the area covered by the proposed Medway Street Conservation area, the only objection is that received from Healey and Baker. The objection was based on the advice given in the DoE Circular 8/87 and the criteria for Conservation Area designation in the Town and Country Planning Act 1971 and took into account proposed planning applications including that for 116-118 Horseferry Road.

Referring to the legislative aspects there is no basis for such an objection as the criteria for the designation of Conservation Areas in Circ.8/87 and the Town and Country Planning Act 1971, Section 277, are adequately fulfilled by the proposed Medway Street Conservation Area.

- 5.3 The application on 116-118 Horseferry Road was submitted to the Town Planning (Applications) Sub-Committee on 14 December 1989, and rejected partly on the grounds of the design of the proposed extension. This is consistent with the decision on an application made for a mansard roof at 120-122 Horseferry Road (including the Grade II Historic buildings at 42-44 Medway Street) which was refused on design grounds on the 2 November 1989. In view of the above, the area is clearly under threat from inappropriate development. The designation of the Conservation Area will give further powers of control to the City Council over this and similar future unsuitable development proposals.

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#### Local Government (Access to Information) Act 1985

##### List of Background Papers

1. Report of Planning and Development Committee 19 September 1989.
2. Correspondence from Consultees on the proposed Conservation Areas at:
  - i. Maida Vale Conservation Area extensions, W9.
  - ii. Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1.
  - iii. Medway Street/Horseferry Road, SW1.
  - iv. The Royal Parks (comprising: Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner roundabout).

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## SCHEDULE OF CONSULTEES

### Maida Vale

Historic Buildings and Monuments Commission  
The Civic Trust  
The Royal Fine Art Commission  
The Victorian Society  
The Georgian Group  
Paddington Waterways and Maida Vale Society  
Westminster Amenity Societies Forum  
The Church Commissioners  
Cities of London and Westminster Conservation Societies Forum  
Walterton and Elgin Action Group

### Medway Street

The Roman Catholic Church of the Sacred Heart  
The Occupiers 106-12 (evens) Horseferry Road  
Mrs Josephine Grace, 44 Medway Street  
Historic Buildings and Monuments Commission  
The Civic Trust  
The Royal Fine Arts Commission  
The Westminster Society  
The Diocese of Westminster  
The Thorney Island Society  
The Tiles and Architectural Ceramics Society  
The Victorian Society  
The Georgian Group

### Hanway Street

The Occupiers 4-50 (evens inclusive) Oxford Street  
Central School of English, 1 Tottenham Court Road  
The Occupiers, 42-44 Hanway Street  
The Occupants 34-40 (evens) Hanway Street  
The Occupants 54-68 (evens) Oxford Street  
The Occupants 52056 (evens) Rathbone Place  
The Occupants 1-18 (inclusive) Rathbone Place  
Fitzrovia Neighbourhood Association  
Historic Buildings and Monuments Commission  
The Civic Trust  
The Royal Fine Arts Commission  
The Victorian Society  
The Georgian Group  
The Director of Planning and Transportation, London Borough of Camden

## Royal Parks

The Lord Chamberlain (on behalf of the Royal Household)  
Directorate of Heritage - Royal Estates - Department of the Environment  
The Victorian Society  
The Georgian Group  
Director of Planning, Royal Borough of Kensington and Chelsea  
The Royal Parks Constabulary, Department of the Environment  
The Wellington Museum, Apsley House  
The Royal Fine Arts Commission  
The Victorian Society  
The Civic Trust  
Historic Buildings and Monuments Commission  
The Serpentine Gallery  
The Landscape Institute  
The Serpentine Restaurant and Public House  
The Occupier, The Park Keeper's Lodge, Hyde Park  
The Occupier, Magazine Cottage, Hyde Park  
D & J Maxwell, The Serpentine Boat House  
The Manager, The Dell Restaurant  
Norman Garages, Park Lane  
Mr Peter Brooke, MP (Westminster South)



Town Planning (Applications)	Date	Classification
Sub-Committee	7 MARCH 1996	For Publication
Subject of Report		Report of
PROPOSED EXTENSIONS TO MAIDA VALE AND HALLFIELD ESTATE CONSERVATION AREAS		Director of Planning and Environment
Wards Involved	LITTLE VENICE, MAIDA VALE, HARROW ROAD, BAYSWATER	
Proposal	<p>Proposed conservation area extensions to include:</p> <p><u>Maida Vale:</u></p> <ul style="list-style-type: none"> <li>(i) Maida Vale (west side);</li> <li>(ii) Sutherland Avenue;</li> <li>(iii) Paddington Recreation Ground;</li> <li>(iv) Canalside (Paddington Branch);</li> </ul> <p><u>Hallfield Estate:</u></p> <ul style="list-style-type: none"> <li>(v) Porchester Gardens.</li> </ul>	

1. SUMMARY

Maida Vale Conservation Area was designated in 1968 and subsequently extended in 1990. Hallfield Estate Conservation Area was designated in 1990.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to review their conservation areas from time to time to consider whether further designation of conservation areas is necessary.

In accordance with English Heritage guidance on the management of Conservation Areas, a programme for the audit of conservation areas is being developed for the City of Westminster, using Maida Vale and Hallfield Estate Conservation Areas as pilot studies. These studies review the designation of the conservation area, assessing its special interest and considering whether boundary revisions may be appropriate. Inclusion of land within a conservation area will mean that in exercising control over development, the City Council must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. Additional powers resulting from inclusion within a conservation area include the control of demolition of unlisted buildings (conservation area consent), greater control of the design and appearance of new development and the protection of trees not subject to tree preservation orders, as well as certain restrictions on advertisements.

As part of the designation review for these two conservation area, four additional areas in Maida Vale and one on the Hallfield Estate have been identified as worthy of protection and enhancement under conservation area designation. This report seeks the Sub-Committee's approval in principle to the extensions identified, and authority to proceed with the consultation necessary prior to final and formal designation.

The findings of these consultations will be reported back to Sub-Committee for final designation.

## 2. RECOMMENDATION

### 2.1 That the proposed areas:

- (i) Maida Vale (west side) as shown on Map No. 1;
- (ii) Sutherland Avenue (between Shirland Road and Harrow Road) as shown on Map No. 2;
- (iii) Paddington Recreation Ground as shown on Map No. 3;
- (iv) Canalside (Paddington Branch) as shown on Map No. 4;
- (v) The school Keepers House ('The Bungalow'), Porchester Gardens, as shown on Map No. 5.

be approved in principle for designation as conservation area extensions and that consultations be undertaken with English Heritage, the Department of National Heritage, The Victorian Society, The Georgian Group, The 20th Century Society, local amenity groups and other such consultees as the Committee directs before the final boundaries as defined are formally agreed.

### 2.2 That the results of the consultations be assessed and reported back to Committee to approve the extensions to conservation areas as subsequently defined.

## 3. BACKGROUND INFORMATION

### MAIDA VALE CONSERVATION AREA

#### 3.1 Maida Vale/Edgware Road (west side)

This comprises three groups of buildings, all of which are adjacent to Maida Vale Conservation Area. They are:

- a) 431-451 Edgware Road, 1-8 Maida Avenue;
- b) Cunningham Court, Aberdeen Court, Clarendon Court and Blomfield Court;
- c) 53-59 Maida Vale, Alexandra Court/Lanark Mansions, Clive Court, Sandringham Court.

These buildings comprise late Victorian and Edwardian properties which replaced early 19th century 'first phase' development on Edgware Road/Maida Vale and Maida Avenue. PPG 15 refers to early conservation area boundaries being drawn too narrowly and omitting "the Victorian and Edwardian phases of development which are now considered of worth".

The properties on Maida Hill (Map No. 1) define an important entrance to Little Venice in townscape terms and are situated on the sites of the earliest development in the area, overlooking the Grand Union Canal. This proposed extension includes the site of The Hero of Maida public house (now demolished) from which Maida Vale takes its name.

The Edwardian mansion blocks (Map No. 1) are good quality buildings and have an architectural character and style similar to other mansion buildings in the conservation area. These buildings provide a discernible eastern boundary to the Maida Vale Conservation Area.

The post-war buildings between Randolph Avenue and Maida Vale have little architectural or historic interest but they occupy an important townscape position adjacent to the canal. These properties have therefore been included in the proposed

extension in order to preserve the setting of the canal and other important views within the conservation area.

- 3.2 Sutherland Avenue between Shirland Road and Harrow Road, including 14-84 (odds) Sutherland Avenue, Maida Vale Library, 11-101 (even) Sutherland Avenue, The Presbyterian Church of Wales and 52-60 Shirland Road.

Sutherland Avenue is a wide tree lined avenue and forms part of a primary east-west axis through Maida Vale. The buildings fronting Sutherland Avenue are imposing Victorian townhouse with attractive stucco detailing. These properties (west of Shirland Road) largely retain their 19th Century character and detail, in common with other parts of Sutherland Avenue which already lie within the conservation area.

The Maida Vale Library, The Presbyterian Church and Nos. 52-60 Shirland Road are also attractive period buildings which occupy important townscape positions at the junction of Shirland Road and Sutherland Avenue.

- 3.3 Paddington Recreation Ground was first laid out in 1889. Since then it has been an important area of open space in Maida Vale, around which subsequent Edwardian mansion blocks were built. It forms an integral part of the townscape of the locality and should therefore be included within the Maida Vale Conservation Area.


- 3.4 Land on both sides of the Grand Union Canal - Paddington Branch, between Little Venice Pool and the Westway, including Warwick Hotel public house, and land to the rear of Warwick Crescent. Predominantly open space and landscaped gardens beside the canal, which provide an important green setting to views of Little Venice Pool and Warwick Avenue Bridge (a principal entrance into Maida Vale). The inclusion of this proposed extension within the conservation area would give weight to the importance of these views and adequate protection to the setting of the Pool.

#### HALLFIELD ESTATE CONSERVATION AREA

- 3.5 The School Keepers House (The Bungalow), Porchester Gardens. The building known as The Bungalow is the original school keepers house to Hallfield School. It is listed in its own right (Grade II). As an integral part of the original concept for the school it forms part of the comprehensive design for the Estate and therefore should rightfully be included within the Hallfield Estate Conservation Area.

#### LIST OF BACKGROUND PAPERS USED TO COMPILE THIS REPORT

1. Location Maps Nos. 1-5 showing proposed extensions to Maida Vale and Hallfield Estate Conservation Areas.

<b>Town Planning (Applications)</b>	<b>Date</b>	<b>Classification:</b> 
Sub-Committee	25 JULY 1996	For Publication
<b>Subject of Report</b>		<b>Report of</b>
RESULTS OF CONSULTATION ON PROPOSED EXTENSIONS TO MAIDA VALE AND HALLFIELD ESTATE CONSERVATION AREAS		Director of Planning and Environment
<b>Wards Involved</b>	LITTLE VENICE, MAIDA VALE, HARROW ROAD, BAYSWATER	
<b>Proposal</b>	Proposed conservation area extensions to include:  <u>Maida Vale</u> i. Maida Vale (west side). ii. Sutherland Avenue. iii. Paddington Recreation Ground. iv. Canal side (Paddington Branch).  <u>Hallfield Estate</u> v. Porchester Gardens.	

