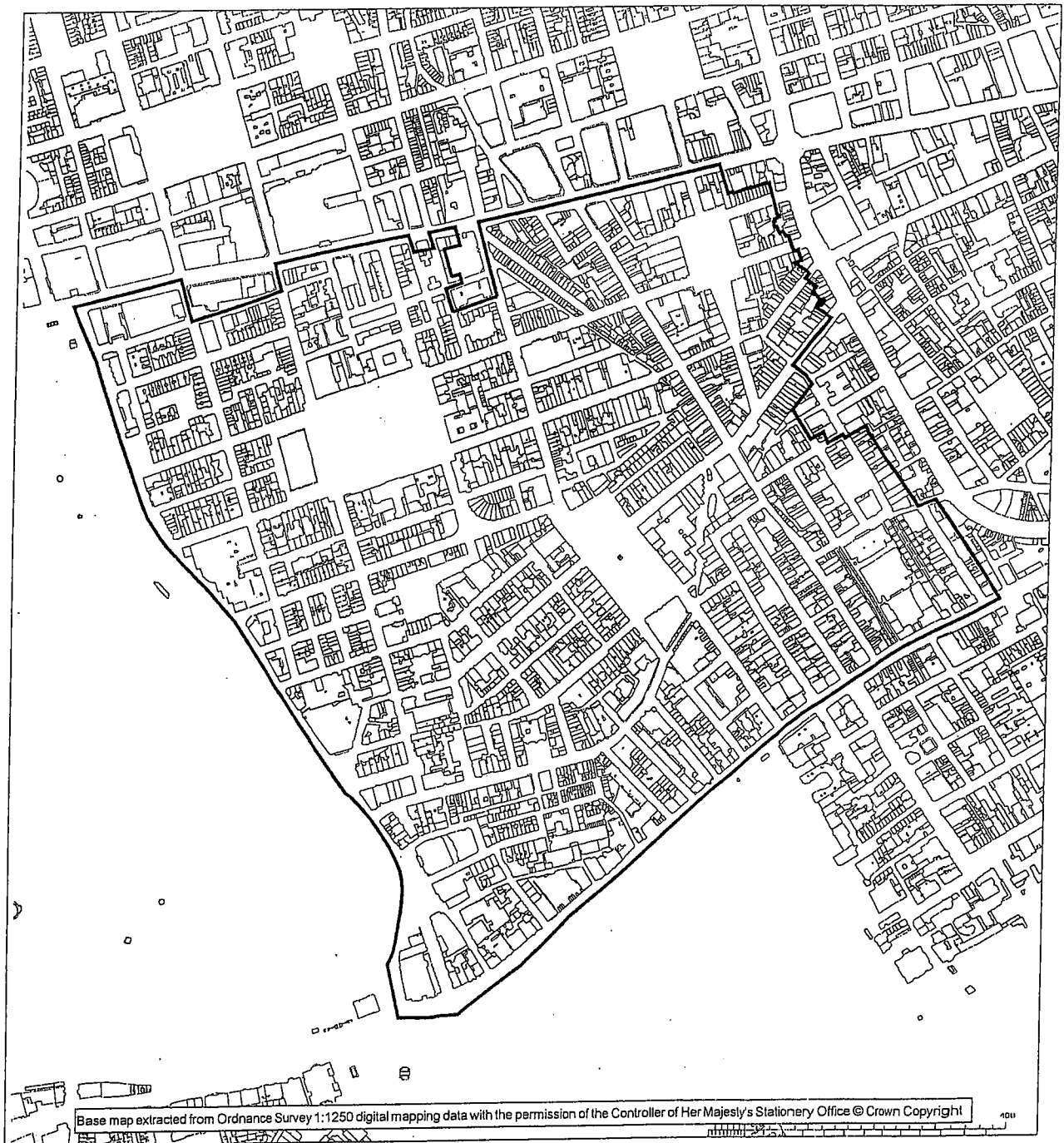


City of Westminster

Conservation Area Directory No. 11

MAYFAIR



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Conservation Area Directory No. 11: Mayfair

Consultant Editor: Kit Wedd

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First printed and published in the UK 1998 by:

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Every effort has been made to ensure that the information contained in this Directory is accurate. However, from time to time circumstances may change. Readers are therefore advised to contact the Development Division for advice on particular planning issues.

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Preface

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designations, extensions and policy development. There are now 51 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to establish and protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in PPG15 and the English Heritage Conservation Area Practice and Conservation Area Appraisal documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and of those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features including street patterns, trees, open spaces, and building types.

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of 51 General Information Leaflets or mini-guides – one for each conservation area – covering in brief a series of key categories including Designation, Historical Background, Listed Buildings and Key Features.

The second stage involves the production of Conservation Area Directories, which develop the themes of the mini-guides to provide a detailed source of factual information. Each Directory includes copies of designation reports, a detailed evaluation of the historical development of an area and analysis of listed buildings and other key townscape features.

The third and final stage involves the preparation of Conservation Area Audits, which have been designed to objectively assess the special interest of a conservation area through the detailed appraisal of key features and their contribution to the character and appearance of a conservation area; this will be accompanied by the identification of all unlisted buildings making a positive contribution and the identification of negative factors and neutral areas.

Introduction: The Mayfair Conservation Area

The townscape of Mayfair derives from its gradual, rather piecemeal development and the renewal of many of its buildings over a long period of time, resulting in a generally formal street pattern containing an informal mixture of building types. The street pattern is based on the formal grids of square and street, modified occasionally by old estate and field boundaries and the courses of streams and conduits. The rich and varied architecture, covering many periods and styles, completes a picture which sometimes aspires to the monumental but which is in the main quietly elegant and pleasantly urbane.

Mayfair falls into three main parts. The northern part is an east-west orientated grid consisting of the Grosvenor Estate, centred on Grosvenor Square to the west, and on the related development around Hanover Square to the east. This grid is cut across by the earlier developments of New Bond Street and Conduit Street, and by the line of the old Tyburn by Bruton Lane and South Molton Street. The south-east part of Mayfair has a grid of south-west/north-east orientation, based on a series of streets running north at right angles to Piccadilly, and including Berkeley Square. The junctions of the various grids provide a dynamic counterpoint to the formality of the estate layouts. Lastly, in the south-west corner of Mayfair lies Shepherd Market with its smaller scale and village character.



Figure 1: the pattern of prehistoric and Roman settlement

Section 1: Historical Background

Mayfair derives its name from a fair held in May in fields around the site of today's Shepherd Market. The fair existed certainly as early as the middle of the seventeenth century and may well be the same as the St James's Fair granted centuries earlier by Edward I to the Hospital of St James. The fair attracted all kinds of shows and entertainments with a 'multiplicity of booths' which were, in the words of a pamphlet of 1709, 'constant Scenes of Impropriety and Profaneness and very frequently the Stalls of Vice, and Impurities not to be mentioned'. Public behaviour at the fair became increasingly unacceptable, so that after the fair of 1708, which was represented as 'the yearly riotous and tumultuous assembly' which caused 'public nuisance and inconvenience', it was suppressed. Nevertheless it revived, and was finally abolished some time after the middle of the eighteenth century at the insistence of the sixth Earl of Coventry, the peace and quiet of whose Piccadilly mansion had been disturbed by the noise of the revellers. The market to which the fair was attached continued and survives as Shepherd Market.

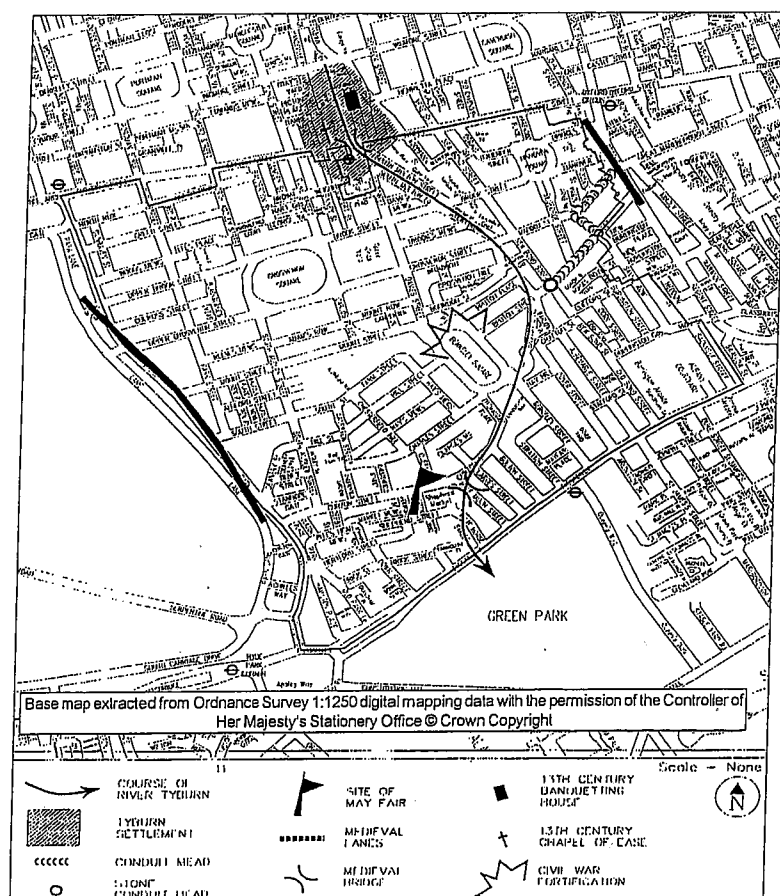


Figure 2: the pattern of medieval settlement

On three sides the area of Mayfair has always been well defined. It lies between two principal routes out of London, shown as 'The Road to Exeter &c.' (i.e. Piccadilly) and 'The Road to Oxford, Worcester &c.' on Morden and Lea's map of London in about 1700, and is enclosed on the west by Hyde Park. Before the formation of Regent Street there was no firm delineation of what we now call Mayfair, but only a zone of transition from western Soho with its tight narrow streets to the more formal layout of Hanover Square and further west.

The most conspicuous of the areas in which development began in the seventeenth century was the north side of Piccadilly, opposite the newly built-up and newly fashionable quarter of St James's, to which the nobility and court followers moved after the disasters of plague and fire in the City of London. In 1658 the most westerly street mentioned in the rate books for Westminster was Air Street, but there were already signs of development further to the west. In the 1660's great mansions were erected for Lords Burlington, Clarendon and Berkeley, and in 1683 Clarendon House, having changed hands twice, was demolished to make way for the laying-out of Old Bond Street, Albermarle Street and Dover Street (in which actual building, however, proceeded slowly). Likewise, the possibility of speculative development to the west was evidently being considered when, in 1684, John Evelyn advised Lady Berkeley to leave clear the ground directly behind Berkeley House (later Devonshire House) when she wanted to profit by the development of Stratton Street and Berkeley Street on either side.

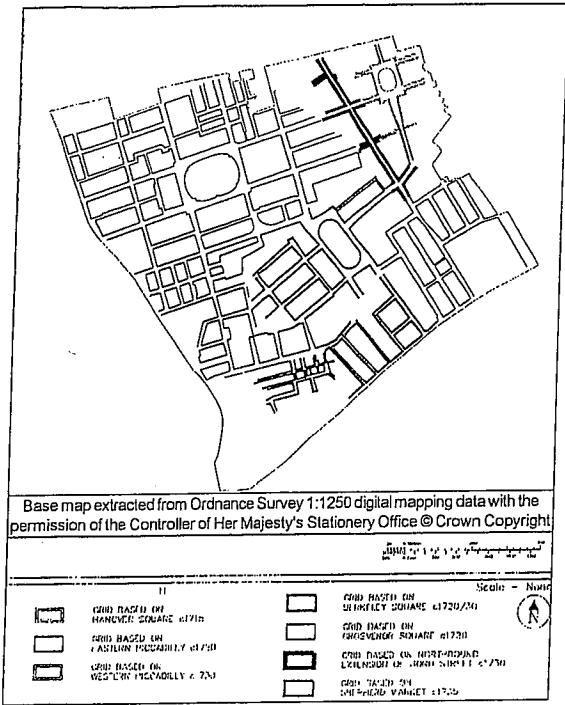


Figure 3: grids and squares – the pattern of estate development

Before the end of the seventeenth century building had also begun to extend north-westwards from Golden Square, which was laid out in the 1670s and completed in the next decade; this growth, approximately along the line of the later Regent Street, is shown on Morden and Lea's map.

In 1700, therefore, most of Mayfair was still fields, some comprising estates which would later become prominent, such as the Hundred Acres, still held almost in its entirety by the Grosvenor Estate, and Conduit Mead, through which the City of London brought a water supply from the upper stretch of the Tyburn. Development spread rapidly westwards along Piccadilly and the first buildings on the fields immediately to the north and previously occupied by the May fair were already being erected in the early years of the eighteenth century.

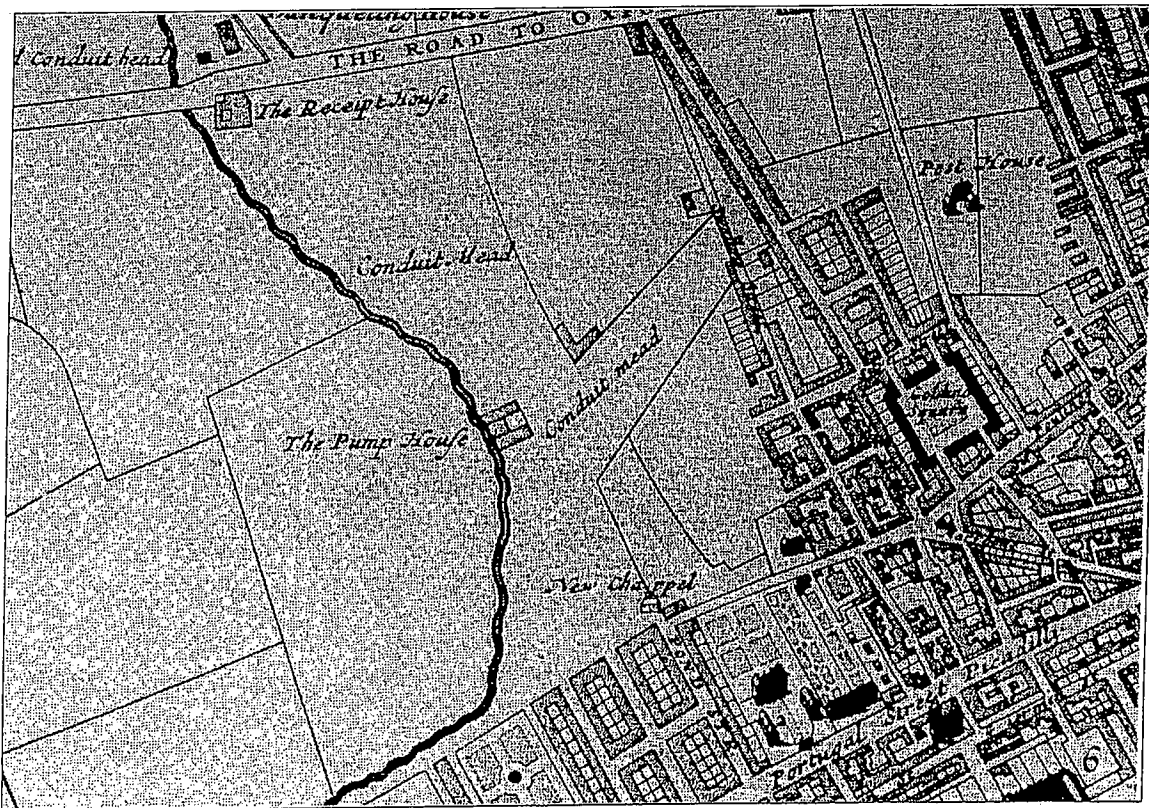


Figure 4: Morden and Lea, c. 1700

Fringe development along the north side of Piccadilly then gave way to a surge of building activity as several areas were almost simultaneously developed. Lord Burlington obtained an Act of Parliament in 1717 to enable him to grant leases of his land to the north of his Piccadilly mansion; Clifford Street contains some of the earliest houses on this estate, which date from around 1719-20. North and west of Clifford Street was Conduit Mead, where building work also began at about this time, for example in New Bond Street and Conduit Street. In Hanover Square the first houses were finished in 1717; the rest of the square and its surrounding streets and the church of St George followed soon after.

Although there was an Act of Parliament in 1710 permitting leases for building on the Grosvenor Estate, it appears that leases granted in 1721 for land in Davies Street may have been the first transactions in which the property was intended to be developed as an estate with an overriding architectural unity, rather than as a collection of individual houses; by this later date developments around Hanover Square and north of Piccadilly were beginning to provide links with existing built-up areas and thereafter development appears to have been rapid. The layout of streets on the Hundred Acres was, within its irregular boundaries, highly disciplined, with Grosvenor Square as its central feature and generator; the Square was said to be well under way in 1725 but no houses were rated in it until 1728. Other streets and houses in the Hundred Acres certainly dated from the early part of the 1720s.

Within another twenty years, and certainly by the time of Rocque's map of 1745, all except the north-west corner of the Grosvenor Estate had been built on. Much of the area on which the May fair had been held was also developed, becoming Curzon and Hereford Streets. Open spaces on Rocque's map indicate the location of extensive market and fair activities and include Shepherd Market, which was formed by Edward Shepherd in about 1736, with a building shown on the site of the present central block. Still vacant, however, was a large area to the west of Berkeley Square, where only an approximate layout of streets without buildings is shown on Rocque's map. Within a few more years this area was also developed.

Because most of the streets running out of Piccadilly lie approximately at right-angles to it, they form the basis of the grid on which a large part of southern Mayfair, including Berkeley Square and the streets to the east and west of the Square, were built up. Bond Street also, after a constricted start at its south end, carried this grid up to Oxford Street. A different orientation, however, with no relationship either to other developments or to the surrounding streets, was established for the grid of the Grosvenor Estate and the related layout of Hanover Street. It is interesting to observe that the later grid thus established in the northern part of Mayfair determined the lie of the estate

