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# CONSERVATION AREA AUDIT & MANAGEMENT PROPOSALS PAGE STREET

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City of Westminster

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This Supplementary Planning Document was adopted following a full public consultation exercise. Details of public consultation are set out in the SPD documents, which form an appendix to this audit.

## PREFACE

Since the designation of its first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extension and policy development. There are now 56 conservation areas in Westminster, covering a wide variety of areas and over 76% of the City. The protection and enhancement of conservation areas is a key objective of the City Council and they are therefore the subject of detailed policies both in the development plan and in supplementary planning documents. In addition to designation of new conservation areas and the formulation of general policy documents, the City Council is also required to undertake conservation area appraisals and to devise local policies, in order to understand and protect the special character of each individual area.

Although this process was first undertaken at the time each conservation area was designated, more recent national guidance (as found in English Heritage guidance documents and Planning Policy Statement 5) requires detailed appraisals of each conservation area, in order to understand their character and ensure that planning decisions are based on an understanding of their significance. This enhanced appraisal process involves the consideration of conservation area boundaries, as well as full analysis of each conservation area's history and character, describing all those elements which contribute to and detract from its unique character. This then provides a framework for the area's future protection and enhancement.

Within Westminster, these appraisals are called 'conservation area audits' and these include management proposals, directories of factual information and designation reports, as well as townscape characterisation. The City is now working

on a programme to prepare conservation area audits and management proposals for each of its conservation areas. Each audit is prepared in consultation with local communities and is then adopted as a Supplementary Planning Document.

Designated in 2010, Page Street is Westminster's 56th conservation area. The following audit will provide a useful tool to help the Council to better protect, enhance and manage change in the area, in a way which understands and respects its unique character.

Councillor Robert Davis DL

Deputy Leader and  
Cabinet Member for Built Environment



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# 1 INTRODUCTION AND POLICY CONTEXT

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

1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local authorities to identify which parts of their areas are of special architectural and historic interest. The City Council has a statutory duty to review the character and boundaries of its conservation areas. The overall appraisal strategy is based upon the English Heritage publications: *Guidance on Conservation Area Appraisals* and *Guidance on Conservation Area Management* (2006).

1.3 The audit describes both the historical development, and character and appearance of the conservation area. It aims to identify and explain important local features such as unlisted buildings of merit, distinctive roofscapes and important local views. In addition the audit also seeks to apply relevant development plan policies to the local context in order to preserve or enhance the character and appearance of the area. It also identifies negative features which detract from the area's character and proposals for the future enhancement and management of the area.

1.4 This is a Supplementary Planning Document (SPD) and will supplement Westminster's emerging Local Development Framework, as well as the saved policies in Westminster's Unitary Development Plan, referred to below. It has been prepared in accordance with the advice contained in Planning Policy Statement 12 and the Town and Country Planning (local development) (England) (Amendment) Regulations

2008. Consultation has been carried out in accordance with Westminster's Statement of Community Involvement. A statement setting out how the public have been involved in preparation of the document is set out in the SPD documents, which form an appendix to this audit.

1.5 The conservation area audit for Page Street was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 12.10.2010. The Page Street Conservation Area was designated on the same date. The designation and audit adoption report can be found in the directory at the back of this document.

## POLICY AND FURTHER GUIDANCE

The Unitary Development Plan (UDP) was adopted in January 2007 and is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the UDP are referred to throughout the audit.

Westminster's Core Strategy sets out the vision for the City of Westminster up to and beyond 2025. It was subject to an examination in public in Summer 2010 and is likely to be adopted in late 2010. Once adopted, together with the London Plan and Westminster's City Management Plan, this will supercede the Unitary Development Plan as the statutory development plan for the City. Relevant policies from the UDP and Core Strategy are referred to throughout the audit.

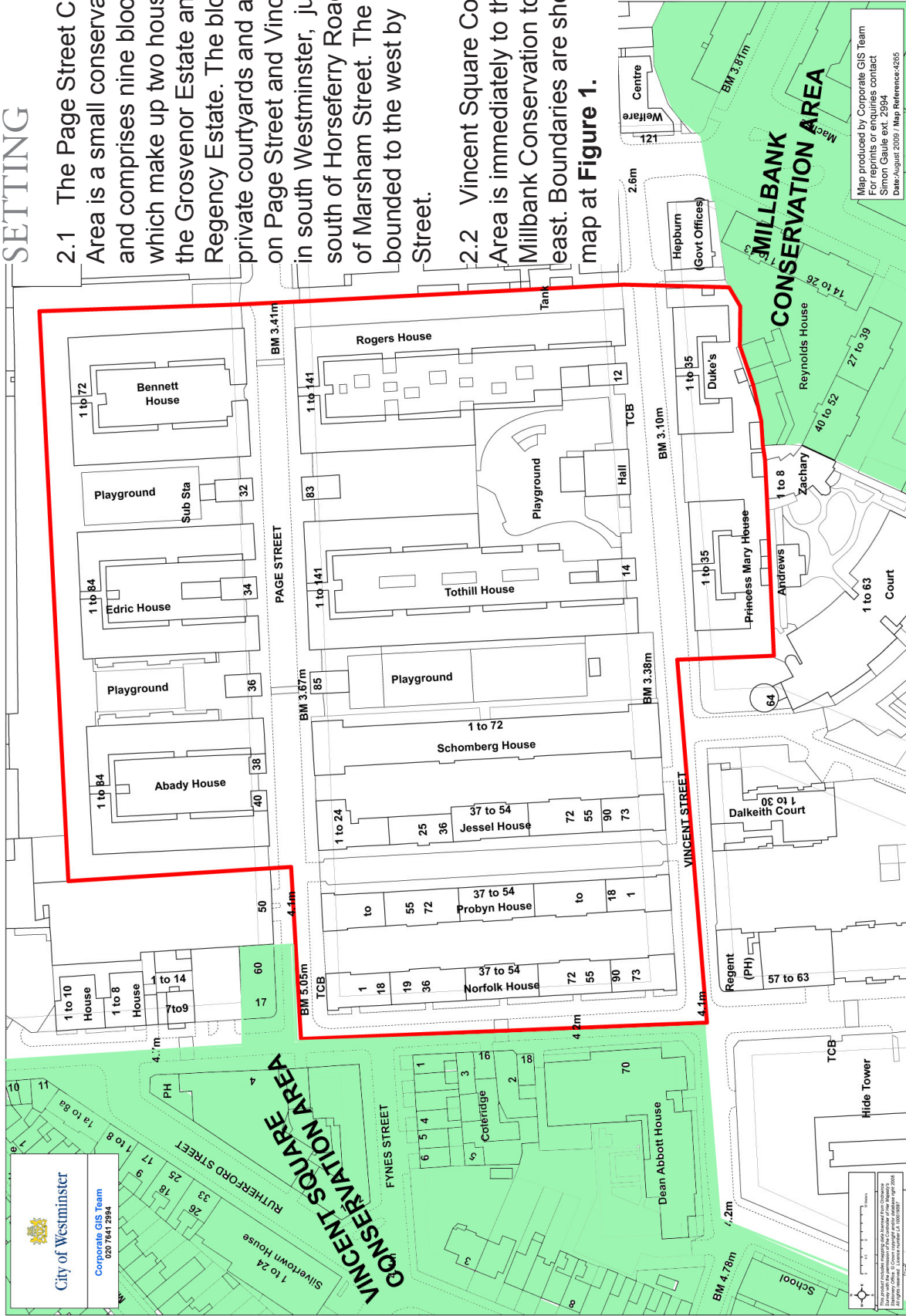
General guidance on additional planning controls in conservation areas can be found in the Council's Supplementary Planning Guidance: *Development and Demolition in Conservation Areas and Conservation Areas: A Guide for Property Owners*.

## 2 LOCATION AND SETTING

2.1 The Page Street Conservation Area is a small conservation area and comprises nine blocks of flats, which make up two housing estates: the Grosvenor Estate and the Regency Estate. The blocks face private courtyards and are located on Page Street and Vincent Street in south Westminster, just to the south of Horseferry Road and west of Marsham Street. The area is bounded to the west by Regency Street.

2.2 Vincent Square Conservation Area is immediately to the west and Millbank Conservation to the south-east. Boundaries are shown on the map at Figure 1.

Figure 1: Boundaries of the Conservation Area



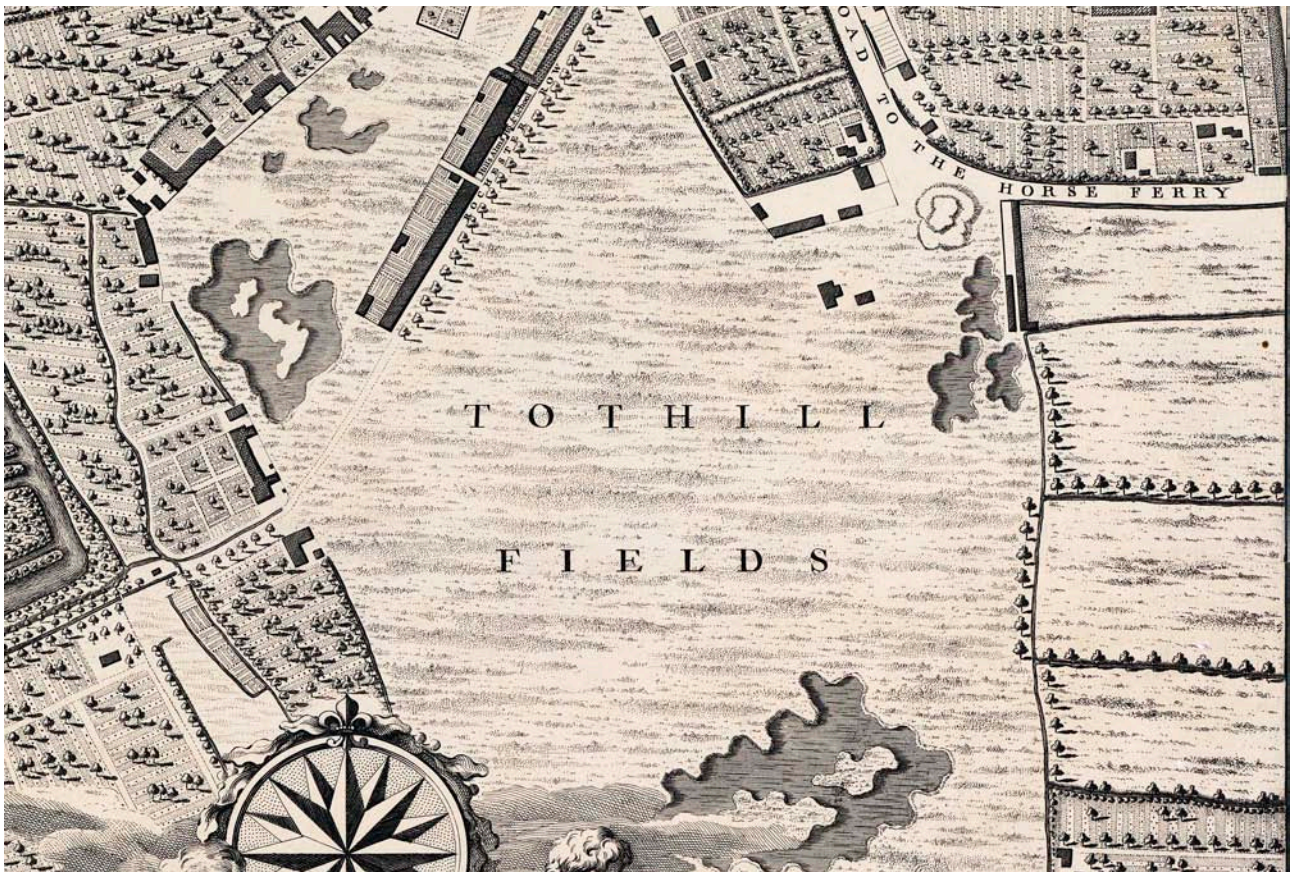
### 3 HISTORY

3.1 Much of the land around what is now the Page Street Conservation Area was, until the mid-eighteenth century, an area of un-enclosed land which was known by the name Tothill Fields. The extent of this area is clearly shown in John Roque's Plan of London (**Figure 2**), dated 1746. The land which now forms the Page Street Conservation Area sits directly adjacent to this, just to the southwest of the bend in the Horseferry Road. It appears to have been bounded by a line of buildings to the west, the Horseferry Road to the north and a line of trees to the south. A path leading down from the Horseferry Road roughly follows the line of Regency Street today.

3.2 The area appears to have been an expanse of low-lying marshland and doubtless its poorly-drained nature contributed in some part to the relatively late date at which the land began to be developed. The Tothill Fields were used for

#### Archaeological Significance

- The conservation area lies to the south of the Thorney Island and Lundenwic Area of Archaeological priority.
- Thorney Island was a gravel eyot in a marshy environment from the mesolithic to medieval periods. Occupation of Thorney Island has been identified across prehistory, through Roman, Saxon and medieval periods.
- The area to the south of Thorney Island is not as well understood as that to the east, and the island itself.
- Post medieval development, along with Victorian slum clearance and redevelopment in the conservation area are likely to have compromised much of the upper level of archaeological deposits.
- Potential for prehistoric deposits, particularly those relating to past river topography and environmental conditions remains good.



**Figure 2:** Roque's Plan 1746 showing Tothill Fields and the land now occupied by Page Street Conservation Area next to this, south of the *Road to the Horse Ferry* (Copyright, Motco Enterprises Ltd).



Figure 3: Horwood's Plan of 1792-9 showing that the area south of Horse Ferry Road was still largely undeveloped at this time. (Copyright, City of Westminster Archives)

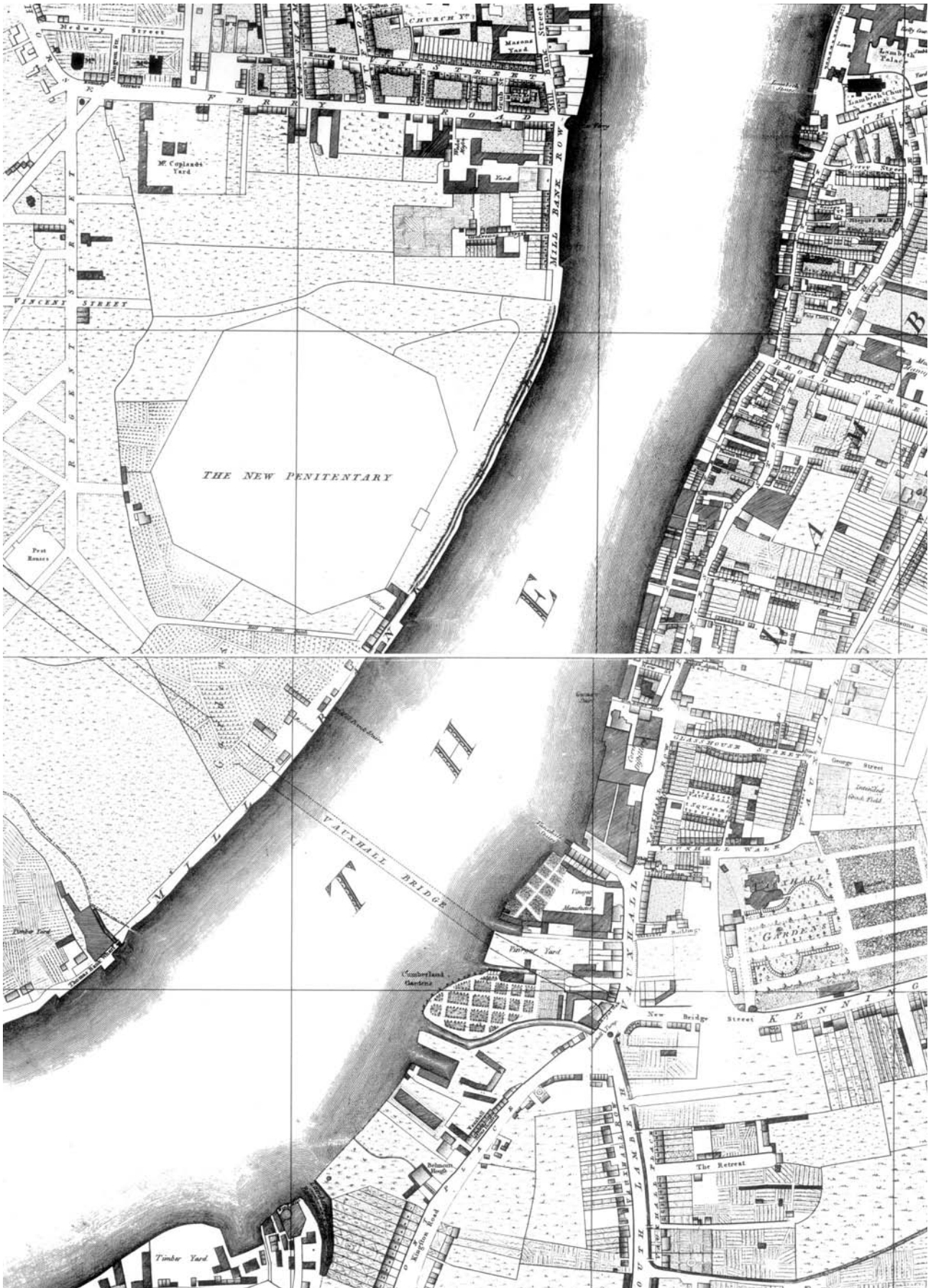


Figure 4: Horwood's Plan of 1813 showing Mr Copland's Yard on the land of the present day conservation area and evidence of a road network developing to the west with both Regency Street (then Regent Street) and Vincent Street clearly visible on the map (Copyright, City of Westminster Archives).

a whole host of other activities over history, including duelling, bear-baiting, fairs, tournaments and the site of plague burial pits.