1. **SUMMARY**

Consultations on the proposed extensions to Maida Vale and Hallfield Estate Conservation Areas have now been completed following Sub-Committee approval on 7 March 1996. This report presents the response from consultees and seeks approval for the proposed extensions shown on maps 1-5 be incorporated within the Maida Vale and Hallfield Estate Conservation Areas.

2. **RECOMMENDATION**

- 2.1 That the areas identified on maps 1-5 be designated as conservation area extensions under provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 That the Director of Planning and Environment be authorised to publish a notice of designation, with the effects of designation specified, in the London Gazette and at least one local newspaper circulating in the area; to give notice to the Secretary of State of the Environment, English Heritage and to take such other steps as may be necessary to implement the designation.

3. **CONSULTATIONS AND TERMS OF REPLY**

English Heritage - welcome the Council's undertaking to review all conservation areas and agrees that the areas identified are both appropriate and acceptable.

Paddington Waterways and Maida Vale Society - welcome this proposal unreservedly.

South East Bayswater Residents Association - agree that 'The Bungalow' should be within the conservation area.

British Waterways - welcome and support the proposal.

Councillor Raymond-Cox - in favour. Confirms Aubrey House and Douglas House Tenants Association also in favour.

Councillor Prendergast - confirms residents' response unanimously favourable and welcomed wholeheartedly.

Requests consideration of Shirland Road between Elgin and Sutherland Avenue for inclusion.

4. COMMENTS ON THE OBSERVATIONS

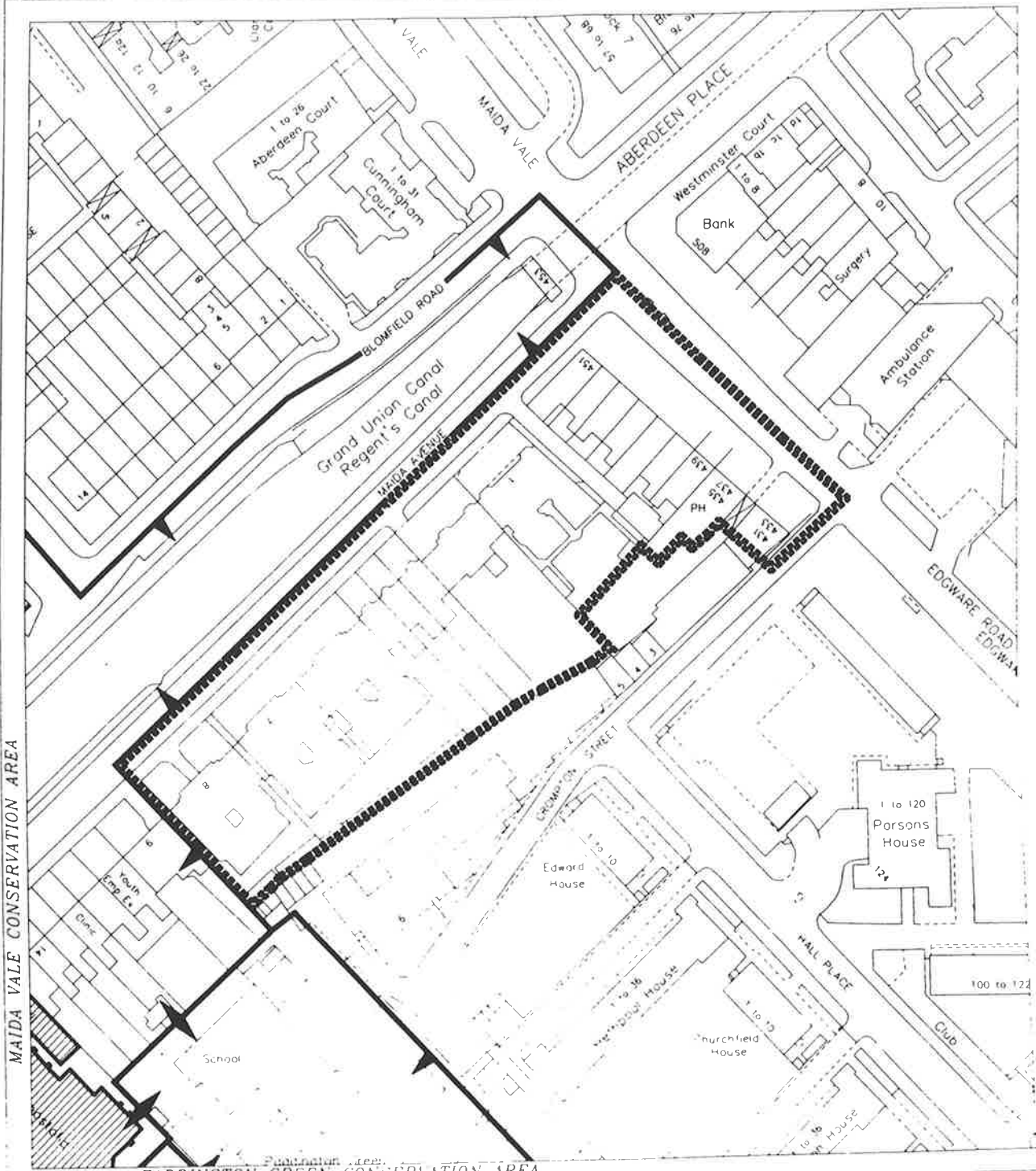
The comments received in response to consultations all support the proposed extensions identified.

The properties identified by Councillor Prendergast were surveyed along with other streets abutting the Maida Vale Conservation Area and consideration was given to possible inclusion within the conservation area. However, the buildings were not considered to be of sufficient architectural quality or historic interest to warrant inclusion within the conservation area.






LIST OF BACKGROUND PAPERS USED TO COMPILE THIS REPORT

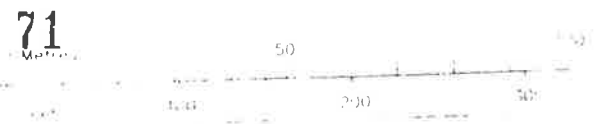
1. Maps of proposed extensions.
2. Officers report to Sub-Committee dated 7.3.96.
3. Letter from English Heritage dated 7.5.96.
4. Letter from Paddington Waterways and Maida Vale Society dated 2.5.96.
5. Letter from South East Bayswater Residents Association dated 5.4.96.
6. Letter from British Waterways dated 18.4.96.
7. Letter from Councillor Raymond-Cox dated 11.4.96.
8. Letter from Councillor Prendergast dated 17.4.96.

**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 1a - MAIDA VALE (03): WEST SIDE, EDGWARE ROAD**  
 Location Plan



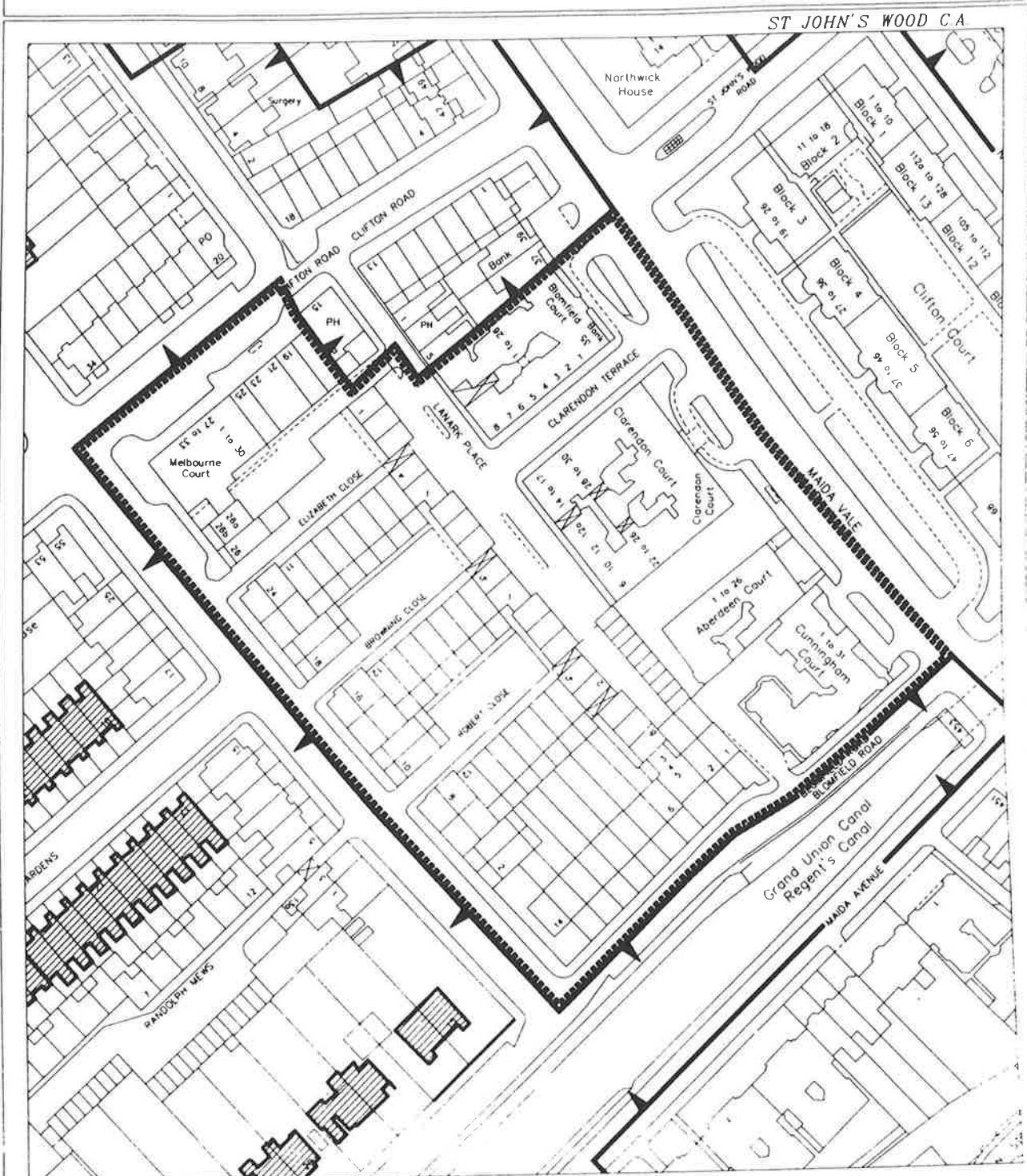
DATE MAP REPRODUCED/DERIVED FROM THE ORDINANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER HER MAJESTY'S STATIONERY OFFICE. TOWN COPYRIGHT (YEAR AS MAP DATE) WESTMINSTER CITY COUNCIL. A 286 519

-  Council Boundary
-  Conservation Area Boundary
-  Listed buildings (Grade II unless indicated otherwise)
-  Listed statues, etc.
-  AREA OF PROPOSED EXTENSION TO CONSERVATION AREA



1. Map made by Ian Hembury  
 Date: 23 Feb 96  
 Acadname: 6246.dwg





**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 1b - MAIDA VALE (03): WEST SIDE, EDGWARE ROAD**  
 Location Plan



MAIDA VALE CONSERVATION AREA

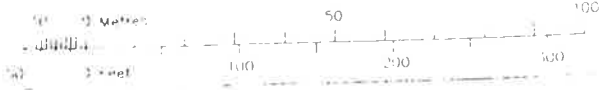
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Scale - 1:1400

-  Council Boundary
-  Conservation Area Boundary
-  Listed buildings (Grade II unless indicated otherwise)
-  Listed statues, etc.