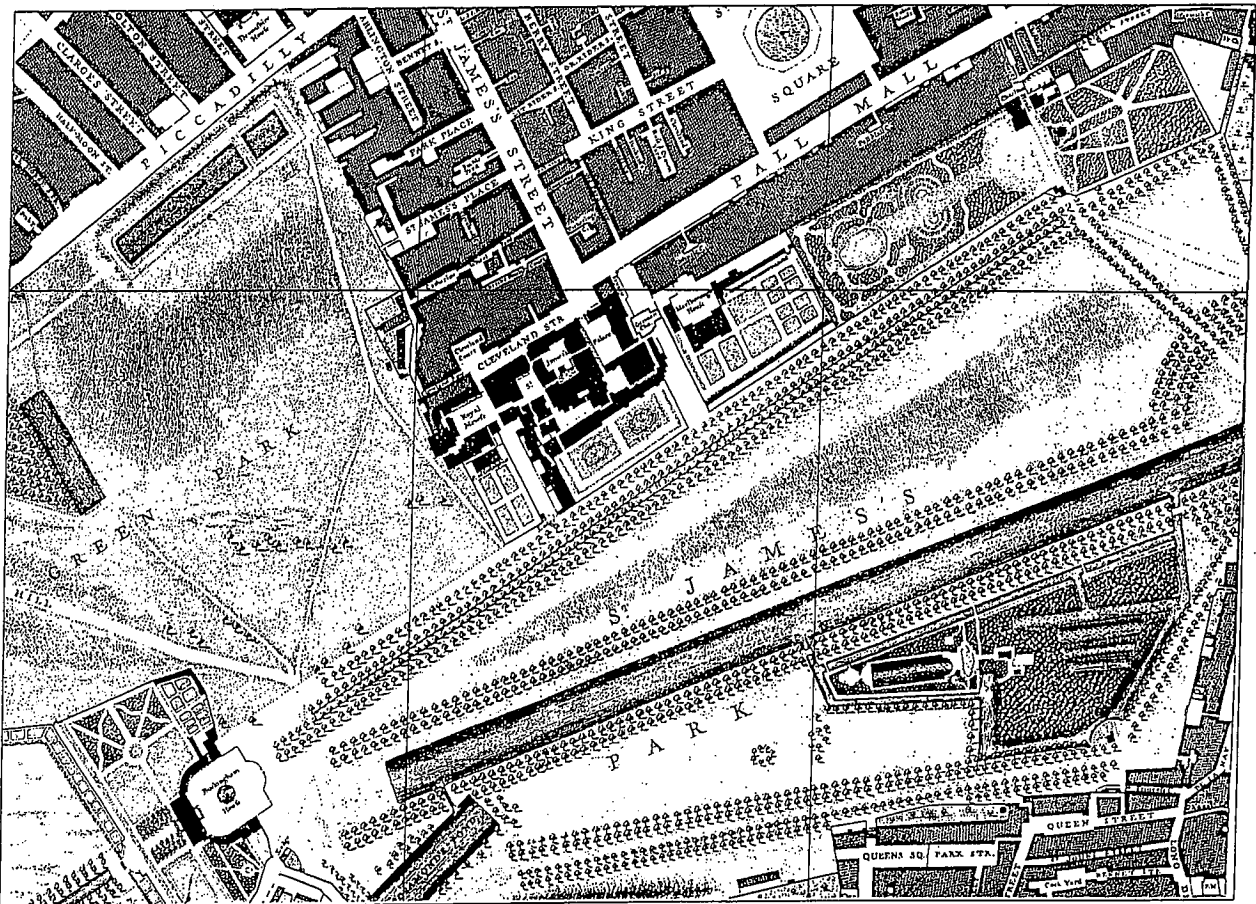


Figure 5: Mayfair West – Rocque, 1745

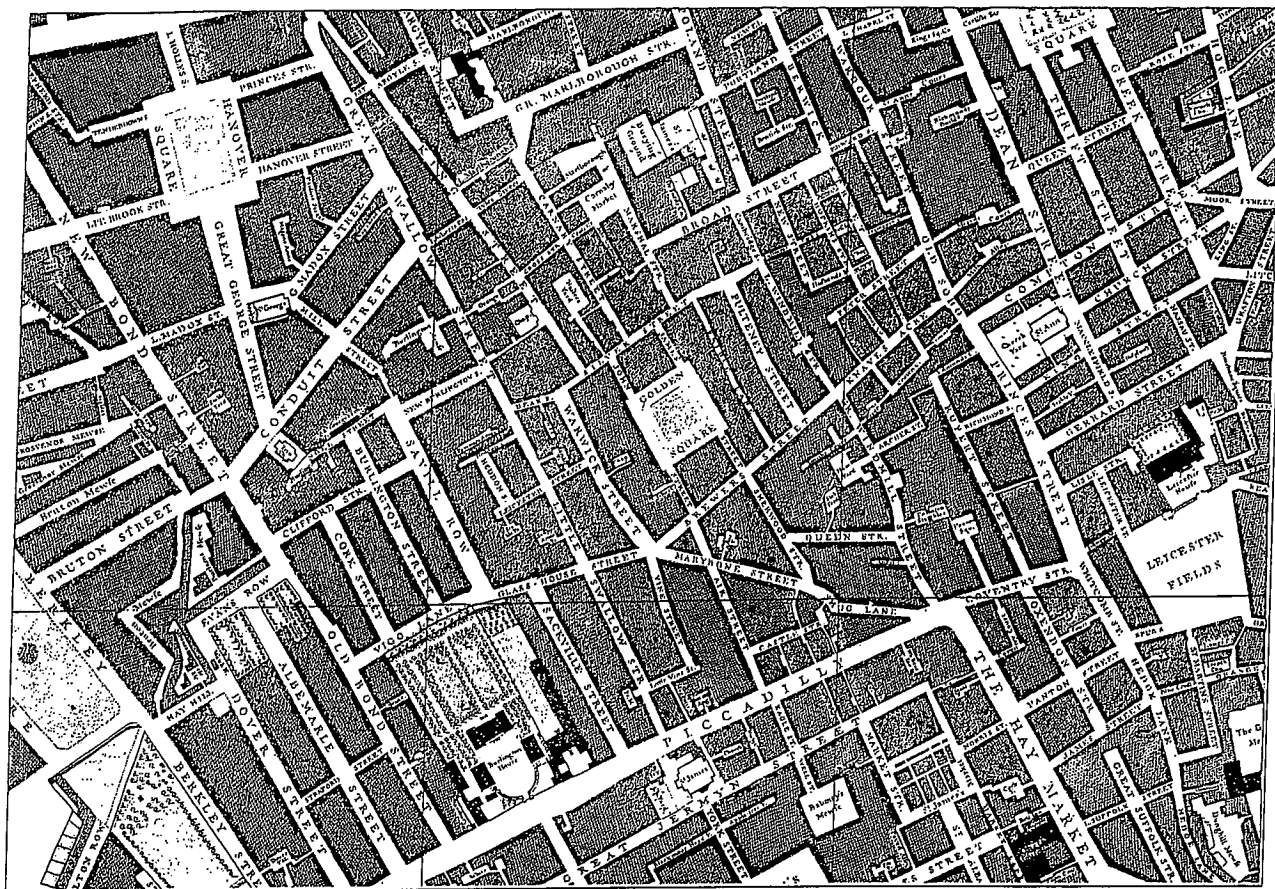


Figure 6: Mayfair East – Rocque, 1745

developments on the other side of Oxford Street. The development of Mayfair was thus completed not long after the middle of the eighteenth century.

The number of mid- and later Georgian houses which has survived indicates that during the eighteenth century there was considerable rebuilding, but almost invariably this was confined to the original plot; Horwood's map of the 1790s, therefore, with every house marked, shows well the pattern of Mayfair as originally completed.

The only topographical change which has in any way impinged on Mayfair since then is the laying-out of Regent Street by the architect John Nash. An Act of Parliament for this was obtained in 1813 and the street was virtually completed by 1820. It was part of a plan to provide a royal road from St. James's Park to the intended Regent's Park to the north; it was located on a natural line where the slums of Soho and the fashionable areas of Mayfair abutted one another, and it provided simultaneously a firm demarcation where previously there had been an indeterminate edge, a quality shopping street, and a major thoroughfare which was the first north-south route through Westminster.

Mayfair was developed for occupation by the aristocracy and upper middle class and has always retained its cachet in spite of the change of use of so many of its buildings, but considerable changes in its fabric have resulted from redevelopment and radical alterations. In earlier times these were often the response of wealthy owners to fashion and taste, but in later years more often the outcome of commercial enterprise. There is, therefore, relatively little of the original fabric left. Nevertheless, many of the replacements (especially away from the perimeter of the area) are similar in scale to the earlier buildings, retaining plot width and terraced house form. Much of this happened on the initiative of individual occupants but in Mount Street and parts of north-west Mayfair it was undertaken as a comprehensive redevelopment by the Grosvenor Estate, begun in the 1880s and continuing into the early part of this century but not completed.

Developments of later periods have almost invariably been on a larger scale covering consolidated sites, such as the south and east sides of Berkeley Square and much of Park Lane. In some cases, as in Regent Street and parts of Piccadilly, the new scale and the quality of the architecture make an important contribution to the townscape of their particular areas, but in the main the later, larger developments of the inter-war period and after are of no distinction themselves and conflict with the character of those parts of Mayfair that retain the smaller scale of the original development and the more sympathetic replacements of previous periods.

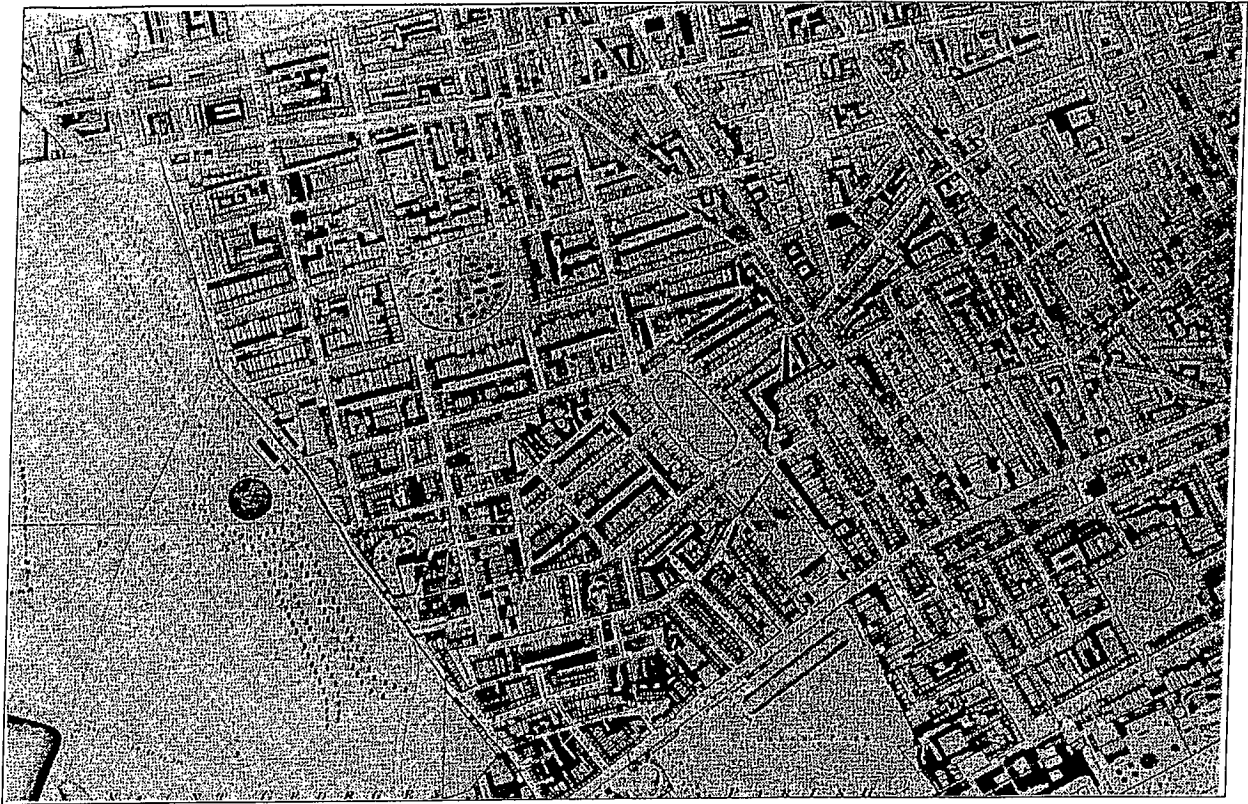


Figure 7: Mayfair East – Horwood, 1819

For more information on the history of Mayfair, see Report of the Director of Architecture and Planning, 26 September 1968 (p. 36) and Further Reading (p. 32).

Section 2: Key Features of the Mayfair Conservation Area

In this section some of the key features which contribute to the character and interest of the Mayfair Conservation Area are identified, and the special conditions which govern the protection of these features are explained.

While a large part of Mayfair still has a domestic appearance, the area contains in fact a wide variety of land uses and activities. The existing balance of land uses in the area is approximately one-third residential, one-third offices and one-third other uses, which includes shops, embassies, workshops and so on, all of which contribute to the unique character of Mayfair. Much of the area's charm, however, lies in its residential appearance. To keep the character and life of Mayfair as a residential quarter, it is essential that many people should continue to make their homes there (see Temporary Office Policy Area, p.14).

An equally important element of Mayfair's appeal is the unity of the area, which stems from four main causes. First is the way in which, up to about 1914, most redevelopment respected the discipline imposed by existing buildings so that, for instance, the line of a cornice or balcony in a Georgian building may be reflected by features in the detailed design of its Victorian neighbour. Second, much redevelopment in this period was of one house plot only, so that the original small plot size is still apparent, for example in Clarges Street; this gives a unifying rhythm to the street (see Plot Pattern, below). In general, the height of buildings has remained related to the street widths, the higher buildings in the wider streets grading down to narrow mews of low buildings behind the main streets. Shepherd Market, where the original two-or three-storey buildings reflect the scale of the narrow street and passageways, is unique. Lastly, the buildings are constructed from a limited range of traditional materials, and have a richness of detailing, a high standard of craftsmanship and a quality of finish and materials which strengthen the relationship of buildings and the unity of the street scene.

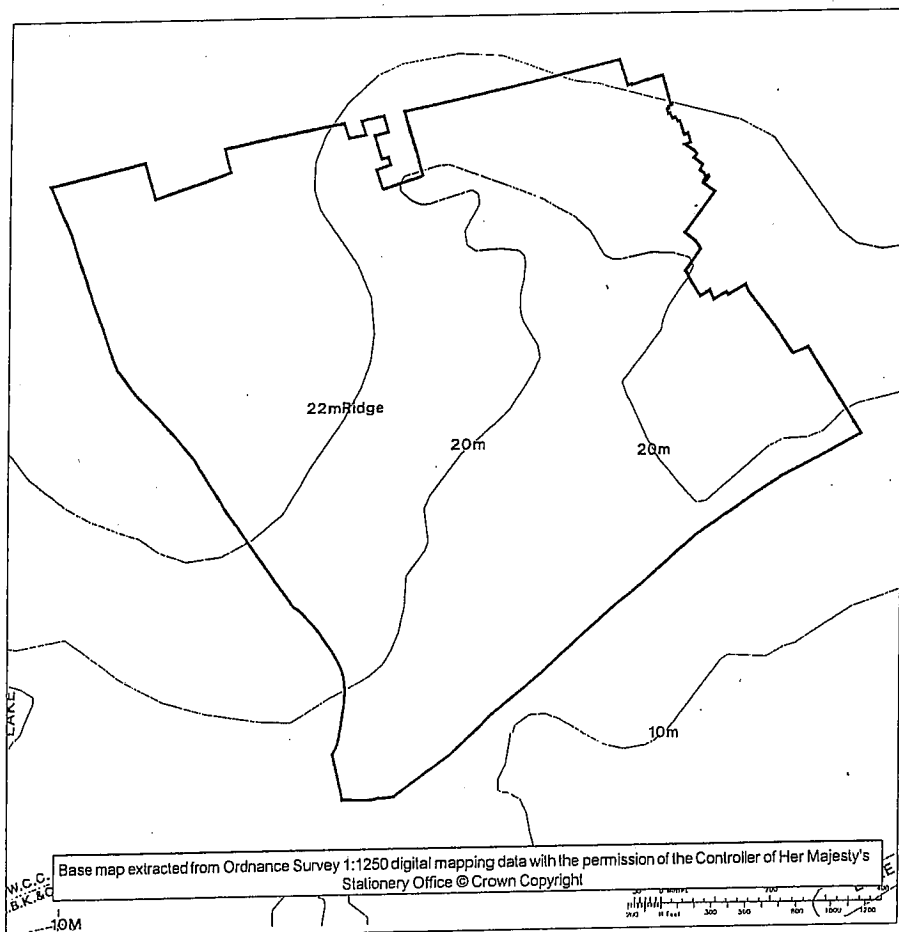


Figure 8: topography

Topography

Mayfair lies on a gentle, south-east facing slope into which is etched the valley of the old River Tyburn. Although the gradients are gentle and overlaid by streets and buildings, the river valley remains obvious, particularly in long views down Bruton Street, Grosvenor Street and across Berkeley Square. At Avery Row the route of the river, despite being placed in a culvert, is clearly marked by surprisingly steep gradients.



Figure 9: plot patterns

Plot Patterns

The morphology of Mayfair is derived from the formal grid layout and from the regular sub-division of plots within each block. The width of historical plot sub-division depended upon location within the hierarchy of grids, streets and mews. The widest plots, and the grandest houses, were found around the squares, with successively less wide plots and lower order buildings in main streets, side streets and mews. The earlier developments (such as Bond Street) also tended to have narrower plots than later layouts. The notable historical exceptions to these rules are found on Piccadilly, which was characterized by the presence of larger urban palazzos – a few of which, including Burlington House, survive. Later incursions, largely on the perimeter of the area, demonstrate a profound change in scale. Examples include nineteenth-century housing projects, early twentieth-century hotels and mansion blocks on Piccadilly, and mid twentieth-century interventions, including the Hilton Hotel and the American Embassy. However, it is worth noting the great extent to which the original pattern survives in defiance of both piecemeal and comprehensive redevelopment.

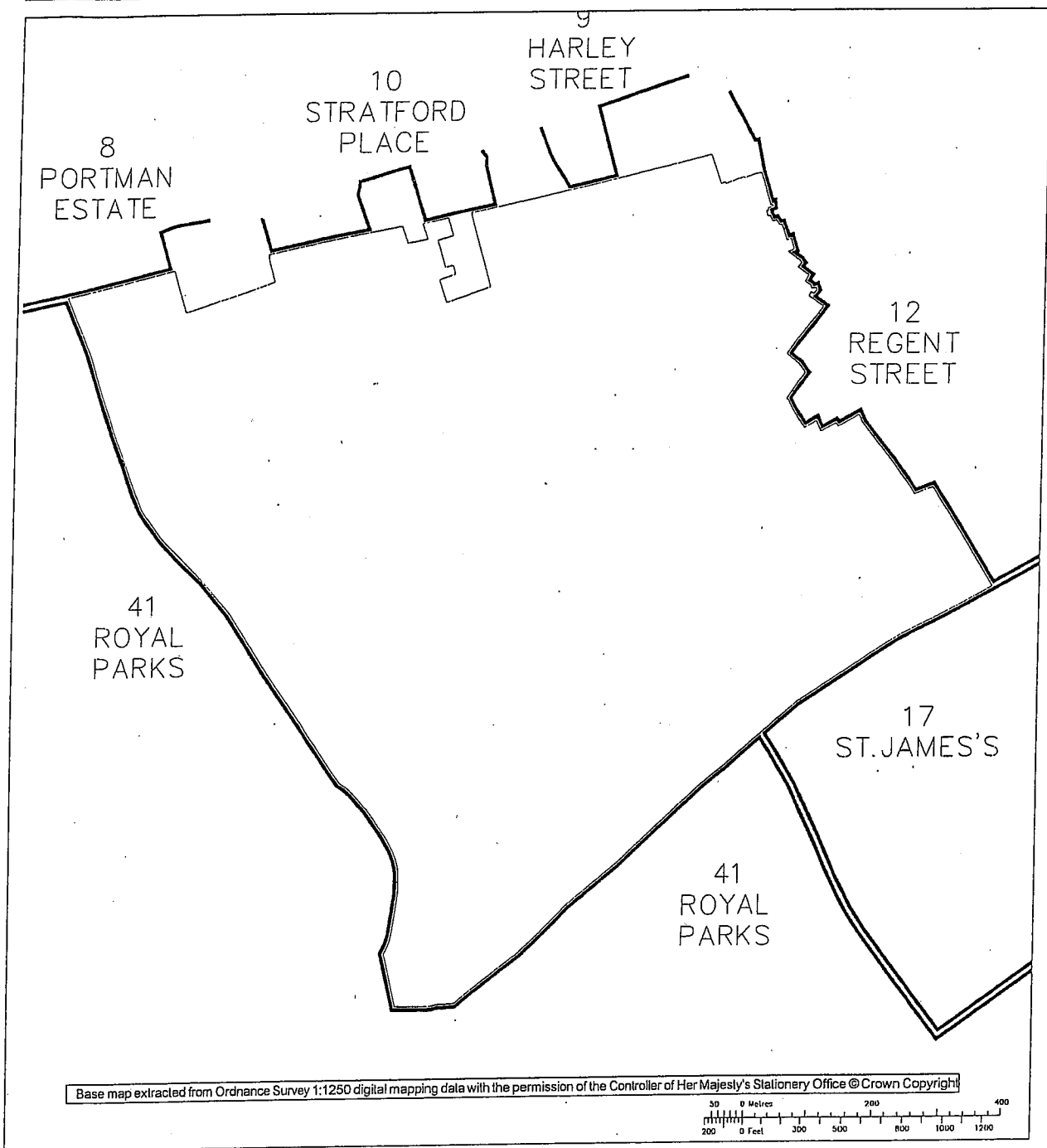


Figure 10: adjacent conservation areas

Adjacent Conservation Areas

Apart from a few small areas north and south of Oxford Street, the boundary of the Mayfair Conservation Area immediately adjoins other conservation areas in all directions. To the south and west Hyde Park and Green Park are within the Royal Parks Conservation Area (No. 41); to the south-east lies the St James's Conservation Area (No. 17); to the east the Regent Street Conservation Area (No. 12); and to the north the Portman Estate (No. 8), the Stratford Place (No. 10) and the Harley Street (No. 9) Conservation Areas. The estate grid layouts of the latter three conservation areas coherently link with those of Mayfair. For more information on any adjoining conservation areas please refer to the relevant General Information Leaflets and Directories.

Section 3: Local Policies for the Mayfair Conservation Area

The City Council's Unitary Development Plan was adopted in July 1997. This plan provides both the strategic and the local policy context for the whole city. For instance, Policy DES 7 provides general policies for all conservation areas in Westminster. In addition the City Council produces formally adopted Supplementary Planning Guidance which further elaborates issues-based policy advice (e.g. *Demolition and Development in Conservation Areas* – see p. 30). Current policies and statutory controls specific to individual conservation areas are set out in this section. From time to time the City Council will also prepare specific planning briefs.

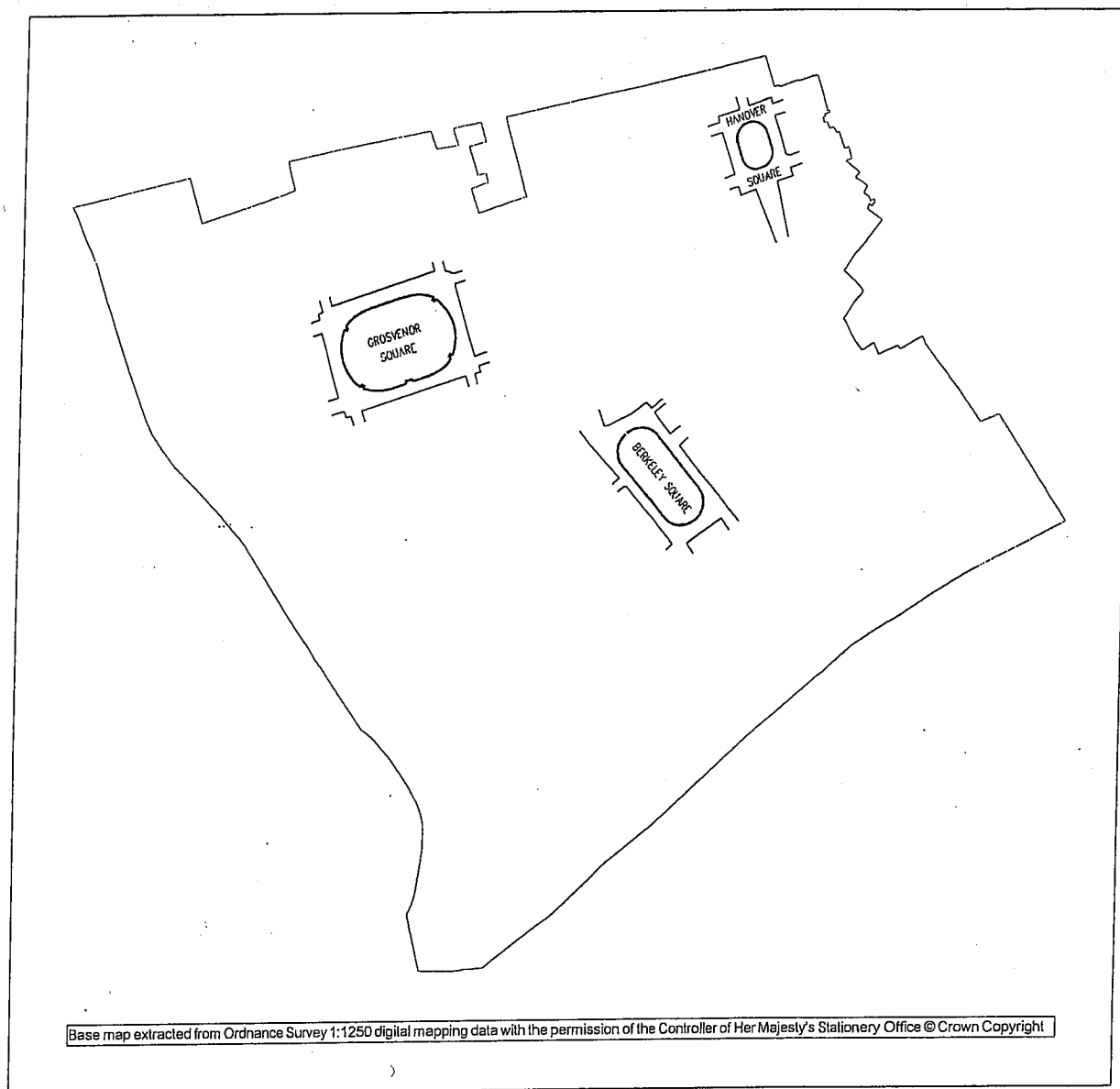


Figure 11: sites protected by the London Squares Preservation Act

London Squares Preservation Act

This Act was introduced in 1931 to provide for the preservation of certain squares, gardens and enclosures (as scheduled in the Act) of London, the existence of which was considered to be of great benefit by reason of the amenities and advantages to health provided by these open spaces. Its introduction was prompted by the infamous overbuilding of notable private squares in St Pancras. The provisions of the Act are to ensure the use of the squares 'only as ornamental garden pleasure grounds or grounds for play, rest or recreation, and to prevent any building on or over any protected square except such that may be necessary or convenient for or in connection with the use and maintenance of the squares for the authorized purposes'.