3.3 The land now occupied by the conservation area was still undeveloped by the time of Horwood's 1792-9 plan (Figure 3). However, on the 1813 edition (Figure 4), a Mr Copland's Yard can be seen on the site now occupied by Page Street Conservation Area and the beginnings of a road network to the west of the conservation area with the alignments of Regency Street and Vincent Street are clearly visible. Millbank Penitentiary, constructed in 1813, was just to the south of the conservation area.

3.4 By the time of Greenwood's map in 1830 (Figure 5) Page Street itself had been established along with Esher Street and Kensington Place to its south,

connecting onto the earlier developed Vincent Street.

3.5 The area developed rapidly throughout the nineteenth century and its small scale terraces became notorious for its overcrowded and disease-ridden slums. It was as a result of such areas that the principle of social housing was established as a means to rehouse those in the worst slums.

3.6 Westminster City Council was determined to build homes which, though still in five-storey blocks, were visually superior to traditional model dwellings. Joseph & Smith's Regency Street flats (1902-4) are the earliest in the conservation area and contemporary with the adjacent Millbank Estate, completed in 1902. They display unusual attention to architectural decoration for social housing in the modish Arts and Crafts manner.



Figure 5: Greenwood's 1830 plan showing that Page Street itself had now been developed along with the surrounding road network (Copyright, Motco Enterprises Ltd.)

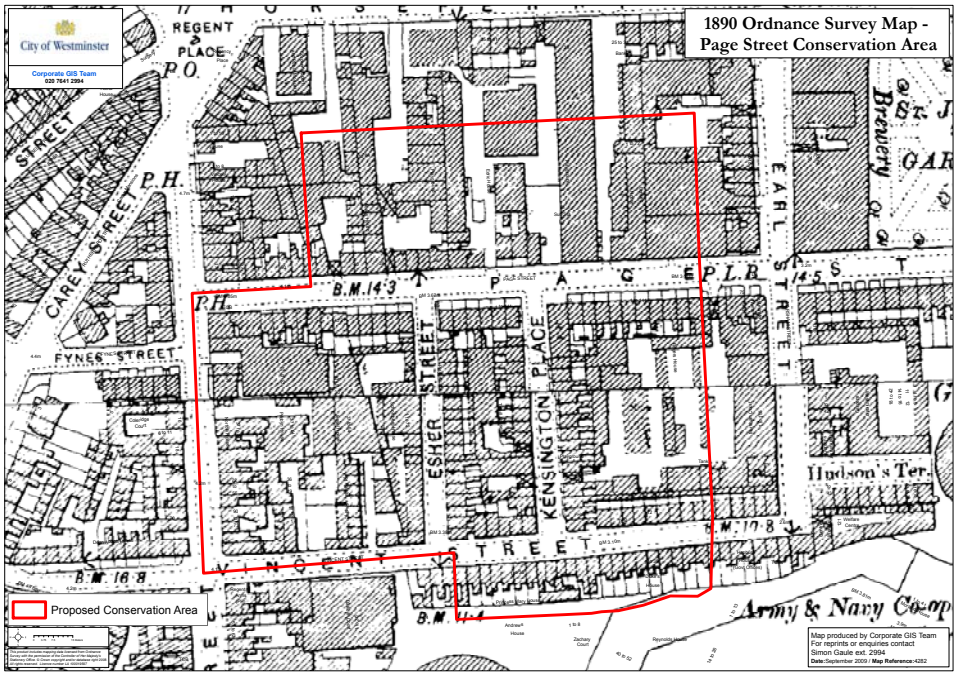
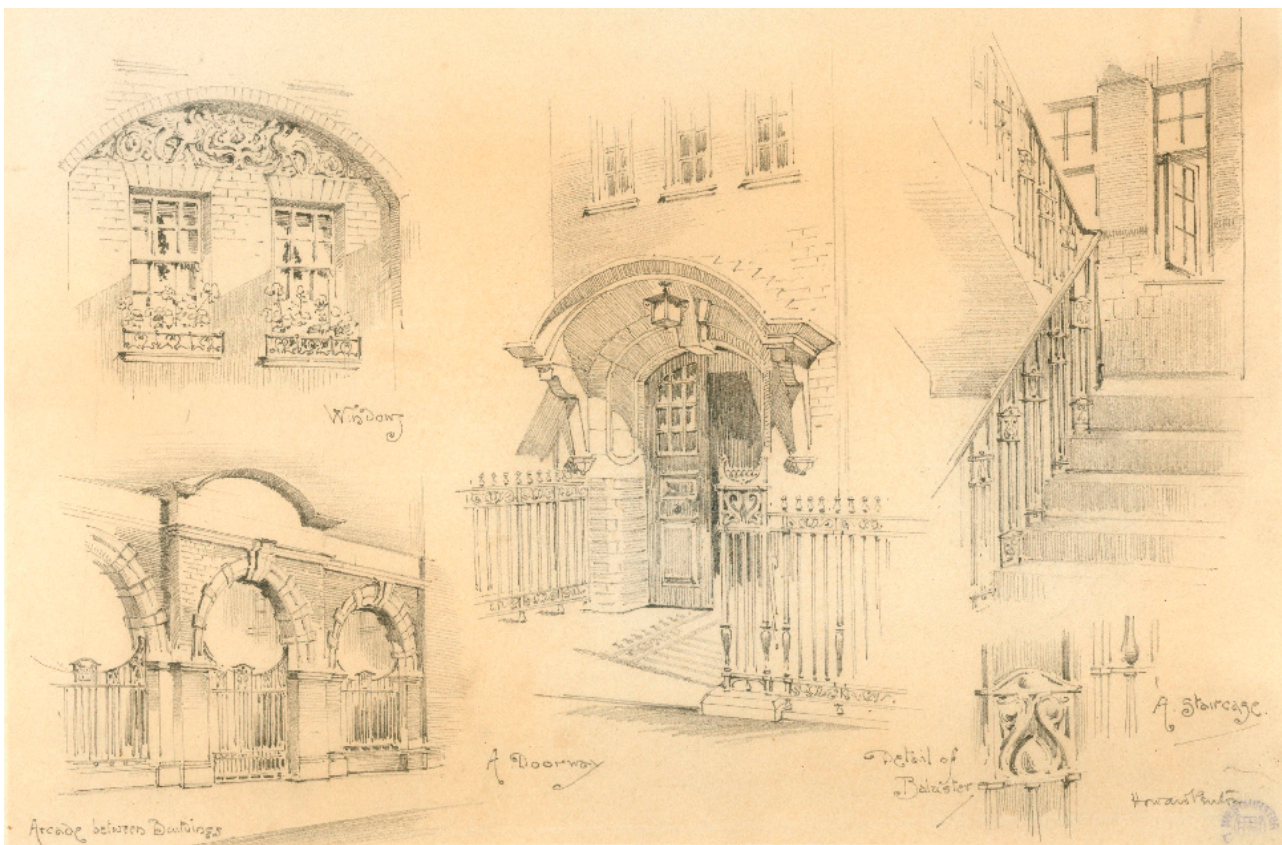
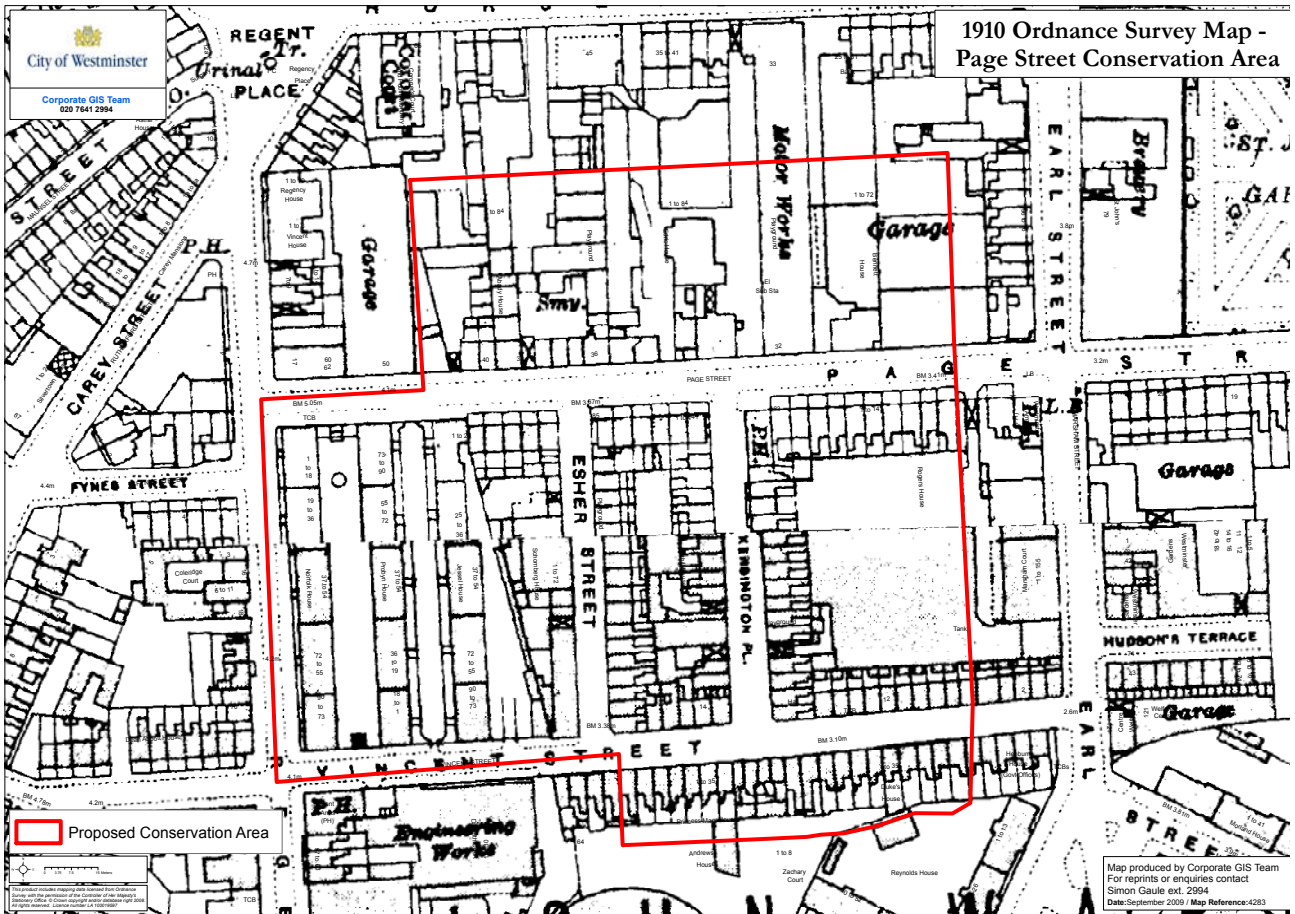


Figure 6: 1890 Ordnance Survey map of the proposed conservation area prior to the development of social housing and Figure 7 (below) pencil drawings by Howard Penton of the City of Westminster Dwellings on Regency Street showing the arched screens and canopy over block entrances and the original front door detail (Copyright, Westminster Archives)





Figures 8-10: (above) 1910 Ordnance Survey map showing the City of Westminster Dwellings off Regency Street and (left) Cottages on Page Street which were demolished in 1928 (Copyright, Westminster archives).



3.7 These blocks were considered of such national importance as exemplary social housing that their foundation stone was laid by HRH The Prince of Wales (who became King George V seven years later) on 27th April 1903 in the presence of the then Mayor of Westminster HM Jessel. This is commemorated by the foundation stone on the end elevation of Probyn House.



3.8 Much of the overcrowded earlier housing around Page Street, however, was not developed for some years after this initial development, as can be seen in the Ordnance Survey map of 1910 (Figure 8) which clearly shows the three blocks of the City of Westminster Dwellings on Regency Street surrounded by smaller





Figure 11: Houses between Esher Street and Kensington Place in 1928 before being cleared for Lutyens' blocks. The red-brick model dwellings by Joseph & Smith are clearly visible to the right of the photograph (and in the map at figure 8) while the Chartered Gas Works in Horseferry Road are visible in the distance.

plots of terraced housing, which were still generally considered slums. Figures 9-10 are images of the area taken in 1928 by Westminster's Medical Officer of Health for a report which led to the area being condemned and designated for clearance. This report came about as a result of the flooding of the River Thames on the night of 6th January 1928 which claimed the lives of residents in the area.