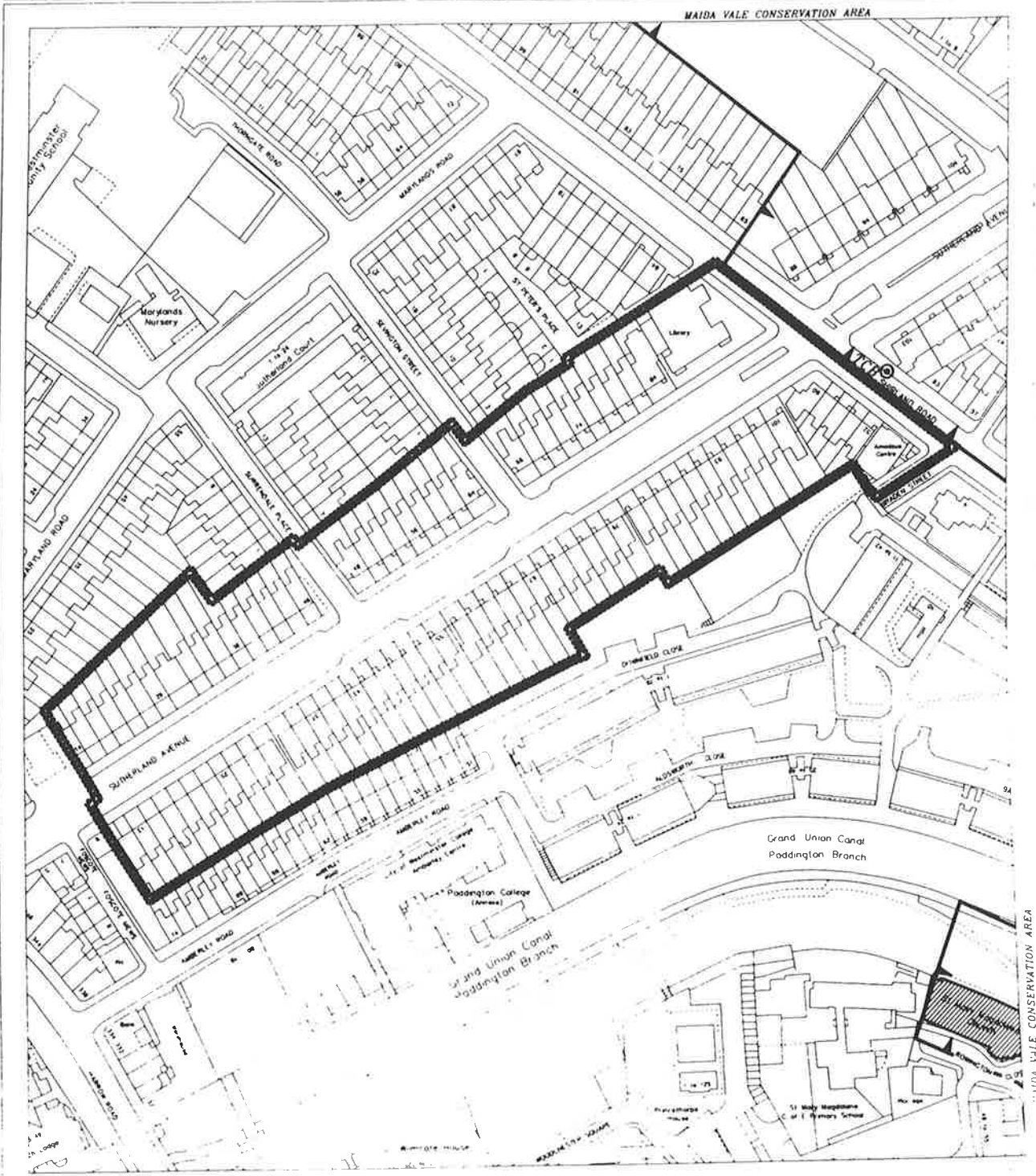


AREA OF PROPOSED EXTENSION TO CONSERVATION AREA







1. Map made by Ian Hembury  
 Date: 26 Feb 96  
 Accession: 8247.dwg

**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 2 - MAIDA VALE (O3): SUTHERLAND AVENUE**  
 Location Plan




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**AREA OF EXTENSION TO CONSERVATION AREA** Scale - 1:2070

-  Council Boundary
-  Conservation Area Boundary
-  Listed buildings (Grade II unless indicated otherwise)
-  Listed statues, etc.

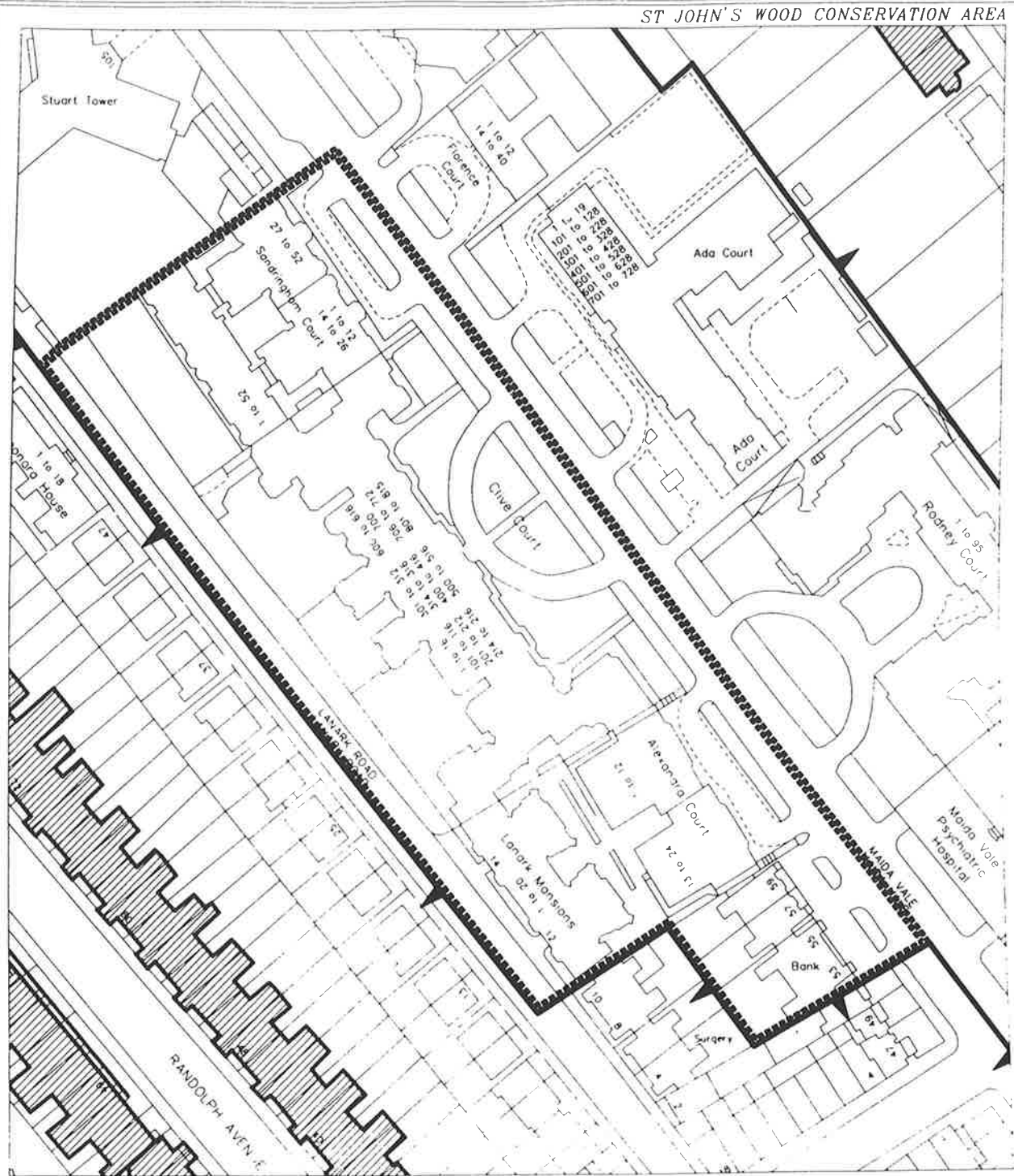
74  
Meters



1 Map made by Ian Hembury  
 Date: 23 Feb 96  
 Acadname: 62Hg.dwg







**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 1c - MAIDA VALE (03): WEST SIDE, EDGWARE ROAD**  
 Location Plan



MAIDA VALE CONSERVATION AREA

BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (C) CROWN COPYRIGHT (YEAR AS MAP DATE) WESTMINSTER CITY COUNCIL LA 096 193

-  Council Boundary
-  Conservation Area Boundary
-  Listed buildings  
(Grade II unless indicated otherwise)
-  Listed statues, etc..