The protected squares of Mayfair are Hanover Square, Berkeley Square and Grosvenor Square.

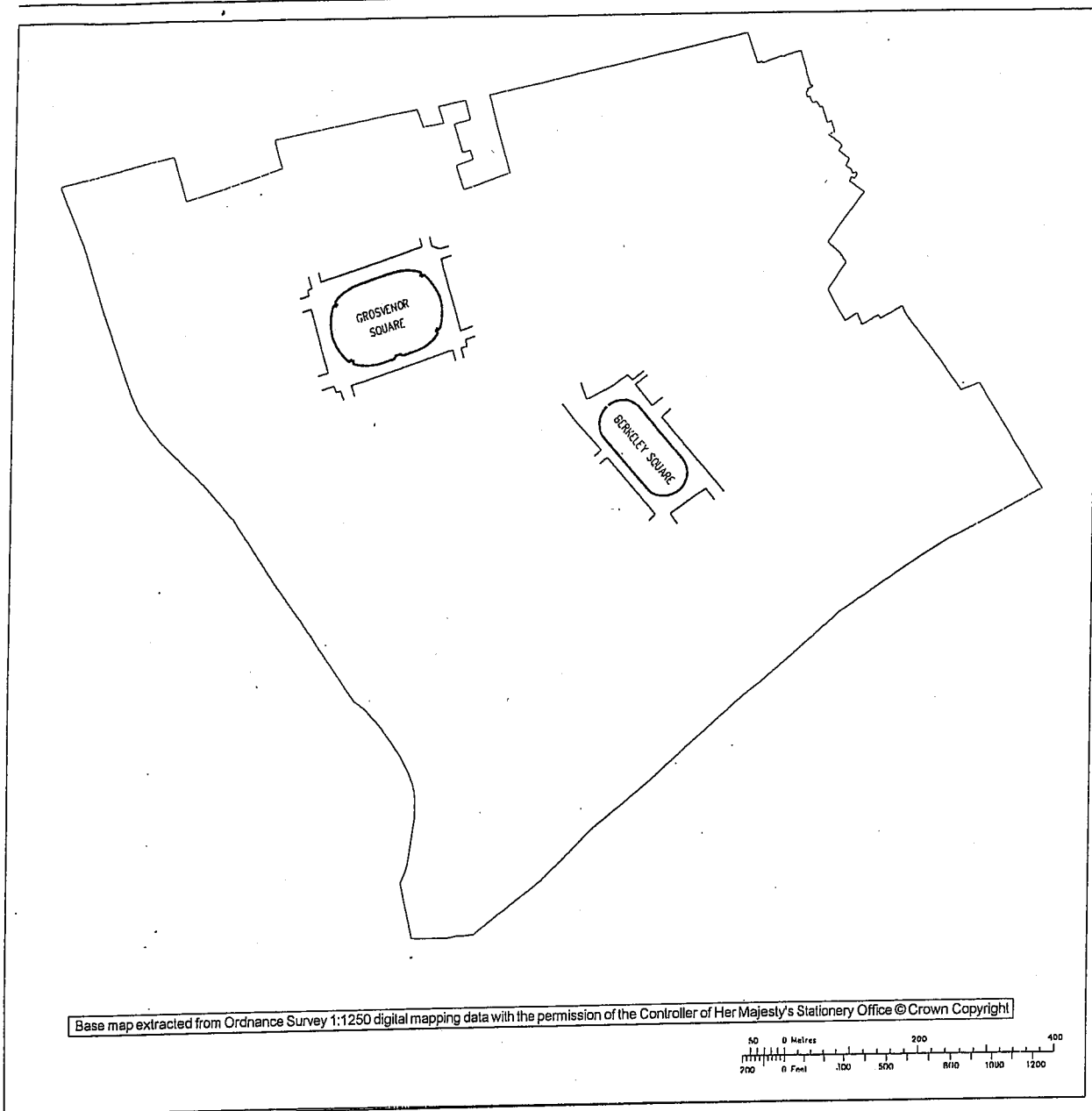


Figure 12: sites on the Register of Parks and Gardens of Special Historic Interest

Parks and Gardens of Special Historic Interest

The National Heritage Act 1983 enabled the Historic Buildings and Monuments Commission for England to compile 'a register of gardens and other land which appears to it to be of special historic significance'. This has become known as the *Register of Parks and Gardens of Special Historic Interest in England*. Its purpose is to identify and safeguard gardens and parks which by reason of their historic layout, features and architectural ornaments make them of special historic interest. The sites in the Register are categorized in the same way as listed buildings – that is, as Grade I, Grade II* and Grade II. Each site entry contains a concise description of the site, together with a short bibliography. As the Register was enabled by statute, owners do not have a power of veto over a site's inclusion. The effect of a proposed development on a registered garden or its setting is a material consideration in the determination of a planning application. The registered gardens in Mayfair are Berkeley Square and Grosvenor Square – both listed at Grade II. The full text of their entries in the Register is given below. For more information please refer to the City Council's *Historic Parks and Gardens in Westminster* Supplementary Planning Guidance note (see p. 30).

Mayfair Entries in the Register of Historic Parks and Gardens

Berkeley Square

TQ2880 GD1495 Grade II

A town square of .798 ha first laid out in the mid-eighteenth century, the present design dating from the late 1760s.

When, in 1698, the 3rd Lord Berkeley of Stratton sold Berkeley House, Piccadilly, to the 1st Duke of Devonshire, he agreed to keep a strip of land the width of the garden, clear of development in order to protect the view north from the house. This condition was honoured when the Berkeley Estate was laid out for speculative building in the 1730s and 1740s, and resulted in the present square.

The Square was first enclosed in the mid 1740s when the houses along the west side were completed. Over the subsequent two decades it fell into disrepair and, in 1766, a private Act of Parliament was passed and a body of trustees formed to ensure its maintenance. The following year the ground was railed and laid out anew.

Gates through the iron railings at the centre of each of the four sides of the long rectangular site. The plot slopes gently down to the south although it has to some extent been levelled, resulting in a slight banking around the northern end. It is ringed by roads which separate it from the surrounding houses and office buildings.

The main area is grassed, with a broad gravel walk forming an oval round the centre of the site, cross walks lead to the pump-house, erected at the centre of the site in 1800. Four stone baskets have been placed around it.

A statue of a girl pouring water stands at the southern end of the Square. It was donated by the 3rd Marquis of Lansdowne, and replaced an equestrian statue of George II, cast in lead, which was removed in 1827.

Round the edge of the ground, and around the grass plots, stand a number of plane trees of a particularly upright form. They are thought to be those planted in the late 1780s by Edward Bouverie, the then resident of No. 13.

Grosvenor Square

TQ2880 G1527 Grade II

Early eighteenth-century public square, redeveloped in the nineteenth and twentieth centuries, approx. 2.5 ha.

The site of the garden of Grosvenor Square is surrounded by the roads and house of the Grosvenor Square. The ground is virtually level. The oval enclosure of the garden was apparently begun in 1625, but building round the square was not complete until c.1725, with a formal arrangement of shrubs round a square, central grass plot, with an equestrian statue of George I erected 1726. This layout replaced in early nineteenth century by a lesser scheme, with shrubbery enclosing winding paths through lawns, with plane trees lining the main paths. The statue of George I was replaced by an octagonal shelter. This scheme was modified post-World War II, retaining the mature planes, but with a single north-south path bisecting the garden and leading north to the statue of President Roosevelt, erected in 1948, by Sir William Reid Dick. Peripheral path, within clipped holly hedge. Winding paths through lawn. Lesser trees and shrubs include ailanthus, malus, thorn.

Cecil, E., *London Parks and Gardens*, 1907, p. 221.

Chancellor, E. B., *The History of the Squares of London*, 1907, pp. 23-41.

Pevsner, N., and Cherry, B., London I: *The Cities of London and Westminster*, 1985, pp. 583-586.

Tree Preservation Orders

Although there are numerous individual trees protected by Preservation Orders in Mayfair all trees in the area have the benefit of protection by virtue of their inclusion within the conservation area. The main groups of trees are found in Grosvenor, Hanover and Berkeley Squares and Mount Street Gardens. All these trees are protected, as are significant street trees (including those in Carlos Place) and trees in back gardens, with express consent being required from the City Council to lop, top, prune or fell. For more information please refer to the City Council's *Trees and Other Planting on Development Sites* Supplementary Planning Guidance note (see p. 31).

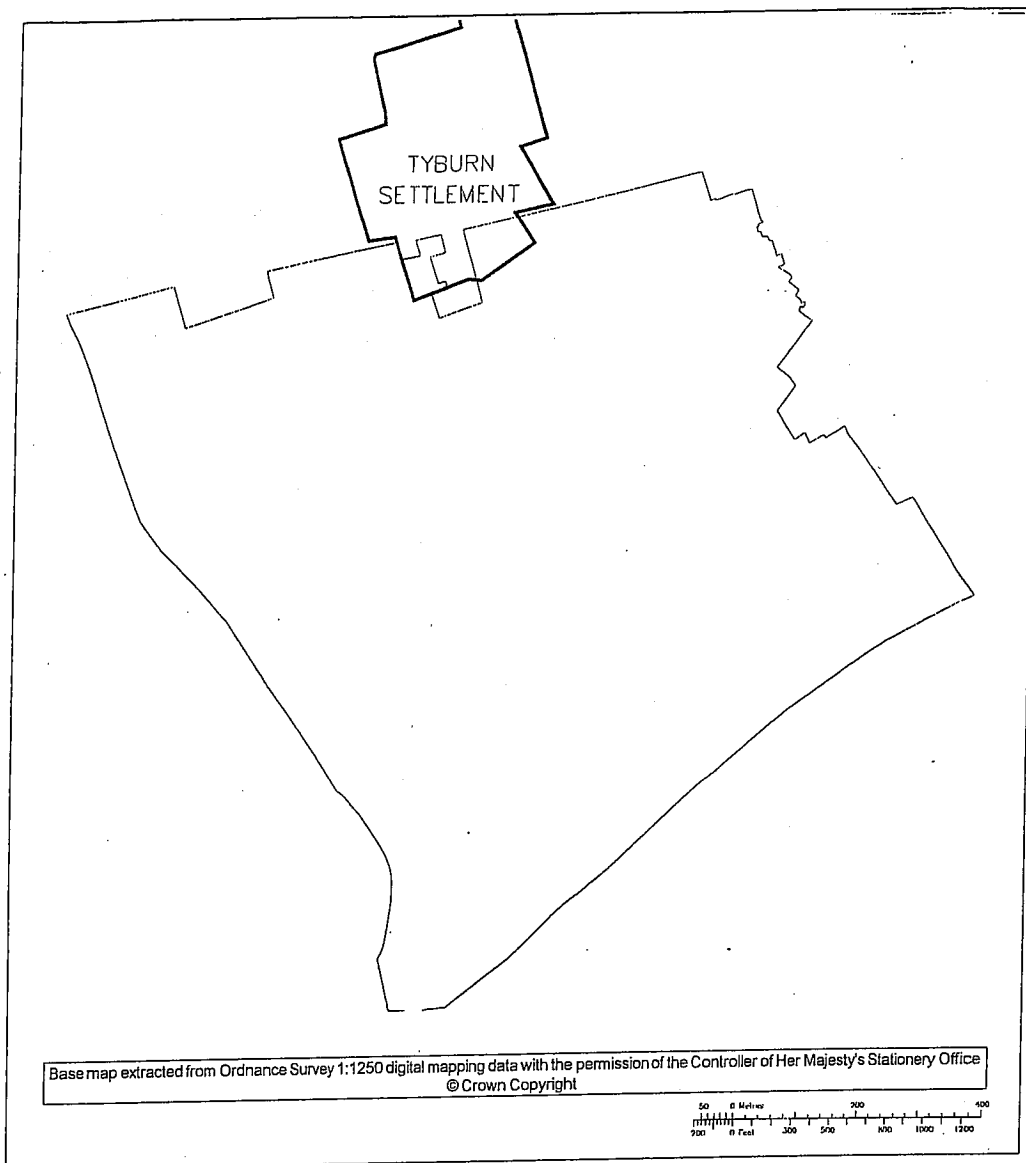


Figure 14: Area of Special Archaeological Priority

Area of Special Archaeological Priority

The area of the ancient Tyburn Settlement straddles the former Roman Road of Oxford Street where it is crossed by the River Tyburn and joined by the historic Marylebone Lane. The southern part of the Priority Area lies within the Mayfair Conservation Area. The site may have been settled during Roman times, and there were certainly settlements here in the Saxon and Medieval eras: the Manor of Tyburn is described in the Domesday Book. The 'Tyburn Tree', the principal place of public execution between 1388 and 1783, was not found in this area but was located further west, near what is now Marble Arch.

Any planning application for a scheme involving excavation or ground works within a Priority Area must be accompanied by a desk-top archaeological assessment of the site. It is also likely that trial excavations will be required prior to development. In addition, once development is under way, archaeologists will conduct a watching brief on site which may lead to more rigorous archaeological investigation. For more information on these issues please refer to the City Council's *A Guide to Archaeology and Planning within Westminster* Supplementary Planning Guidance Note (see p. 30).

Regulation 7 Directions

The Regulation 7 Direction covers the whole of the conservation area and is designed to control the size, location and colour of estate agents' boards. Uncontrolled proliferation of these boards is considered to be severely detrimental to the appearance and amenity of Mayfair. The effect of the Direction is to remove normal deemed consent rights relating to the display of these boards and impose a regime of strict control. Express consent is required for all boards. For more information, please refer to the City Council's *Boardwatch* Supplementary Planning Guidance Note (see p.30).

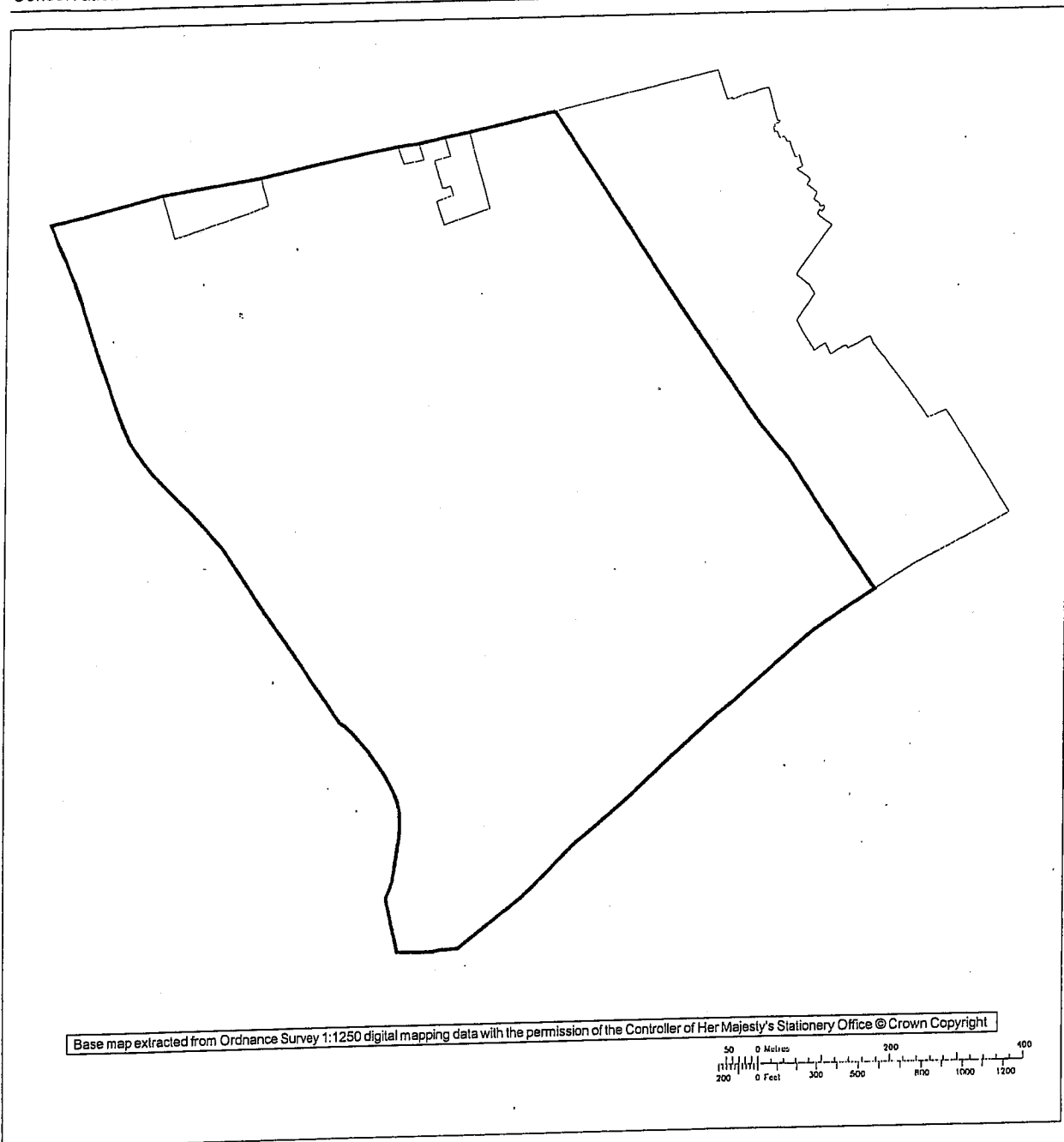


Figure 13: sites covered by Temporary Office Policy

Temporary Office Policy Area

Many buildings in Mayfair were converted into offices during and after the Second World War, when much of the City of London was bombed and rebuilding restricted. Large numbers of permissions were given for residential buildings to be used as offices, but only for a limited time (usually until 1990), so that the opportunity could be taken to turn as many houses as possible back to residential use. As the temporary permissions have expired, the Council has required, where it is reasonable to do so, that the buildings be returned to residential use.