3.9 An urgent clearance scheme was co-ordinated by Grosvenor, the owners of the land, and Westminster City Council, who had been granted a 999 year lease from Grosvenor to use the land for "Housing for the Working Class". The 2nd Duke of Westminster (Hugh Richard Arthur Grosvenor) played an important role in establishing this area of London and made generous provision for the growing problem of working-class



Figure 12: Historic image of the rear of Grosvenor Estate blocks, 1930

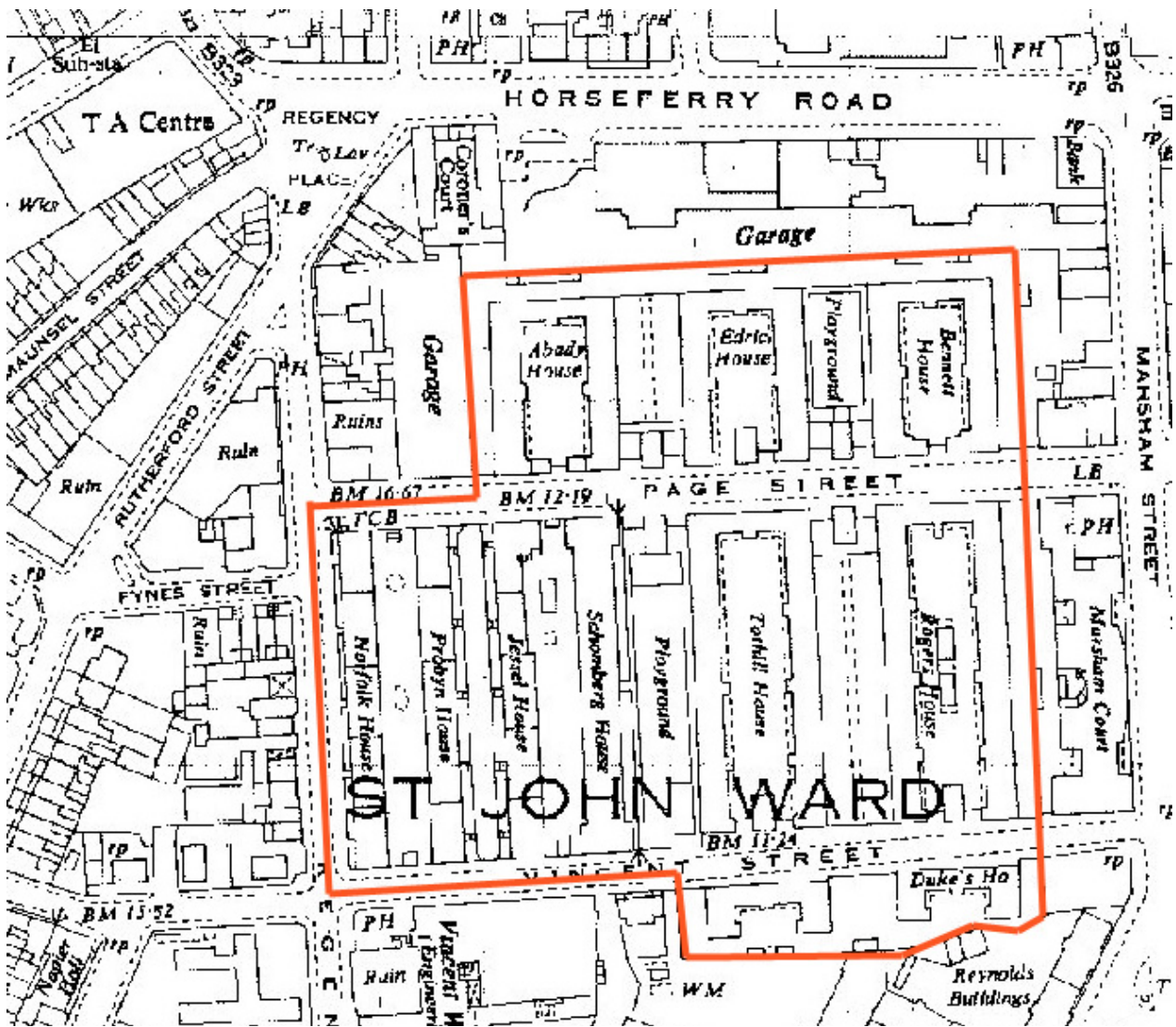


Figure 13: (above) 1950 Ordnance Survey map showing the blocks much as they are today but without the central garden created c.1970 after parts of the largest two blocks were demolished; Figure 14 (right) historic image of balconies of the Grosvenor Estate blocks, 1930 and Figure 15 (below) front elevation of Princess Mary and Duke's House, 1930



housing. He leased land at reduced rents to Westminster City Council in both Pimlico and on his Millbank estate, which is now occupied by the Lutyens' blocks. Here, the Duke not only granted a lease to the Council of land worth £200,000, but further, through his trustees provided over £113,000 towards the cost of the flats to be built on the site. The cleared land was thus designated for social housing and Sir Edwin Lutyens was appointed as architect.

3.10 Lutyens was considered an unusual choice to design social housing having never designed large-scale housing before, with a reputation instead for the design of fine houses for wealthy clients. However, at the time Lutyens was working as the consulting architect for the 2nd Duke's new Grosvenor House [1926-30] and, following this success Westminster City Council commissioned Lutyens to act as architect for their new large housing scheme on the land leased by the 2nd Duke.

3.10 It is said that Lutyens snatched the estate from under the noses of Ashley & Newman, who did the much more conventional Schomberg House, 1926-7, the red brick block between Page Street and Vincent Street immediately adjacent to the Grosvenor Estate.

3.11 The estate suffered some bomb damage in the war and parts of the two largest blocks (Rogers House & Tothill House) were demolished c.1970 but otherwise both estates survive virtually unaltered. Today they are considered to be of significant historic interest as good examples of early 20th century social housing.

## History Summary

- Early 19th Century- first buildings (a Mr Copland's Yard) were constructed on the site and road networks, to the immediate west, were beginning to develop
- 1830s - area was developing rapidly resulting in over-crowded and disease-ridden slums
- 1890 - principle of public housing established and WCC was determined to build homes which were visually superior to the traditional model dwellings
- 1902 - the adjacent Millbank Estate was completed.
- 1902-4 - Joseph & Smithem's Regency Street flats were constructed
- 1926-7- Ashley & Newman's Schomberg House was constructed
- 1928 - Westminster's Medical Officer of Health condemned the area of slums around Page Street and designated it for clearance
- 1928 - Grosvenor leased the land to Westminster City Council for 999 years on the premise it would be used for "Housing for the Working Class". Lutyens was appointed as architect for the scheme.
- 1928-30 Construction of Grosvenor Estate blocks.
- c.1970 - parts of the two largest blocks (Tothill House and Rogers House) were demolished and a central garden created.

# 4 CHARACTER OF THE CONSERVATION AREA

## General

4.1 Page Street Conservation Area is made up entirely of buildings of a similar period and type. All date from the early 20th century and were built as social housing to replace earlier slums in this previously overcrowded part of Westminster.

4.2 The conservation area today has a quiet, residential character. The large blocks of flats have a consistent scale and are all set around courtyards and communal spaces. The scale of the blocks and their courtyard design gives a sense of enclosure, with few views to and from the surrounding area.

4.3 Despite their completion within a thirty year period, and the philanthropic intent behind their construction, the Regency and Grosvenor Estates each have their own distinctive character - this results from their differing materials and architectural treatment, as set out in the architecture section below, as well as from the different shape of communal spaces.

### Character Summary

- Area of early 20th century social housing
- Consistent scale of flat blocks
- Layout around communal courtyards and pedestrian spaces creates sense of enclosure
- Materials and architectural style gives different and distinctive character to Grosvenor and Regency Estates

## Streets and Spaces

4.4 The historic street layout and the relationship of built form to open space define the overall framework of an area.

Within this framework, the fine grain of the townscape, including sizes of plots and building lines, are important in establishing the pattern and density of development. This has a significant impact on the character of an area, dictating the scale of development and level of enclosure or openness.

4.5 The pattern of streets and spaces within the Page Street Conservation Area is central to its character. The buildings were designed to eschew the historic street pattern and face inwards onto communal spaces, with short flank elevations to the street.

4.6 The main streets within the conservation area: Regency Street, Vincent Street and Page Street all pre-date the estates which make up the conservation area, and form a framework dictating the orientation of the buildings. The buildings of the conservation area turn their backs upon these routes, resulting in an enclosed and somewhat severe character in places. The scale of the Grosvenor Estate blocks is relieved, however, by the small lodges, now shops, at the entrances to most of the courtyards and by views into the courtyards and lanes.

4.7 These courtyards and communal spaces replace the demolished residential streets in terms of character and use. They accommodate the front doors to the flats, and the day to day domestic activities, providing a traffic free space for residents. Although visible from surrounding streets, they are enclosed by screens and gates and are much overlooked, creating communal though intimate spaces.

4.8 The north-south alignment of the earlier Page Street blocks creates narrow, linear communal space, whereas the U shape of the Grosvenor Estate block courtyards creates a more secluded, domestic character. The progressive approach of this model housing still forms

an essential part of its character with well cared for shared spaces typical of the aspirations of early twentieth century housing design.

4.9 A distinction can be drawn between the character and quality of different spaces within the conservation area. The courtyards within the U-shaped blocks, and the 'lanes' between the red brick blocks form the heart of the conservation area and have planters and greenery. Some spaces between the blocks which do not contain front doors are less welcoming, due to the lack of active frontage. These spaces have a much harsher character.

4.10 For the purposes of the Conservation Area Audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function

they perform within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces; Intimate Routes and Spaces. There are no primary routes and spaces, the closest being at Horseferry Road. The vehicular streets are all identified as secondary routes, while the communal spaces are all considered to be intimate spaces. The map at **Figure 17** shows the hierarchy of routes and spaces within the Page Street Conservation Area.

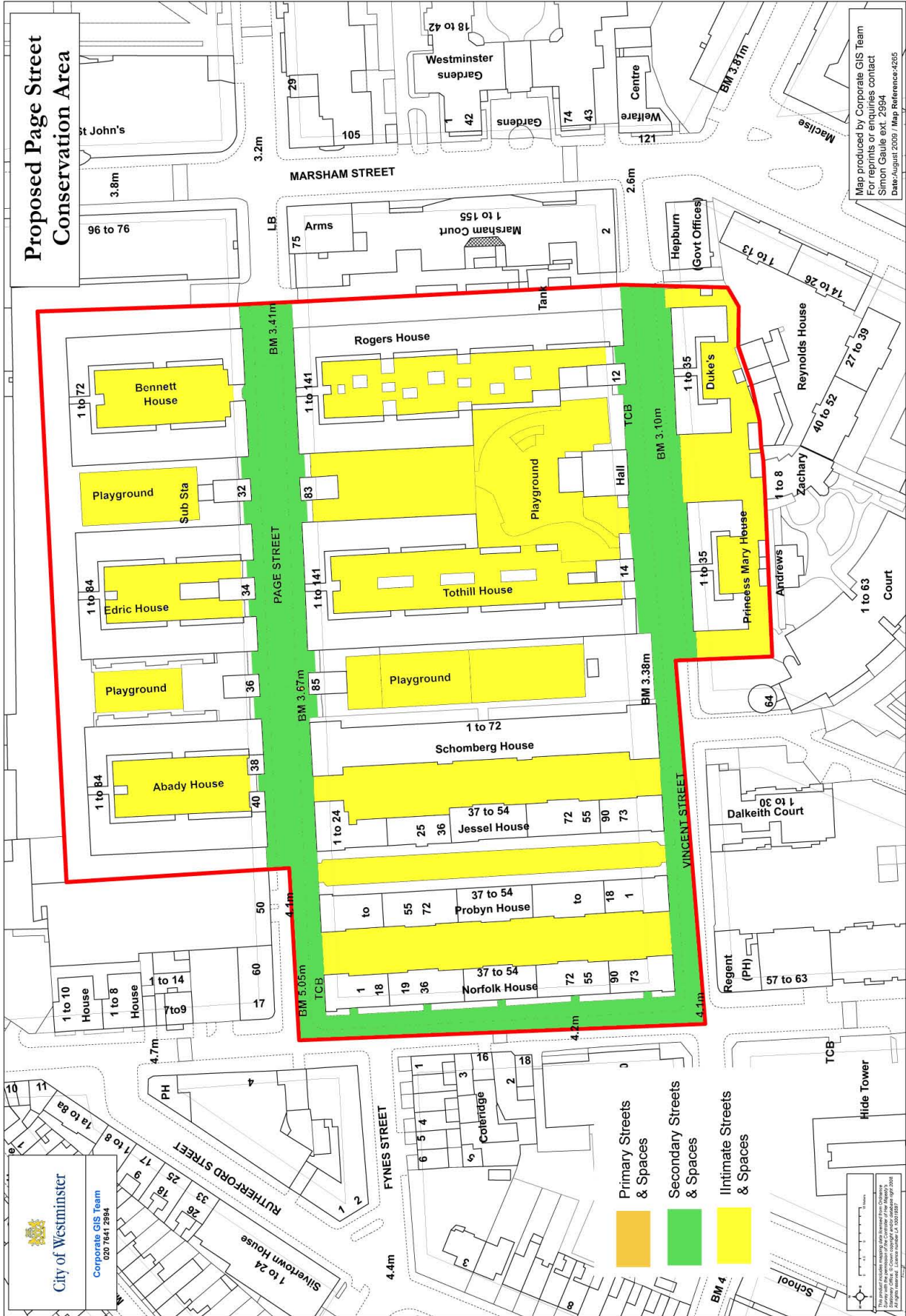
#### POLICY AND FURTHER GUIDANCE

Dominant street patterns and the character of spaces should be respected and, where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES 1, 2, 4, 5, 7 and 12 should be consulted.



Figure 16: Aerial View of the conservation area

Figure 17: Hierarchy of Streets and Spaces within the Conservation Area



# Architecture

## Overview

4.11 The buildings in the conservation area are all early 20th century purpose-built flat blocks and are of a similar scale, ranging from 4-6 storeys in height. There is, however, a marked difference in architectural style between the Regency and Grosvenor Estate blocks. The earlier blocks of the Regency Estate are more conventional for their period with some simple Arts and Crafts/ Art Nouveau detail, while the later Grosvenor Estate exhibits a more radical design approach.

4.12 The earliest mansion blocks are all in red brick. They are aligned N-S and stand parallel, their long principal elevations facing onto communal courtyards. Although dating from a similar period to the Grosvenor Estate blocks, Schomberg House is oriented and detailed to reflect the design of the earlier blocks. The later blocks of flats to the Grosvenor Estate



Figure 18: The contrasting architectural styles of earlier blocks with the Grosvenor estate in the distance.

are more striking in appearance and use gallery access and a U-shaped plan.

4.13 Each of these phases of development is of interest, demonstrating changing architectural fashion. Phases of development are set out at **Figure 19** below and a description of each phase is set out in the text which follows.



Figure 19: Phasing of development of the area with associated architects.

## Regency Estate: Norfolk, Probyn and Jessel Houses

4.14 The earliest blocks in the conservation area are **Norfolk, Probyn and Jessel Houses**, dating from 1902-4. Typical of their period, they are in red Leicester brick and have attractive Arts and Crafts/ Art Nouveau detailing. They are all four storeys over basement, with slate mansard roof storey. Their short flank elevations to Page Street and Vincent Street are linked by red brick, stucco-dressed arched screens announcing the entrances to the courtyard gardens and contributing significantly to the character in this part of the conservation area (Figure 21).



Figure 20: Fenestration pattern above each entrance (*above*) is repeated along the length of each block.



Figures 21-22: Red brick arched screens to courtyards (*above*), principal elevation of Norfolk House to Regency Street (*below*).



4.15 The principal elevation to each of the blocks is punctuated by five communal entrances. Each of these entrances is set in a shallow projecting full-height bay, creating vertical accents which add interest to the facades. The raised doorways to ground floor have attractive projecting stucco door hoods (Figure 27) which form an important repeated detail along the elevation. Above the doorways, the distinctive fenestration pattern also adds



Figure 23: Decorative stucco panels to Regency Estate





Figures 24-27: Original sash window detail; tripartite window below pointed gable; arched gable; and doorway with door hood (*below*)



depicting birds and flowers (Figure 25). Other windows have simpler brick arches above with central decorative keystones (Figure 24).

4.17 Original windows would all have been timber sashes in a variety of configurations, as set out above. These have been replaced to many of the blocks (see Section 8: Negative Features) but not consistently. On Norfolk House, windows to its Regency Street elevation have been replaced in uPVC, whilst to Proybn House they are replaced on the eastern elevation and Jessel House to the west elevation.

