



GENERAL INFORMATION LEAFLET

PADDINGTON GREEN 35 Conservation Area



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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Designation: Originally a detached part of the Maida Vale Conservation Area set around the grounds of St Mary's Church, this area was extended to include the old churchyard, Paddington Green Primary School, and parts of St. Marys Terrace, Church Street and Newcastle Place, and renamed the Paddington Green Conservation Area on 17 November 1988.

Historical Background: Paddington Green is a surviving fragment of the original rural fabric of the area and contains part of the ancient site of Paddington and Lillestone Villages. The detail of Rocque's 1714 map shows Paddington as an isolated village at the junction of Edgware Road and Harrow Road. By the end of the 18th century Paddington Green, with nearby Lisson Grove, was a fashionable area on the edge of the country but linked by broad streets to Regents Park and the West End. The world's first omnibus service ran from here to the Bank in 1829.

St Mary's Church built in 1788-91 and designed by John Plaw on the site of two earlier demolished churches and the elegant 1790's houses at 17-18 Paddington Green are the survivors of that period. The long disused churchyard is now enclosed by railings and provides walks with public access. A large number of notable people are buried here including Sarah Siddons, the actress portrayed by Reynolds and Gainsborough.

Listed Buildings: Paddington Green Children's Hospital and Nos. 17-18 Paddington Green are Grade II, St Mary's Church is Grade II*. Monument to Thrupp family, monument to Chandless family, monument to Wood family, Statue of Sarah Siddons are all Grade II, and are all situated in the grounds of St. Mary's Church. Pair of K6 telephone kiosks at edge of Paddington Green, opposite Nos. 8-10 are Grade II.

Key Features: The area is quite distinct from Maida Vale Conservation Area to the north and is centred around St Mary's Church and its gardens and bounded on the south by the Westway flyover which was completed in the early 1970's requiring the demolition of Paddington Town Hall in 1969.

St Mary's is an interesting example of late 18th century design and is a pleasant recreation of an old parish church. It was restored in the late 1960's by Erith and Terry, the latter of whom designed the church hall alongside in 1981 containing an interesting trompe l'oeil feature.

Nos. 14-18 Paddington Green include a pair of town houses from the 1790's with 19th century side additions, alterations to the 3rd floor and a rebuilt entrance way at No. 18. Comprising four storeys and basement of yellow-brown stocks with gauged brick arches, the windows are picked out with stucco dressings.

Paddington Green Children's Hospital founded in 1833 as a successor to the children's dispensary in Bell Street was completed in 1895. Designed by H P Adams it features red brick with red terracotta dressings, and contains an entrance with sculpted mother and children set in a Dutch gable. Internally it contains glazed tiles depicting health and hygiene by Doulton.

Alongside at 153-157 Church Street is a row of mid-19th century shops with living quarters above.

Paddington Green Primary School by the London School Board in 1900 is a fine example of its type comprising three storeys plus attic floor of yellow stocks in Queen Anne style with red brick banding and arch details.

Nos. 1-21 St Mary's Terrace are a 19th century remnant of the more grand stucco houses that formerly extended south to enclose St Mary's Square which sat opposite the old Town Hall. What survives are properties with basement, ground plus two storeys with mansard attic accommodation and Doric entrance porticos. Nos. 1 and 21, being end pieces are of a grander scale with pedimented front elevations and heavier detailing comprising rusticated quoins and dentils.

St Mary's Mansions is in the typical 'Queen Anne' style of the early 1900's. Built in red brick with cream horizontal dressings and cornices it comprises basement plus four storeys and attic. The blocks contain double gables at each end and is topped opposite Porteus Road by a splendid lead-covered cupola. Alongside are the smaller scale Osborne House with its balustraded balconies and Alexandra House with its Baroque references.

St David's Welsh Church by C. Evans Vaughan in 1896 is located off St Mary's Terrace. It was conceived originally as having a tree lined entrance and is today approached through a Gothic archway from the street. Containing ornate tracery around the east facing window, the building's construction almost certainly caused the destruction of London's last thatched house.

At the corner of St Mary's Terrace and St Mary's Square is Fleming Court flats dating from 1948 by the former Borough of Paddington. It contains three blocks of varying heights around a grassed court.

Adjacent Conservation Areas: Maida Vale to the north west.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: The area around St Mary's Square and Paddington Green sits within the sites of Paddington and Lillestone Villages.

Article 4 Directions: None.

Regulation 7 Directions: None.

Planning Briefs and Design Guidelines: Edgware Road/Church Street planning brief (1993) deals with the block surrounded by Edgware Road, Church Street, Newcastle Place and Paddington Green, including the former Children's Hospital.

Spaces protected by the London Squares Act 1931: Paddington Green.

Registered Historic Parks and Gardens: None.

Contacts

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