Section 4: List of Buildings of Special Architectural and Historic Interest



Figure 15: distribution of listed buildings

Description/Address			Grade
BLOCKS A TO L		ALBANY	W1 1
		ALBANY	W1 1
	1	ALBANY COURTYARD	W1 1
	2	ALBANY COURTYARD	W1 1
	3	ALBANY COURTYARD	W1 1
	4	ALBANY COURTYARD	W1 1
	5	ALBANY COURTYARD	W1 1
ALBEMARLE HOUSE	1	ALBEMARLE STREET	W1 2
ALBEMARLE HOUSE	2	ALBEMARLE STREET	W1 2
	5	ALBEMARLE STREET	W1 2
	7	ALBEMARLE STREET	W1 2*
	15	ALBEMARLE STREET	W1 2
	16	ALBEMARLE STREET	W1 2
	17	ALBEMARLE STREET	W1 2*
	18	ALBEMARLE STREET	W1 2
	19	ALBEMARLE STREET	W1 2
	20	ALBEMARLE STREET	W1 1
ROYAL INSTITUTE	21	ALBEMARLE STREET	W1 1
	22	ALBEMARLE STREET	W1 2
	23	ALBEMARLE STREET	W1 2
HYDRON HOUSE	28	ALBEMARLE STREET	W1 2
	45	ALBEMARLE STREET	W1 2
	46	ALBEMARLE STREET	W1 2
	47	ALBEMARLE STREET	W1 2
	49	ALBEMARLE STREET	W1 2
	50	ALBEMARLE STREET	W1 2*
ALBEMARLE HOUSE	1B	ALBEMARLE STREET	W1 2
FRASER HOUSE	28B	ALBEMARLE STREET	W1 2
	45-46	ALBEMARLE STREET	W1 2
	3	ALDFORD STREET	W1 2
	4	ALDFORD STREET	W1 2
LOMBARD HOUSE	5	ALDFORD STREET	W1 2
	6	ALDFORD STREET	W1 2
	4A	ALDFORD STREET	W1 2
	2	AUDLEY SQUARE	W1 2
	3	AUDLEY SQUARE	W1 2
	4	AVERY ROW	W1 2
	5	AVERY ROW	W1 2
	6	AVERY ROW	W1 2
	7	AVERY ROW	W1 2
	8	AVERY ROW	W1 2
	9	AVERY ROW	W1 2
	10	AVERY ROW	W1 2
PUBLIC HOUSE	11	AVERY ROW	W1 2
	12	AVERY ROW	W1 2
	13	AVERY ROW	W1 2
	15	AVERY ROW	W1 2
	16	AVERY ROW	W1 2
	17	AVERY ROW	W1 2
	18	AVERY ROW	W1 2
	19	AVERY ROW	W1 2
	20	AVERY ROW	W1 2
	22	AVERY ROW	W1 2
	7 to 8	AVERY ROW	W1 2
THE POLYTECHNIC ANNEXE	16	BALDERTON STREET	W1 1
CLARENDON FLATS		BALDERTON STREET	W1 2
	3	BALFOUR MEWS	W1 2
	5	BALFOUR MEWS	W1 2
	7	BALFOUR MEWS	W1 2
	9	BALFOUR MEWS	W1 2
	11	BALFOUR MEWS	W1 2
	13	BALFOUR MEWS	W1 2
	15	BALFOUR MEWS	W1 2
	12A	BALFOUR MEWS	W1 2
	7	BALFOUR PLACE	W1 2
	8	BALFOUR PLACE	W1 2
	1	BERKELEY SQUARE	W1 2
	2	BERKELEY SQUARE	W1 2
	3	BERKELEY SQUARE	W1 2
	24	BERKELEY SQUARE	W1 2
	25	BERKELEY SQUARE	W1 2

Description/Address			Grade
	26	BERKELEY SQUARE	W1 2
	27	BERKELEY SQUARE	W1 2
	28	BERKELEY SQUARE	W1 2
	31	BERKELEY SQUARE	W1 2
	34	BERKELEY SQUARE	W1 2
	35	BERKELEY SQUARE	W1 2
	41	BERKELEY SQUARE	W1 2
	42	BERKELEY SQUARE	W1 2
	43	BERKELEY SQUARE	W1 2
	44	BERKELEY SQUARE	W1 1
	45	BERKELEY SQUARE	W1 1
	46	BERKELEY SQUARE	W1 1
	47	BERKELEY SQUARE	W1 2*
	49	BERKELEY SQUARE	W1 2
	50	BERKELEY SQUARE	W1 2
	51	BERKELEY SQUARE	W1 2
	52	BERKELEY SQUARE	W1 2
OPEN SPACE AND SHELTER		BERKELEY SQUARE	W1 2
STATUE OF WOMAN OF SAMARIA		BERKELEY SQUARE	W1 2
	52A	BERKELEY SQUARE	W1 2
	51	BERKELEY STREET	W1 2
	22	BINNEY STREET	W1 2
	21-22	BINNEY STREET	W1 2
	11	BOLTON STREET	W1 2
KENCO HOUSE	13	BOLTON STREET	W1 2
	14	BOLTON STREET	W1 2
	15	BOLTON STREET	W1 2
	16	BOLTON STREET	W1 2
	17	BOLTON STREET	W1 2
	18	BOLTON STREET	W1 2
	19	BOLTON STREET	W1 2
	20	BOLTON STREET	W1 2
	17-18	BOLTON STREET	W1 2
BOURDON BUILDINGS		BOURDON STREET	W1 2
ST GEORGES BUILDINGS		BOURDON STREET	W1 2
	20	BROOK STREET	W1 2
	23	BROOK STREET	W1 2
	25	BROOK STREET	W1 1
	27	BROOK STREET	W1 2
	29	BROOK STREET	W1 2
	37	BROOK STREET	W1 2
	39	BROOK STREET	W1 2
	41	BROOK STREET	W1 2
	43	BROOK STREET	W1 2
	45	BROOK STREET	W1 2
	46	BROOK STREET	W1 2
	47	BROOK STREET	W1 2
	49	BROOK STREET	W1 2
	51	BROOK STREET	W1 2
	55	BROOK STREET	W1 2
	65	BROOK STREET	W1 2
	67	BROOK STREET	W1 2
	70	BROOK STREET	W1 2
	72	BROOK STREET	W1 2*
	74	BROOK STREET	W1 2
	76	BROOK STREET	W1 2*
	80	BROOK STREET	W1 2
	82	BROOK STREET	W1 2
	84	BROOK STREET	W1 2
	88	BROOK STREET	W1 2*
	39A	BROOK STREET	W1 2
CLARIDGES HOTEL	45-57	BROOK STREET	W1 2
	66-68	BROOK STREET	W1 1
SAVILE CLUB	69-71	BROOK STREET	W1 2*
ELECTRICITY SUPPLY STATION		BROWN HART GARDENS	W1 2
	10	BRUTON LANE	W1 2*
	28	BRUTON PLACE	W1 2
	21	BRUTON STREET	W1 2
	22	BRUTON STREET	W1 2
	23	BRUTON STREET	W1 2
	24	BRUTON STREET	W1 2

Description/Address			Grade
	25	BRUTON STREET	W1 2
	26	BRUTON STREET	W1 2
	27	BRUTON STREET	W1 2
	28	BRUTON STREET	W1 2
	29	BRUTON STREET	W1 2
	30	BRUTON STREET	W1 2
	31	BRUTON STREET	W1 2
	32	BRUTON STREET	W1 2
	23A	BRUTON STREET	W1 2
	3	BURLINGTON ARCADE	W1 2
	6	BURLINGTON ARCADE	W1 2
	7	BURLINGTON ARCADE	W1 2
	14	BURLINGTON ARCADE	W1 2
	15	BURLINGTON ARCADE	W1 2
	30	BURLINGTON ARCADE	W1 2
	31	BURLINGTON ARCADE	W1 2
	34	BURLINGTON ARCADE	W1 2
	41	BURLINGTON ARCADE	W1 2
	42	BURLINGTON ARCADE	W1 2
	43	BURLINGTON ARCADE	W1 2
	48	BURLINGTON ARCADE	W1 2
	49	BURLINGTON ARCADE	W1 2
	50	BURLINGTON ARCADE	W1 2
	51	BURLINGTON ARCADE	W1 2
	54	BURLINGTON ARCADE	W1 2
	55	BURLINGTON ARCADE	W1 2
	1 & 2	BURLINGTON ARCADE	W1 2
	1 to 72	BURLINGTON ARCADE	W1 2
	10 to 11	BURLINGTON ARCADE	W1 2
	12 to 13	BURLINGTON ARCADE	W1 2
	16-17	BURLINGTON ARCADE	W1 2
	18-19	BURLINGTON ARCADE	W1 2
	20-21	BURLINGTON ARCADE	W1 2
	22-23	BURLINGTON ARCADE	W1 2
	24-25	BURLINGTON ARCADE	W1 2
	26-27	BURLINGTON ARCADE	W1 2
	28-29	BURLINGTON ARCADE	W1 2
	32-33	BURLINGTON ARCADE	W1 2
	35-36	BURLINGTON ARCADE	W1 2
	37-39	BURLINGTON ARCADE	W1 2
	4 to 5	BURLINGTON ARCADE	W1 2
	41A	BURLINGTON ARCADE	W1 2
	44-45	BURLINGTON ARCADE	W1 2
	46-47	BURLINGTON ARCADE	W1 2
	52-53	BURLINGTON ARCADE	W1 2
	56-57	BURLINGTON ARCADE	W1 2
	58-59	BURLINGTON ARCADE	W1 2
	60-61	BURLINGTON ARCADE	W1 2
	62-63	BURLINGTON ARCADE	W1 2
	64-65	BURLINGTON ARCADE	W1 2
	66-70	BURLINGTON ARCADE	W1 2
	71-72	BURLINGTON ARCADE	W1 2
	8 to 9	BURLINGTON ARCADE	W1 2
	2	BURLINGTON GARDENS	W1 2
	4	BURLINGTON GARDENS	W1 2
MUSEUM OF MANKIND	6	BURLINGTON GARDENS	W1 2*
ROYAL BANK OF SCOTLAND	7	BURLINGTON GARDENS	W1 2*
	8	BURLINGTON GARDENS	W1 2
	10	BURLINGTON GARDENS	W1 2
	12	BURLINGTON GARDENS	W1 2
K6 TELEPHONE BOXES		BURLINGTON GARDENS	W1 2
	1	CARLOS PLACE	W1 2
	2	CARLOS PLACE	W1 2
	6	CARLOS PLACE	W1 2
	7	CARLOS PLACE	W1 2
CONNAUGHT HOTEL	16	CARLOS PLACE	W1 2
	3-3A	CARLOS PLACE	W1 2
	4 to 5	CARLOS PLACE	W1 2
	8-8A	CARLOS PLACE	W1 2
	2	CHARLES STREET	W1 2
	7	CHARLES STREET	W1 2

Description/Address			Grade
	8	CHARLES STREET	W1 2
	10	CHARLES STREET	W1 2*
THE ENGLISH SPEAKING UNION	16	CHARLES STREET	W1 2
	17	CHARLES STREET	W1 2
	18	CHARLES STREET	W1 2
	19	CHARLES STREET	W1 2
	20	CHARLES STREET	W1 2
	21	CHARLES STREET	W1 2*
	22	CHARLES STREET	W1 2
	23	CHARLES STREET	W1 2
	25	CHARLES STREET	W1 2
	26	CHARLES STREET	W1 2
	27	CHARLES STREET	W1 2
	29	CHARLES STREET	W1 2
THE ENGLISH SPEAKING UNION	34	CHARLES STREET	W1 2
DARTMOUTH HOUSE	37	CHARLES STREET	W1 2*
	39	CHARLES STREET	W1 2*
	40	CHARLES STREET	W1 2*
	41	CHARLES STREET	W1 2
	48	CHARLES STREET	W1 2
	49	CHARLES STREET	W1 2
	50	CHARLES STREET	W1 2
	18A	CHARLES STREET	W1 2
	18B	CHARLES STREET	W1 2
BURMESE EMBASSY	19A	CHARLES STREET	W1 2
	27A	CHARLES STREET	W1 2
	4	CHESTERFIELD GARDENS	W1 2
	5	CHESTERFIELD GARDENS	W1 2
	6	CHESTERFIELD GARDENS	W1 2
	7	CHESTERFIELD GARDENS	W1 2
ANCASTER HOUSE	8	CHESTERFIELD GARDENS	W1 2
	2	CHESTERFIELD HILL	W1 2
	8	CHESTERFIELD HILL	W1 2
	12	CHESTERFIELD HILL	W1 2
	15	CHESTERFIELD HILL	W1 2
	1	CHESTERFIELD STREET	W1 2
	2	CHESTERFIELD STREET	W1 2
	8	CHESTERFIELD STREET	W1 2
	9	CHESTERFIELD STREET	W1 2
	10	CHESTERFIELD STREET	W1 2
	11	CHESTERFIELD STREET	W1 2
	12	CHESTERFIELD STREET	W1 2
CHESTERFIELD LODGE	13	CHESTERFIELD STREET	W1 2
	14	CHESTERFIELD STREET	W1 2
	15	CHESTERFIELD STREET	W1 2
	33	CLARGES STREET	W1 2
	34	CLARGES STREET	W1 2
	35	CLARGES STREET	W1 2
	36	CLARGES STREET	W1 2
	44	CLARGES STREET	W1 2
	45	CLARGES STREET	W1 2
	46	CLARGES STREET	W1 2
FLEMINGS HOTEL	39-42	CLARGES STREET	W1 2
	43-44	CLARGES STREET	W1 2
	4	CLIFFORD STREET	W1 2
	5	CLIFFORD STREET	W1 2*
	8	CLIFFORD STREET	W1 2*
	9	CLIFFORD STREET	W1 2*
	16	CLIFFORD STREET	W1 2
BUCKS CLUB	17	CLIFFORD STREET	W1 2*
	18	CLIFFORD STREET	W1 2*
	9	CONDUIT STREET	W1 2
	20	CONDUIT STREET	W1 2
	42	CONDUIT STREET	W1 2
	43	CONDUIT STREET	W1 2
	46	CONDUIT STREET	W1 2
	47	CONDUIT STREET	W1 2
	48	CONDUIT STREET	W1 2
	4	CULROSS STREET	W1 2
	24	CULROSS STREET	W1 2
	3	CURZON PLACE	W1 2

Description/Address		Grade
	9 CURZON PLACE	W1 2
CHRISTIAN SCIENCE CHURCH	7 CURZON STREET	W1 2
	10 CURZON STREET	W1 2
CREWE HOUSE	15 CURZON STREET	W1 2*
UNITAG HOUSE	18 CURZON STREET	W1 2
	19 CURZON STREET	W1 2*
CURZON HOUSE CLUB	20 CURZON STREET	W1 2*
CURZON HOUSE CLUB	21 CURZON STREET	W1 2*
	22 CURZON STREET	W1 2*
	23 CURZON STREET	W1 2*
	28 CURZON STREET	W1 2
	29 CURZON STREET	W1 2
	30 CURZON STREET	W1 1
TURNER HOUSE	31 CURZON STREET	W1 2
COLVILLE HOUSE	32 CURZON STREET	W1 2
	35 CURZON STREET	W1 2
	39 CURZON STREET	W1 2
	48 CURZON STREET	W1 2
	49 CURZON STREET	W1 2
	55 CURZON STREET	W1 2
	16A CURZON STREET	W1 2
	16B CURZON STREET	W1 2
	18E CURZON STREET	W1 2
	31-32 CURZON STREET	W1 2
	47A CURZON STREET	W1 2
	1 to 7 DAVIES MEWS	W1 2
	5C DAVIES MEWS	W1 2
BOURDON HOUSE	2 DAVIES STREET	W1 2*
	46 DAVIES STREET	W1 2
	48 DAVIES STREET	W1 2
PUBLIC HOUSE	50 DAVIES STREET	W1 2
	51 DAVIES STREET	W1 2
	53 DAVIES STREET	W1 1
	53 DAVIES STREET	W1 2
	58 DAVIES STREET	W1 2
	52-54 DAVIES STREET	W1 2
	2 DEANERY STREET	W1 2
	2 DERBY STREET	W1 2
	3 DERBY STREET	W1 2
	4 DERBY STREET	W1 2
	5 DERBY STREET	W1 2
	7 DERING STREET	W1 2
	9 DERING STREET	W1 2
	20 DERING STREET	W1 2
	10 DOVER STREET	W1 2
	25 DOVER STREET	W1 2
	26 DOVER STREET	W1 2
	27 DOVER STREET	W1 2
	37 DOVER STREET	W1 1
	42 DOVER STREET	W1 2
	41-42 DOVER STREET	W1 2
	30 DUKE STREET	W1 2
	36 DUKE STREET	W1 2
SELFRIDGES	40 DUKE STREET	W1 2
	69 DUKE STREET	W1 2
	71 DUKE STREET	W1 2
	73 DUKE STREET	W1 2
	75 DUKE STREET	W1 2
	77 DUKE STREET	W1 2
	81 DUKE STREET	W1 2
	83 DUKE STREET	W1 2
	85 DUKE STREET	W1 2
	87 DUKE STREET	W1 2
	DUKE STREET	W1 2
UKRAINIAN CATHEDRAL	DUKE STREET	W1 2
	55-59 DUKE STREET	W1 2
	61-63 DUKE STREET	W1 2
	65-67 DUKE STREET	W1 2
	71a DUKE STREET	W1 2
	79-81 DUKE STREET	W1 2
	1 DUKES YARD	W1 2

Description/Address			Grade
	2	DUKES YARD	W1 2
	1a	DUKES YARD	W1 2
	16	DUNRAVEN STREET	W1 2
	17	DUNRAVEN STREET	W1 2
	18	DUNRAVEN STREET	W1 2
	19	DUNRAVEN STREET	W1 2
	20	DUNRAVEN STREET	W1 2
	21	DUNRAVEN STREET	W1 2
	22	DUNRAVEN STREET	W1 2
	23	DUNRAVEN STREET	W1 2
	41	FARM STREET	W1 2*
PUBLIC HOUSE	29-31	FARM STREET	W1 2
CHURCH	9	FITZMAURICE PLACE	W1 2
LANSDOWNE CLUB	27	GILBERT STREET	W1 2
	28	GILBERT STREET	W1 1
	3	GRAFTON STREET	W1 1
	4	GRAFTON STREET	W1 1
	5	GRAFTON STREET	W1 1
	6	GRAFTON STREET	W1 2
	21	GRAFTON STREET	W1 2
	22	GRAFTON STREET	W1 2
	23	GRAFTON STREET	W1 2
	16A-16C	GRAFTON STREET	W1 2
	16C	GRAFTON STREET	W1 2
	7-7A	GRAFTON STREET	W1 2
	10	GREEN STREET	W1 2
	32	GREEN STREET	W1 2*
	61	GREEN STREET	W1 2
HAMPDEN HOUSE	60-61	GREEN STREET	W1 2
	4	GROSVENOR SQUARE	W1 2
	9	GROSVENOR SQUARE	W1 2
	22	GROSVENOR SQUARE	W1 2*
INDONESIAN EMBASSY	38	GROSVENOR SQUARE	W1 2
	40	GROSVENOR SQUARE	W1 2
ROOSEVELT MEMORIAL	20-21	GROSVENOR SQUARE	W1 2
	9A	GROSVENOR SQUARE	W1 2
	33	GROSVENOR STREET	W1 2*
	34	GROSVENOR STREET	W1 2
	51	GROSVENOR STREET	W1 2
	52	GROSVENOR STREET	W1 2
	58	GROSVENOR STREET	W1 2
	59	GROSVENOR STREET	W1 2
	66	GROSVENOR STREET	W1 2
	73	GROSVENOR STREET	W1 2
	74	GROSVENOR STREET	W1 2
	15-16	GROSVENOR STREET	W1 2
	21-22	GROSVENOR STREET	W1 2
	43-46	GROSVENOR STREET	W1 2
	49-50	GROSVENOR STREET	W1 2
	50-51	GROSVENOR STREET	W1 2
	6	HALF MOON STREET	W1 2
	14	HALF MOON STREET	W1 2
	15	HALF MOON STREET	W1 2
	25	HALF MOON STREET	W1 2
	12A	HALF MOON STREET	W1 2
GREEN PARK HOTEL	27-41	HALF MOON STREET	W1 2
FLEMINGS HOTEL	7 to 12	HALF MOON STREET	W1 2
	8 to 12	HALF MOON STREET	W1 2
	1A	HAMILTON MEWS	W1 2
	4	HAMILTON PLACE	W1 2*
	5	HAMILTON PLACE	W1 2*
	6	HAMILTON PLACE	W1 2
LES AMBASSADEURS	11 to 12	HAMILTON PLACE	W1 2
QUEENSBERRY COURT	14	HANOVER SQUARE	W1 2
HANOVER HOUSE	15	HANOVER SQUARE	W1 2
	16	HANOVER SQUARE	W1 2*
	20	HANOVER SQUARE	W1 2
	21	HANOVER SQUARE	W1 2
	24	HANOVER SQUARE	W1 2
HANOVER SQUARE GARDENS STATUE		HANOVER SQUARE	W1 2

Description/Address			Grade
	15	HANOVER STREET	W1 2
	21	HANOVER STREET	W1 2
	4	HAYS MEWS	W1 2
	16	HAYS MEWS	W1 2*
	40	HAYS MEWS	W1 2
	44	HAYS MEWS	W1 2
	45	HAYS MEWS	W1 2
	9	HERTFORD STREET	W1 2
	10	HERTFORD STREET	W1 1
	11	HERTFORD STREET	W1 2*
	12	HERTFORD STREET	W1 2
	13	HERTFORD STREET	W1 2
	17	HERTFORD STREET	W1 2
	18	HERTFORD STREET	W1 2
	19	HERTFORD STREET	W1 2
	21	HERTFORD STREET	W1 2
	22	HERTFORD STREET	W1 2
	45	HERTFORD STREET	W1 2
	46	HERTFORD STREET	W1 2
	2 to 5	HERTFORD STREET	W1 2
	22-24	HERTFORD STREET	W1 2
	1	HILL STREET	W1 2
	3	HILL STREET	W1 2
	7	HILL STREET	W1 2
	9	HILL STREET	W1 2
	11	HILL STREET	W1 2
	17	HILL STREET	W1 1
	19	HILL STREET	W1 2*
	20	HILL STREET	W1 2
	22	HILL STREET	W1 2
	25	HILL STREET	W1 2
	26	HILL STREET	W1 2
	33	HILL STREET	W1 2
	35	HILL STREET	W1 2
	35	HILL STREET	W1 2
	36	HILL STREET	W1 2
	38	HILL STREET	W1 2
	40	HILL STREET	W1 2
	29-31	HILL STREET	W1 2
	42-44	HILL STREET	W1 2
	9	LANCASHIRE COURT	W1 2
	12	LANCASHIRE COURT	W1 2
	13	LANCASHIRE COURT	W1 2
	23A	LEES PLACE	W1 2
	4	MADDOX STREET	W1 2
	23	MADDOX STREET	W1 2*
	46	MADDOX STREET	W1 2
	47	MADDOX STREET	W1 2
	49	MADDOX STREET	W1 2
DEVONSHIRE HOUSE	9	MAYFAIR PLACE	W1 2
	6	MOUNT ROW	W1 2
	8	MOUNT ROW	W1 2
	10	MOUNT ROW	W1 2
	12 to 14	MOUNT ROW	W1 2
	4	MOUNT STREET	W1 2
	5	MOUNT STREET	W1 2
	8	MOUNT STREET	W1 2
	9	MOUNT STREET	W1 2
BANK	10	MOUNT STREET	W1 2
	15	MOUNT STREET	W1 2
	17	MOUNT STREET	W1 2
	45	MOUNT STREET	W1 2
	46	MOUNT STREET	W1 2
	47	MOUNT STREET	W1 2
	48	MOUNT STREET	W1 2
	49	MOUNT STREET	W1 2
	50	MOUNT STREET	W1 2
	51	MOUNT STREET	W1 2
	52	MOUNT STREET	W1 2
	53	MOUNT STREET	W1 2
	54	MOUNT STREET	W1 2*