**Regency Estate: Schomberg House**

4.18 Although using the same palette of materials, the later **Schomberg House** is slightly different and plainer in style. It dates from 1926-7, is five storeys in height and is in red brick and stucco. The tiled mansard roof has overhanging eaves and is punctuated by taller projecting bays with

interest to the facade and this is repeated along the block - three narrow 4-over-4 windows at first floor, twin sash windows set in a recessed brick arch to the second floor, tripartite arched headed window above this and then three windows set in stucco surround. To the side of these are 6-over-6 sashes with side lights and at roof level is a stucco dentil cornice.

4.16 Between the entrance bays the roofline is punctuated by big shaped gables, both round and pointed, creating a more varied skyline. Below these, the fenestration pattern varies from that described above and includes windows with distinctive decorative arched stucco relief panels, with Art Nouveau detail



Figure 28: Schomberg House, courtyard elevation



hipped gables. There is a lower central flat-roofed section.

4.19 The block is linked with the earlier Jessel House by an arched screen, designed to emulate the earlier screens of the Joseph & Smithem blocks, but in a more restrained manner (Figure 29).

4.20 As with the earlier blocks, the long horizontal facades of the building are broken up using stucco detail and vertical projecting bays (Figures 31-32). Horizontal stucco bands are used to separate the ground and first floors and the fourth and fifth floors. There is a moulded stucco cornice at eaves level.



Figures 29-30: Entrance to Schomberg (left) and simplified arch detail (above right)

4.21 The Deco-inspired entrances form the most distinctive repeated feature to the block, along the western elevation (Figure 29). Above these are shallow projecting full-height bays, with single sash windows, set in a recessed arched three storey stucco slot with keystone above (Figure 31).

4.22 The block has simple window detail with timber sashes in 6-over-6 and 8-over-8 patterns, some with side lights. The majority are set below plain flat brick arches. It has timber half-glazed doors.

4.23 The eastern elevation is different in design to the main courtyard elevation and has recessed balconies with metal railings which continue to the mansard roof.



Figures 31-33: Stucco detail above entrance bay, projecting bay window, eastern elevation

## Grosvenor Estate

4.24 Lutyens's Grosvenor Estate dates from 1929-35 and is different in style and arrangement to earlier blocks. It comprises seven blocks of five and six storeys, which face Page Street and Vincent Street. High gallery-access slabs are wrapped around paved courtyards, creating a "U" shape that is open to the southern end.

4.25 The long gallery design resembles the *Zeilenbau* slabs typical of social housing being built in other countries in the late 1920's and 30's. However, the innovative "U" shape allowed for these large courtyards to be created, providing communal open space for residents in what was an over-crowded area of London.



Figure 34: Bennett House, internal courtyard elevations and Figure 35 *below*, external chequerboard elevations



Figure 36 : Rendered access galleries of Lutyens' blocks



Figure 37: Northern entrance facade to Duke's House.

4.26 To the southern end of each courtyard are freestanding, one storey pavilions which act as entrance gatehouses. This basic "U" type was modified slightly in an elongated version in the blocks between Page and Vincent Street. These face a garden made after parts of the two largest blocks (Rogers House & Tothill House) were demolished c.1970. In the narrower blocks, along the south side of Vincent Street, completed in 1930, a shortened "U" type is used.



Figure 38: Chequerboard pattern of facade

4.27 There is a marked contrast between the outer and inner faces of the buildings. The outer faces of this design would have been visually austere without the striking chequerboard pattern of rendered white panels against silver-grey brick which distinguishes the blocks from others of the period. The pattern is completed with the repetition of flush, double-hung sash windows that fill alternate brick panels. This helps to integrate the windows into the overall composition. The effect is striking and gives the whole development a modular quality.

4.28 The balustrades of the galleries are faced in Portland cement, painted white, which contributes to the courtyards powerful horizontal organisation. The galleries are made of reinforced concrete and brick piers give the appearance of an

alternating pattern of structure to the solid/void massing of the courtyard facades (Figure 36).

4.29 Windows are single glazed timber sashes and doors to the galleries are timber. To the central blocks are classical doorcases (Figure 40).

4.30 Cast iron fences and gates to either side of the pavilions provide a view of the courtyard from the street and reinforce the sense of openness along the southern side of the apartment blocks.

4.31 This modernity of this scheme and simplicity of detail is vastly different to Lutyens's normally traditional design approach but the classical details of the doorcases, sash windows, rusticated shops and gate piers hint that Lutyens had not completely deserted his more usual preference for Classical form.

4.32 As the blocks have survived virtually unaltered in terms of their outward appearance, they are of considerable architectural significance, as well as being attractive and well functioning spaces in their own right.

### Lodges

4.33 Lutyens's design for the Grosvenor Estate incorporated eight neo-Georgian lodges to accommodate services for the housing, of which seven remain.



Figures 39-41: (left to right) Entrance door detail to gallery side, entrance to, and sash window detail to ground floor with keystone above.

4.34 The single storey, pavilion style lodges are built in Portland stone, originally with slate roofs. They have timber sliding sash windows flanked by fixed glazing bar windows. The doorways and corners are emphasised with deeply channelled piers; a cornice and parapet supports the eaves of pyramidal roof which has a crowning finial. Each lodge abuts ball finialed gate piers in Portland stone.

4.35 Some of the lodges have attractive bead and butt profile timber shutters, which are in a very poor state of repair. Some lodges have been re-roofed in artificial slate.



Figure 42: Single storey pavilion style lodge to Edric House

Figure 43-46: Freestanding bin store (left) between Jessel & Probyn. Lean-to bin stories (below left to right)- store adjacent to Tothill House with slate roof; poorly detailed store along northern boundary and the most successful behind Princess Mary House



## Bin Stores

4.36 Throughout the conservation area there are numerous bin stores; these are of varying quality.

4.37 The most successful stores are considered to be those in the Grosvenor Estate which are located against walls as lean-to structures, have slate roofs and timber painted doors in a dark shade, such as those to the rear of Lutyens's Princess Mary block (Figure 46).

4.38 The least successful are those which are semi-open and use poor quality materials and detail such as artificial slate roofs (Figure 45) or varnished or unpainted doors.

### POLICY AND FURTHER GUIDANCE

Any proposal should take into account the character of its context. From the Core Strategy, policy CS24 should be consulted in relation to heritage and CS27 in relation to Design. From the Unitary Development Plan, DES1 should be consulted on the principles of development and DES5 on alterations and extensions.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES9 encourages reinstatement of missing traditional features to the original design detail and materials.

Other relevant Supplementary Planning Guidance and Documents are noted throughout the audit.

## Roof Profiles

4.36 Roof profiles are fundamental to the architectural character of any building or group of buildings and, as such, contribute to the character and appearance of conservation areas. Alterations at roof level, including extensions, terraces, telecommunications equipment and roof plant, can have a negative impact on this.

4.37 The original blocks to both estates are of a generally consistent height and do not rise above six storeys. All of the buildings have original roof storeys which are integral to their design.

4.38 To the Regency Estate the early blocks have mansard roof storeys in slate, with prominent gables, dormers and chimney stacks (Figure 47).

4.39 Schomberg House has a more complicated roof design, with part mansard roof storey and tall chimney stacks, which are also integral to its design. It is tiled and has overhanging eaves (Figure 48).

4.40 The roofs to the main blocks on the Grosvenor Estate are low pitched slate roofs which are almost completely hidden behind simple straight parapets, adding to the simple modern appearance of the blocks. The prominent chimney stacks again form an important feature of the roofscape, when viewed from a distance (Figure 49).



Figure 47: Gable end with tall chimneys to Probyn House



Figure 48: Mansard roof with dormers to Schomberg House



Figure 49: Roofscape to Grosvenor Estate



Figure 50: Pavilion gatehouses with pyramidal roofs

4.41 The small shops on the Grosvenor Estate have attractive pyramidal roofs in slate and are an integral part of the overall design of the estate.

4.42 Policy in the Unitary Development Plan highlights the instances where upward roof extensions may have a detrimental impact on the townscape. These include cases where buildings are designed as complete compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roofline is exposed to long views from public places and where important historic roof forms would be lost. This policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension does not harm the proportions or the architectural integrity of the building or terrace.

4.43 As set out above, the rooflines in Page Street Conservation Area are integral to the architectural composition of the buildings and as such all can be considered as completed compositions. It is unlikely that any of the properties within the conservation area represent types of building where upward roof extensions would be possible, without comprising their architectural composition. **All buildings within the conservation area are therefore considered unlikely to be suitable for roof extension.** Some roof alterations may be considered where it can be demonstrated these will not harm their character and special interest.

4.44 Roof coverings consistent with the date of the original building should also be retained wherever possible. The Council will discourage the use of modern materials such as concrete tiles or artificial slate as they rarely meet the high quality, appearance or longevity of traditional natural materials.

4.45 Roof clutter, such as railings, antennae and satellite dishes, can also have a significant and detrimental impact on the character of an area, affecting both the long and short distance views (see Section 8: Negative Features). Careful

consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front facade of the buildings or other locations where it may be visually prominent.

#### POLICY AND FURTHER GUIDANCE

Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable without proper justification.

Further advice is given in the Supplementary Planning Guidance - 'Roofs: A Guide to Alterations and Extensions on Domestic Buildings (1995). 'Mews: a Guide to Alterations' explains how these policies apply in mews streets.

## Listed Buildings and Unlisted Buildings of Merit

4.46 All of the blocks within the Grosvenor Estate are on the statutory list of listed buildings and are listed Grade II. This includes the small shops and gate piers. List descriptions can be found in the directory at the back of this document.

4.47 Unlisted buildings also contribute to the character and quality of conservation areas due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in the audits as 'Unlisted Buildings of Merit'. By definition these properties are considered to make a positive contribution to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted.



Figure 51: All of the blocks on the Regency Street estate, including associated screens are considered to be of merit.

4.48 The blocks in the Regency Estate also retain their historic outward appearance and attractive original architectural detailing and are important examples of social housing in Westminster. They are therefore considered to be 'Unlisted Buildings of Merit'. They are also of historic importance as evidence of social housing during the early 20th century.

4.49 The community hall has been identified as neutral as, although performing a useful community function, the building itself is considered to neither enhance nor detract from the overall character of the area. None of the buildings within the conservation area detract from the character of the area, although some elements of detail may detract, as set out in Section 8: Negative Features. **Figure 53** (overleaf) shows listed buildings and unlisted buildings of merit.



Figure 52: G.R.E.T.R.A Hall is considered to make a neutral contribution to the area.

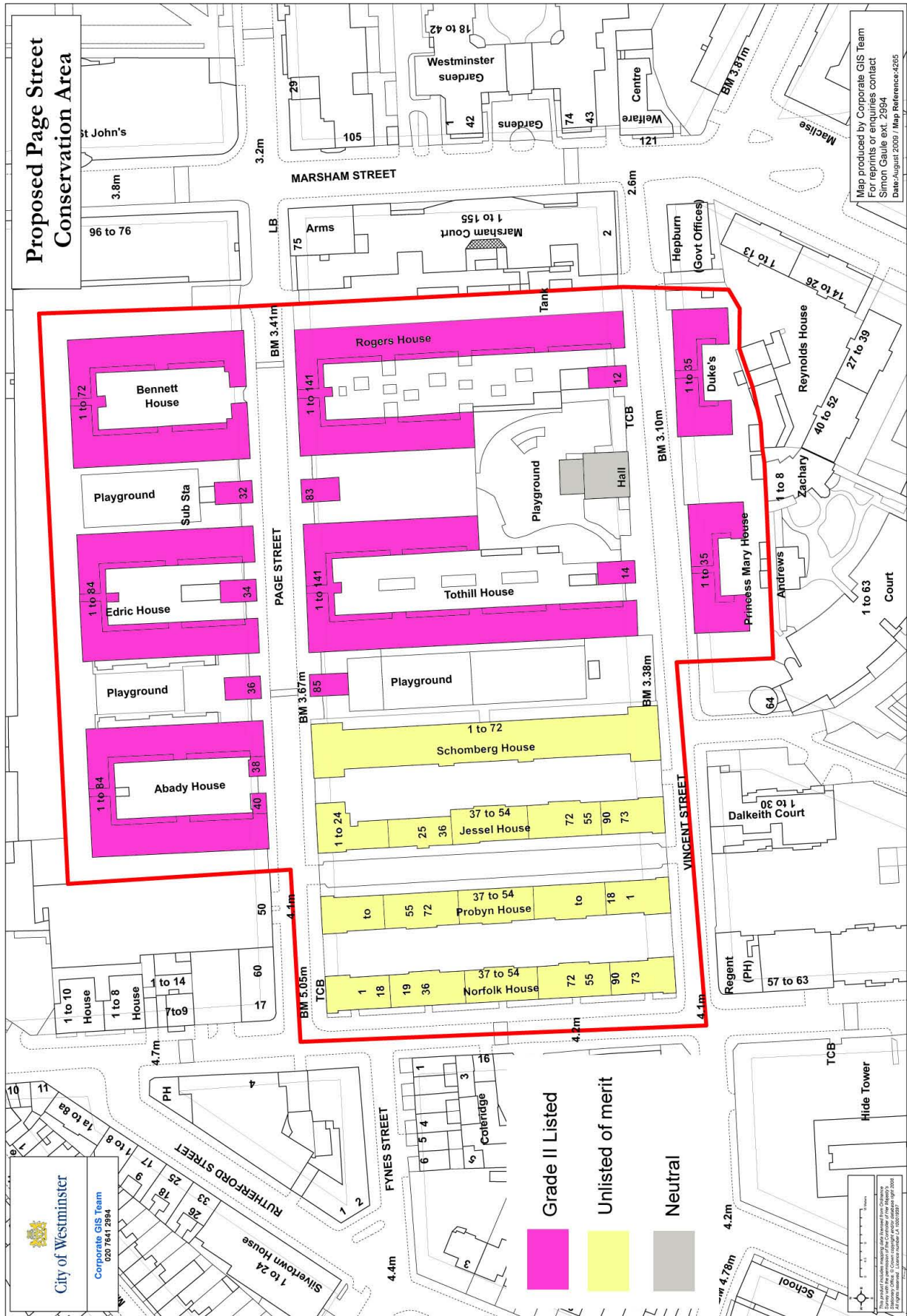
### POLICY AND FURTHER GUIDANCE

Policy DES9 states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute positively to the character and appearance of the conservation area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will bring substantial public benefits. The requirement may be balanced against the City Council's other policy objectives.

The English Heritage Guidance: *Conservation Area Appraisals* (2006) sets out criteria for assessing the contribution made by unlisted buildings to the character and appearance of conservation areas.



Figure: 53 Unlisted Buildings of Merit



## Views & Landmark Buildings

4.50 Views make an important contribution to our appreciation of Westminster's townscape and historic character.

Important views are protected at both regional and local level. Designated Views of London-wide significance are identified by the Mayor of London in the View Management Framework. The City Council has also identified two categories of Local Views: Metropolitan and Local. These are described in the relevant policies of the Unitary Development Plan.

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

4.52 The enclosed character of the area and larger scale buildings immediately around the fringe, particularly to the east, means that there are few long views to and from the conservation area.

4.53 Two local views have been identified from within the conservation area. From the corner of Regency Street and Page Street is a view towards the greenery of Vincent Square, with the small scale original cottages to the south side of Fynes street in the foreground, providing a reminder of the original form of housing in the area (View 1).

4.54 From the eastern end of Page Street there is an attractive townscape view of both estates, showing the architectural contrast between the chequerboard blocks in the foreground and the red brick blocks beyond (View 2).

4.55 The open views into courtyards are also important to the character of the area. Although not classed as local

views, there are glimpses from the street into the courtyard areas, which soften the character of the streets and should be protected.