AREA OF PROPOSED EXTENSION TO CONSERVATION AREA

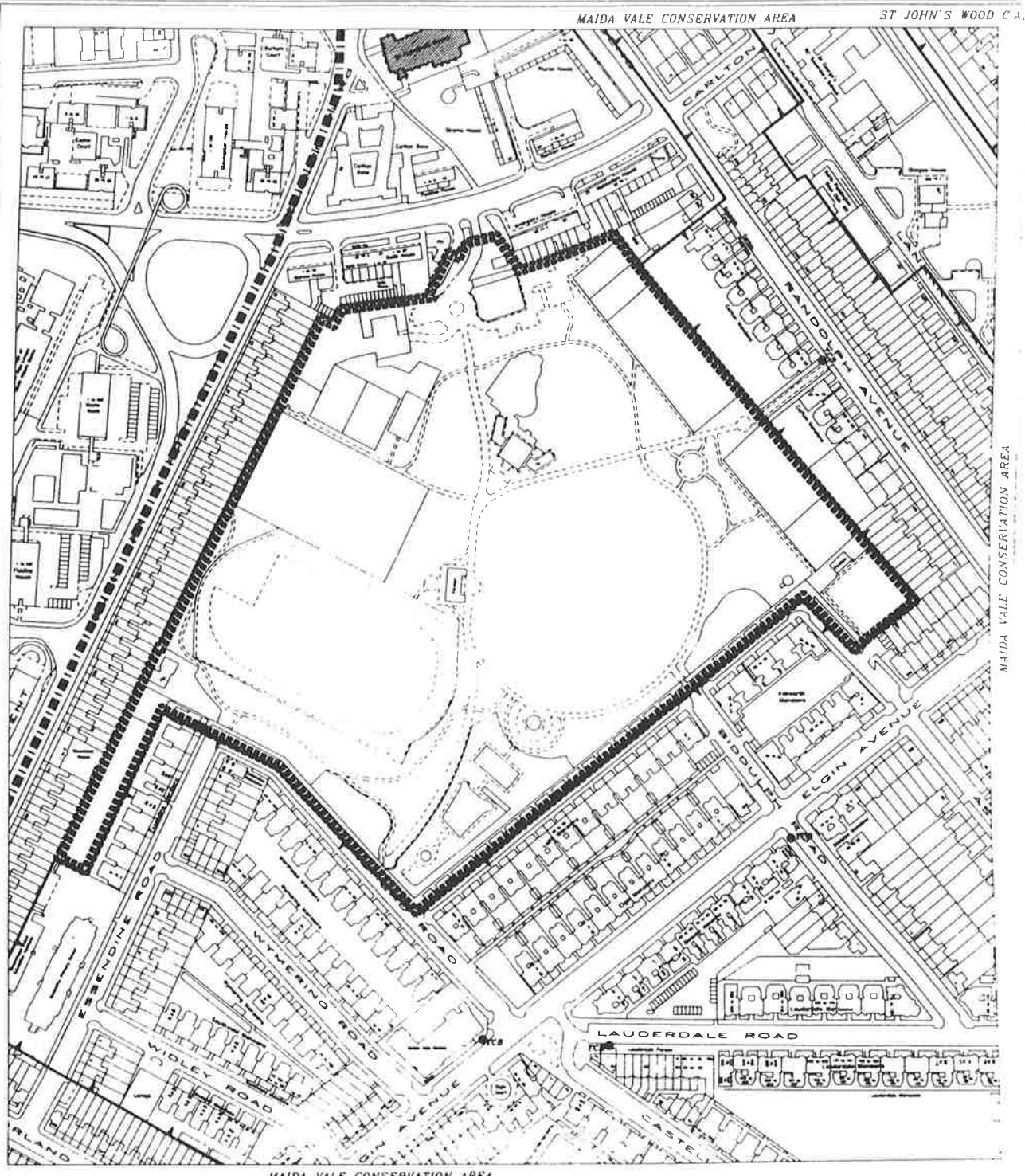
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73



**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 3 - MAIDA VALE (03): PADDINGTON RECREATION GROUND**  
**Location Plan**




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AREA OF PROPOSED EXTENSION TO CONSERVATION AREA

Scale - 1:3510

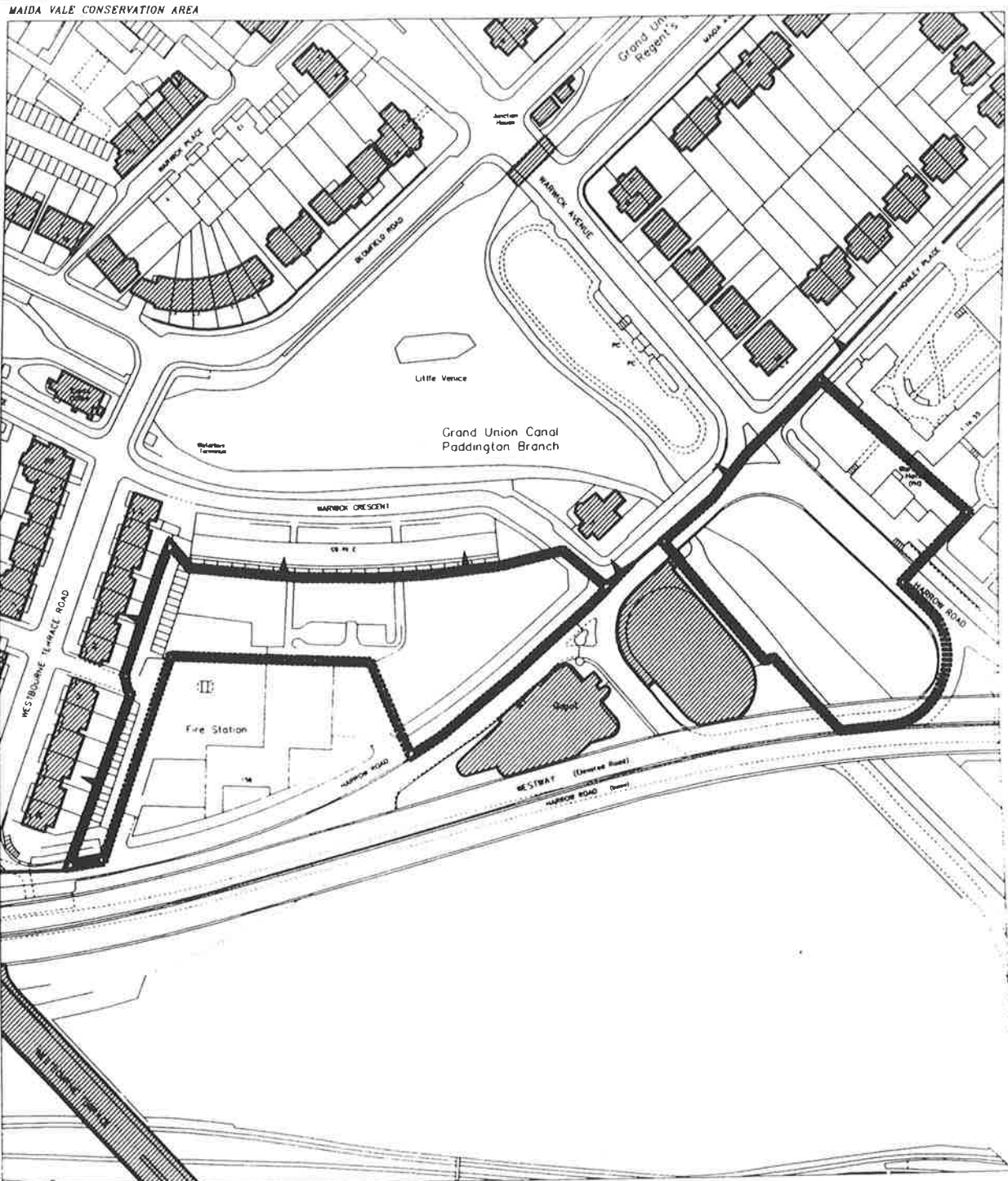
-  Conservation Area Boundary
-  Listed buildings (Grade II unless indicated otherwise)
-  Listed statues, etc..

75

Map made by Ian Hembury  
 Date: 23 Feb 96  
 Acadname: 6248.dwg








**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 4 - MAIDA VALE (03): CANALSIDE (PADDINGTON BRANCH)**  
 Location Plan



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Scale - 1:2070

-  Council Boundary
-  AREA OF PROPOSED EXTENSION TO CONSERVATION AREA
-  Conservation Area Boundary
-  Listed buildings  
(Grade II unless indicated otherwise)
-  Listed statues, etc..

76

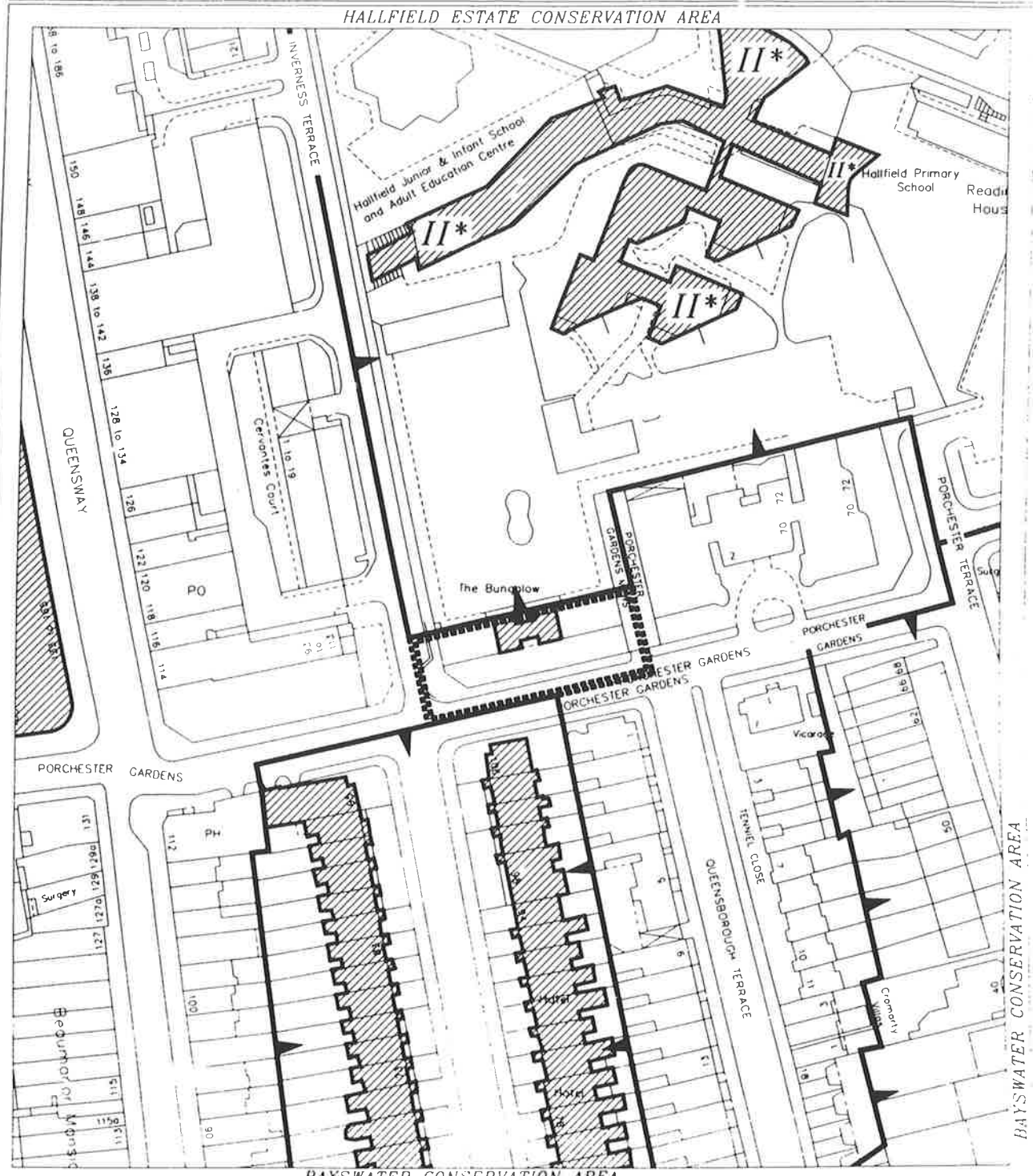
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0 50 100 200 300 400 500





Metres Feet

1 Map made by Ian Hembury  
 Date: 23 Feb 96  
 Acadname: 62HC.dwg

**PROPOSED EXTENSIONS TO CONSERVATION AREAS**  
**MAP 5 - HALLFIELD ESTATE (47): THE BUNGLOW, PORCHESTER GARDENS**  
**Location Plan**



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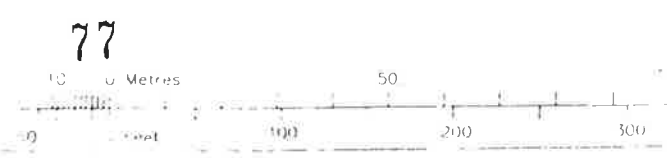
-  Council Boundary
-  Conservation Area Boundary
-  Listed buildings (Grade II unless indicated otherwise)
-  Listed statues, etc.