Description/Address			Grade
		MOUNT STREET	W1 2
	68	MOUNT STREET	W1 2
	78	MOUNT STREET	W1 2
	79	MOUNT STREET	W1 2
	92	MOUNT STREET	W1 2
	94	MOUNT STREET	W1 2
	95	MOUNT STREET	W1 2
	96	MOUNT STREET	W1 2
	101	MOUNT STREET	W1 2
	102	MOUNT STREET	W1 2
	105	MOUNT STREET	W1 2
	106	MOUNT STREET	W1 2
	108	MOUNT STREET	W1 2
	112	MOUNT STREET	W1 2
PRESBYTERY	114	MOUNT STREET	W1 2
	117	MOUNT STREET	W1 2
	119	MOUNT STREET	W1 2
	120	MOUNT STREET	W1 2
	121	MOUNT STREET	W1 2
	124	MOUNT STREET	W1 2
	125	MOUNT STREET	W1 2
	127	MOUNT STREET	W1 2
	128	MOUNT STREET	W1 2
	129	MOUNT STREET	W1 2
	130	MOUNT STREET	W1 2
CONNAUGHT HOTEL		MOUNT STREET	W1 2
	100-102	MOUNT STREET	W1 2
	104-106	MOUNT STREET	W1 2
BANK	11 to 12	MOUNT STREET	W1 2
	110-113	MOUNT STREET	W1 2
	115-116	MOUNT STREET	W1 2
	13-14	MOUNT STREET	W1 2
	18-19	MOUNT STREET	W1 2
	20-22	MOUNT STREET	W1 2
	23-26	MOUNT STREET	W1 2
	27-28	MOUNT STREET	W1 2
PUBLIC HOUSE	41-43	MOUNT STREET	W1 2
BANK	6 to 7	MOUNT STREET	W1 2
	87-88	MOUNT STREET	W1 2
	89-93	MOUNT STREET	W1 2
	97-99	MOUNT STREET	W1 2
	11	NEW BOND STREET	W1 2
	26	NEW BOND STREET	W1 2
	36	NEW BOND STREET	W1 2
	41	NEW BOND STREET	W1 2
	42	NEW BOND STREET	W1 2
	74	NEW BOND STREET	W1 2
	103	NEW BOND STREET	W1 2
	118	NEW BOND STREET	W1 2
	119	NEW BOND STREET	W1 2
	121	NEW BOND STREET	W1 2
	122	NEW BOND STREET	W1 2
	133	NEW BOND STREET	W1 2
	134	NEW BOND STREET	W1 2
	137	NEW BOND STREET	W1 2
	140	NEW BOND STREET	W1 2
	143	NEW BOND STREET	W1 2
	148	NEW BOND STREET	W1 2
	161	NEW BOND STREET	W1 2
BANK	162	NEW BOND STREET	W1 2
	170	NEW BOND STREET	W1 2
	171	NEW BOND STREET	W1 2
	172	NEW BOND STREET	W1 2
	173	NEW BOND STREET	W1 2
	174	NEW BOND STREET	W1 2
	179	NEW BOND STREET	W1 2
	180	NEW BOND STREET	W1 2
	120-122	NEW BOND STREET	W1 2
	131-132	NEW BOND STREET	W1 2
	135-137	NEW BOND STREET	W1 2
AEOLIAN HOUSE	135-137	NEW BOND STREET	W1 2
	144-146	NEW BOND STREET	W1 2

Description/Address				Grade
	153-157	NEW BOND STREET	W1	2
	165-169	NEW BOND STREET	W1	2
	175-176	NEW BOND STREET	W1	2
SOTHEBYS	34-35	NEW BOND STREET	W1	2
	39-40	NEW BOND STREET	W1	2
	39-42	NEW BOND STREET	W1	2
	47-48	NEW BOND STREET	W1	2
	49-50	NEW BOND STREET	W1	2*
PUBLIC HOUSE	24	NORTH AUDLEY STREET	W1	2
	25	NORTH AUDLEY STREET	W1	2
	26	NORTH AUDLEY STREET	W1	2
	27	NORTH AUDLEY STREET	W1	2
	28	NORTH AUDLEY STREET	W1	2
	29	NORTH AUDLEY STREET	W1	2
	43	NORTH AUDLEY STREET	W1	2
ST MARKS CHURCH		NORTH AUDLEY STREET	W1	1
	11 to 12	NORTH AUDLEY STREET	W1	2*
	12	NORTH ROW	W1	2
	14	NORTH ROW	W1	2
	1	OLD BOND STREET	W1	2
	22	OLD BOND STREET	W1	2
	23	OLD BOND STREET	W1	2
	24	OLD BOND STREET	W1	2
	25	OLD BOND STREET	W1	2
	28	OLD BOND STREET	W1	2
	31	OLD BOND STREET	W1	2
	44	OLD BOND STREET	W1	2
	1A	OLD BOND STREET	W1	2
	23-23A	OLD BOND STREET	W1	2
	42-43	OLD BOND STREET	W1	2
	45-50	OLD BOND STREET	W1	2
THE CORNER BANK	48-50	OLD BOND STREET	W1	2
	1	OLD BURLINGTON STREET	W1	2*
	2	OLD BURLINGTON STREET	W1	2
	22	OLD BURLINGTON STREET	W1	2
	31	OLD BURLINGTON STREET	W1	1
	32	OLD BURLINGTON STREET	W1	2
	1	OLD PARK LANE	W1	2
	149	OLD PARK LANE	W1	2
GLOUCESTER HOUSE	149-150	OLD PARK LANE	W1	2
	313	OXFORD STREET	W1	2
	93	PARK LANE	W1	1
	94	PARK LANE	W1	2
	95	PARK LANE	W1	2
	96	PARK LANE	W1	2
	97	PARK LANE	W1	2
	98	PARK LANE	W1	2
	99	PARK LANE	W1	2
DUDLEY HOUSE	100	PARK LANE	W1	2*
	130	PARK LANE	W1	2
	131	PARK LANE	W1	2
	132	PARK LANE	W1	2
	135	PARK LANE	W1	2
	138	PARK LANE	W1	2
	129-130	PARK LANE	W1	2
	139-140	PARK LANE	W1	2
	46-47	PARK LANE	W1	2
THE DORCHESTER HOTEL	51-53	PARK LANE	W1	2
	8	PARK STREET	W1	2
	10	PARK STREET	W1	2
	12	PARK STREET	W1	2
	14	PARK STREET	W1	2
	16	PARK STREET	W1	2
	18	PARK STREET	W1	2
	20	PARK STREET	W1	2
	22	PARK STREET	W1	2
	34	PARK STREET	W1	2
	36	PARK STREET	W1	2
	37	PARK STREET	W1	2
	38	PARK STREET	W1	2
	39	PARK STREET	W1	2

Description/Address				Grade
	40	PARK STREET	W1	2
	41	PARK STREET	W1	2
	42	PARK STREET	W1	2
	43	PARK STREET	W1	2
	44	PARK STREET	W1	2
	46	PARK STREET	W1	2
	48	PARK STREET	W1	2
	50	PARK STREET	W1	2
	58	PARK STREET	W1	2
	60	PARK STREET	W1	2
	66	PARK STREET	W1	2
	68	PARK STREET	W1	2
	70	PARK STREET	W1	2*
	72	PARK STREET	W1	2
	74	PARK STREET	W1	2
	76	PARK STREET	W1	2
	78	PARK STREET	W1	2
SACKVILLE HOUSE	40	PICCADILLY	W1	2
	46	PICCADILLY	W1	2
	51	PICCADILLY	W1	2
COLETTE HOUSE	56	PICCADILLY	W1	2
	57	PICCADILLY	W1	2
QANTAS HOUSE	59	PICCADILLY	W1	2
QANTAS HOUSE	60	PICCADILLY	W1	2
	63	PICCADILLY	W1	2
STRATTON HOUSE	79	PICCADILLY	W1	2
	80	PICCADILLY	W1	2
NAVAL & MILITARY CLUB	94	PICCADILLY	W1	1
AMERICAN CLUB	95	PICCADILLY	W1	2
	98	PICCADILLY	W1	2
	99	PICCADILLY	W1	2
	100	PICCADILLY	W1	2
	105	PICCADILLY	W1	2
ST JAMES CLUB	106	PICCADILLY	W1	1
	117	PICCADILLY	W1	2
CAVALRY CLUB	127	PICCADILLY	W1	2*
BANK	134	PICCADILLY	W1	2
	137	PICCADILLY	W1	2
	139	PICCADILLY	W1	2
BURLINGTON HOUSE		PICCADILLY	W1	2*
BURLINGTON HOUSE COURTYARD		PICCADILLY	W1	2*
BURLINGTON HOUSE GEOLOG.SOC.		PICCADILLY	W1	2*
		PICCADILLY	W1	2
	101-104	PICCADILLY	W1	2
PARK LANE HOTEL	107B	PICCADILLY	W1	2
NEWTON HOUSE	118-119	PICCADILLY	W1	2
RAF CLUB	128-133	PICCADILLY	W1	2
	138-140	PICCADILLY	W1	2
NUFFIELD HOUSE	41-46	PICCADILLY	W1	2
ROYAL ACADEMY OF ARTS	49-52	PICCADILLY	W1	2*
	61-62a	PICCADILLY	W1	2
DEVONSHIRE HOUSE	74-78	PICCADILLY	W1	2
GREEN PARK HOUSE	90-93	PICCADILLY	W1	2
	96-100	PICCADILLY	W1	2
	96-100	PICCADILLY	W1	2
	4	POLLEN STREET	W1	2
	5	PRINCES STREET	W1	2
	11	PRINCES STREET	W1	2
	27	PRINCES STREET	W1	2
	3	QUEEN STREET	W1	2
	6	QUEEN STREET	W1	2
	7	QUEEN STREET	W1	2
	8	QUEEN STREET	W1	2
	9	QUEEN STREET	W1	2
	10	QUEEN STREET	W1	2
	11	QUEEN STREET	W1	2
	19	QUEEN STREET	W1	2
	45	REEVES MEWS	W1	2
	14	ROYAL ARCADE	W1	2
	29	SACKVILLE STREET	W1	2*
	31	SACKVILLE STREET	W1	2

Description/Address			Grade
	32	SACKVILLE STREET	W1 2
	33	SACKVILLE STREET	W1 2
	36	SACKVILLE STREET	W1 2*
	30-30A	SACKVILLE STREET	W1 2
	34-35	SACKVILLE STREET	W1 2
PEGASUS HOUSE	37-43	SACKVILLE STREET	W1 2
	1	SAVILE ROW	W1 2
	3	SAVILE ROW	W1 2*
	11	SAVILE ROW	W1 2
	13	SAVILE ROW	W1 2
	14	SAVILE ROW	W1 2*
	16	SAVILE ROW	W1 2
	17	SAVILE ROW	W1 2
	12A-12	SAVILE ROW	W1 2
	1	SHEPHERD MARKET	W1 2
	3	SHEPHERD MARKET	W1 2
	4	SHEPHERD MARKET	W1 2
	5	SHEPHERD MARKET	W1 2
	6	SHEPHERD MARKET	W1 2
	7	SHEPHERD MARKET	W1 2
	8	SHEPHERD MARKET	W1 2
	9	SHEPHERD MARKET	W1 2
	10	SHEPHERD MARKET	W1 2
	11	SHEPHERD MARKET	W1 2
	13	SHEPHERD MARKET	W1 2
PUBLIC HOUSE	16	SHEPHERD MARKET	W1 2
	18	SHEPHERD MARKET	W1 2
	19	SHEPHERD MARKET	W1 2
	21	SHEPHERD MARKET	W1 2
	23	SHEPHERD MARKET	W1 2
	25	SHEPHERD MARKET	W1 2
	27	SHEPHERD MARKET	W1 2
	30	SHEPHERD MARKET	W1 2
	32	SHEPHERD MARKET	W1 2
	33	SHEPHERD MARKET	W1 2
	34	SHEPHERD MARKET	W1 2
	36	SHEPHERD MARKET	W1 2
	54	SHEPHERD MARKET	W1 2
	55	SHEPHERD MARKET	W1 2
	56	SHEPHERD MARKET	W1 2
	20-22	SHEPHERD MARKET	W1 2
	1	SHEPHERD STREET	W1 2
	2	SHEPHERD STREET	W1 2
	4	SHEPHERD STREET	W1 2
	6	SHEPHERD STREET	W1 2
	8	SHEPHERD STREET	W1 2
	10	SHEPHERD STREET	W1 2
	18	SHEPHERD STREET	W1 2
	20	SHEPHERD STREET	W1 2
	12 to 14	SHEPHERD STREET	W1 2
	7-7A	SHEPHERD STREET	W1 2
	1	SOUTH AUDLEY STREET	W1 2
	2	SOUTH AUDLEY STREET	W1 2
	8	SOUTH AUDLEY STREET	W1 2
	9	SOUTH AUDLEY STREET	W1 2*
	10	SOUTH AUDLEY STREET	W1 2*
	11	SOUTH AUDLEY STREET	W1 2
	12	SOUTH AUDLEY STREET	W1 2*
	13	SOUTH AUDLEY STREET	W1 2
	14	SOUTH AUDLEY STREET	W1 2
	15	SOUTH AUDLEY STREET	W1 2
	19	SOUTH AUDLEY STREET	W1 2*
	21	SOUTH AUDLEY STREET	W1 2*
	22	SOUTH AUDLEY STREET	W1 2*
	33	SOUTH AUDLEY STREET	W1 2
PUBLIC HOUSE	34	SOUTH AUDLEY STREET	W1 2
	71	SOUTH AUDLEY STREET	W1 2*
	72	SOUTH AUDLEY STREET	W1 2
TOPLAND HOUSE	73	SOUTH AUDLEY STREET	W1 2*
	74	SOUTH AUDLEY STREET	W1 2*
	75	SOUTH AUDLEY STREET	W1 2

Description/Address		Grade
	80 SOUTH AUDLEY STREET W1	2
	81 SOUTH AUDLEY STREET W1	2
GROSVENOR CHAPEL	SOUTH AUDLEY STREET W1	2*
LECONFIELD HOUSE	SOUTH AUDLEY STREET W1	2
TELEPHONE CALL BOX	SOUTH AUDLEY STREET W1	2
	17-21 SOUTH AUDLEY STREET W1	2*
	26-28 SOUTH AUDLEY STREET W1	2
	29-30 SOUTH AUDLEY STREET W1	2
	31-32 SOUTH AUDLEY STREET W1	2
	35-36 SOUTH AUDLEY STREET W1	2
	37-38 SOUTH AUDLEY STREET W1	2
	39-40 SOUTH AUDLEY STREET W1	2
	41-42 SOUTH AUDLEY STREET W1	2
	10 SOUTH MOLTON STREET W1	2
	11 SOUTH MOLTON STREET W1	2
	12 SOUTH MOLTON STREET W1	2
	14 SOUTH MOLTON STREET W1	2
	15 SOUTH MOLTON STREET W1	2
	16 SOUTH MOLTON STREET W1	2
	17 SOUTH MOLTON STREET W1	2*
	18 SOUTH MOLTON STREET W1	2
	19 SOUTH MOLTON STREET W1	2
	20 SOUTH MOLTON STREET W1	2
	21 SOUTH MOLTON STREET W1	2
	24 SOUTH MOLTON STREET W1	2
	25 SOUTH MOLTON STREET W1	2
	26 SOUTH MOLTON STREET W1	2
	36 SOUTH MOLTON STREET W1	2
	41 SOUTH MOLTON STREET W1	2
	50 SOUTH MOLTON STREET W1	2
	63 SOUTH MOLTON STREET W1	2
	49-50 SOUTH MOLTON STREET W1	2
	23 SOUTH STREET W1	2
	25 SOUTH STREET W1	2
	28 SOUTH STREET W1	2
	30 SOUTH STREET W1	2
	36 SOUTH STREET W1	2
	38 SOUTH STREET W1	2
	39 SOUTH STREET W1	2
	41 SOUTH STREET W1	2
	43 SOUTH STREET W1	2
	24-26 SOUTH STREET W1	2
	35A SOUTH STREET W1	2
	45-47 SOUTH STREET W1	2
	56-58 SOUTH STREET W1	2
	3 ST GEORGE STREET W1	2
	4 ST GEORGE STREET W1	2
	6 ST GEORGE STREET W1	2
	7 ST GEORGE STREET W1	2
	8 ST GEORGE STREET W1	2
	9 ST GEORGE STREET W1	2
	10 ST GEORGE STREET W1	2
	14 ST GEORGE STREET W1	2
	15 ST GEORGE STREET W1	2*
	16 ST GEORGE STREET W1	2
	17 ST GEORGE STREET W1	2
	30 ST GEORGE STREET W1	2
	32 ST GEORGE STREET W1	2
REAR OF CHURCH	ST GEORGE STREET W1	2
ST GEORGES CHURCH	ST GEORGE STREET W1	1
	12A-12B ST GEORGE STREET W1	2
	3 to 5 ST GEORGE STREET W1	2
	5 to 6 STANHOPE GATE W1	2
	9 to 10 STANHOPE GATE W1	2
	6 STRATTON STREET W1	2
	15 STRATTON STREET W1	2
DEVONSHIRE HOUSE	53 STRATTON STREET W1	2
DEVONSHIRE HOUSE	54-56 STRATTON STREET W1	2
	8 to 9 STRATTON STREET W1	2
	27 THREE KINGS YARD W1	2
	1 TILNEY STREET W1	2

Description/Address			Grade
2	TILNEY STREET	W1	2
3	TILNEY STREET	W1	2
1	TREBECK STREET	W1	2
3	TREBECK STREET	W1	2
4	TREBECK STREET	W1	2
5	TREBECK STREET	W1	2
6	TREBECK STREET	W1	2
8	TREBECK STREET	W1	2
9	TREBECK STREET	W1	2
2-2A	TREBECK STREET	W1	2
2B	TREBECK STREET	W1	2
3	UPPER BROOK STREET	W1	2
7	UPPER BROOK STREET	W1	2
18	UPPER BROOK STREET	W1	2
20	UPPER BROOK STREET	W1	2
21	UPPER BROOK STREET	W1	2
22	UPPER BROOK STREET	W1	2
23	UPPER BROOK STREET	W1	2
24	UPPER BROOK STREET	W1	2
25	UPPER BROOK STREET	W1	2
26	UPPER BROOK STREET	W1	2
33	UPPER BROOK STREET	W1	2*
34	UPPER BROOK STREET	W1	2
35	UPPER BROOK STREET	W1	2
36	UPPER BROOK STREET	W1	2*
37	UPPER BROOK STREET	W1	2
38	UPPER BROOK STREET	W1	2
47	UPPER BROOK STREET	W1	2
48	UPPER BROOK STREET	W1	2
49	UPPER BROOK STREET	W1	2
50	UPPER BROOK STREET	W1	2
52	UPPER BROOK STREET	W1	2
53	UPPER BROOK STREET	W1	2
18-26	UPPER BROOK STREET	W1	2
19-21	UPPER BROOK STREET	W1	2
6	UPPER GROSVENOR ST.	W1	2
7	UPPER GROSVENOR ST.	W1	2
9	UPPER GROSVENOR ST.	W1	2
12	UPPER GROSVENOR ST.	W1	2
15	UPPER GROSVENOR ST.	W1	2
16	UPPER GROSVENOR ST.	W1	2
17	UPPER GROSVENOR ST.	W1	2
18	UPPER GROSVENOR ST.	W1	2
19	UPPER GROSVENOR ST.	W1	2
21	UPPER GROSVENOR ST.	W1	2
23	UPPER GROSVENOR ST.	W1	2
37	UPPER GROSVENOR ST.	W1	2
44	UPPER GROSVENOR ST.	W1	2
45	UPPER GROSVENOR ST.	W1	2
48	UPPER GROSVENOR ST.	W1	2
6A	VIGO STREET	W1	2
16	WAVERTON STREET	W1	2
21	WAVERTON STREET	W1	2
1	WHITE HORSE STREET	W1	2
2	WHITE HORSE STREET	W1	2
3	WHITE HORSE STREET	W1	2
4	WHITE HORSE STREET	W1	2

Section 5: Design Guides, Policies and Planning Briefs

This section gives details on information produced by the City of Westminster Environment and Planning Department that may be particularly relevant to the Mayfair Conservation Area. A full list of the publications produced by the Environment and Planning Department is compiled twice a year and is available from the One-Stop Services General Information Desk at Westminster City Hall, 64 Victoria Street, London SW1E 6QP. Tel/ 0171 641 2777.