4.56 As they are all of a consistent height, and there are many taller buildings beyond, there are no individual buildings that stand out within the conservation area. However, the highly distinctive chequerboard facades of the Grosvenor Estate, which can be glimpsed from surrounding areas, mean that this estate forms a local landmark in itself.

4.57 Views are shown on the Map at **Figure 54**.

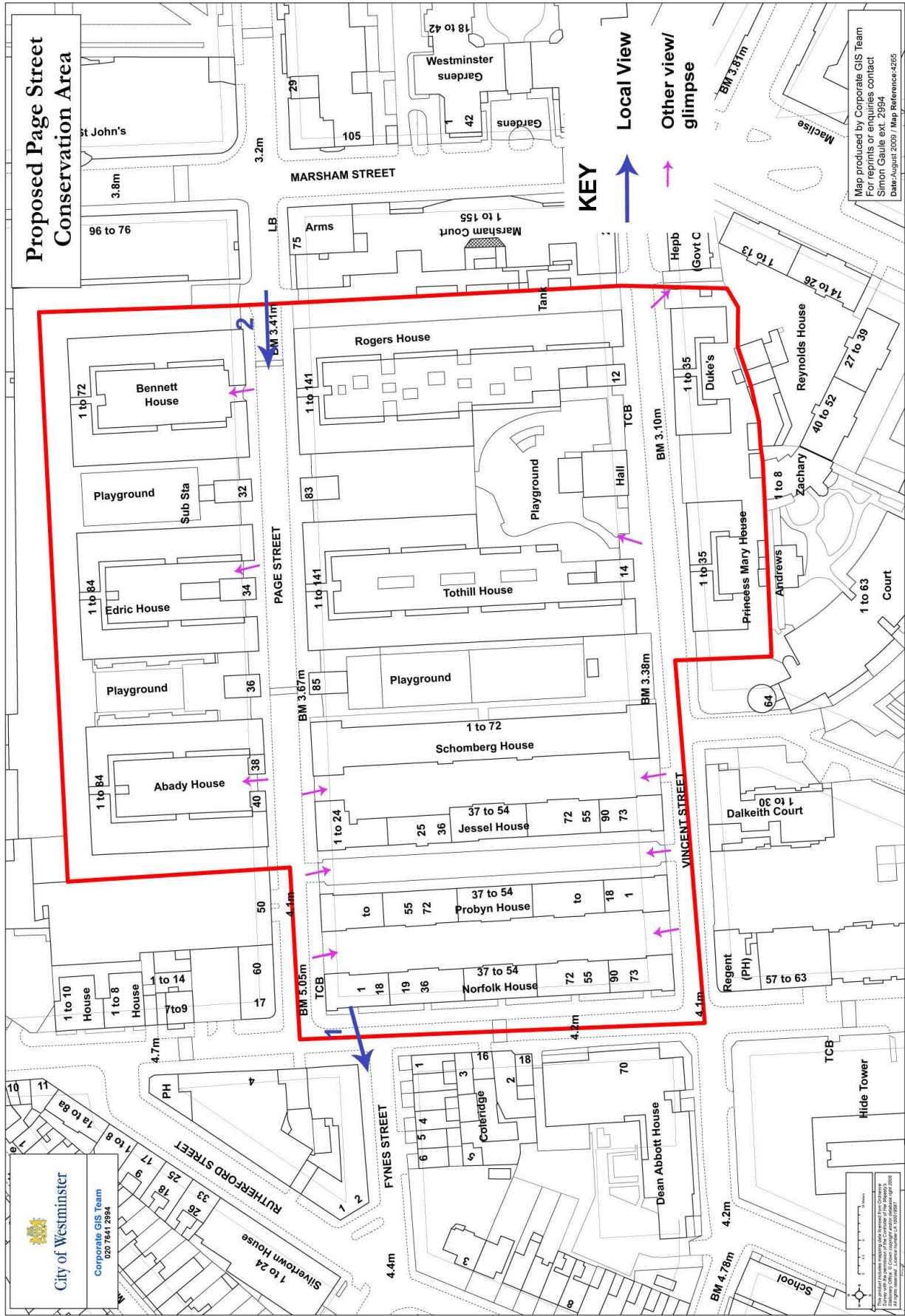
### POLICY AND FURTHER GUIDANCE

Core Strategy Policy CS25 relates to protection of important views. In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views.

CS24 of the Core Strategy seeks to protect the setting of all heritage assets, this includes the setting of conservation areas, having regard to local views into and out of the area.

Reference should also be made to the Greater London Authority's View Management Framework (2010).

Figure 54: Views within the conservation area



## 5 Local Townscape Detail

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

### Railings, boundary walls & enclosures

5.2 Railings and boundary walls can contribute significantly to the character of a conservation area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.

5.3 There are a modest variety of modern and historic boundary treatments which contribute to the character of the conservation area.

5.4 The most elaborate and characterful boundary treatments are associated with the earliest phase of development – the 1902-4 Regency blocks. Bespoke gates and railings are inserted within the triple brick arches at either end of the paved lanes. These cast iron railings incorporate scroll motifs and the Grosvenor portcullis emblem.



Figure 55: Modern welded steel infills above original railings

5.5 The arched openings to the Peace Garden have had the openings above infilled with modern welded steel railings which are less successful (Figure 55).

5.6 The railings to the paved lanes and Regency Street perimeter are heavy sectioned ornamental cast iron with an Art-Nouveau foliate design. These make a significant contribution to the character of the area and are an important survival (Figures 56-57).



Figures 56-57: Railings to Norfolk House



5.7 The landscaping between Schomberg House and Jessel House is more utilitarian than that to the earlier phase of development. Simply designed welded steel railings sit upon dwarf brick walls of c. 1990 (Figure 58).

5.8 The gates to the Lutyens blocks are of recent date though are well designed in relation to the adjacent listed gate piers (Figure 59). The gate piers themselves



Figure 58: Railings to Schomberg House

create an attractive frame to the courtyard entrances and are rusticated and topped with ball finials.

#### POLICY AND FURTHER GUIDANCE

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

### Street Furniture and Signage

5.9 Westminster has a fascinating collection of historic street furniture, some of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter from detracting from its setting.



Figure 62 (above): Granite tablet on Probyn

5.10 The Page Street Conservation Area has little street furniture of interest; most is modern. There are a variety of lamp standards, some of which make a positive contribution to the character and appearance of the area.

5.11 The principal lamp standard type for the public highway within the conservation area is George Grey Wornum's lamp column design of 1953 (Figure 61).

5.12 These simple, elegant lamp columns are standard throughout conservation areas in the south of Westminster. They are particularly apt for early and mid twentieth century areas, and complement the Lutyens blocks extremely well.

5.13 Other lamp standard types include modern slender steel columns within the courtyards of the Lutyens blocks and imitation Victorian lampstandards with Nico lanterns on Oxford columns to the Regency blocks (Figure 60). These lamp



Figures 59-61 (left to right): Gates to the Lutyens' blocks, imitation Victorian lampstandard with Nico lanterns on Oxford columns and the Grey Wornum lamp column design of 1953.

standards are less successful in their context. There is a limited amount of other street furniture. However, original painted signage remains to the Grosvenor estate blocks and Schonberg House and a granite tablet on the end elevation of Probyn House commemorates the visit of HRH Prince of Wales in 1903.

#### POLICY AND FURTHER GUIDANCE

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

### Shopfronts

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



Figure 63: Shop unit to the Grosvenor Estate

5.15 The conservation area has a largely residential character. The small stone shop units to the Grosvenor Estate are, however, attractive original structures and a key part of the area's character which should be retained. New signage should use materials and detailing sympathetic to the age and style of the building and conservation area.

#### POLICY & FURTHER GUIDANCE

The relevant City Council policy concerning historic shopfronts and the design of new ones is DES5 C. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992).

### Public Art

5.16 Westminster has a high concentration of public art, both in its streets and open spaces, and integrated into its buildings.

5.17 There is no freestanding public art in the conservation area. There is however a wealth of decorative detail to all of the building types. The 1902-4 blocks have a range of stucco decoration to the window arches featuring a variety of birds, flora and faces (Figure 65). These blocks also make use of a terracotta keystone detail (Figure 64), which has an Arts and Crafts simplicity. Both types of ornament are typical of late Victorian and Edwardian building, and sit well within the lively



Figure 64-65: Terracotta keystone detail (*above*) and example of stucco decoration on Regency blocks



modelling of the building facades.

5.18 The 1930 blocks by contrast have a very limited amount of ornament, with the bold chequerboard effect of the facades being the main decorative element. There is, however, some additional decoration within this framework in the form of relief stone tablets inserted within the chequered framework of the blocks.

5.19 These tablets are representative of the bodies responsible for the creation of the estate, and feature the arms of the City of Westminster, the Grosvenor Family, and St Edward the Confessor (Figures 66-68). The broken pediments of the main entrances to the flats also contain floriate keystones (Figure 69) which belong more to the architectural vocabulary of the Regency blocks than the Grosvenor.

Figures 66-69, (clockwise from far left): Coat of Arms for: Westminster, Grosvenor and Saint Edward and (right) a floriate keystone on the Lutyens' blocks



#### POLICY AND FURTHER GUIDANCE

Policy DES 7 in the UDP encourages the provision of public art in association with all large development proposals.

The Statues and Monuments SPD provides further guidance on statues and monuments in Westminster. This identifies a saturation zone in which the maximum number of statues acceptable in townscape terms has been reached.

#### Hard Landscaping and Original Street Surfaces

5.20 Traditional surface treatments such as setts and paving can be important

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

5.21 The courtyard areas are all characterised by hard landscaping, using a mix of concrete slabs and brick pavements in a variety of styles. Most of this material dates from the late 20th century and does not make a significant contribution to the character of the conservation area.

5.22 There do, however, remain stone kerbs to the circumference of each of the Lutyens courtyards which appear to be original fabric (Figure 70). These stone elements are of high quality, make a positive contribution to the area and should be retained.

5.23 The courtyard areas between Probyn, Jessel and Schomberg Houses on the Regency Estate have late 20th century landscaping schemes and are patterned with grey and red brick pavements with



Figure 70: Original stone kerb to the circumference of each of the Lutyens' courtyards

raised red brick planters to the centre and sides. The 'Peace Garden' has poor quality hard surfacing (see Section 8: Negative Features) which would benefit from improvement.

5.24 On the Grosvenor Estate, between Rogers and Tothill Houses, the landscaping is unsympathetic and does not reflect the original colours, materials and modernist character of the estate. The landscaping here also dates from the late 20th century and comprises squares of yellow and blue-grey brick paviours. Planters within these courtyards have been constructed in red brick, which relate poorly to their context (Figure 72). More sympathetic landscaping to these areas would be an enhancement.

5.25 More appropriate to its context is the modern paving pattern which remains in places at Bennett, Edric and Abady



Figure 71: Typical late 20th century landscaping between Schomberg House and Jessel House



Figure 72: Unsympathetic late 20th century paving between Rogers House and Tothill House

House. Here simple concrete slabs are interspersed with a geometric pattern of purple-brick paviours (Figure 73). These also retain their planters in yellow brick, with white coping, which relate well to the adjoining blocks.



Figure 73: Paving pattern at Bennett, Edric and Abady House is more in keeping with its surroundings

#### POLICY & FURTHER GUIDANCE

UDP policy DES7 seeks to promote good quality paving materials by the Council and in private schemes.

For guidance on best practice relating to both street furniture and public realm works, the Westminster Way is the Council's emerging public realm manual.



## 6 Trees, Soft Landscape and Biodiversity

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



Figure 74: Eucalyptus tree adjacent to playground.

6.2 There are not a large number of street trees in the conservation area, as most of the public realm consists of semi-private lanes and courtyards. Nonetheless what street frontage there is is well planted with crab apple and rowan trees and other species including ornamental pear.

6.3 The courtyards and paved lanes in the estate contain a variety of planting; the use of different species helps to create a different character within each space.

6.4 The courtyards of the Lutyens blocks have the greatest potential for planting in the area because of their greater breadth compared to the Regency blocks. Planters in these spaces contain a variety of planting types.



Figure 75: Planting in the courtyard of Edric House

6.5 The courtyard to Bennett House for example contains a number of larger tree species including eucalyptus and birch, with smaller ornamental species including mulberry adding a lower storey of growth.

6.6 Edric House has been planted with an attractive variety of exotics, including figs, palms and Judas tree.

6.7 The open space adjacent to the community centre is one of the few opportunities in the conservation area for tall forest trees, and a number of tall plane, ash and eucalyptus trees are scattered in an informal planting pattern. Smaller species include the Indian bean tree and flowering cherries.

6.8 The spaces between the Regency blocks are constrained in their opportunities for planting, with narrow, shaded spaces, and long, thin, raised and sunken beds. These are mostly planted



Figures 76 & 77: Planters and raised beds provide attractive greenery in the narrow space between the Regency Estate blocks (*above left*) and larger scale planting between Schomberg House and Tothill House creates a softer urban environment (*above right*)

with shrubs, including laurel and fig, which provide a good quantity of green foliage at low level.

6.9 Private planting in tubs and window boxes within the courtyards of the Lutyens blocks makes a small but important contribution to the character of the area, emphasising the private, domestic character of the spaces.

6.10 All trees within conservation areas are protected and the City Council must be given six weeks notice of any intention to fell or lop a tree.

#### POLICY AND FURTHER GUIDANCE

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

Advice on trees and their protection is given in the City Council design guide: 'Trees and Other Planting on Development Sites.'

The Westminster Biodiversity Action Plan outlines actions for priority habitats and Species Action Plans.

## 7 Characteristic Land Uses

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

7.2 The conservation area largely comprises residential estate blocks with enclosed central courtyards and play areas. In addition the seven original estate 'lodges' house:

- local shops, (including a newsagents, two hairdressers and a tailors)
- community facilities (a multicultural centre and a learning centre)
- Offices for the G&RMO.

7.3 There is also the G.R.E.T.R.A Community Hall which is located between Rogers House and Tothill House with a

large playground to the rear. Predominant land uses are shown on the map at **Figure 82**.



### POLICY AND FURTHER GUIDANCE

The City Council will consider the contribution of existing and proposed uses to the character, appearance and setting of the conservation area. DES9 is the relevant UDP policy.



Figures 78 - 81: A variety of land uses in addition to the main residential use (*clockwise from above*): playground between Tothill and Rogers House, G.R.E.T.R.A. community hall and estate 'lodges' which act as local shops; a hairdressers and tailors marking the entrance to Abady House courtyard 'The Grocery' at no. 12 Vincent Street at the entrance to Rogers House

Figure 82: Land uses



## 8 NEGATIVE FEATURES AND ENHANCEMENT

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

8.2 The majority of buildings in the conservation area are original to the estates, as a result there are no individual buildings which detract from the area. The estates themselves are in reasonably good condition. There are, however, a number of individual features that would benefit from replacement or enhancement.

### Modern window replacements

8.3 All of the original sashes have been replaced with modern windows on the western elevations of Jessel House and Norfolk House and the eastern elevation of Probyn House. The installation of uPVC windows does not replicate the quality or detail of original timber sashes and is therefore considered an inappropriate alteration which has a detrimental impact on the character of the conservation area and a negative effect on the overall appearance of these Regency Estate blocks.