AREA OF PROPOSED EXTENSION TO CONSERVATION AREA

Scale - 1:1250

1 Map made by Ian Hembury  
 Date: 23 Feb 95  
 Accession: 6240.d-9



# MAIDA VALE CONSERVATION AREA DIRECTORY

## 2. Historical Background

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## **HISTORICAL BACKGROUND**

### **ROMAN O - BRITISH PERIOD (AD 43 -5TH CENTURY)**

The Edgware Road/Maida Vale (running along the eastern side of the conservation area) was originally a Roman Road - "Watling Street" - running north from London (Londinium) to Romano-British towns of St Albans (Verulumium) and Chester.

### **SAXON PERIOD (6TH TO 10TH CENTURY)**

The Greater London Sites and Monuments Records (GLSMR) quotes documentary sources which suggest that the Saxon and medieval villages of Paddington and Lilestone were located along the north-south axis of Watling Street (now the Edgware Road), and the east-west axis of what is now the Marylebone Road. The land north and west of these villages was covered by the Middlesex Forest, which existed in as late as the 12th century. (Museum of London).

### **THE MEDIAEVAL PERIOD AND AFTER (UPTO 1800)**

Land was being reclaimed from the Middlesex Forest, in the area during the mediaeval period. The Rocque Map (1746) shows the farmland north of Paddington village already enclosed by hedgerows running east-west between Edgware Road (Maida Vale) and the Bayswater Riverlet. The northern part Maida Vale is defined in Kilburn Lane (Kilburn Lane) which ran between Kensal Green and Kilburn Abbey. (Museum of London)

The whole area belonged to the Bishop of London in 1647, when a Mrs Wheatley was tenant of a wood and of 44 acres of pasture in 5 closes, which lay between the high road and the stream (Victorian County History). In 1742 when Richard March was tenant, the farm house and its yards stood by the road close to the stream. Further south Paddington wood and some fields of Manor House farm abutted the road, with fields of Parsonage Farm to the west. There were no other buildings then, or in 1790 (Victorian County History).

At the very end of the 18th century the Bishop of London had sold certain fields of its Paddington Estate to the Grand Junction Canal Company and in 1801; the canal had reached Paddington. The Faden Map (1810) seems to be unique among the printed maps as it shows the Paddington Canal before the Regent's Canal had been cut, or even planned. The River Westbourne (Bayswater) is still an open river, but culvetted under the canal. (Whitehead).

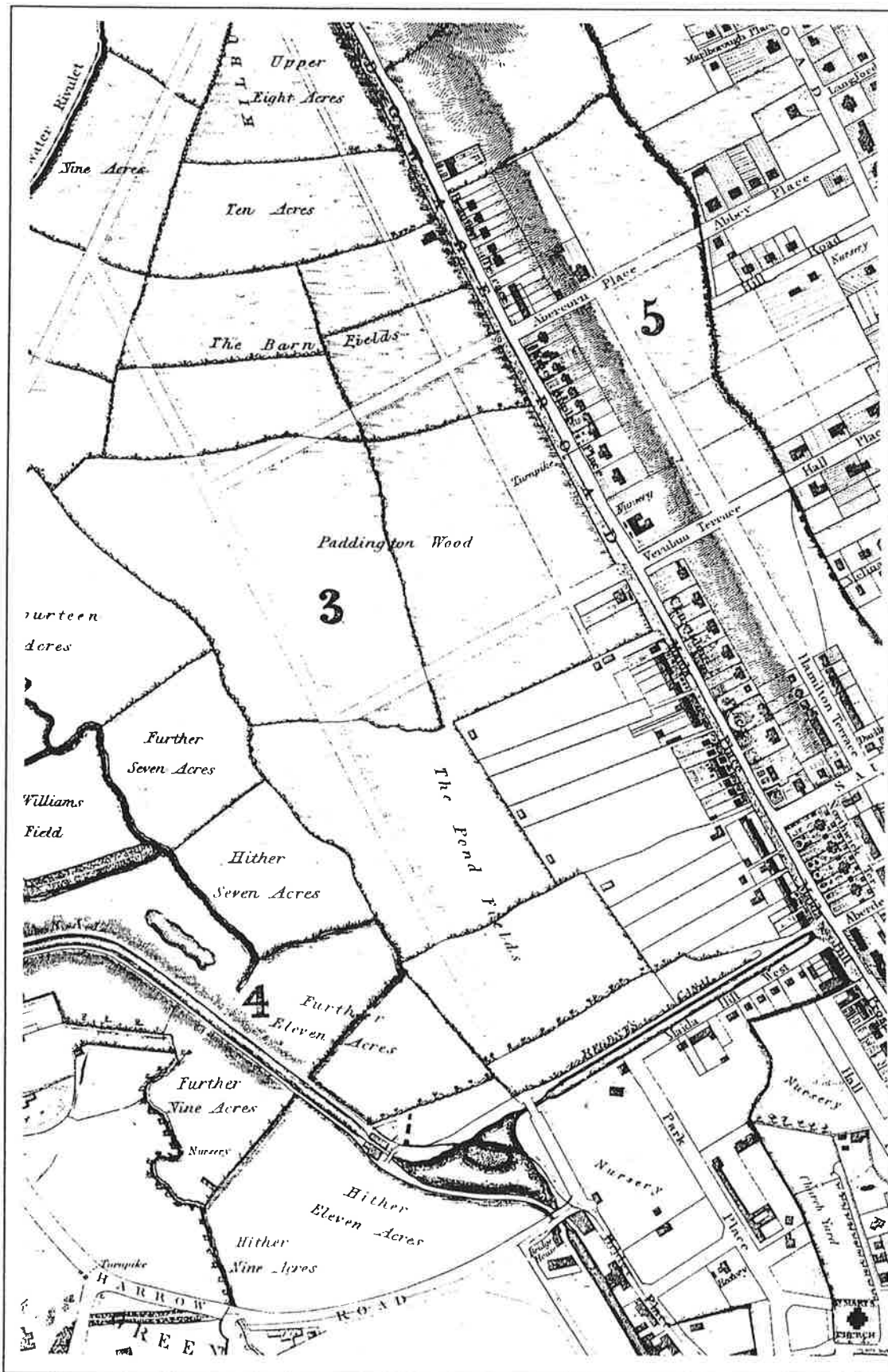
Growth was quicker in the 1850's when a lease for 32 acres around Warwick Road and Warrington Crescent required building to be finished within eight years. An Italianate style was maintained, 16 of the 32 acres were set aside for gardens, and Warwick Road was widened to create a majestic approach to the new St Saviours Church. Roads with stuccoed houses including Randolph, Clarendon (later Clarendon Terrace and Gardens), and Clifton Road were built by 1855, Warwick Road west (renamed Warrington Terrace and later part of Warwick Avenue), by 1863 and the southern parts of Warrington Crescent, Randolph Crescent and Castellain Road by 1869. (VCH).

The first line of housing behind Edgware Road had been completed by 1869, forming (from the south) Lanark, Canterbury and Elgin Terraces, Carlton Place (by 1901 called Carlton Mews) and Andover Place. Behind them the wider Portsdown Road (later Randolph Avenue) ran north to Randolph Gardens, with terraces on both sides as far as the corner with Sutherland Gardens. (VCH).

A new type of building, in red or multi-coloured brick, was used from the 1860's in the avenues parallel with Edgware Road and their cross-streets. It was soon to spread over the remaining land, giving most of Maida Vale an appearance very different from that of its southern, Italianate quarter. (VCH).

Building continued steadily in the late 19th century but not very fast. Essendine Road in 1895 was to be built up with 60 or more houses, Morshead and Grantully Roads, bordering the recreation ground, were to have flats in 1898 and 1899 as were the nearby Widley and Wymering Roads in 1901. The 1900 boundary map shows a few remaining fields, surrounded by houses. By the time these fields were developed the Queen Anne Revival Style - Sweetness and Light had arrived Red-brick, moulded brick decorative panels, and wrought iron railings, gives a different atmosphere again (Whitehead). Infilling was carried out under agreements made between 1900 and 1902 for the rest of Elgin Avenue and for part of Castellain Road, although Delaware, Ashworth and the west side of Castellain Road were still empty in 1910. Most subsequent infilling was with mansion blocks, which also replaced many villas along Edgware Road. (VCH)