TITLE	DATE	£.p
The Unitary Development Plan (UDP)		
<i>The City of Westminster Unitary Development Plan</i>	1997	60.00
<i>The City of Westminster Proposals Map</i>	1997	10.00
The Unitary Development Plan is the City Council's statutory planning document. It provides a detailed framework for new development, development control, conservation and land use policies and proposals. The Proposals Map is an integral part of the statutory UDP. It shows the strategic and secondary road network, conservation areas and other policies with geographical boundaries.		
General Planning		
<i>Planning in Westminster - the Work of Development Division</i> (Includes contact numbers for the Development Divisions Service Committee and two planning advice leaflets: 'Planning Applications Advice' and 'The Planning Application Process'.)	1995	f.o.c.
<i>The Street Furniture Manual</i>	1993	f.o.c.
<i>A Prospect of Westminster</i> (An illustrated tour of Westminster's urban villages and key buildings.)	1989	5.00
Design Guides and Planning Briefs Specific to Mayfair		
<i>Mayfair Conservation Area No. 11 - General Information Leaflet</i>		f.o.c.
<i>Bond Street: A Guide to Shopfronts and Advertisements</i>	1992	f.o.c.
<i>18/19 Hanover Square Crossrail Site.</i>	1992	f.o.c.
<i>Hanover Square/Regent Street Crossrail Site.</i>	1993	f.o.c.
General Policies		
<i>Planning Applications Advice</i> (Outlines advice available at the pre-application stage and the Council's approach to negotiation once an application is made.)	1996	f.o.c.
<i>Guide to the Planning Enforcement System in the City of Westminster</i>	1993	f.o.c.
<i>Map of Designated Conservation Areas in Westminster</i>	1997	2.00
<i>Conservation Areas: A Guide to Property Owners</i>	1992	f.o.c.
<i>Development and Demolition in Conservation Areas</i>	1996	2.00
<i>The Listing of Buildings of Special Architectural or Historic Interest</i>	1996	f.o.c.
<i>Repairs and Alterations to Listed Buildings</i>	1996	2.00
<i>The Protection of Historic Buildings: A Guide to Structural Alterations</i>	1992	f.o.c.
<i>A Guide to Building Conservation Grants in Westminster</i>	1994	f.o.c.
<i>A Guide to Archaeology and Planning in the City of Westminster</i>	1995	2.00
<i>Historic Parks and Gardens in Westminster</i>	1997	2.00
Design Guides		
<i>Westminster's Architectural Heritage at Risk</i> (Guidance about architectural theft for owners of historic buildings.)	1991	f.o.c.
<i>Advertisement Design Guidelines</i>	1992	2.00
<i>Blinds: Guidelines for their selection and fitting</i>		
<i>Boardwatch</i> (An information pack on estate agents' boards and the laws about their display.)	1996	f.o.c.
<i>Conservatories: A Guide to Design and Planning Procedures</i>	1994	2.00
<i>Front Garden Parking: A Guide to Legislation and Design</i>	1992	f.o.c.
<i>Lighting Up the City</i> (Council policy and practical advice on the floodlighting of buildings and monuments.)	1994	2.00
<i>Mews: A Guide to Alterations</i>	1992	2.00
<i>Mobility Guide</i>	1989	7.50
<i>Plant and Air Conditioning Equipment: Guidance Notes</i>	1993	f.o.c.
<i>Public Art in Westminster</i>	1994	2.00
<i>Railings in Westminster</i>	1997	2.00
<i>Refuse Storage Requirements</i>	1996	f.o.c.

<i>Roofs: A Guide to Alterations and Extensions on Domestic Buildings</i>	1995	2.00
<i>Shopfronts: Security Shutters</i>	1995	2.00
<i>Shopfronts: Blinds and Signs</i>	1993	2.00
<i>A Guide to the Siting of Satellite Dishes and other Telecom Equipment</i>	1995	f.o.c.
<i>A Guide to the Siting of Security Cameras and other Security Equipment</i>	1995	2.00
<i>Stucco: A Guide to its Care and Maintenance</i>	1994	2.00
<i>The Placing of Tables and Chairs on the Highway</i>	1994	f.o.c.
<i>Trees and Other Planting on Development Sites</i>	1996	2.00

Monthly and Weekly Lists of Planning Applications

Monthly: subscription per annum	117.00
Weekly: subscription (whole of Westminster) per annum	477.00
Weekly: subscription (South Westminster only) per annum	155.00
Subscription information Tel: 0171 641 2662	

Section 6: Further Reading

See also Section 4: Design Guides, Policies and Planning Briefs, p. 30

The History of Mayfair

The most detailed and authoritative account of the development of the Mayfair areas is contained in *The Survey of London*, Vol XXIX 'The Grosvenor Estate in Mayfair Part 1: General History' (1977); Vol XL 'The Grosvenor Estate in Mayfair Part 2: The Buildings' (1980); Vols XXXI and XXXII 'Parish of St James Westminster Part 2: North of Piccadilly' (1963).

- Byrne, A., *London's Georgian Houses* (1986)
Chancellor, E.B., *The History of the Squares of London* (1907)
Clinch, G., *Mayfair and Belgravia* (1892)
Cruikshank, D. and Burton, N., *Life in the Georgian City* (Viking, 1990)
Cruikshank, D. and Wyld, P., *London: The Art of Georgian Building* (1975)
Darlington, I. and Howgego, H., *Printed Maps of London, 1553-1850* (1964)
Dasent, A.C., *Grosvenor Square* (1937)
George, M.D., *London Life in the Eighteenth Century* (1930)
Hobhouse, H., *A History of Regent Street* (1975)
Hyde, R. (intr.), *The A to Z of Georgian London* (1981)
Johnson, B.H., *Berkeley Square* (1952)
Pevsner, N., rev. Cherry, B., *London 1: The Cities of London and Westminster* (Buildings of England Series, 1985)
Richardson, A.E. and Gill, C.L., *London Houses from 1660 to 1820* (1911)
Rud, G., *Hanoverian London, 1714-1808* (1971)
John Summerson, *Georgian London* (Pimlico, rev. ed., 1991)
Unnamed author(s), *A Prospect of Westminster* (Westminster City Council, 1989), see esp. ch. 7

The Legal Framework

- Planning Policy Guidance: Planning and the Historic Environment* (PPG15) (Departments of the Environment and National Heritage, September 1994)
Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO)
Mynors, C., *Listed Buildings and Conservation Areas* (FT Law and Tax, 2nd. ed., 1995)
Speer, R. and Dade, M., *How to Stop and Influence Planning Permission* (Stonepound Books, 1994)
Suddards, R., *Listed Buildings* (Sweet & Maxwell, 1988)

Advice from English Heritage

- Office Floor Loading in Historic Buildings*, June 1994
Pubs: Understanding Listing, April 1994
Conservation Area Practice: Guidance on the Management of Conservation, June 1993
Street Improvements in Historic Areas, August 1993
Investigative Work on Historic Buildings, 1991
Repair Grants, January 1995
Easy Access to Historic Properties, October 1995
London Terrace Houses 1660-1860: A Guide to Alterations and Extensions, February 1996

Section 7: Useful Addresses

City of Westminster
 Department of Environment and Planning
 City Hall
 64 Victoria Street
 London SW1E 6QP

Main Switchboard: 0171 641 6000
 Central Area Team: 0171 641 2927

To find out whether a property is listed or is in a conservation area: Statutory Register. Tel: 0171 641 2513
 For advice on trees: Arboricultural Manager. Tel: 0171 641 2618 or 0171 641 3096/6/7
 To obtain publications: One-Stop Services. Tel: 0171 641 3095/6/7

Ancient Monuments Society

St Ann's Vestry Hall
 2 Church Entry
 London EC4V 5HB
 Tel: 0171 236 3934
 Fax: 0171 329 3677

Churches Conservation Trust

89 Fleet Street
 London EC4Y 1EB
 Tel: 0171 936 2285

Council for British Archaeology

Bowes Morrell House
 111 Walmgate
 York YO1 2UA
 Tel: 0190 467 1417

Crown Estate Commissioners

Wardour Street
 London W1V 4AB
 Tel: 0171 734 2779

Department of Culture, Media and Sport

2-4 Cockspur Street
 London SW1Y 5DH
 Tel: 0171 211 6000
 Fax: 0171 211 6382

Garden History Society

70 Cowcross Street
 London EC1M 6DR
 Tel: 0171 608 2409

Historic Chapels Trust

4 Cromwell Place
 London SW7 2JE
 Tel: 0171 589 0228

National Heritage Memorial Fund

10 St James's Street
 London SW1A 1EF
 Tel: 0171 930 0963

Residents' Association of Mayfair

25 South Audley Street
 London W1Y 5DJ
 Tel: 0171 629 9300

Church Commissioners for England

1 Millbank
 London SW1P 3JZ
 Tel: 0171 834 0549
 Fax: 0171 222 5490

Civic Trust

17 Carlton House Terrace
 London SW1Y 5AW
 Tel: 0171 930 0914
 Fax: 0171 321 0180

Council for the Care of Churches

Fielden House
 Little College Street
 London
 SW1P 3SH
 Tel: 0171 222 3793

Department of the Environment

2 Marsham Street
 London SW1P 3EB
 Tel: 0171 276 3000
 Fax: 0171 276 3936

English Heritage

23 Savile Row
 London W1X 1AB
 Tel: 0171 971 3000
 Fax: 0171 973 3001

Georgian Group

6 Fitzroy Square
 London W1P 6DR
 Tel: 0171 387 1720
 Fax: 0171 387 1721

Historic Churches Preservation Trust

Fulham Palace
 London SW6 6EA
 Tel: 0171 736 3054

National Monuments Record

London Buildings:
 55 Blandford Street
 London W1H 3AF
 Tel: 0171 208 8200
 Fax: 0171 224 5333

Royal Fine Art Commission

7 St James's Square
London SW1Y 4JU
Tel: 0171 839 6537
FAX: 0171 839 8475

SAVE Britain's Heritage

68 Battersea High Street
London SW11 3HX
Tel: 0171 228 3336
Fax: 0171 223 2714

Society for the Protection of Ancient Buildings

37 Spital Square
London E1 6DY
Tel: 0171 377 1644
Fax: 0171 247 5296

Twentieth Century Society

70 Cowcross Street
London EC1M 6BP
Tel: 0171 250 3857

Victorian Society

1 Priors Gardens
Bedford Park
London W4 1TT
Tel: 0181 994 1019
Fax: 0181 995 4895

Appendix: Designation and Extension of the Mayfair Conservation Area

This appendix contains the texts of reports, minutes and correspondence relating to the designation and extension of the Mayfair Conservation Area. The contents are as follows:

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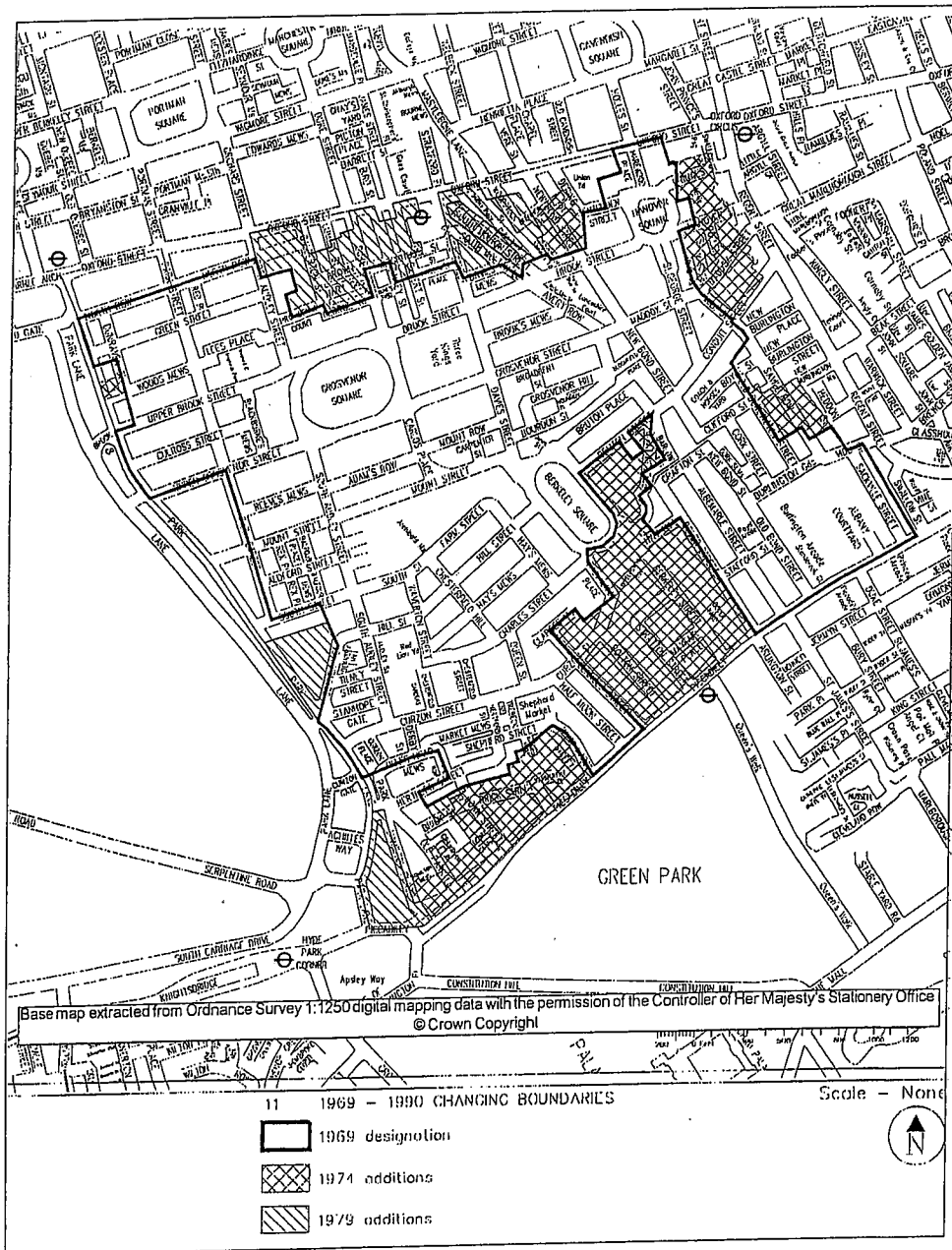


Figure 16: the evolution of the conservation area 1969-1990

City of Westminster Town Planning Committee, 9 November 1967

Conservation Areas: Mayfair - Preliminary Study
Report by City Architect and Planning Officer

Study Area
bounded by Oxford Street, Regent Street, Piccadilly and Park Lane.

Character
The area contains a variety of uses, architecture, townscape, scale and character which is perhaps its greatest asset in a study of this nature.

Unlike Belgravia on the Portman Estate areas, there is no one overriding discipline and in many ways, therefore, it has a quality which is difficult to define but which is an essential part of the varied London scene.

This variety can be clearly illustrated in architectural terms by reference to some of the more important buildings which illustrate the history of architecture over a period of 200 years - from small scale residential development dating back to 1710 to Rosenauer's Time and Life Building built in 1952.

In very general terms, this variety is not spread indiscriminately throughout the area and the differing periods and styles are contained under fairly well defined zones.

In the north-west, the most formal area is centred on Grosvenor Square; whilst the south-west area has a more intimate residential character and contains many of the original town houses of the period and, of course, the unique Shepherd Market.

These two areas are separated by yet another different but equally interesting area of townscape - the Victorian terracotta buildings in Mount Street and the secluded and peaceful St George's Square Gardens.

Roughly bisecting the whole area in a north to south direction, a wedge of more modern commercial development has grown up around the east side of Berkeley Square and New Bond Street but to the east of this, again there are some remnants of a previous age which again add variety to the overall scene.

In the north-east, some of the original character of the Hanover Square, George Street area is discernible while in the south-east, the old Burlington estate area is still valuable today.

In all these areas, much redevelopment has taken place - some of it of most unsympathetic character (e.g. east side of Berkeley Square) and some more successful.

Although the areas described are fairly clearly defined within the overall pattern, they are by no means isolated and the connecting streets from one area to another must be carefully considered.

On the premise that conservation does not necessarily mean preservation, it would appear that the boundaries of conservation can be drawn widely in order to protect the more valuable cores contained within.

This, however, could defeat the object of the Civic Amenities Act, which is primarily concerned with areas of special interest where the most detailed development control and improvement schemes can be applied.

The complexity of this area is such that before any boundaries can be defined, a more detailed study should be undertaken.

Plans of the area will be displayed in Committee illustrating the areas described in this report; land ownership and the buildings on the current Statutory and Supplementary lists.

These lists are by no means complete and the Ministry of Housing and Local Government are at the moment studying the area as part of the work of preparation of the revised lists for the whole of the City.

F G West
City Architect and Planning Officer

City of Westminster Town Planning Committee, 26 September 1968

Mayfair - Conservation Area
Report by Director of Architecture and Planning

In accordance with a report approved by the Committee on June 29th 1967 concerning the Civic Amenities Act 1967 and the Conservation Areas, detailed studies have now been made of Mayfair. The area studied is bounded by Park Lane, Oxford Street, Regent Street, and Piccadilly. A preliminary study was put before the committee on November 9th 1967, giving some indication of the variety, extent and problems of the area.

Development
By the middle of the seventeenth century, in spite of the restrictive efforts of the King and the jealous City of London authorities, irresistible pressures of growth in population and of rising standards of living of the upper classes had brought building develop-

ment to Westminster; in 1662, Lord St Albans obtained a lease of ground, now St James's Square, with licence to build, and in the same decade the first houses of consequence were built on the north side of Piccadilly. The development in St James's was urban in character, but north of Piccadilly, the houses were grand mansions set in large gardens. The most important of these latter were Berkeley House (the predecessor of Devonshire House), Clarendon House and Burlington House. On their north side and towards the west they overlooked farming land; one part of this was the Conduit Mead, belonging to the Corporation of London, who derived their water supply from it, but most of it, lying north and west of the Tyburn, was the northern part of the old Manor of Ebury, including the Grosvenor Estate in Mayfair, the Berkeley Square Estate and smaller parcels of land in the south-west corner of Mayfair.

Within twenty years part of Berkeley House grounds was let for building, Berkeley Street and the north-south portion of Stratton Street being formed in 1684, and Clarendon House was pulled down (in 1683) to make way for the development of Bond Street, Albermarle Street, Stafford Street, and Dover Street. After some delay following these first inroads into the farmlands of Mayfair, building and the laying-out of streets went ahead rapidly in the early eighteenth century, notably on Great Brookfield, belong to Sir Nathaniel Curzon (about 1715), in the streets north of Burlington House, in New Bond Street (a part of the City of London's Conduit Mead), the Hanover Square area, and on the Grosvenor Estate, where the first building lease was let in 1721. In 1725, the new parish of St George, Hanover Square, was constituted out of that of St James, Westminster, only the south-eastern corner of Mayfair remaining in the latter.

The last area of importance to be developed was the very centre of Mayfair, the Berkeley Estate, comprising Berkeley Square and land eastwards to the Tyburn (Bruton Lane) and westwards to Waverton Street. This area, known as Brick Close or Berkeley Fields, was already surrounded by other developments when the first leases were granted in 1737 for houses in Bruton Street and on the east side of Berkeley Square.

Before these developments, a fair, from which the area derives its name, was held in May on a part of Great Brookfield (through which Curzon Street now runs) together with a market. Although the fair was suppressed on account of the excesses which occurred, the market continued and survives as Shepherd Market.

Allowing for mews and other ancillary buildings, the developments, more especially around Hanover Square and west of the Tyburn, consisted mainly of brick terrace houses, three or four storeys in height, varying considerably in width and therefore in their proportion, and generally for wealthy occupants. Even on the larger estates the control exercised over the design of buildings seems not to have been as rigorous as in other parts of London; plots of land were leased in small parcels so that there was only a general conformity to the style of the period.

Other large mansions with great gardens were built during the eighteenth century, Dorchester House, Grosvenor House (the Grosvenor family remained at their Millbank House while the estate was being developed), Chesterfield House, Crewe House and Lansdowne House. Of these and of the earlier mansions already mentioned only Crewe House, Lansdowne House (much curtailed) and Burlington House (remodelled about 1710 and substantially altered after 1866) remain.

After the main activity of the eighteenth century there were few changes till the end of the nineteenth century, most of them involving only individual houses or sites. One exception was the formation of Regent Street about 1820 as part of Nash's 'Royal Mile', but apart from providing a new high-class shopping area, it had little effect on the character or topography of Mayfair because it had been deliberately laid out on a natural line where Mayfair met the more closely-knit small streets of Soho. Of the few building works undertaken during this period of relative inactivity the most important were the construction of Burlington Arcade (1818-19), the rebuilding of parts of Shepherd Market (centre block 1860), the rebuilding of Dorchester House in 1852-4, and the alterations to Burlington House; this last was purchased by the Government in 1854 and accommodation for it offered to learned societies who had rooms in Somerset House; after 1866 the curved colonnades and screen to the forecourt were replaced by the present wings and a new building was erected for London University on the garden at the rear.

The last two decades of the nineteenth century saw the beginning of substantial renewal and redevelopment throughout Mayfair. Between about 1880 and 1914, rebuilding tended to be piecemeal except on the Grosvenor Estate, where the pattern of leases in many cases allowed comprehensive redevelopment to be carried out. Few streets are without some change of this period, but the new buildings are in a limited range of styles and by conforming with the nature and bulk of the terrace houses which they replaced, they have often maintained the general character of the original layout of the streets.

Developments of any importance since 1920 have almost without exception caused serious damage to the environment, either by the loss of what was demolished to make room for them or by the poor quality or the lack of sympathy of the new building. Losses in the 1920s include Devonshire House with the garden and the garden of Lansdowne House reaching to Berkeley Square, Chesterfield House, Grosvenor House, Dorchester House and portions of Berkeley Square.

Suggested Conservation Area

Two separate areas are suggested for designation as Conservation Areas in Mayfair. The larger area (Mayfair 1) contains nearly the whole of the Grosvenor Estate in Mayfair, the Berkeley Square Estate, and the Curzon Street area, together with the Hanover Square area linked by the Grosvenor Street and Maddox Street across New Bond Street. A second area (Mayfair 2) comprises the streets which were laid out at the end of the seventeenth century (Old Bond Street, Albermarle Street, Stafford Street and Dover Street), Burlington House, Burlington Arcade and Albany, with the adjoining streets.

Mayfair 1 is made up of several contiguous areas which have their distinctive features and character. While generally the original street planning of the whole area has remained substantially unaltered, a high proportion of the original eighteenth-century fabric survives only in the portion of Mayfair south-west towards Park Lane from Berkeley Square, the best examples being Chesterfield Street, almost complete, and parts of Hill Street, Charles Street, Curzon Street and the west side of Berkeley Square. An important part of this area is Shepherd Market, with its compact, intimate, partly-pedestrian, environment of small shops.

The redevelopments in the area have been mainly of individual buildings and are of very mixed character; while a few of the more

harmful of these are sited within the suggested Conservation Area, the boundary has been drawn to exclude in particular the redevelopment in Berkeley Square at the eastern end of Curzon Street, south of Hertford Street, and in Park Lane.