### Public Realm

8.4 While the provision of playgrounds and ball courts for those younger residents is welcomed it is considered that the high wire fencing (Figure 85) has a detrimental effect on the overall character of the conservation area, making these areas unwelcoming. Some of the spaces between blocks, which ultimately have the potential to provide residents with an attractive area of communal space, are largely dominated by hard landscaping,



Figure 83 & 84: Replacement windows: Norfolk House Regency Street facade (*above*) and eastern elevation of Probyn House (*below*)



Figure 85: High wire fences in children's playground not all of which is sympathetic to character. Particularly unwelcoming are the small spaces to the rear of the Grosvenor Estate



Figure 86: Bleak appearance of hard landscaping adjacent to Rogers House



Figure 87: Unwelcoming entrance to playground located between Abady House and Edric House particularly with the blank frontage created by the roller shutter door of an ‘estate lodge’

blocks on Page Street and to the far side of Bennett House and Rogers House (Figure 86). There are no entrances to the blocks facing these spaces and they are enclosed by high walls, with little planting. The space at the rear of the blocks on Page Street feels particularly threatening. Between Rogers and Tothill Houses, the landscaping is also unsympathetic and the

brick paviors and red brick platers relate poorly to the original colours, materials and modernist character of the estate blocks.

8.5 The Peace Garden (Figure 88), located between Norfolk House and Probyn House is reserved for residents over 55. The garden is currently in relatively poor condition particularly with regards to its hard landscaping, this has a detrimental affect on its overall character.



Figure 88: Peace Garden between Norfolk House & Probyn House with patched hardsurfacing

### **Clutter including CCTV, Aerials, Wires and Signage**

8.6 The careless placement and inappropriate siting of security lighting, CCTV, aerials, cables and other service equipment can have a negative impact on individual buildings and the wider street scene. The careful siting and choice of materials and colours can significantly reduce their impact. The integrity of the conservation area has been undermined by inappropriately sited equipment in various locations.



Figure 89 & 90: CCTV on corner of Schomberg House (*above*) and aerial located on roof of Grosvenor block



8.7 Wires have had a particularly detrimental impact in a number of areas. There is a large amount of cabling fixed to buildings throughout the conservation area. Cables are particularly obtrusive on the Regency Estate. On the Grosvenor Estate some cables have been affixed in trunking to the balconies where they are less visible. However where this has been fixed to the facade, it is particularly prominent and disrupts the geometric pattern of the facades. As with all additions to buildings, careful consideration should be given to the siting of cabling. The negative visual impact can be reduced through siting equipment away from a building's principal elevation and using existing internal servicing routes. Satellite dishes and cameras should also be discreetly located, away from the building elevations and other prominent positions such as on chimney stacks.



Figure 90-92: Examples of wires

### Vacancy

8.8 Nos. 83 and 85 Page Street (original estate 'lodge' buildings) are currently vacant and this has a negative impact on the street scene. Where not in use, the run down nature of these lodges has a detrimental affect on the conservation area.



Figure 93: Vacant no. 85 Page Street with damaged wooden shutters and roller shutters which further contribute to its negative impact on the conservation area

### **Signage and Security Measures**

8.9 A number of the lodges have installed solid roller security shutters, with large projecting shutter boxes. These contribute to an air of neglect and are detrimental to the character of these attractive small buildings.

8.10 Signage to the lodges is also of variable quality and some is in poor quality materials and obscures detail.

#### **POLICY AND FURTHER GUIDANCE**

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible. Any proposal will be judged against policies CS27, DES1 and DES9.



## 9 Management Proposals

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

9.2 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the conservation area are listed in the directory, at Section 11. This includes a list of documents, supplementary planning guidance documents and planning briefs relevant to the management of Page Street Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 8.

9.3 A number of organisations have responsibility for management of the Conservation Area. CityWest Homes is the Arms Length Management Organisation (ALMO) which manages Westminster City Council's housing estates. The Grosvenor and Regency Management Organisation (G&RMO) provide community based services for residents of the estates, managed by residents. The freehold interest in Abaday House, Edric House, Bennett House, Tothill House, Rogers House, Princess Mary House and Duke's and the surrounding land is held by Grosvenor with a 999 year lease granted to Westminster Council to use the land for "Housing for the Working Class". The estate has a long-established scheme of management by Grosvenor under Section 19 of the Leasehold Reform Act 1967. Grosvenor should therefore be consulted accordingly.

### Table of proposals

Issue/ Feature	Action
New development/ setting of the area	<ul style="list-style-type: none"><li>• All new development within or adjacent to the conservation area should include an analysis of impact on the character and appearance of the area, making reference to the findings of this audit.</li><li>• Ensure residents and stakeholders are consulted on planning proposals affecting the estates.</li><li>• Improvements to energy efficiency and integration of sustainable technologies may be encouraged as part of new development proposals, where these are sensitive to the special interest of the listed buildings and the overall character of the conservation area. Reference should be made to the emerging Sustainable Design Guidance.</li></ul>

<p>Maintenance and Repair</p>	<ul style="list-style-type: none"> <li>• Promote joint working with CityWest Homes to share information and encourage best conservation practice in maintenance and repair of blocks and ensure incorporation of conservation principles and references to conservation area audits into future management plans and regimes for the estate.</li> <li>• Increase circulation and availability of audit and design guides as well as English Heritage publications to raise awareness of the significance of the area and the importance of timely maintenance of historic properties. Ensure conservation area audit can be accessed from Westminster and CityWest Homes websites.</li> </ul>
<p>Loss of Architectural Detail (e.g. original doors, windows or glazing bar detail)</p>	<ul style="list-style-type: none"> <li>• Seek reinstatement of missing original detail as part of refurbishment schemes.</li> <li>• New work should use materials consistent with the original as described in the audit.</li> <li>• Timber windows should be reinstated where uPVC windows are being replaced.</li> </ul>
<p>Clutter caused by inappropriate siting of services and other equipment such as CCTV equipment and satellite dishes.</p>	<ul style="list-style-type: none"> <li>• Existing service routes to be used and new services run internally wherever possible.</li> <li>• Ensure overall strategy for services is in place to minimise unnecessary clutter and share existing service routes.</li> <li>• Removal, re-siting, re-housing of any redundant pipework, wires, alarms or other equipment will be sought as part of any new development or refurbishment proposals and may be conditioned when planning permission is granted for new works.</li> <li>• Encourage appropriately sited communal solutions rather than individual satellite dishes, including considering the rolling out of the pilot IPTV system across the estate.</li> </ul>

Vacant Lodges	<ul style="list-style-type: none"> <li>• Promote improved maintenance and encourage sympathetic reuse of lodges.</li> <li>• Encourage improvements to signage.</li> <li>• The removal of existing solid roller shutters will be sought where applications for works to lodges are received and installation of new solid roller shutters will be resisted. Any security measures should be as discreet as possible.</li> </ul>
Roof Clutter and extensions	<ul style="list-style-type: none"> <li>• Remove all redundant wires and equipment at roof level when no longer in use.</li> </ul>
Public Realm	<ul style="list-style-type: none"> <li>• Encourage preparation of an overall landscape strategy for the area to allow a consistent approach to re-paving and street furniture and remove unnecessary clutter.</li> <li>• Encourage planting in the area where appropriate to soften the urban environment and promote biodiversity.</li> <li>• Where possible, as part of future redevelopment schemes, encourage the improvement of materials to landscaping and bin stores to reflect the quality, materials and detailing of the estate blocks. Stores should be sited and designed to avoid cluttering the public realm and to respect the design of the adjoining buildings. On the Grosvenor Estate blocks they should have slate roofs and dark painted doors.</li> </ul>

## 10 GLOSSARY OF TERMS

### **Acanthus**

A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings.

### **Accretions**

A gradual build-up of small additions and layers.

### **Aedicule**

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

### **Architraves**

The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window.

### **Art Deco**

From the Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes, 1925. An early 20th century movement in the decorative arts, architecture and fashion. Considered to be an opulent, eclectic style, influenced by a variety of sources. Characterised by use of modern materials such as steel and bold forms, sweeping curves, CHEVRON patterns and sunburst motifs.

### **Art Nouveau**

Meaning 'New Art'. A movement that emerged at the end of the 19th century, which advocated the use of highly-stylised nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.

### **Arts & Crafts**

A major English aesthetic movement, at its height between 1880 and 1910. Inspired by the writings of John Ruskin, a reformist movement searching for authentic and meaningful styles as a reaction to the machine-made production of the Industrial Revolution. Its best known practitioner was William Morris, who founded the SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS.

### **Balconettes**

A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more

decorative than functional.

### **Baroque**

An architectural style of the 17th and 18th centuries characterised by dramatic and exuberant decoration, using expansive curvaceous forms, large-scale and complex compositions. Used in palaces, churches and national buildings as a means of creating emotional involvement and a dramatic impression.

### **Bay**

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

### **Bay window**

An angular or curved projecting window.

### **Beaux Arts**

Translated as 'Fine Arts'. A Classical architectural style taught at the Ecole des Beaux Arts in Paris 1885-1920. Depended on sculptural decoration along conservative modern lines, using French and Italian BAROQUE and Rococo formulas with an impressionistic finish.

### **Bottle balustrade**

A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase.

### **Butterfly roof**

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof, an essential part of CLASSICAL architecture, but accommodated Britain's wet climate.

### **Buttress**

A mass of masonry or brickwork projecting from or built against a wall to give additional strength.

### **Canopy**

A projection or hood over a door, window etc.

### **Canted**

Architectural term describing part, or segment, of a façade which is at an angle of less than

90° to another part of the same façade.

**Cantilevered**

A horizontal projection (e.g. a step, balcony, canopy or beam) supported by a downward force. Without external bracing and appears to be self-supporting, cantilever construction allows for long structures without external bracing.

**Capital**

The head or crowning feature of a column.

**Cartouche**

An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed.

**Casement windows**

A metal or timber window with side hinged leaves, opening outwards or inwards.

**Cast Iron**

An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand cast or mould rather than hammered into shape by a blacksmith. This allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chunkier, though more brittle, than WROUGHT IRON.

**Chevron**

A type of moulding forming a zigzag pattern.

**Chimney stack**

Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots.

**Classical**

A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c.1616 and continued in successive waves up to 1930s.

**Coade Stone**

An artificial cast stone with a mottled surface, invented in the late 18th century and used up to the early 19th century for all types of ornamentation.

**Coal Hole Cover**

A circular, metal or wooden plate covering a hole in the pavement where domestic coal

deliveries were dropped into a vaulted bunker beneath the pavement.

**Colonnade**

A row of columns carrying an ENTABLATURE or arches.

**Composite**

A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.

**Console**

An ornamental bracket with a curved profile and usually of greater height than projection.

**Coping**

A capping or covering to a wall, either flat or sloping to throw off water.

**Corbel**

A projecting block, usually of stone, supporting a beam or other horizontal member.

**Corinthian**

One of the CLASSICAL orders, which is an enriched development of the IONIC CAPITAL. Featuring stylised ACANTHUS leaves, which sometimes appear blown sideways. Unlike the DORIC and IONIC column capitals, a Corinthian capital has no neck beneath it, just a moulded ring or banding. The Corinthian column is almost always fluted.

**Cornice**

In classical architecture, the top projecting section of an ENTABLATURE. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it.

**Cresting**

An ornamental ironwork finish along the top of a screen, wall or roof.

**Cupola**

A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.

**Curtain wall**

A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include windows and spaces between.

**Dentil**

Meaning 'tooth'. A small square decorative block used in series in CORNICES.

**Doric**

One of the CLASSICAL orders. Doric columns historically stood directly onto the flat pavement without a base; fluted and topped by a smooth CAPITAL that carried an ENTABLATURE.

**Dormer window**

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.

**Dressings**

Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.

**Eaves**

The under part of a sloping roof overhanging a wall.

**Edwardian**

Edwardian period refers to the reign of King Edward VII, 1901–1910, although is sometimes extended to include the period up to the start of the First World War in 1914.

**English bond**

A method of laying bricks so that alternate courses or layers on the face of the wall are composed of headers (end) or stretchers (long edge) only.

**Entablature**

The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.

**Faience**

A type of glazing used on ceramics.

**Fanlight**

A window, often semicircular, over a door, in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond.

**Fascia**

The wide board over a shopfront, usually carrying its name.

**Fenestration**

The arrangement of windows in a building's façade.

**Festoon**

A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends.

**Finial**

A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings.

**Flemish bond**

A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall.

**Fluting**

Shallow, concave grooves running vertically on the shaft of a column or PILASTER.

**Frieze**

A decorative band running between the ARCHITRAVE and CORNICE.

**Gable**

The upper portion of a wall at the end of a PITCHED ROOF. Can have straight sides or be shaped or crowned with a PEDIMENT, known as a Dutch gable.

**Gauged brick**

Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

**Gault brick**

Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue brick.

**Georgian**

The period in British history between 1714 and 1830, the accession of George I and death of George IV. Includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III.

**Gothic**

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style emphasises verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural

detail. The style focused on letting more light enter buildings than was possible before. A series of Gothic revivals began in mid-18th century England and continued into the 20th century, largely for ecclesiastical and university buildings.

**Grille**

A fretted metal band, often in shopfronts, to allow for the flow of air.

**Heterodox**

A six-sided feature.

**Hipped Roof**

A roof with sloped instead of vertical ends.

**Ionic**

One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.

**Italianate**

Describes the style of villas which developed in England as a result of the Picturesque Movement of the 1840s. A rebellion against the CLASSICAL styles of architecture. The style includes lavish exterior ornamentation such as extended CORNICE mouldings, QUOINS, PORTICOS and floral designs.

**Keystone**

The central stone of an arch, sometimes carved.

**Lightwell**

A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms windows and natural light.

**Loggia**

A gallery open on one or more sides, sometimes pillared.

**Mansard roof**

Takes its name from the French architect, Francois Mansart. Normally comprise a steep pitched roof with a shallower secondary pitch above and partially hidden behind a PARAPET wall. The design allows extra accommodation at roof level.

**Mansion block**

A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.

**Mews**

A block or row of stables with living accommodation above, subservient to grander buildings which they serviced.

**Mezzanine**

A low storey between two higher ones.

**Modernism**

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

**Modillion**

A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.

**Mullions**

A vertical post or upright dividing a window or other opening.

**Oriel window**

A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.

**Parapet**

A low wall, placed to protect from a sudden drop – often on roofs.

**Pediment**

A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.

**Pentelic marble**

A pure white, fine grain marble quarried from the Pentili mountain range in Greece.

**Pier**

A solid masonry support or the solid mass between doors and other openings in buildings.

**Pilaster**

A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one of the orders.

**Pitched roof**

A roof consisting of two sloping halves that form a peak in the middle where they meet.

**Polychromy**

Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.

**Portcullis**

A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.

**Portico**

A roofed space, open or partly enclosed forming the entrance and centre-piece of the façade of a building, often with detached or attached columns and a PEDIMENT.

**Portland stone**

A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.

**Queen Anne**

A revival style popularised in the 1870s by Norman Shaw. Used broad historic precedents, combining fine brickwork, TERRACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing.

**Quoins**

Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word coin meaning corner.

**Romanesque**

The dominant style of the 11th and 12th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19th century.

**Rustication**

Masonry cut in massive blocks separated from each other by deep joints. Used in lower parts of exterior walls. Effect often imitated using STUCCO renders.

**Sash window**

A window formed with sliding glazed frames running vertically.

**Soffit**

The exposed underside of any overhead

component of a building.

**Stallriser**

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance .

**Stucco**

Plasterwork or an exterior render, often finished to imitate fine stonework

**Terracotta**

Fired but unglazed clay with a distinctively orange/red colour.

**Terrace**

A row of attached houses designed as a unit.

**Triglyphs**

Blocks separating the square spaces in a DORIC FRIEZE.

**Tripartite Windows**

A window formed of three elements.

**Turrets**

A small and slender curved tower.

**Tuscan**

One of the CLASSICAL orders. A stocky simplified version of the DORIC order. The column has a simpler base and was unfluted, while CAPITAL and ENTABLATURE are without adornments.