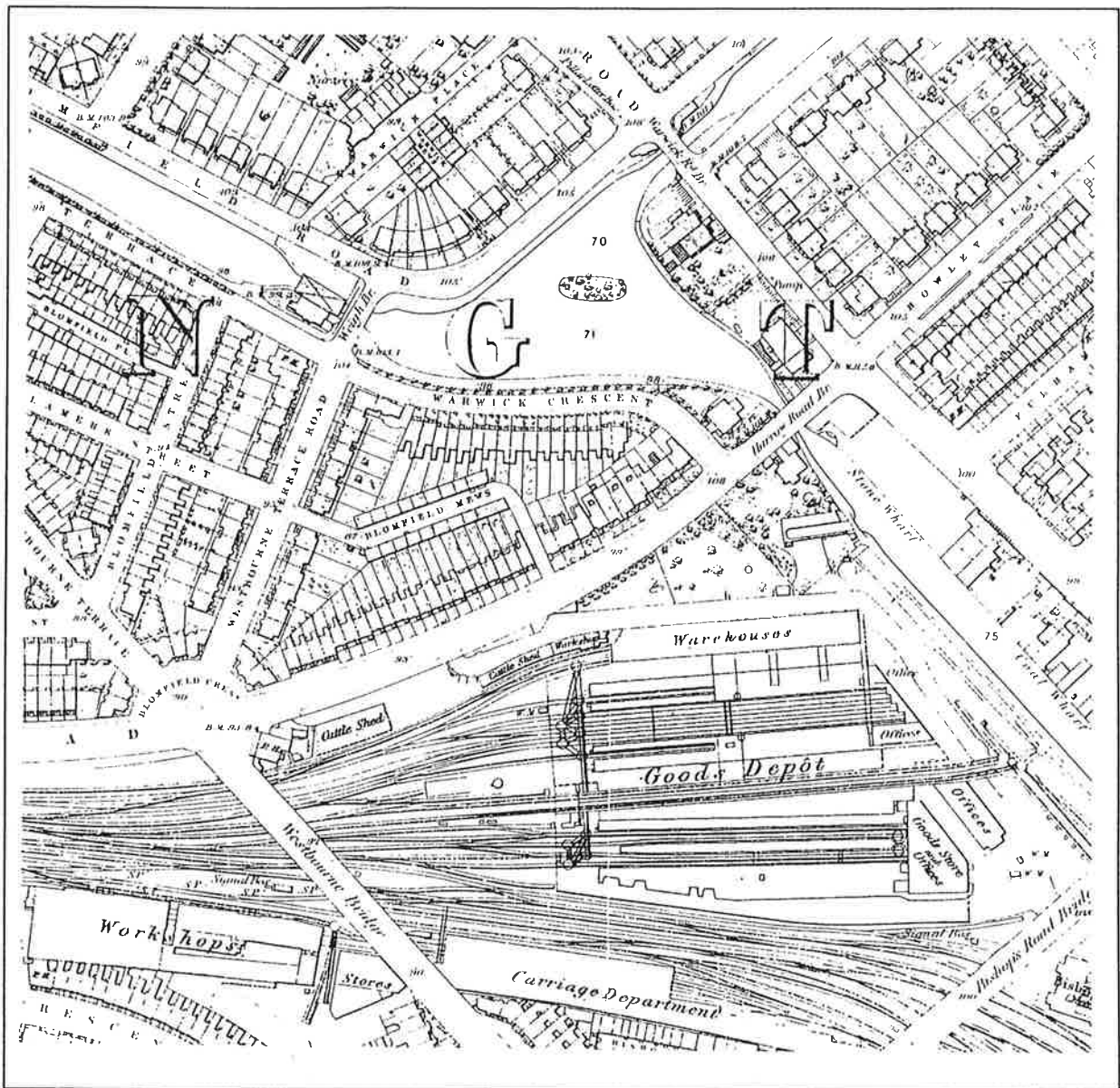
# HISTORICAL MAP OF MAIDA VALE



**B R Davies, 1834. Parish of St Mary, Paddington.** This map illustrates the field boundaries immediately prior to development, overlain by proposed road layout.

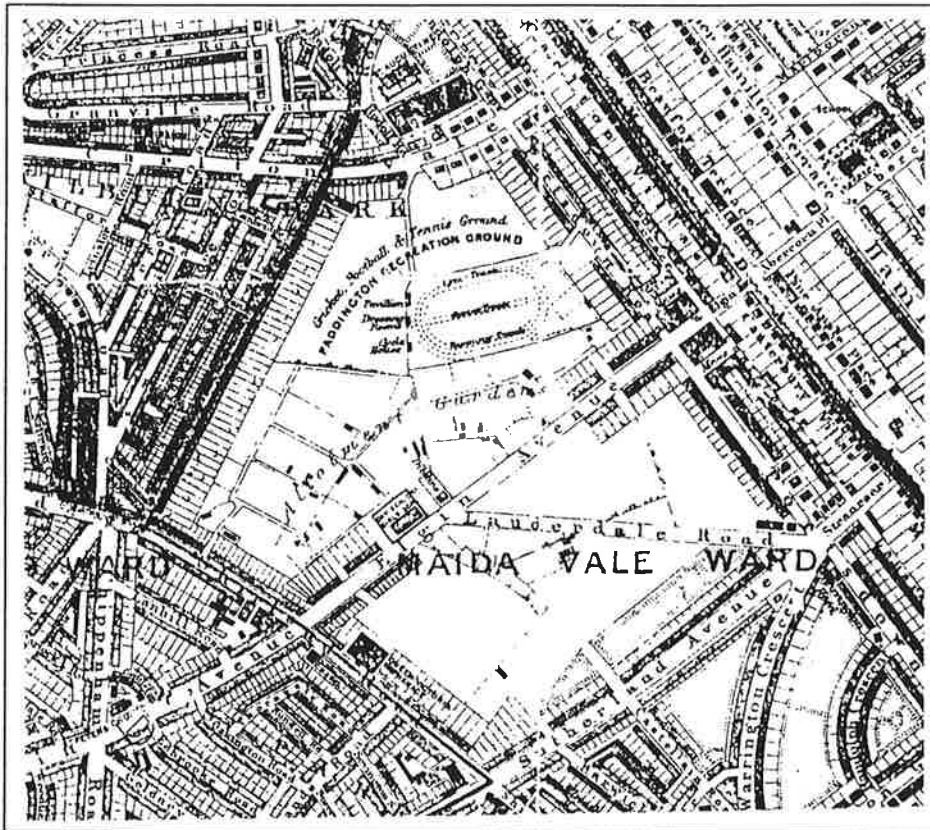


## HISTORICAL MAP OF MAIDA VALE



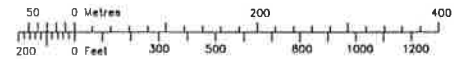
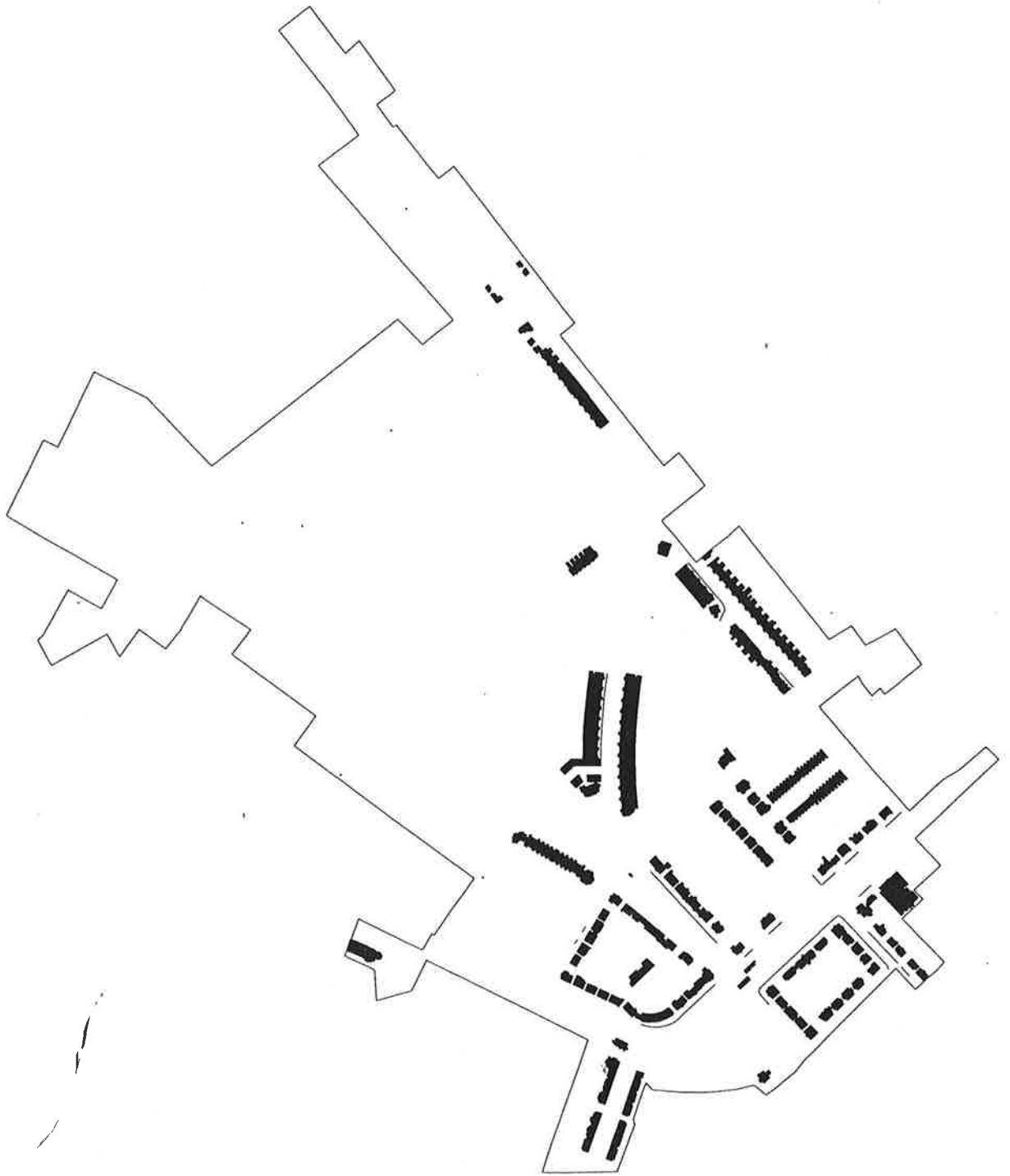
**Ordnance Survey, 1870. Little Venice.** This very detailed map illustrates Little Venice as an established residential area, showing large houses, trees and garden layouts. The area north of Regent's Canal remains substantially intact, but the houses on the east bank have been replaced by a park; Warwick Crescent and Blomfield Mews were also replaced, by post-war housing. The area to the south of Warwick Crescent (including Blomfield Crescent) were demolished to make way for the Westway.

## HISTORICAL MAP OF MAIDA VALE



**The Boundary Map, 1900. Maida Vale Ward, Borough of Paddington.** There were few fields remaining by 1900. Significantly, this map illustrates the appearance of Maida Vale immediately before construction of Edwardian flats. The area defined by the open fields is now almost entirely occupied by mansion blocks. The communal garden areas behind terraces on Sutherland Avenue and Warrington Crescent were clearly established by this time.

# DISTRIBUTION OF LISTED BUILDINGS IN MAIDA VALE CONSERVATION AREA



CONSERVATION AREA NUMBER 03

Scale - None



## LISTED BUILDINGS WITHIN THE MAIDA VALE CONSERVATION AREA

ADDRESS	BRIEF DESCRIPTION	GRADE
15 and 16 Blomfield Road, W9.	Pair of houses and garden wall. Mid. C19th.	grade II
17 and 18 Blomfield Road, W9	Pair of houses. Mid. C19th	grade II
19 and 20 Blomfield Road, W9.	Pair of houses. Mid C19th	grade II
21 and 22 Blomfield Road, W9.	Pair of houses and front wall. Mid C19th	grade II
23 Blomfield Road, W9.	Villa. Mid. C19th	grade II
24 Blomfield Road, W9.	Villa and front garden wall	grade II
29 and 30 Blomfield Road, W9.	Pair of houses and front garden wall. Early-mid C19th	grade II
34 Blomfield Road, W9 (inc. 7 & 7A Warwick Avenue)	Pair of houses and front garden wall. Early-mid. C19th	grade II
35-37 Blomfield Road, W9.	Terrace including front garden wall and gateways. C.1830	grade II
38 and 39 Blomfield Road, W9.	Pair of houses. C.1830. including front garden wall and gateways	grade II
40-45(consec) Blomfield Road, W9.	Terrace and front garden wall. Early-mid C19th	grade II
46-and 47 Blomfield Road, W9.	Pair of houses. Mid C19th	grade II
48 and 49 Blomfield, W9.	Pair of houses. Mid. C19th.	grade II
50 and 51 Blomfield Road, W9.	Pair of houses. Mid C19th	grade II
52 and 53 Blomfield Road, W9.	Pair of houses. Mid. C19th	grade II
54 and 55 Blomfield Road, W9.	Pair of houses. Mid. C19th	grade II
56 Blomfield Road, W9. (inc. 1 Clifton Villas)	Pair of houses. Mid C19th	grade II
Junction House, Blomfield Road, W9.	Canal house, Early C 19th	grade II
Prince Alfred P H., Castellain Road, W9.	1856 with later alterations. Brick, stuccoed.	grade II
Warrington Lodge, Castellain Road, W9.(under Colonnade Hotel)	Hotel Mid. C19th	grade II
K2 telephone kiosk, adjacent to No 132 Sutherland Avenue.	1927 by Giles Gilbert Scott	grade II
1 to 7 (consec) Clarendon Gardens, W9.	Terrace, Mid C19th	grade II
8 to 17 (consec) Clarendon Gardens, W9.	Terrace, Mid C19th	grade II
18 to 34 (consec) Clarendon Gardens, W9.	Terrace, Mid C19th	grade II