The northern part of Mayfair 1 west of Bond Street lies within the Grosvenor Estate. Grosvenor Square now has virtually none of its original buildings: it is now enclosed by a series of large-scale redevelopments with neo-classical and neo-Georgian ranges on three sides and the American Embassy on the west; because of the size of the square their scale is not inappropriate and comprehensive rebuilding to uniform heights has ensured that the square retains its coherence.

To the south and west of Grosvenor Square in an area centred on Mount Street and Park Street the high quality of redevelopment between 1880 and 1914 under the control of the Estate is evident, both in terms of the buildings and of their uses. Some of this rebuilding was piecemeal. The interesting and sometimes pleasing mixture which resulted is well exemplified by parts of Upper Brook Street and Upper Grosvenor Street. Much however was comprehensive, such as Nos. 91-102 Park Street, the especially fine ranges on the south side of Mount Street between Park Street and Berkeley Square, and the interesting group of minor streets between South Street and Mount Street. A distinctive feature of this area is the sequence of redevelopment in the decades 1880-1910; the earliest part is the eastern portion of Mount Street of the 1880s and 1890s with rich terracotta decoration. These buildings were designed and are still used as a street of small goods shops with residential accommodation over. Progressing westwards to South Audley Street and Park Street the buildings are of the 1890s and 1900s and are generally in a dark red brick or in brick with Portland Stone dressings and are characterised by a strong rhythm of bay and gable. Finally to the north-west are buildings of the 1900s and 1910s within somewhat simplified details, some with bay and gable, others in a sensitive version of Queen Anne style. In spite of some office use all these buildings still retain their character of dignified residential occupation, many being large terrace houses, and are well maintained.

Some earlier buildings in this area are works of note: Dudley House, Grosvenor Chapel and several individual houses in South Audley Street and Park Street. South of Mount Street and east of South Audley Street lies St George's, Hanover Square gardens, an unexpected irregular open space, entirely peaceful by contrast with the traffic-laden streets, and enclosed by interesting and dignified back elevations of several buildings of the 1890s.

On the west and north sides of this area the large office and hotel blocks have been excluded from the suggested Conservation Area. To the east of Grosvenor Square and Berkeley Square the boundary has been drawn to include Bruton Street, Grosvenor Street and part of Brook Street in which there are several groups of Georgian buildings, many somewhat altered, but still retaining the general scale and dignity of the original streets. Grosvenor Street, in particular is important because it provides a valuable visual link through Maddox Street to St George's Street, part of the Hanover Square area.

The final portion of Mayfair 1 is the Hanover Square area. The flared upper part of St George's Street provides a most unusual and interesting relationship between square and street with the portico of St George's Church (1713-1725) projecting over the pavement at the point where the street begins to widen. Several modern buildings detract from the appearance and unity of the square, which retains very few of its original buildings, but the upper part of St George's Street on the west side is still nearly intact; the boundary of this portion of the suggested Conservation Area has been drawn to enclose the Square and St George's Church and Street. The use of this area is almost entirely commercial.

The Mayfair 2 comprises an area of streets which were laid out at the end of the seventeenth century. While there is no significant remnant of the buildings of that period, the layout is a strong feature. The narrowing of the south end of New Bond Street is an important part of the visual experience of that street. This small area contains several institutions notably those whose premises are in Burlington House and the Royal Institution, and besides many smart shops in Bond Street, a number of art galleries and top class tailors. To the east of Burlington House is the Albany (c.1770) a unique residential close between Piccadilly and Burlington Gardens, to the west is Burlington Arcade (1818-19), a corner pedestrian street of small shops. Other buildings of note are part of the west side of Sackville Street and Nos. 2-6 Grafton Street.

Listed Buildings and Building Preservation Orders

Many of the houses and other buildings are included in the statutory and supplementary lists of buildings of special architectural or historic interest. It is understood that the Ministry of Housing and Local Government will be upgrading some of these and adding other buildings to the lists. A plan showing the proposed listings will be displayed. There are confirmed Building Preservation Orders on 42-47 and 49-52 Berkeley Square with 44 Hays Mews (1963) and on 4 Grafton Street with Bruton Lane (1969); an Order has been made on Nos. 3, 5 and 6 Grafton Street (1968), but is not yet confirmed. Orders have been made on 37 and 38 Charles Street (1966) and on 10 Hertford Street (1965) but are in abeyance. All these Orders have been made by the London County Council or the Greater London Council; the Greater London Council also proposes to make an Order on Nos. 34 and 35 Berkeley Square and Nos. 117-130 Mount Street.

Conclusion

It will be seen that the period over which development occurred, the different turns it took, and the division among several large estates and small owners, have all contributed to a greater variety of buildings, layout, and renewal than is to be found in, say, the Harley Street Area. Unlike many areas which after a period of fashion were superseded by new developments, Mayfair did not begin to lose its position as a place of residence for the upper classes and the wealthy until in recent years economic necessity and social conditions forced a change in the general pattern of use. In addition to large purpose-built offices, a large proportion of former residential accommodation is now in office use, either with established use or with limited permissions, and there is no doubt that this use has a detrimental effect. However, whatever the use the standard of maintenance generally has been high, more particularly where the Estates have enforced their covenants. The eighteenth-century layout and therefore the essentially urban character remain virtually intact, although many of the original buildings have gone, the replacement up to about forty years ago being buildings which tended to contribute to the same character. However, recent developments have tended to attack the quality of the area, by reason of their physical bulk, larger scale, character and change of use.

Recommendations

1. That the areas outlined on Map No. CD.M.0014 be approved for consultation purposes as suitable for designation as conservation areas.
2. That the Greater London Council be consulted.
3. That the Grosvenor Estate, the Berkeley Estate, the Sutton Estate, the Crown Commissioners, and the City of London Corporation be consulted as major landowners.
4. That the Georgian Group, the Victorian Society and the Civic Trust be consulted.

City of Westminster Town Planning Committee, 13 February 1969
Designation of Conservation Areas
Mayfair Conservation Area

Report by Director of Architecture and Planning

On September 26th 1968, the Committee considered the Mayfair area and authorised consultations with the Greater London Council, the Grosvenor Estate, the Berkeley Square Estate, the Sutton Settled Estates, the Crown Estate Commissioners, the City of London Corporation, the Georgian Group, the Victorian Society and the Civic Trust; communications have also been received from the Ward members (through Councillor Mrs Warren and Councillor Wells, the Mayfair Association, the Bond Street Association, and Drivers Jonas & Co on behalf of the Pollen Estates.

Plan No. CD.M.0017A shows at a large scale the areas referred to in consultations, the conservation area previously approved for consultation purposes, and the suggested revisions.

Observations

The following observations have been received:

1. Greater London Council

The Architect to the Greater London Council considers that the following buildings and groups of buildings on the perimeter should be included:

- A. St Mark's Church, North Audley Street
Two houses adjoining the church on the north side, No. 15 a house of Georgian form and No. 14 a late nineteenth-century building of red brick, similar in type to No. 13. These add to the 'protection' of the church.
 - B. Kings Weigh House Church
Two facing blocks of late nineteenth-century shops and mansion flats in Duke Street, designed in an elaborate brick and terracotta eclectic style; Nos. 54-76 (Duke Street Mansions) by Wimperis to the west, and Nos. 57-73 to the east; also 21 and 22 Binney Street at the rear of these adjoining the Church. These buildings form an interesting group with the Church and the Binney Street houses are closely related to it. I consider also that the London Electricity Board premises 'garden' (by C S Peach, 1905) in Brown Hart Gardens should be included.
 - C. Davies Street and South Molton Street Area
This addition comprises the triangle formed by Davies Street, South Molton Street and Brooks Mews. The northern end has two good brick and terracotta buildings in Davies Street, i.e., the former Electricity Supply Company premises and, opposite on the east side, the offices of John Bolding and Son. Adjoining the latter is a pleasant, modest terrace including No. 50 Davies Street. The Running Horse PH, South Molton Street, except Nos. 34-36 and the Hog in the Pound PH at the northern end, is an eighteenth-century street, which retains a large part of its original character and includes Nos. 17 and 41, and Nos. 21, 25, 37 and 63 which are to be graded II and III respectively in the new Westminster Lists. Also in this area is a good group of listed buildings at the intersection of Brook Street with Avery Row, i.e., 39-43 (odd) Brook Street. It would also appear appropriate to include Claridge's Hotel.
 - D. New Bond Street
This comprises the 'island' between the lengths now proposed, i.e., between the Time and Life building to the south (with its sculpture by Henry Moore) and Maddox Street to the north. It includes a number of listed buildings, i.e., No. 26 (Grade III) and 36, 143, 144-6 and 148 (Grade II), and in addition has some interesting examples of both late eighteenth-century and late nineteenth-century and Edwardian buildings, e.g., Nos. 27 (Finnigans) by W S Wortley, the architect of Sicilian Avenue, Holborn, 144-146 (Partridge) by Lanchester and Rickards and 148 (Fine Art Society) by Godwin.
 - E. East Corner of Berkeley Square
Nos. 1, 2 and 3 are all to be added to the Statutory List and it would appear logical to include No 12 Hay Hill with this group.
 - F. Piccadilly
This area comprises an addition to the length of Piccadilly already proposed, namely, the length from White Horse Street up to and including No. 106. It would include Nos. 105 and 106, both Grade II; 101-104, to be Grade II; and 96/97, to be Grade III. The extension would also include a part of the Shepherd Market composition, viz. Nos. 1-4 (consecutive) White Horse Street (to be Grade III).
2. The Civic Trust
The Civic Trust considers the proposals 'very satisfactory' and has 'no further observations' to make.
 3. Georgian Group
The Georgian Group considers the proposal 'in general very satisfactory' but thinks the link between the main area and the

Hanover Square area along Grosvenor Street too narrow; it would take the boundary at least to Brook Street on the north (see line C1 on plan GD.M.0017A) and along Bruton Street and Conduit Street on the south (compare GLC Item 'D').

4. Victorian Society
The Victorian Society also queries the omission of part of Brook Street, wishes to include the east side of North Audley Street up to North Row (compare GLC 'A') and wonders if the area could be extended to include the Duke Street 'gardens' (Last part of GLC 'B').
5. Ward Members (through Councillor Mrs Warren and Councillor Wells)
The Ward members asked for consideration to be given to including older terraced houses in Savile Row and Brook Street.
6. Mayfair Association
The Mayfair Association welcomes the scheme in principle, would have expected inclusion of Brook Street as far as Bond Street especially as it contains such an important building as the Bath Club and thinks the inclusion of South Molton Street desirable (compare GLC 'C'); it is the association's opinion that the boundary line should be simplified possibly by following the line of the Association's own area (i.e., Mayfair west of Bond Street, excluding Bond Street and Oxford Street frontages and a few other streets in the south-east corner of the area).
7. Bond Street Association Ltd
A letter commending the Department's work was received after a discussion at which the principles and significance of conservation areas was explained to the Association's Council.
8. Pollen Estate
A letter has been received from Drivers, Jonas & Co., acting for the trustees of the Pollen Estate; they 'recognise the important character of this area and accept the necessity for a policy to ensure as far as possible the conservation of that character', but have no suggestions for boundary changes.

Omissions Requested

9. Grosvenor Estate
The following letter has been received from Mr JNC James, FRICS, Surveyor to the Grosvenor Estates:

Dear Sir,
Proposed Mayfair Conservation Area
Civic Amenities Act 1967

I am writing on behalf of the trustees of the Grosvenor Estate, following the invitation by Miss Dunkerley to put forward the estate's views on the boundaries of the area to be included in the proposed Mayfair Conservation Order presently before the Westminster City Council in draft.

As I understand it, the principle underlying the establishment of a Conservation Area under the Civic Amenities Act 1967, is 'that areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' should be so designated. I understand that such an order does not in itself prevent the demolition of properties lying in the area, but ensures that their reconstruction will be of a high standard and that the results will be in sympathy with the character of the area. Upon these principles the Grosvenor Estate welcomes these proposals since they are in accordance with the long-term aims and aspirations of the Trustees.

It is clear, however, that in order to achieve the objective of the principle of conservation, i.e., the preservation of the character of an area, many other factors which each make a contribution, must also be considered. The most important factor in this context is probably the proper management of the motor-car. Having seen the effects of the substantial increase in traffic volumes in Belgravia following the introduction of major traffic schemes, the Estate would resist most strongly any attempt to reorganise traffic management in Mayfair if it in any way increases the volume of through traffic. In fact the Estate would hope that having encouraged the establishment of a Mayfair Conservation Area steps would be taken to reduce the present traffic volume which in itself probably does more than anything else to destroy the character of an area.

While welcoming the principles of a Conservation Area in Mayfair, there are nevertheless several blocks of property contained in the present proposals which are of limited architectural or aesthetic interest and do not contribute to the character of the area. The exclusion of islands within the Conservation Area is clearly undesirable and no reasonable case can in my opinion be made for such a policy.

However, there are two blocks of property on the boundary of the proposed Area which I feel should be excluded from the present proposals since they do not make a contribution in any way to the objectives of the conservation area. The architecture of these blocks is undistinguished and the properties do not add to the character of the area. I would, therefore, suggest that for the above reasons the two blocks coloured purple on the enclosed plan be excluded from the proposed Conservation Area.

Finally, I would like to express my appreciation of the opportunity the Estate has been given to put forward its views on the draft proposals and I trust that these comments will be regarded as constructive.

Yours faithfully

(sgd.) pp. J N C James

(Note that the plan referred to in the letter shows two areas: a), North Row between Dunraven Street and North Audley Street, marked X on plan CD.M.0017A, and b), buildings centred round Aldford Street, marked Y on the plan.)

10. Sir Richard Sutton's Settled Estates

The following letter has been received from Mr H A W Wilkinson, FAI, Agent and Secretary:

In connection with my letter of the 3rd instant, the Estate has been devoting attention to the properties owned by my Company within the framework of the designation areas.

In general, it has always been the practice of the Estate to consider the rebuilding of sites having regard to the area in which they are located in an endeavour to blend and harmonise with the surrounding buildings.

This is particularly so in Sackville Street where a scheme covering the whole of the road has been adopted by the Estate. In this respect, may I draw your attention to the fact that the west side of Sackville street appears to be included in the Conservation area No. 2, whereas although the whole of the east side has already been built, only half of the west side has been developed. We are now in the process of going ahead with the rebuilding of a site on the corner of Sackville/Vigo Street and have in mind to deal with the remaining parts of Sackville Street within the next year or so.

Thus, may I suggest that the west side of the Street should be eliminated from the Area as the inclusion of these premises would appear to be quite inconsistent.

(see area marked Z on plan CD.M.0017A)

Comment on the Observations

During the course of the studies on which the previous report and recommendations were based it was realised that there were more anomalies and borderline cases in Mayfair than in any other part of the City so far studied; accordingly the places of doubt, whether by addition or omission, have been looked at again with great care in the light of the observations received, and the following comments are put forward for consideration:

Additions

(letters relate to areas already referred to in the Greater London Council's observations and are shown on plan CD.M.0017A)

- A. One of the two houses recommended by the Greater London Council is already included, but it is accepted that the inclusion of No. 15 North Audley Street will add to the protection of the church and merits consideration. This will partly meet also the suggestion of the Victorian Society.
- B. While Nos 54-76 Duke Street have some interest, the block opposite Nos 57-73, is particularly undistinguished; the raised 'garden' over the Electricity Board premises has made an unusual feature of a utilitarian building in rather uninviting surroundings. It is not considered that this group of buildings possesses in a sufficient degree either townscape or architectural quality justifying inclusion in the conservation area.
- C. There have been many representations for the inclusion of part or all of the rest of Brook Street, and it is felt that these views should be seriously considered, but there does not seem to be sufficient reason for significantly extending this area further north than the buildings facing Brook Street. It is suggested therefore, that the conservation area should include Brook Street, linking the Hanover Square area more substantially with the main portion and also two additional buildings in Davies Street, the Running Horse Public House and the adjoining house facing the important group occupied by the Grosvenor Estate office (see line C1 on plan CD.M.0017A).
- D. This extension to include Bond Street between the two areas previously approved, suggested by the Greater London Council, would satisfy also the Georgian Group's request for a wider link between the Hanover Square area and the main part; it is considered acceptable, especially if the Brook Street extension across Bond Street is accepted.
- E. This small group of buildings stands completely isolated in the south-east corner of Berkeley Square, flanked by particularly unsympathetic buildings. While they may be of sufficient architectural value to merit inclusion in a future Statutory List, it is not felt that their contribution in townscape terms is of any significance.
- F. As the suggested additional row of buildings will make up a significant range with these already approved facing Green Park, it is considered that this suggestion should be accepted and that the buildings between this row and Shepherd Market should also be included to give further protection to the area.

Omissions

- X. North Row
It is considered that this street should remain in the conservation area only for the protection of the buildings to the south; it is emphasised that it is not appropriate or desirable to seek preservation and the Grosvenor Estate could be informed accordingly.
- Y. Aldford Street and adjoining streets
It is considered that these streets are worthy of inclusion in the conservation area because they are good examples of the Mayfair character on a small scale. There is a case for the preservation of some of the buildings and, in agreement with the Grosvenor Estate, a detailed survey is now being carried out to determine which buildings should be suggested for preservation.
- Z. Sackville Street
It is accepted that there is an inconsistency in the inclusion of one side only of this street; the boundary should therefore be

amended so that it either precludes the west side or includes the east side. As the west side abuts directly on the Albany, one of the most important parts of the conservation area, it is suggested that additional protection will be afforded to it by the inclusion of both sides of Sackville Street. The sentiments expressed in the second paragraph of the Sutton Settled Estate's letter appear quite consistent with the inclusion of their property in the conservation area.

Recommendations

1. That the Committee agree that the boundaries of the conservation area shall be as shown on the Plan previously considered as amended to include the areas hatched in red on plan No. CD.M.0017A displayed.
2. That the bodies who have made representations be informed of the decisions taken on their areas and of the reasons therefore.
3. That the officers be authorised to carry out the statutory consultations with the Greater London Council and request its comments within two months, and, subject to any observations received within that period, to proceed with the designation (under Section 1 of the Civic Amenities Act, 1967) of the Mayfair Conservation area as shown on plan No. CD.M.0017A as amended in red.

F G West
Director of Architecture and Planning

Decision Conservation Area

3. Mayfair Area

- (i) Joint report received and recommendations adopted.
- (ii) See report to Council

Appendix: to Report by Director of Architecture and Planning, 13 February 1969

Georgian Group: The Mayfair Conservation Areas - suggestions for further additions

The northern perimeter of the Conservation Area (with some attention also to the eastern flank bordering Park Lane) was examined on site with the map showing the existing Conservation Area and the City of Westminster's proposed additions, on Sunday 14 January 1973, and we make the following comments and suggestions for further additions:

A. General

It is not immediately apparent from maps that a number of important streets within the Mayfair conservation area have their termination north of Oxford Street.

This applies particularly to Bond Street, Davies Street and South Molton Street. In the latter two cases the northern visual termination is safely within a conservation area but continuity with the Mayfair conservation area is interrupted south of Oxford Street at a point where the effectiveness of the northern termination could be destroyed by insensitive rebuilding.

In the case of Bond Street the termination is less satisfactory but the natural conclusion of the conservation area should be at St Peter, Vere Street and not at Oxford Street.

It is difficult to avoid the impression that the great commercial potential of the Oxford Street frontages has led to their exclusion from one or other of the conservation areas where preference should be given to safeguarding the continuity of north/south vistas.

B. Specific Recommendations

1. Although it is north of Oxford Street, and therefore not technically part of Mayfair, we believe that the context of St Peter, Vere Street (described in the catalogue to the exhibition James Gibbs as a Church Designer held in Derby in April 1972 as surviving 'virtually in its original state as a unique oeuvre by Gibbs and the finest ecclesiastical building of its type remaining in London') requires special consideration. Recent (and current) rebuilding to the west and north-west already threatens its setting, and we feel it is important that the scale of the buildings on its south flank should be retained. Chapel Place, which girdles it on the east and south, could provide a splendid setting for it, if pedestrianised, resurfaced and provided with suitable and well-designed street furniture; the buildings on the south side of Chapel Place, facing the church, include the decent classical facade of No. 11 and the characterful facade of Messrs. Allen and Hanbury's shop, which gracefully turns the corner into Vere Street.

Even if it were accepted that the Oxford Street frontage might be changed, we would consider it advisable to include the whole of the small block between Chapel Place and Vere Street, northwards to and including St Peter, Vere Street, in order to ensure retention of the right scale for this very important building and because (as given above) Chapel Place has some modest quality of its own with a potential for improvement as a setting for the church.

2. Visually, it seems to us, Vere Street is the continuation and conclusion of New Bond Street and we feel that it would be advisable to include the buildings on the east and west sides at the termination of New Bond Street which are at present omitted from the proposed extension of the Conservation Area.

3. Taking the same line of argument further, we would consider it advisable also to include the three properties (335/7/9 - the numbering is not clear) which are on the south side of Oxford Street, between the building on the corner of New Bond Street and No. 341, and opposite Marshall & Snelgrove.
4. Moving westwards to Woodstock Street, we note that (a) this street has retained some interesting facades and (b) more vital, has kept largely to its pre-twentieth century scale, especially on the west side. At the bottom of the street the corner is turned with a building (that of Phillips, the auctioneers) which has some historical value as an uncommon example of the art deco style in architecture. The street, as it seems to us, has merit of itself and also has two important corner sites into Oxford Street. The value of these is apparent when coming round the corner from Blenheim Street. We therefore consider it advisable to include the whole of this street.
5. We would also like to suggest including Sedley Place, an attractive alleyway off the west side of Woodstock Street. This, like Chapel Place, seemed to us an unjustly neglected minor corner which (with judicious improvements) could contribute a great deal visually to the more obviously appealing groups of the buildings between which it helps to provide a link e.g. at the sharp corner, coming from Woodstock Street, is a splendid bracket gas-lamp (which appears to be on the very point of inferior replacement) and, much more important, on turning the corner the spectator has an unexpected and wholly delightful glimpse of the backs of the houses of Stratford Place (which, of course, are firmly within a Conservation Area). The pleasure of this glimpse is enhanced by the scrolly iron archway.
6. We feel strongly that it would be advisable to include the east and west properties which terminate the north end of South Molton Street. We feel that they have been left out for much the same reasons as those in a similar position at the north end of New Bond Street and that there is, in fact, an equally cogent reason for including them - i.e. that there is, and should remain, a visual correspondence (at least in scale) between this street and Stratford Place opposite. The buildings here, in addition, are not inferior to many of those in the remainder of the street (which are proposed by Westminster for inclusion in the Conservation Area) and we consider that they provide better terminations to the end of the street than the corner buildings at the south end of South Molton Street.