**Unlisted Building of Merit**

An unlisted building of local architectural or historic interest, which makes a positive contribution to the character and appearance of a conservation area. Assessment of the contribution of buildings to a conservation area is made using English Heritage Guidance on Conservation Area Appraisals (Appendix 2). Once a building is identified as an unlisted building of merit there will be a general presumption against its demolition.

**Venetian windows**

A window with three openings, the central one arched and wider than the others.

**Victorian**

Period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform



Act of 1832 is often taken as the start of this new cultural era.

**Wrought iron**

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of CAST IRON and enjoyed a renaissance during the revival periods of the late 19th century. Wrought iron is not as brittle as cast and seldom breaks.

**Stock brick**

The most commonly used type of building brick found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

**York stone**

A natural stone used traditionally in for paving, laid in large slabs or 'flags'.

## 11 DIRECTORY OF BACKGROUND PAPERS AND INFORMATION

I Designation and Extension Reports

II List of Buildings of Special Architectural and Historic Merit

III Other Designations

IV Design Guides and Planning Briefs

V Further Reading

## Cabinet Member Report

**Date:** 12 October 2010

**Subject:** Page Street Conservation Area: Designation and adoption of accompanying conservation area audit as a Supplementary Planning Document.

### Summary

National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 55 conservation areas and to consider the designation of further ones. This report seeks agreement to formally designate a new Page Street Conservation Area and to additionally seek agreement for the adoption of the accompanying Conservation Area Audit as a Supplementary Planning Document (SPD). Once agreed, stakeholders will be notified and a statement of adoption and final SPD documents will be published on the Council website.

### Recommendation(s)

**That the Cabinet Member for the Built Environment resolves to agree the designation of a new Page Street Conservation Area under the provisions of section 69 of the Planning (Listed Buildings and Conservation Area) Act 1990. A map showing the boundaries is appended to this report (Appendix 1).**

**That the Cabinet Member for the Built Environment resolves to adopt the Page Street Conservation Area Audit (attached at Appendix 4) as a Supplementary Planning Document.**

**That the Strategic Director for Built Environment be authorised to publish a notice of the designation, specifying its effects, in the London Gazette and at least one local newspaper circulating in the area, to give notice to the Secretary of State and English Heritage and to take any such steps as may be necessary to implement the designation.**



# Cabinet Member Report

Cabinet Member:

**Cabinet Member for the Built Environment**

Date:

**12 October 2010**

Classification:

**For General Release**

Title of Report:

**Designation of Page Street as a Conservation Area and adoption of accompanying audit as SPD**

Report of:

**The Strategic Director for Built Environment**

Wards involved:

**Vincent Square**

Policy context:

**Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to review their conservation areas from time to time and consider whether further designation or extension of areas is called for.**

Financial summary:

**There are no financial implications arising from this report.**

Report Author:

**Jane Hamilton/Toby Cuthbertson, Conservation Area Audits Team**

Contact details:

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Fax 020 7641 2338  
jhamilton@westminster.gov.uk**

# 1 Background Information

- 1.1 Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities have a duty to review their conservation areas from time to time and consider whether further designation or extension of areas is called for.
- 1.2 As a result of the consultation on the Vincent Square Conservation Area Audit in 2009, it was requested that the Council consider the designation of the adjoining social housing blocks on Page Street as a conservation area.
- 1.3 English Heritage guidance suggests that in designating conservation areas, their special interest should be identified based on detailed analysis of their individual qualities. In considering designating the Page Street area, officers undertook extensive research to fully understand its special qualities, from which a draft conservation area audit was produced. Consultation was therefore undertaken on both the designation proposal and the draft audit at the same time to ensure that should the designation of the area be agreed, it could be designated with an adopted audit, making its future management easier. The designation proposal and draft Page Street Conservation Area Audit were agreed for consultation purposes on 17.03.2010 and this consultation has now been undertaken.
- 1.4 The SPD documents form an appendix to the audit and were also the subject of consultation. These include a statement of consultation and statement of representations received, as required by the Town and Country Planning (Local Development) (England) Regulations 2004.

## 2 Detail

### Public Consultation

- 2.1 Following adoption of the draft document, the main public consultation on both the designation and the audit took place from March-May 2010. A letter dated 17.03.2010 invited interested parties to comment on the audit and the draft documents have been available to download from the Westminster website since March 2010. A public notice dated 14.05.2010 was published in the local paper advertising the SPD matters and site notices were also published around the proposed conservation areas. Ward Councillors were also notified. A list of consultees can be found at **Appendix 2**.

### Main Comments Received

- 2.2 Four consultation responses were received, all of which expressed support for the designation of the conservation area and interest in the production of the audit. These included a letter from the Regency and Grosvenor Management Organisation and emails from Design for London, The Grosvenor Estate and The Lutyens' Society. Details of

comments and the council response to these can be found in the table of comments appended to this document (**Appendix 3**). The document has been amended to reflect comments received where appropriate and any minor errors of fact and formatting have also been amended in the final audit.

### **3. Financial Implications**

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

### **4. Legal Implications**

- 4.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority “shall from time to time determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. Planning Policy Guidance Note 5 ‘Planning and the Historic Environment’ advises local authorities that all decisions affecting heritage assets should be based on a detailed understanding of significance and the supporting English Heritage PPS5 practice guide advises local authorities to consider the use of historic characterisation methods.

### **5. Business Plan Implications**

- 5.1 The designation of the conservation area has no business plan implications.

### **6. Outstanding Issues**

- 6.1 There are no other outstanding issues.

### **7. Consultation**

- 7.1 Ward members have been consulted on the draft proposal
- 7.2 Following the designation of the conservation area the Secretary of State and English Heritage will be notified, as required by regulations.

### **8. Crime and Disorder Act 1998**

- 8.1 The audit does not have any implications Under Section 17 of the Act, a Local Authority has a duty “to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do it all reasonable can to prevent, crime and disorder in the area.”

## **9. Health and Safety Issues**

- 9.1 It is not considered that this report raises any health and safety implications.

## **10. Human Rights Act 1998**

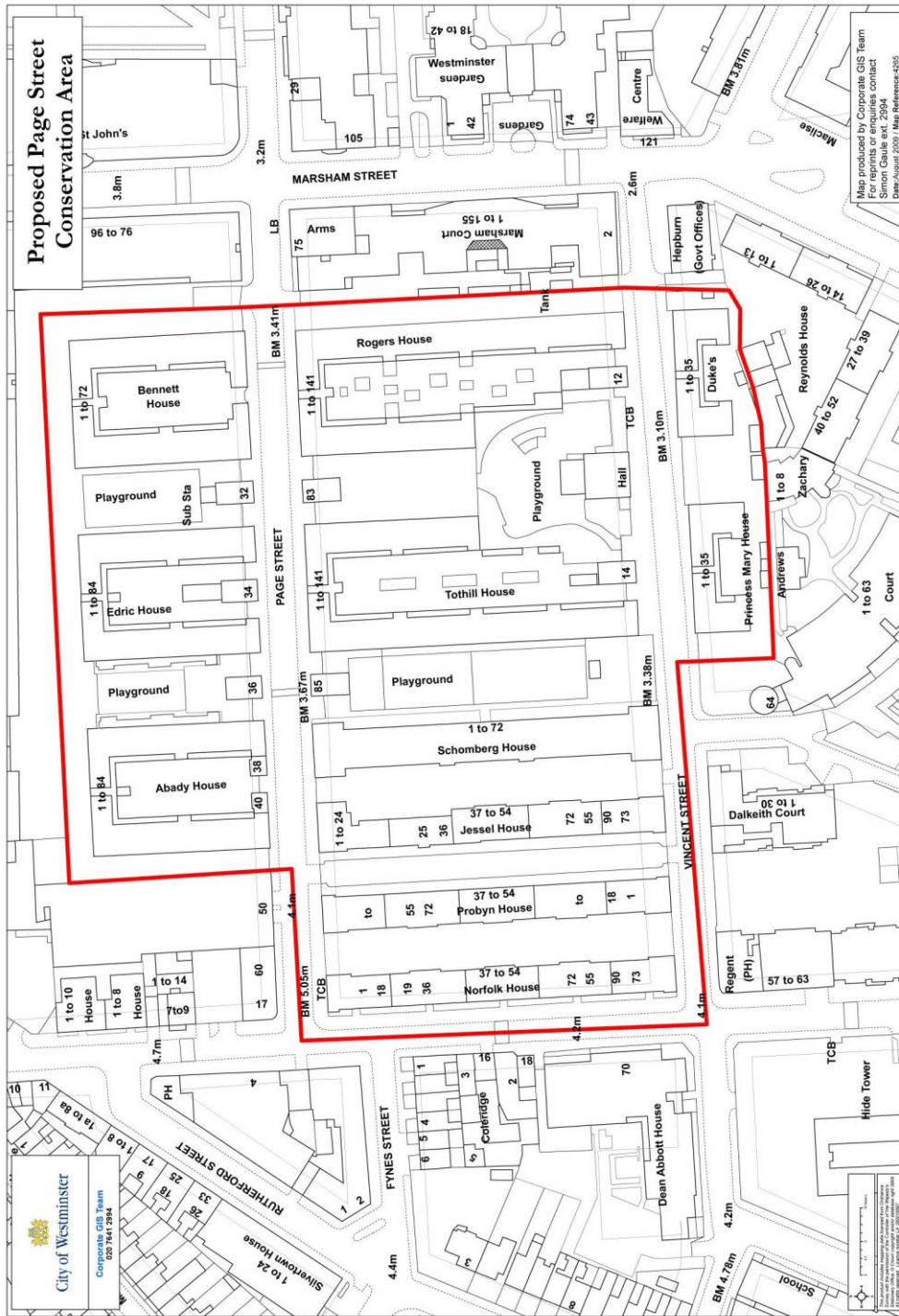
- 10.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

## **11. Reason(s) for Decision(s)**

- 11.1 It is considered that the proposed conservation area, consisting of the Regency and Grosvenor housing estate blocks off Page Street, is of significant architectural and historic interest, as set out in the conservation area audit, and its designation will help to ensure its continued preservation and enhancement.
- 11.2 It is considered that the accompanying audit will provide a sound basis for the future stewardship of the Page Street Conservation Area, meeting the statutory requirements placed on the Council. The audit has been amended as a result of the consultation process to take into account comments received.

If you have any queries about this report or wish to inspect one of the background papers please contact Toby Cuthbertson or Jane Hamilton on 020 7641 8705 or 8019, fax 020 7641 2334, email: [jhamilton@westminster.gov.uk](mailto:jhamilton@westminster.gov.uk)

# APPENDIX 1: PAGE STREET CONSERVATION AREA MAP



MAP REF: CA/56/2010



## APPENDIX 2: Consultee List

Consultee Number	Title	First Name	Last Name	Job Title	Organisation
1	Mr	Edmund	Bird	Heritage Advisor Property Services Manager	Design for London
2	Mr	Terry	Clark		CityWest Homes
3	Mr	David	Harrison		Citywest Homes
4	Mr	Tim	Jones	Central & West London Team Head of Land Use Planning, Borough Partnerships	English Heritage Transport for London
5					Westminster Property Owners Association
6	Mr	Paul	Houston		Westminster Property Owners Association
7	Ms	Francine	Reddaway		The Church Commissioners
8	Mr	Steve	Melligan	Planning & Development Manager	The Victorian Society
9	Ms	Kathryn	Ferry		20th Century Society The Westminster Society
10	Ms	Catherine	Croft	Director	The Westminster Society
11	Mr	Peter	Handley	Secretary	The Westminster Society
12	Ms	Patricia	Bras		The Westminster Society
13	Miss	Olwen	Rowlands	Chairman	The Westminster Society
14	Ms	Liz	Frimston		CARG Vincent Square Residents Association
15	Mr	Stephen	Mcclelland	The Chairman	The Thorney Island Society
16	Miss	June	Stubbs		
17	Councillor	Danny	Chalkley	Ward Councillor	
18	Councillor	Duncan	Sandys	Ward Councillor	
19	Councillor	Steve	Summers	Ward Councillor	
20		Martin	Low	Director of Transportation Policy manager	Highways
21	Mr	Don	Murchie	Transportation	
22		Paul	Akers		Trees and Landscape Corporate Property Division
23	Mr	Alan	Wharton	Property Strategy Manager	G&RMO
24	Mrs	Carol	Fitzgerald Hazeldene-	Residence Association	G&RMO
25		Dee	Lloyd	Estate Manager	The Lutyens Trust
26	Dr	Mervyn	Miller	Architectural Adviser Planning &	
27	Mr	Nigel	Hughes	Environment Director Trustee of the Lutyens Trust	The Grosvenor Estate
28	Ms	Margaret	Richardson		The Lutyens Trust

### APPENDIX 3: CONSULTATION RESPONSES

Consultee	Consultee Response	WCC Comment
<p><b>Edmund Bird</b>  <i>Heritage Advisor to            Design for London &amp;            Transport for London</i></p>	<p>Thank you for your consultation on the proposed Page Street CA – I am delighted that the City Council has so rapidly progressed this proposal which I supported in my recent consultation response for the Vincent Square CA review, extension, new audit and management plan, all adopted two months ago in February.</p> <p>I am very impressed at the attention to detail of this especially comprehensive audit and management plan you have compiled for Page Street. The level of historical research and the architectural and character descriptions are of a very high quality – I hope you don't mind if I circulate this example to other boroughs who are consulting me on their own CA reviews as an exemplar. The maps recording the current land-uses, hierarchy of streets and spaces maps, extent of heritage designations and the chronological phasing of the residential blocks are particularly useful and greatly aid the interpretation of the evolution of this very distinctive quarter. The audit more than demonstrates the special interest of this area in terms of it reflecting the changing approaches to the design of social housing and the evolution of architectural trends in the key first three decades of the 20<sup>th</sup> Century, with the added interest that seven of these blocks are the only examples of social housing designed by perhaps</p>	<p>Support is welcomed.</p>

	<p>the greatest architect of that century, Sir Edwin Lutyens.</p> <p>The audit and management plan should therefore be an invaluable tool in the future development management of this area.</p>	
	<p>The only additional information that may be worthy of inclusion is that the Edwardian blocks of the Regency Estate were considered of such national importance in terms of exemplary social housing that their foundation stone was laid by HRH The Prince of Wales (who became King George V seven years later) on 27<sup>th</sup> April 1903 in the presence of the then Mayor of Westminster HM Jessel (commemorated by the foundation stone on the end elevation of Probyn House on Page Street).</p>	<p>Added to text.</p>
	<p>The only other property not proposed for inclusion which may merit consideration is The Westminster public house (No.75 Page St on its corner with Marsham St) which is a good example of 1930s pub architecture (a genre that has been seriously threatened in recent years by redevelopment). The pub was built in the same era as the Lutyens flats, would have served (and still serves) this residential quarter over the last 80 years and has a direct visual relationship with the Grosvenor Estate flats looking west up Page St from Marsham St. This would require a small nib extension to the CA east of Rodgers House (excluding Marsham Court).</p>	<p>The inclusion of 75 Page Street was considered when initially drawing up the boundaries. However it was felt that while it is an interesting building in itself, the conservation area was being designated specifically to protect a coherent area of social housing and introducing other unrelated buildings would diminish the coherent character. The building will, however, be added to a list of buildings for consideration as a part of a potential future local list.</p>
<b>Dr Mervyn Miller</b>	<p>Although the individual blocks</p>	<p>Support welcomed.</p>