**ADDRESS****BRIEF DESCRIPTION****GRADE**

22 and 23 Maida Avenue, W2.	Pair of houses and garden wall. c.1844. Brick, stuccoed.	grade II
24 Maida Avenue, W2. (under Park Place Villas).	Pair of houses with front garden walls. Early-Mid C19th.	grade II
25 and 26 Maida Avenue, W2.	Pair of houses with front garden wall. Early-Mid C19th.	grade II
27 to 29 (consec) Maida Avenue, W2.	Terrace with front garden wall. c.1830.	grade II
30 and 31 Maida Avenue, W2.	Pair of houses with front garden wall. C.1830.	grade II
32 Maida Avenue and 16 Warwick Avenue, W2.	Pair of houses, front garden wall. c1830	grade II
Catholic Apostolic Church and Church House, Maida Avenue, W2.	Church and adjoining caretakers house. 1891-3 by J L Pearson.	grade I
29 to 35 (odd) Randolph Avenue, W9.	Terrace and wall. Mid C19th.	grade II
37 to 43a (odd) Randolph Avenue, W9.	Terrace. Mid C19th	grade II
45 to 59 (odd) Randolph Avenue, W9.	Terrace and basement wall. Mid C19th	grade II
61 (White Horse) Randolph Avenue, W9.	House and garden wall. c1860.	grade II
63 to 79 (odd) Randolph Avenue, W9.	Terrace. c.1860.	grade II
32 to 92 (even) and 96 Randolph Avenue, W9.	Terrace. c.1860.	grade II
124 to 164 (even) Randolph Avenue, W9.	Terrace. 1860s Gault brick with red brick dressings.	grade II
166 and 166a Randolph Avenue, W9.	Pair of shops. 1906-7. Leslie W Green. Part of underground station	grade II
170 Randolph Avenue, W9.(under 17 and 18 Elgin Mews North)	Pair of houses linked by mews arch. c.1864.	grade II
K2 telephone kiosk, Randolph Avenue, W9.	1927 by Giles Gilbert Scott.	grade II
28 Randolph Crescent, W9.	House. Mid C19th. Brick, stuccoed	grade II
1 and 2 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
3 and 4 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
5 and 6 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
7 and 8 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
8a Randolph Road and 19b Clifton Gardens, W9.	Villa. Mid C19th. Brick, stuccoed.	grade II
9a Randolph Road including 19a Clifton Gardens, W9.	Villa. Mid C19th. Brick, stuccoed.	grade II
9 and 10 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
11 and 12 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
13 and 14 Randolph Road, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II

ADDRESS	BRIEF DESCRIPTION	GRADE
21 to 25(odd) Warwick Avenue, W9.	Terrace. Mid C19th Yellow-brown brick with stucco dressings.	grade II
27 and 29 Warwick Avenue, W9.	Pair of houses. Mid C19th. Yellow-brown brick with stucco dressings	grade II
31 Warwick Avenue, (inc. 12 Clifton Villas)	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
33 and 35 Warwick Avenue, W9.	Pair of houses. Mid C19th, altered later. Brick, stuccoed.	grade II
37-59(odd) Warwick Avenue, W9.	Terrace. Mid C19th. Brick, stuccoed.	grade II
61 and 63 Warwick Avenue, W9.	Pair of houses. Mid C19th. Brick, stuccoed.	grade II
Cabmen's Shelter, Warwick Avenue, W9.	1888. Timber framed with tongue and groove timber panels.	grade II
Warwick Avenue Bridge and Bridge House.	Public road bridge across canal. Late C19th.	grade II
2 Warwick Crescent, W2.	House. Mid C19th. stuccoed.	grade II
14 to 20(consec) Westbourne Terrace, W2.	Terrace. 1850-55. Brick, stuccoed.	grade II
21 to 26 Westbourne Terrace, W2.	Terrace. 1850-55. Brick, stuccoed	grade II
7 to 12 (consec) Westbourne Terrace, W2. & The Bridge House.	Terrace. and public house. 1850-55. Brick, stuccoed.	grade II
1 to 6 (consec) Westbourne Terrace Road, W2.	Terrace. 1850-55. Brick, stuccoed	grade II

## **Key Features**

### **TOPOGRAPHY**

The historical maps of Maida Vale before 1834 shows the area as enclosed farmland bisected by the Edgware Road (Maida Vale) and Bayswater Rivulet. The land rises gently away from the river in north-east and south-west directions; east of Edgware Road (Maida Vale) the land rises more steeply towards St Johns Wood, along a ridge that runs parallel to the road.

The Bayswater Rivulet was culverted in the mid C19th Century and is no longer visible at street level. Since the whole area formed part of one estate, owned by the Bishop of London, the subsequent street pattern between Regents Canal and Kilburn Park Road shows no noticeable relationship to the earlier field pattern. This is demonstrated in the Gutch Map c.1840.

### **The Canal-side**

The Grand Union and Regent's Canal create the key townscape element in the south of the conservation area - the layout of avenues and streets immediately adjacent relate closely to its geometry. Byron had briefly compared the canal at Paddington with Venice, and further references were made by Browning; by 1925 Blomfield Road had been publicised as 'Venice in Paddington'. After the Second World War the name 'Little Venice' came into general use for the immediate vicinity of the pool and for the banks of the Regent's canal leading to Edgware Road.

### **Residential Character**

Maida Vale Conservation Area is an early residential suburb, served by small groups of shops at Clifton Road, Elgin venue and Formosa Street. Some commercial activity is carried out at the former 1912 skating rink, now housing BBC studios in Delaware Road, Clifton Nurseries and some limited canal-side activities around the pool .

### **Architectural Quality**

Each part of the conservation area bears its own character, with the stuccoed villas and terraces beside the canal giving way to poly-chrome brick faced townhouses then red brick mansion blocks. The development of Maida Vale in a north west direction reflects the changes in architectural styles and fashion that took place during the 19th and early 20th centuries.

### **Little Venice**

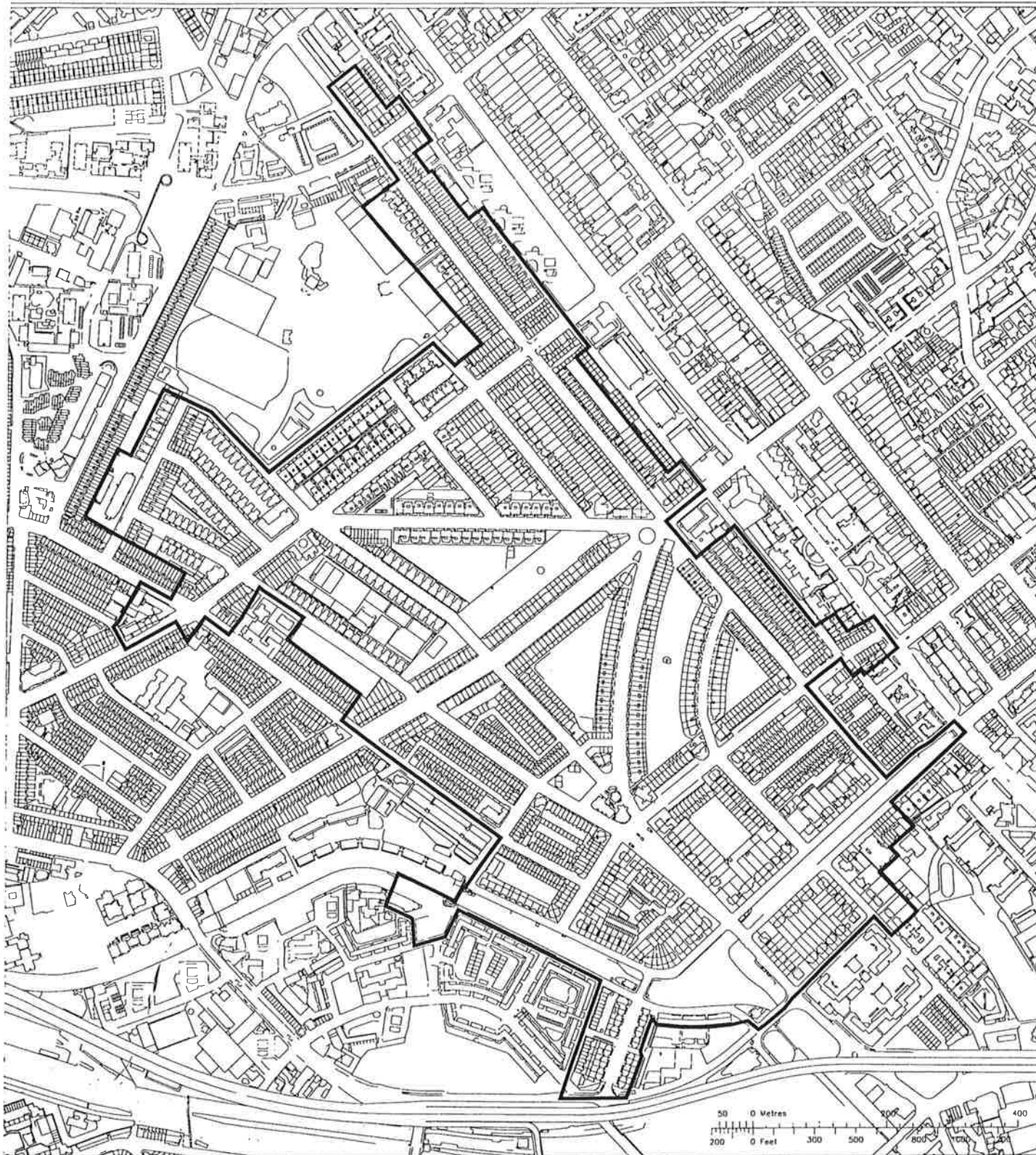
The southern part, including Little Venice is spaciouly laid out (like most of Maida Vale), and defined by the predominance of stucco or brick and stucco. The area can be roughly divided into two parts according to the architecture and townscape character. The south-eastern part is largely composed of substantial semi-detached villas, three storeys high, usually with basement and set in large gardens. . Major exceptions to the symmetrical form are the few asymmetrical villas, with gables and tower features and the detached houses in Park Place Villas. The villa form, originated in St Johns Wood and influenced by Nash's Regents Park villas, underwent changes in the development of Maida Vale

render dressings with wrought iron railings and balconies gives a completely different atmosphere from 'Little Venice'.