We consider that the pub called The Hog in the Pound, an egregious and scarcely felicitous addition to the ensemble, should be included in the Conservation Area because of the importance of whatever may happen on this site at any time in the future.

7. We consider that it would be advisable to include in the Conservation Area the whole of the triangle of buildings which is bounded by South Molton Lane, Davies Mews, and Davies Street. In Davies Street itself this would include the big terracotta facade of the premises of Bolding and Sons, and the modern but acceptable classical facade between it and the premises of the Royal Green-Jackets. The latter, and the Running Horse pub next door, are already included as is most appropriate. We would then propose including the west side of Davies Street.
8. Moving westwards again, we would propose adding the whole of the two short streets between Davies Street and Duke Street, i.e. Gilbert Street and Binney Street; this is not the appropriate place, perhaps, to record the virtues of Peabody-type buildings - but the fact is that (unlike those similar properties a little further west) the whole ensemble of the Cavendish Buildings and Moore Buildings with the skilfully planted and well-tended gardens between them (and also the trees in the two streets) is of great merit by itself, and in addition of value as the setting for the best view of the apsidal east end of that eccentric building, the King's Weigh-house Chapel, round which a careful line appears to have been drawn in order to include it in the Conservation Area - a prospect which, in our view, nullifies one of the important features of designation as a part of a Conservation Area other than simply listing the building and ignoring its context.
9. The west end of the church fronts Duke Street, and here we would like to record our astonishment that the east side of Duke Street has not already been proposed for inclusion in the Conservation Area. The facade, of great variety and originality taking the 'Jacobean' style as its starting point, is an example of brilliant virtuosity in the use of brick and one of the finest architectural compositions we saw in the whole of our examination of the northern fringes of the Conservation Area. We hope that the building is listed, as it should be at least grade II, and it would be the natural extension of the suggestions we have made above to include this, also in the Conservation Area. We have no further suggestions to make of the north-eastern fringe of the Conservation Area.

City of Westminster Town Planning Committee, 7 December 1978

Mayfair Conservation Area: Proposed Extensions

1. The Mayfair Conservation Area was designated in 1969, with extensions designated in 1974. As a result of requests from Members of the Town Planning Committee and the Residents' Association of Mayfair, following the abandonment of proposals for comprehensive redevelopment along the south side of Oxford Street, westwards from the 'West One' development to North Audley Street, and as part of a general review of conservation area boundaries, the Mayfair Conservation has now been reappraised. The areas described below, and indicated on the attached plan are recommended for inclusion. A detailed plan of the area, and photographs of the proposed extensions, will be on display to the Committee.
2. Woodstock Street/Sedley Place/Davies Street. (Area A)
Woodstock Street is a street of mainly late Victorian buildings, mostly of some interest architecturally. The buildings are modestly designed in brick, stucco or stone; some are gabled. The scale and character of buildings in the street closely follows that in the adjacent part of New Bond Street. There are several particularly interesting buildings in the street, some of which are considered of listable quality: the art deco Phillips building closes the vista from Oxford Street, the Spread Eagle public house (an eccentric late Victorian design), the adjoining stucco facade of No 12, and the late-nineteenth century gabled stone building at No 3.

- 2.1 Sedley Place is a pedestrian alley running between Oxford Street and Woodstock Street. Except for its ironwork entrance, it is not distinguished architecturally, but has considerable potential. Taken together, Woodstock Street and Sedley Place form an interesting link between Bond Street and Oxford Street.
- 2.2 The Oxford Street frontage between Woodstock Street and Davies Street is made up mostly of red brick late Victorian buildings of somewhat larger scale than the streets to the south. Within this group, is the HMV building - of the modern movement by Joseph Emberton (who designed Simpson's in Piccadilly) in black granite. These buildings form a cohesive frontage of sufficient townscape quality to merit inclusion in the conservation area.
- 2.3 Bolding and Sons former premises, a listed building of red brick and terracotta (dating from 1889) and recently refurbished along with the Davies Mews frontage (a low range of buildings in brick with prominent eaves) is an important group with the stuccoed mid-Victorian Royal Green Jackets premises. A modern public house at the corner of South Molton Street and Davies Street, recently redecorated in a 'traditional' manner completes this group.
3. Gilbert Street/Binney Street/Duke Street/Brown Hart Gardens. (Area B)
This area is characterised by red brick, steep-roofed tenement housing built at the turn of the century, interspersed by well tended gardens between Gilbert Street and Binney Street. They represent the high architectural quality of low cost housing at this period achieved by Victorian philanthropists.
- 3.1 These residential blocks relate closely in style and materials to the more elaborate public and commercial buildings in this immediate area, in Oxford Street, and especially the very fine ranges in Duke Street. These are an interesting and flamboyant group of gabled terraces with skilful use of red brick and terracotta detailing. Several buildings of this development are already listed - notably the Russian Church by Alfred Waterhouse (already in the Conservation Area) and others - 24-25 Binney Street and 55-73 Duke Street - are considered to be of listable quality.
4. Park Lane/South Street. (Area C)
Two buildings are recommended for inclusion. The facade of the Dorchester Hotel was designed by Curtis Green and dates from 1930. The design is a conscious attempt to reconcile the fashionable art deco and the accepted neo-classical styles of the time. Its interest lies in its massing in relation to Park Lane and the streets to the south-west, as well as its fine detailing. The hotel is considered of listable quality.
- No. 24 South Street is a listed eighteenth-century terraced house, part of a group otherwise included in the conservation area.
5. Piccadilly/Hyde Park Corner. (Area D)
The westward continuation of Piccadilly to Hyde Park Corner is considered to be an integral part of this thoroughfare. The continuous frontage of the north side of Piccadilly is effectively terminated at Park Lane by the new Inter-Continental Hotel.
- Nos. 4 and 5 Hamilton Place, which are grand and elaborate stone-faced Victorian houses are also recommended for inclusion.
- 5.1 To the west of the Inter-Continental Hotel are Apsley House, the Hyde Park Screen and a lodge which are all listed buildings. Whilst they continue the frontage of Piccadilly, they may be more appropriately considered in relation to St George's Hospital (also listed) and the Belgravia Conservation Area.
6. Brick Street. (Area E)
This is a very modest group of small-scale, traditionally detailed mid-nineteenth century buildings, which is well related to Christ Church, Down Street, and forms a distinct break between the Church and the larger scale of Old Park Lane.

Recommendations

That the GLC, the Civic Trust, the Victorian Society, the Georgian Group, the Westminster Society, and the Residents' Association of Mayfair be consulted with a view to designating the areas described above and outlined on drawing No. CD.CO.0006E to be displayed at Committee as extensions to the Mayfair Conservation Areas.

J. M. Hirsh
Director of Architecture and Planning

City of Westminster Town Planning Committee, 14 February 1974

Report of Director of Architecture and Planning

Mayfair Conservation Area: Designation of Amendments

1. The Committee on 9 November 1972 considered proposals to extend the Mayfair Conservation Area and decided to approve the extensions to the area, subject to the necessary consultations.
2. On 27 September 1973, the Committee were advised that consultations had been carried out with Greater London Council, Civic Trust, Victorian Society, Georgian Group, Mayfair Association, Westminster Society and the Sutton Estate, Pollen Estate and the City Corporation, major landowners in the area. No objections to the extensions were received and the amendments to the area were accepted by the Committee. However, due to an oversight the Committee were not asked formally to designate the extensions.
3. The purpose of this report is to seek Committee's formal approval to the designation of the extensions to the Mayfair Conser-

vation Area as shown on plan No. CD.CO.0006C to be displayed and comprising:

South Molton Street	Nos. 5-26 (inc.) and 37-64 (inc.)
New Bond Street	Nos. 66-78 and 92-108
Princes Street	Nos. 1-4 and 19-25
Hanover Street	Nos. 1-7 and 10-20
Maddox Street	Nos. 6-36 and 1-39
Conduit Street	Nos. 4-15
Savile Row	Nos. 30-39; 3, 5 and 4-17
Old Burlington Street	Nos. 3-14
Pollen Street	Nos. 9-14 and 3-6
Area bounded by and including Bruton St. south side	(excluding 1-4 [inc.] and 11-13 [inc.]
Berkeley Square	2-19 (inc.)
Berkeley Square	south side
Fitzmaurice Place	east side
Curzon Street	1-4 (inc.)
Clarges Mews	south side (east of Clarges Street)
Clarges Street	east side
Piccadilly	north side, between Clarges Street and Dover Street
Dover Street	30A-49 (inc.)
Hay Hill	11C and 12
Bruton Lane	west side
Barlow Place	west side
Piccadilly	108-140 (even)
Hamilton Place	No. 11
Hamilton Mews	No. 7
Old Park Lane	1-7 (inc.), 149, 150
Down Street Mews	Nos. 1, 2
Down Street	
Brick Street	Nos. 18-35 (inc.)

4. Recommendation
That the extensions to the Mayfair Conservation Area as set out in paragraph 3 of this report and shown on plan No. CD.GO.0006C be approved.

F G West
Director of Architecture and Planning

City of Westminster Town Planning Committee, Proposed Extensions, 17 May 1979

Report by City Planning Officer
Mayfair Conservation Area: Proposed Extensions

1. On 7 December 1978, the Committee considered the proposed extensions to the Mayfair Conservation Area and authorised consultations with the Greater London Council, the Georgian Group, the Victorian Society, the Westminster Society, the Civic Trust and the Resident's Association of Mayfair.

Plan No. CD.CO.0006E on display to the Committee shows at a large scale the areas referred to in consultations, and the Conservation Area and extensions previously approved.

Observations and comments thereon:

2. Investigation of the suggestions for even further extensions made by the GLC and amenity bodies has now taken place. Their observations and the City Planning Officers comments follow.
3. Greater London Council
The Architect to the Greater London Council agrees in principle to the proposed extension but considers that a more comprehensive tightening of existing boundaries would be appropriate at this stage.

The Architect further considers that some groups of buildings have been omitted that are of a quality equal to others included and suggests the following amendments:

- i) Extension A should be extended further to the east incorporating the buildings fronting Oxford Street as far as New Bond Street.
- ii) Extension B should include Nos. 431 to 451 (inclusive), i.e. the block between North Audley Street and Balderton Street. Above the shopfronts these buildings are late nineteenth-century and retain much of the original detail.
- iii) The inclusion of the Dorchester Hotel is welcomed but it is suggested that to the south the boundary be regularised by its continuation to include the Hilton Hotel and the adjacent pocket of smaller building to the south, along with the triangle bounded by the Old Park Lane and Hamilton Place.

4. Comment on the observations of the GLC

Nos. 333-349 Oxford Street, W1

This group consists of five buildings stretching between New Bond Street and Woodstock Street with a further building on the opposite corner of Woodstock Street. All the corner buildings consist of six storeys with the intermediate terrace being of three storey height. No. 333 is brick with stone facings and double mansard roof of the Edwardian period and designed in the French classical style with bronze flambeaux attached at first floor level. The ground floor consists of a modern shoe shop. Squeezed between the two taller buildings is a terrace of three Victorian brick buildings much altered. No. 345-349 is a mid twentieth-century functional development block with the Ceylon tea centre on the ground floor. No. 351 is another six-storey, plain commercial development. It is not considered that the inclusion of this group of buildings will benefit the Conservation Area or that their contribution in townscape terms is of any significance.

5. 451-451 inclusive Oxford Street

This group of buildings dating from the late nineteenth century with the upper floors still retaining most of their original detail. The varied roof line is an attractive feature with Dutch gables and pedimented dormers. The central property is stone faced and forms a focal point of the group, the rest of which are of dark red brick with stone facings. The terrace also maintains a pleasant rhythm of canted bays and circular turreted corners.

In view of the Committee's desire to include 105-125 Oxford Street into the Soho Conservation Area it is felt appropriate that this block is worthy of inclusion into the Mayfair Conservation Area. This would also be in accordance with the recommendation of GLC.

6. Remaining land adjacent to proposed extensions D & E

This area consists of four new buildings: the Hilton, the Londonderry Hotel, Park Towers and Inn on the Park and a much extended Edwardian building now housing the W.R.V.S. This latter consists of six storeys with a triple-height bay front and interesting entrance door. However, it is considered that there is no gain to be made by including this major grouping of tall buildings into the conservation area boundary and it is recommended that the boundary remains as shown on CD.CO.0006E.

7. The Victorian Society

The Society are entirely happy with the proposed extensions and have no further observations to make.

8. The Westminster Society

The Society, in general, welcomes the proposed extensions. However, in view of the need to control demolition - particularly along Park Lane, a very sensitive area affecting views from Hyde Park & the Society suggests that the revised western boundary should follow Park Lane for its entire length.

Comments on the observations of the Westminster Society

9. Park Lane Frontages

It is considered that the extension of the Conservation Area to include all Park Lane frontages (as proposed by the Westminster Society) will not be advantageous. There are existing constraints, outlined in the City Plan Statement, with regard to any development fronting a Royal Park and it is felt that these constraints are sufficient to cover the concerns expressed by the Society.

10. The Residents' Association of Mayfair.

The Association welcomes the proposed extensions to the Mayfair Conservation Area but suggests the inclusion of the three following areas.

- i) The area west of Regent Street between Conduit Street and Vigo Street.
- ii) The frontage of Oxford Street, between Gilbert Street and Binney Street.
- iii) 140 Park Lane.

Comments on the observations of the Residents' Association of Mayfair

11. The area west of Regent Street between Conduit Street and Vigo Street

The boundaries of the Regent Street Conservation Area and the Mayfair Conservation Area are contiguous at this point and therefore the inclusion of this area as part of Mayfair would necessitate its omission from its current position as part of Regent Street Conservation Area.

In general the scale of this area has more in common with Regent Street than Mayfair:- large, bulkily profiled buildings in commercial, office, shop and rag trade use. It is considered that no revision of the boundary is necessary. Conduit Street, which is dissected by the contiguous boundary line, illustrates the appropriateness of the existing division which clearly delineates between Regent Street and Mayfair buildings in terms of height, bulk and type.

12. Nos. 399-403, Oxford Street

The inclusion of this modern bank on an island block within the Conservation Area is not considered justifiable. Although the block is well designed it is contended that its character owes more to the commercial nature of Oxford Street than the predominantly residential nature of Mayfair.

13. 140 Park Lane

Inclusion of this single building (early twentieth century H.B.II by F.T. Verity) would serve little practical purpose because of its isolation. The statutory listing provides protection for the building as existing.

14. The Civic Trust.

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

15. The Georgian Group.
The Group welcomes the extension and consolidation of the Mayfair Conservation Area boundary.

Recommendation

16. That the boundaries of the Conservation Area shall be as shown on the Plan previously considered as amended to include the area coloured in red on Plan No. CD.CO.0006E on display to Committee; photographs will also be displayed at Committee.
17. That the officers be authorised to proceed with the designation (under Section 277 of the Town and Country Planning Act 1971) of the Mayfair Conservation Area as shown on Plan No. CD.CO.0006F as amended in red).

Ian Lacey
City Planning Officer

City of Westminster

Status: for general release

Committee: Planning and Transportation

Date: 24 January 1990

Report of: Director of Planning and Environment

Subject: Proposed Conservation Area Extensions

Ward: Baker Street, Bayswater, Belgrave, Bryanston, Cavendish, Churchill, Church Street, Lancaster Gate, Millbank, Regent's Park, St George's, St James's, Victoria, West End

Background Papers: List attached

1. Summary

- 1.1 As part of the City Council's District Plan policy (chapter 10, para. 10.44(ii): 'to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties' additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee of individual members who have at various times requested the extension of conservation area boundaries.
- 1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed within the consultancy necessary prior to final designation.

2. Recommendations

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

Proposed Conservation Area Designations/Extensions	Map No.
1) Lisson Grove, NW1	I
2) Cleveland Street, W1	II
3) Haymarket, SW1	XXIV
4) Fisherton Street Estate, NW1	IV
5) Churchill Gardens, SW1	V
6) Lillington Gardens, SW1	VI
7) Hallfield Estate, W2	VII
8) Dorset Square CA Extension, NW1	VIII
9) Bayswater CA Extension (Orme Court), W2	IX a
10) Bayswater CA Extension (Porchester Road), W2	IX b
11) Belgravia CA Extension, W1	X
12) Stratford Place CA Extension, W1	XI
13) Molyneux Street CA Extension, W1	XII
14) Medway Street CA Extension, W1	XIII
15) Soho CA Extension, W1	XIV
15a) Soho CA Extension (Denman Street), W1	XIVa
16) East Marylebone CA Extensions	XIV
17) Portman Square CA Extension (Baker Street), W1	XV a
18) Portman Estate CA Extension (Aybrook Street), W1	XV b
18a) Portman Estate CA Extension (Marble Arch), W1	XV c
19) Leicester Square CA Extension, WC2	XXIV
20) Pimlico CA Extension, SW1	XVII
21) Millbank CA Extension, SW1	XVIII
22) Mayfair CA Extension (Park Street), W1	XIX a
23) Mayfair CA Extension (Avenfield/Brook House), W1	XIX b
24) Mayfair CA Extension (Old Park Lane), W1	XIX c
25) Mayfair CA Extension (Oxford Street/Park Lane), W1	XXI a
26) Mayfair CA Extension (Lumley Street), W1	XXI c
27) Mayfair CA Extension (Dering Street), W1	XXII a
28) East Marylebone CA Extension, W1	XX
29) Harley Street CA Extension (Old Cavendish Street), W1	XXII a
30) Harley Street CA Extension (Oldbury Place), W1	XXII b
31) Regent Street CA Extension, W1	IV
32) Trafalgar Square CA Extension, WC2	XXIV

3. Background

- 3.1 This report stems from the Planning and Development Committee of 21st November 1989 when 'it was felt that a general review of conservation areas in the City should be undertaken'.
- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designed and extended conservation areas to cover the greater part of the City.
- 3.3 The first designation covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.
- 3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a Citywide survey which highlighted remaining areas of quality or important locations which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to members at the next Committee.
- 3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have been grouped into areas of similar characteristics.

They are:

A. New Conservation Areas to Protect Areas of the Traditional Fabric

at:

- (1) Lisson Grove, NW1 (Map No. I)
- (2) Cleveland Street, W1 (Map No. II)
- (3) Haymarket, SW1 (Map XXIV)

B. New Conservation Areas to Protect Good Quality Housing Estates

at:

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

C. Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

at:

- (8) Dorset Square Conservation Area Extension, NW1 (Map VIII)
- (9) & (10) Bayswater Conservation Area Extension, W2
(Orme Court, Map IXa and Porchester Road, Map IXb)
- (11) Belgravia Conservation Area Extension, SW1 (Map X)
- (12) Stratford Place Conservation Area Extension, W1 (Map XI)
- (13) Molyneux Street Conservation Area Extension, W1 (Map XII)
- (14) Medway Street Conservation Area Extension, SW1 (Map XIII)

D. Extensions to Conservation Areas to cover Prominent Sites

at:

- (15 & 15a) Soho Conservation Area Extensions, W1 (Maps XIV and XIVa)
- (16) East Marylebone Conservation Area Extensions (Map XIV)
- (17) Portman Square Conservation Area Extension, W1 (Baker Street) (Map XVa)
- (18) Portman Estate Conservation Area Extension (Aybrook Street) (Map XVb)
- (18a) Portman Estate Conservation Area Extension (Marble Arch) (Map XVc)
- (19) Leicester Square Conservation Area Extension, WC2 (Map XXIV)
- (20) Pimlico Conservation Area Extension, SW1 (Map XVII)
- (21) Millbank Conservation Area Extension, SW1 (Map XVIII)
- (22) Mayfair Conservation Area Extension, W1 (Park Street) (Map XIXa)
- (23) Mayfair Conservation Area Extension (Avenfield/Brook House) (Map IXb)
- (24) Mayfair Conservation Area Extension (Old Park Lane) (Map XIXc)
- (25) Mayfair Conservation Area Extension (Oxford Street/Park Lane) (Map XXIa)
- (26) Mayfair Conservation Area Extension (Lumley Street) (Map XXIc)
- (27) Mayfair Conservation Area Extension (Dering Street) (Map XXIIa)
- (28) East Marylebone Conservation Area Extension, W1 (Map XX)
- (29) Harley Street Conservation Area Extension, W1 (Old Cavendish Street) (Map XXIIa)
- (30) Harley Street Conservation Area Extension, W1 (Oldbury Place) (Map XXIIb)
- (31) Regent Street Conservation Area Extension, W1 (Map IV)
- (32) Trafalgar Square Conservation Area Extension (Map XXIV)

3.7 Brief description and reasons for designation of the above areas are as follows:

- (22) to (24) Mayfair Estate Conservation Area Extension, W1 (Park Lane, Map XIXa, Avenfield/Brook House (Map XIXb) and Old Park Lane (Map XIXc)
- (22) to (24) Mayfair Estate conservation Area Extension, W1 (Park Lane, Map XIXa, Avenfield/Brook House (Map XIXb) and Old Park Lane (Map XIXc)
-