The only initial development later than 1920 occurred in Biddulph and Ashworth roads, where two-storeyed inter-war houses have filled the last empty sites. Most of the original 19th century properties remain, to give the conservation area a unified architectural appearance. The few examples of post-war buildings usually represent bomb sites, including an area around Clarendon Terrace, Lanark Road, Ashworth Road and Clifton Gardens. Some bombed buildings were repaired but many were completely destroyed.



# MAIDA VALE CONSERVATION AREA PLOT PATTERN MAP



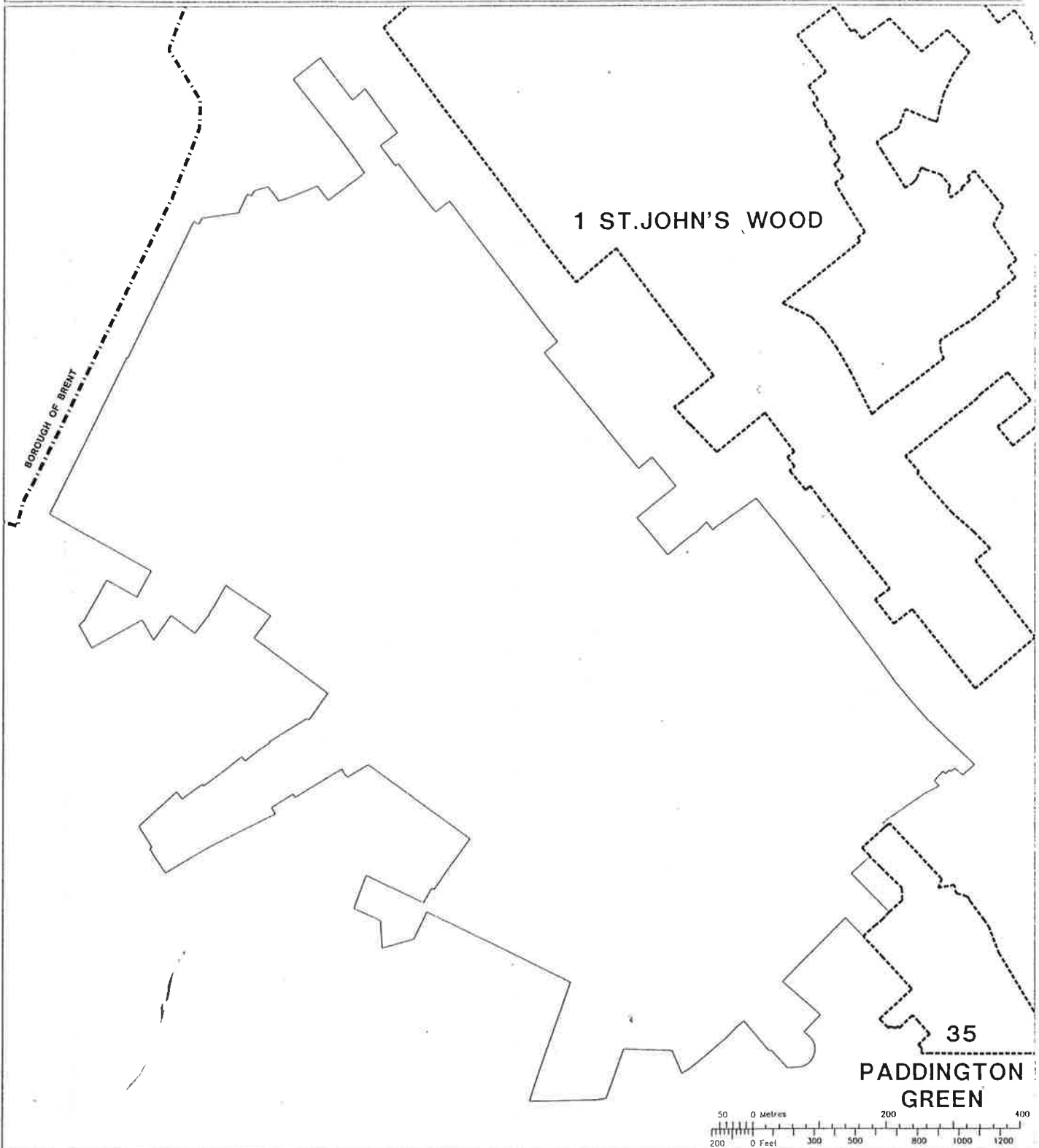
CONSERVATION AREA NUMBER 03

Scale - None

Map shows the historic layout of streets and squares with associated plot pattern infill of the Conservation Area.



# MAIDA VALE CONSERVATION AREA ADJACENT CONSERVATION AREAS



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (c) CROWN COPYRIGHT (YEAR AS MAP DATE), WESTMINSTER CITY COUNCIL LA 086 592

CONSERVATION AREA NUMBER 03

Scale - None



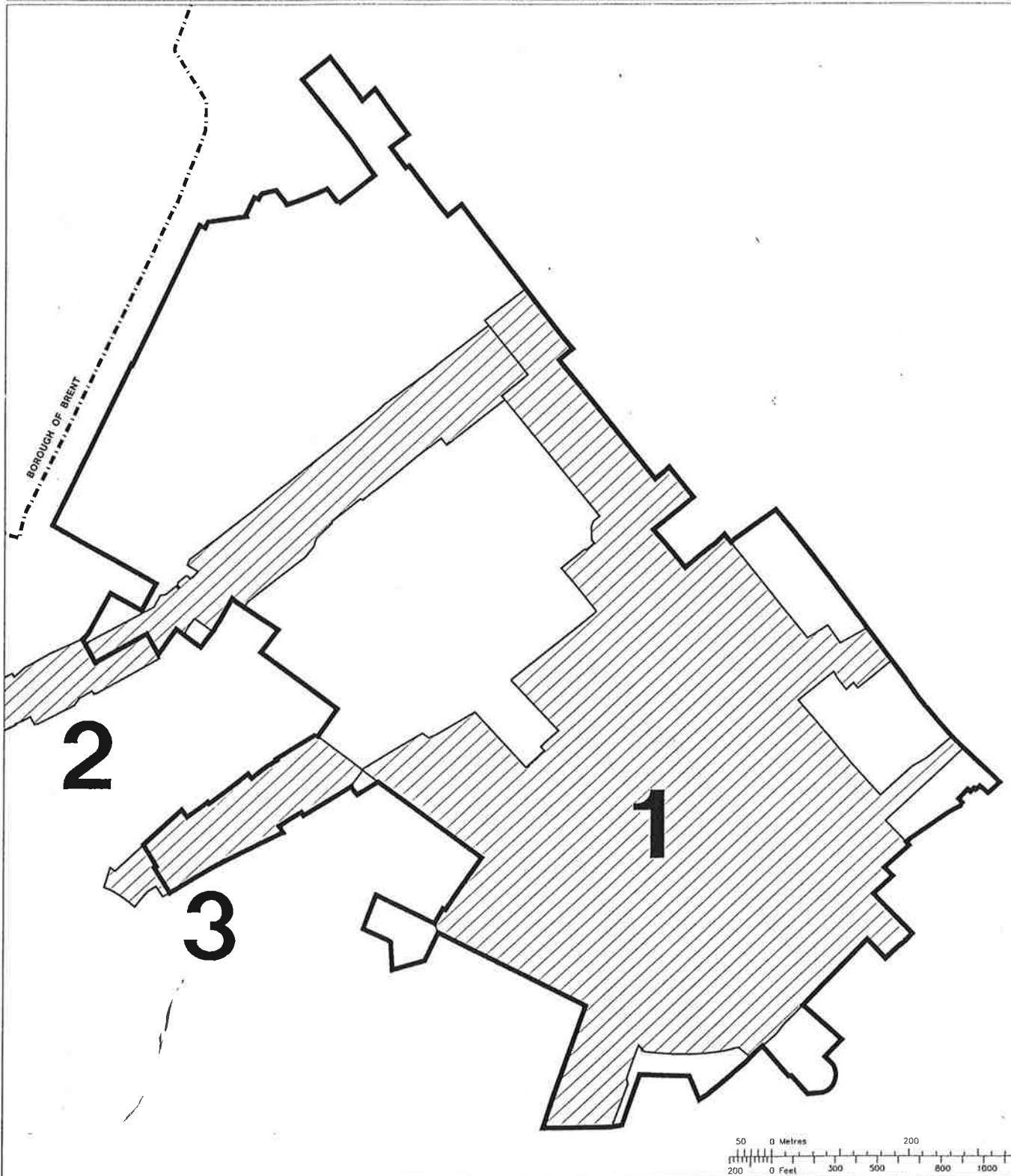
m:\p\an map by Ian HEmbury  
Date: 11 Feb 97  
Acasname: LOWCAB03.dwg

**Adjacent Conservation Areas -**  
the following conservation areas adjoin the Maida Vale Conservation Area:  
St. John's Wood (01) and Paddington Green (35).

## **AREAS OF SPECIAL ARCHAEOLOGICAL PRIORITY**

There are currently no areas of special archaeological priority in the Maida Vale Conservation Area. The Paddington and Lillestone Villages archaeological priority area is located within the Paddington Green Conservation Area (originally a detached part of the Maida Vale Conservation Area).

# MAIDA VALE CONSERVATION AREA REGULATION 7 DIRECTION



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (c) CROWN COPYRIGHT (YEAR AS MAP DATE). WESTMINSTER CITY COUNCIL LA 086 597

**CONSERVATION AREA NUMBER 03**

Scale — None



**Regulation 7 Direction Areas -**  
*In relation to the conservation area: Maida Vale R7 Area (1) lies wholly within;  
Elgin Avenue R7 Area (2) lies partly within; Sutherland Avenue R7 Area (3) adjoins at its east end.*

m:\p\m\an map by Ian HErnbury  
Date: 12 Feb 97  
Acconame: LOWCAB03.dwg

## **General Policies and Design Guides Relating to Maida Vale Conservation Area.**

1. City of Westminster District Plan ( as approved 1982)
2. City of Westminster Unitary Development Plan (as agreed for Deposit)
3. Mews : A Guide to Alterations
4. A Guide to Roof Alterations and Extensions
5. Blinds : Guidelines for their selection and fitting
6. Shopfronts Blinds and Signs
7. Boardwatch (A Guide to Regulation 7 Requirements)
8. Forecourt Parking
9. A Guide to Historic Building Grants
10. Refuse Storage in new Developments
11. Standards for Residential New Building, Conversion and Rehabilitation Schemes
12. Mobility Guide
13. Stucco : A Guide to its Care and Maintenance
14. Trees : Legislation and Procedure
15. Trees : Planting and Care
16. Conservatories : A Guide to Design and Planning Procedures
17. Conservation Areas : A Guide to Property Owners
18. The Listing of Historic Buildings : A Guide for Owners and Occupiers
19. Westminster's Architectural Heritage : Guidance about Architectural Theft for Owners of Historic Buildings.
20. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
21. Plant and Air Conditioning Equipment : Guidance Notes
22. The Placing of tables and Chairs on the Highway

# MAIDA VALE CONSERVATION AREA DIRECTORY

## 9. Further Reading