<p><i>The Lutyens Trust Architectural Adviser</i></p>	<p>which comprise the work by Sir Edwin Lutyens, built 1928-1930 by The Grosvenor Estate, have been listed for some years, the Trust welcomes the proposal to include these blocks, together with the other work by The Regency Estate, in a conservation area, and strongly supports the proposed designation.</p>	
	<p>As you will be aware, there is extensive work by Lutyens throughout Westminster, much of it undertaken by The Grosvenor Estate, as the ground landlord. The estate has a long-established scheme of management under Section 19 of the Leasehold Reform Act 1967, which applies throughout its Westminster Estate. Whilst the landlord consent procedure is outside the remit of the planning acts, I am surprised that there is no mention of it in your draft. Obviously The Grosvenor Estate will have been a prime consultee on your proposals. The parallel working of The London Borough of Barnet and the Hampstead Garden Suburb Trust, which has also administered a scheme of management over many years, is an example that I hope will be followed by Westminster City Council and The Grosvenor Estate, in the future management of an area of special architectural or historic interest, which contains outstanding social housing from the early 20<sup>th</sup> century.</p>	<p>Agreed. The Grosvenor Estate has been consulted and reference to management scheme under Section 19 of the Leasehold Reform Act has been added to Section 9: Management Proposals.</p>
	<p>The Trust commends the thorough research into the history of the origins of the Page Street flats. However, there are twin solecisms on p. 17, where</p>	<p>Amended.</p>

	<p>the title for figure 17 refers to clearance for 'Lutyen's' [sic] blocks, while the text below refers to the appointment of 'Sir Edward Lutyens'. Please ensure that these are rectified when the document is finalised.</p>	
	<p>I also consider that the document would have benefited from reference to <i>The Lutyens Memorial Volumes</i> (A.S.G. Butler, published by Country Life in 1950) and the biography by Christopher Hussey (Country Life, 1950), neither of which is shown in your suggestion for further reading. The former volume (volume three of the set) describes the project on pp. 34-5, and it is illustrated on plate LXI and photographs 86-88. As these flats represent the major element within the proposed conservation area, it is essential to have access to as comprehensive a database as possible: I assume that you will have investigated the archive material which may be available at The Grosvenor Estate office. In addition, Margaret Richardson, formerly of the RIBA Drawings Collection, and Curator of the Soane Museum will be able to assist with references to original material from the RIBA Collection, now housed at the Victoria and Albert Museum.</p>	<p>Both texts have been added to 'Further Reading' in the directory at the end of the document.</p>
	<p>Looking at the townscape audit, due regard is paid to the importance of the smaller buildings by Lutyens, such as the lodges and shop units, and to the poorly detailed modern interventions of bin stores. It is also evident that repaving in the late 20<sup>th</sup> century was often unsympathetic and harshly</p>	<p>Agreed. Unsympathetic repaving and the other modern inventions have been acknowledged in the negative features section of the audit and management proposals. It is our long term aspiration that these unsympathetic alterations and additions will be replaced with something in keeping with the prevailing character of the estates</p>

	<p>utilitarian. Due to the partial demolition c.1970, areas for planting and landscaping have been created. Future management of these areas and replacement of paving and planting appears to be something that will require constructive engagement between the Council, residents and The Grosvenor Estate.</p>	<p>and we will continue to engage with all stakeholders to try to achieve this in future. Copies of the audit will be circulated to all relevant parties following adoption so these aspirations can be fed into other management and documents. These comments will also be passed on for consideration by officer's working on the Council's emerging public realm guidance, <i>the Westminster Way</i>.</p>
<p><b>Deane M Gable</b> <i>Grosvenor &amp; Regency Management Organisation</i></p>	<p>I showed the papers to the members of the Grosvenor and Regency Management Board at their monthly meeting on 29 March. Their general reaction was to welcome the proposal to make the Grosvenor and Regency Estates a conservation area. However they would like further information of what this would mean in practice for the Estates.</p>	<p>Support is welcomed.</p> <p>Conservation area status means that the area is considered of high townscape quality and has a distinctive character worthy of protection and enhancement. If designated the City Council would have a duty to consider the special character of the area when considering planning applications. Further information on conservation areas will be sent to the GRMO if the designation is agreed.</p>
	<p>Our main concern is that, should the conservation proposals be implemented, the restoration and improvements that may be required will be costly. Where would the money come from? Extra costs are likely to be incurred over the length of time it takes to get permission and approval to do restoration and improvements.</p>	<p>Our management proposals are long-term aspirations to ensure the quality of the area is recognised and considered by all parties to gradually raise standards as and when replacement or changes to landscaping and public realm are proposed. There will be no significant extra cost incurred directly as a result of inclusion within a conservation area. It should be noted that planning permission is already required for the majority of alterations to the blocks and listed building consent for the Lutyens' blocks. Given the listed status of the buildings, there is a requirement for high quality materials and detail to these blocks and the time required to obtain permission will not change.</p>
	<p>We welcome the proposal for</p>	<p>This section suggests that repairs</p>

	<p>joint working with CityWest Homes to encourage best conservation practice in maintenance and repair of the blocks etc. Will the increase in maintenance come in conjunction with the award of conservation status? Will there be more money available to meet the increased demand for maintenance and repair?</p>	<p>and maintenance should be in line with best conservation practice hence should use appropriate materials and methods which will not damage the character and historic fabric of the buildings. There is no direct requirement for an increase in maintenance as a result of conservation area status, and no additional money will be available. However, conservation area status should ensure the significance of the buildings is fully recognised and better understood. Better access to information on the significance of the buildings should help to raise standards. This should not increase costs, particularly given that many of the blocks are already listed.</p>
	<p>Clutter: Who is going to co-ordinate the siting, re-housing and who bears the cost?</p>	<p>It should be possible to reduce clutter and remove redundant equipment as and when any redevelopment works or public realm proposals come forward without significant additional expense. CityWest Homes, the planning department and stakeholders already work together on public realm schemes and proposals are reviewed by the council's Street Improvement Review Group. CityWest Homes are aware of and refer to guidance within adopted conservation area audits and the council's emerging public realm guidance.</p>
	<p>Vacant Lodges: Suggest that the TMO Board and residents are consulted about the possible uses for the lodges. At present the letting of the vacant lodges rest with the City Council.</p>	<p>Residents will be consulted where planning applications are received for changes to the lodges.</p>
	<p>Roof Clutter and extensions: Agree that with the introduction of IPTV unnecessary redundant wires/equipment should be removed but who will pay for it?</p>	<p>Removal of redundant wires should be undertaken at the same time as installation of any replacement equipment and this can be conditioned as part of planning applications. This should</p>

		not cost a significant amount if undertaken as part of other permitted works.
	Public Realm: Agree there is a need to raise awareness to recycle and have better recycling facilities.	Noted. The need to recycle would not be directly influenced by the conservation area audit but the emerging policy in the City Management Plan will include general policies encouraging recycling and comments will be passed to Recycling officer and CityWest Homes.
	Finally agree with the proposal about tiling but would comment that the slate tiles on the Grosvenor Estate are very expensive and there is limited access to availability for obtaining them.	It is usual for the planning department to require the use of natural slate where original slates are being replaced. Sometimes these can be reclaimed but it is not difficult to obtain appropriate materials and the council's design and conservation staff can advise on this.
<b>Mark Curry</b> <i>The Grosvenor Estate</i>	In general we are happy with the reports; however we would wish to make a limited number of comments.	Support is welcomed.
	1) Could we please see clearer reference to Grosvenor's ownership of a significant proportion of the proposed conservation area. As you should be aware the freehold interest in Abaday House, Edric House, Bennett House, Tothill House, Rogers House, Princess Mary House and Duke's and the surrounding land is held by Grosvenor with a 999 year lease granted to Westminster Council to use the land for "Housing for the Working Class". I cannot give accurate wording of this provision as the lease is in archive, but Westminster should have records of this. If not, I can order the lease out of archive. Clear recognition of this ownership will not only more clearly demonstrate the historical events that led to the	Agree that the audit should more clearly refer to Grosvenor's ownership of the Grosvenor Estate blocks.  This has been referred to in management proposals. The lease has been obtained and added as reference to directory at the back of the document.



	creation of this interesting piece of London architecture but also ensure that people referring to the Conservation Area Management Plan are aware of Grosvenor's interest and consult as accordingly as necessary.	A reference to the Grosvenor has been added to Section 9: Management Plan.
	2) We would wish for greater clarity to differentiate between what is referred to in the document as the Grosvenor Estate and what is more commonly referred to as the Grosvenor Estate being the holdings of the Westminster family in Belgravia and Mayfair.	Agreed. Document has been amended to achieve more clarity.
	3) In para 5.19 (p39) of the Conservation Area Audit you refer to tablet of Grosvenor Estate, it is in fact for the Grosvenor Family.	Amended.
	4) In general the historical context of the report seems a little unclear in relation to the role of the 2nd Duke of Westminster in establishing this area of London. In this respect we are reviewing what is stored in our archives to see what historical summary we have. May I ask if you have reviewed Grosvenor's historical records stored at Westminster when setting out the report?	Info with regards to the role of the 2 <sup>nd</sup> Duke of Westminster added to history section at p17.
	I trust the above is sufficient information for you to make the necessary amendments, but do contact me if you require further information. In the meantime I will see what information can be extracted from our archives to expand on the above.	
<b>Margaret Richardson</b> <i>Trustee of the Lutyens Trust</i>	We are so pleased about the flats being in a Conservation Area as they are fine and intricately designed buildings,	Support is welcomed.

	<p>trying to make the best kind of public housing with their many windows, privacy (no front doors adjoining each other), gardens and shops. Lutyens tried to enliven the austerity of contemporary housing schemes by applying white, cement-rendered oblongs to the exteriors, which linked the sashes diagonally. Later, in the 1950s when Lutyens was out of favour, this gesture was seen as an attempt to subject human needs to a geometrical game. However, in the 1980s, with the rise of Post-Modernism, many architects came to admire the flats again and now, in Pevsner's <i>London: Westminster</i>, they are called 'unusually interesting'.</p>	
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## II Listed Buildings

TQ 2978NE  
105/5

CITY OF WESTMINSTER

PAGE STREET, SW1  
(north side)

5.2.70

**Bennett House,**  
Grosvenor Estate (with lodge and gate  
piers)

G.V.

II

Tenement courtyard block of flats. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style. 6 storeys. 4-window wide ends to street with long returns enclosing rectangular courtyard and single storey former lodges, square on plan, flanking courtyard entrance with gate piers. Doorways on ground floor and galleries of courtyard elevations. Flush framed glazing bar sashes. Parapet copings finish off facades. The lodges each have 1 window, and an oeil de boeuf in link, with pyramidal roofs; they are built out with gate piers at right angles to street ends of long sides of block. An imaginative Lutyens treatment of a standard LCC type of housing block.

TQ 2978 NE  
105/3

CITY OF WESTMINSTER

PAGE STREET, SW1  
(north side)

5.2.70

**Abady House** with lodges, Nos.  
38 and 40, and gate piers

G.V.

II

Tenement courtyard block of flats. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style. 6 storeys, ^-window wide ends to street and long returns enclosing rectangular courtyard. Doorways to courtyard, ground floor and galleries. Flush framed glazing bar sashes in chequerboard and similar sashes to courtyard elevations. Parapet copings finish off the facades. The square lodges flanking the courtyard entrance (Nos. 38 and 40) have 1 window, and an oeil de boeuf in link, with pyramidal roofs; they are built out, with gate piers, at right angles to street ends of long sides of block. An imaginative Lutyens treatment of a standard LCC type of housing block.

TQ 2978NE  
105/4

CITY OF WESTMINSTER

PAGE STREET, SW1  
(north side)

5.2.70

**Edric House-**

G.V..

II

Tenement courtyard block of flats. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style. 6 storeys. 4-window wide ends to street and long returns enclosing rectangular courtyard. Doorways to courtyard ground floor and galleries. Flush framed glazing bar sashes in chequerboard and similar sashes to courtyard elevations. Parapet copings finish off the facades. An imaginative Lutyens treatment of a standard LCC type of housing block.

TQ 2978 NE  
105/7  
5.2.70

CITY OF WESTMINSTER

PAGE STREET, SW1  
(north side)

**No 36 and gate piers between  
Edric House and Abady House.**

G.V.

II

Former housing estate lodge and now shop. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Portland ashlar and grey brick, slate roof. Neo-Georgian. Single storey pavilion. Tripartite front. Central glazing bar sash window and fixed glazing bar windows flanking; articulated by deeply channelled piers; side elevations of grey brick with stone architraved doors and similar sashes and flanking quoin piers; cornice and parapet below eaves of pyramidal roof with crowning finial. Abutting, ashlar ball finialed gate piers with their corresponding piers abutting Edric House and Abady House respectively.

TQ 2978NE 105/8

CITY OF WESTMINSTER

PAGE STREET, SW1 (north side)

**5.2.70**

**No 34 and gate piers at entrance to  
Edric House, Grosvenor Estate**

**G.V.**

II

Former lodge, now shop, and gate piers. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Portland stone ashlar and grey brick, slate roof. Neo-Georgian. Single storey pavilion. Tripartite front with central glazing bar sash window; glazed and panelled door to return in stone architrave with similar sash windows; articulated by deeply channelled piers and quoin piers; cornice and parapet below eaves "of pyramidal roof with crowning finial. -Abutting ashlar, ball finialed gate piers" with their corresponding piers abutting the ends of the courtyard wings.

TQ 2978 NE  
105/12

CITY OF WESTMINSTER

PAGE STREET, SW1  
(south side)

**5.2.70**

**No 85 and flanking gate piers**

G.V.

II

Housing estate former lodge now shop. 1928-30; consultant Sir Edwin Lutyens, part of the Westminster Housing Scheme for the Grosvenor Estate. Portland stone ashlar and grey brick, slate roof. Neo-Georgian style. Single storey pavilion with flanking gate piers. Tripartite front with central glazing bar sash window and fixed glazing bar windows flanking; glazed and panelled in stone architrave to return with similar sash windows; articulated by deeply channelled piers and quoin piers; architrave frieze and pyramidal roof with crowning finial. Flanking ashlar ball finialed gate piers, the left hand one of left hand pair abutting Tothill House

TQ 2978 NE  
105/13

CITY OF WESTMINSTER

PAGE STREET, SW1  
(south side)

5.2.70

**Tothill House**

G.V.

II

Tenement courtyard . block of flats. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style, with decorative details confined to entrance bay. This block has a symmetrical front to Page Street and long courtyard flank

ranges, that to west extending through to Vincent Street q.v., enclosing deep rectangular courtyard. 6 storeys to Page Street and to returns with 5 storeys to extension through to Vincent Street. Page Street front has central broad recess, blind apart from central stair lights, flanked by shallow wings each 4 windows wide but leaving one blind bay as a rendered panel in chequerboard. Central channelled pier entrance, to stairs, with archivolt arch under open pediment and stepped stone parapet above, set in built out ashlar screen wall; 4 carved stone escutcheon panels above. Flush framed glazing bar sashes in chequerboard. Parapet copings finish off the facades. The flank ranges and 4-window end to Vincent Street are similar. An imaginative Lutyens treatment of a standard LCC type of housing block. N.B. for associated lodge see No. 14 Vincent Street.

TQ 2978 NE 105/14

CITY OF WESTMINSTER

PAGE STREET, SW1 (south side)

**5.2.70**

**No 83 and gate piers between Rogers House and Tothill House**

G.V.

II

Housing estate lodge now shop. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Portland ashlar and grey brick, slate roof. Neo-Georgian... style. Single storey pavilion with flanking gate piers. Tripartite front with central glazing bar sash window and flanking fixed glazing bar windows; articulated by deeply channelled piers; returns have architraved doors, sashes and quoin piers; pyramidal roof with crowning finial. Abutting, ashlar, ball finialed gate piers with their corresponding piers abutting Rogers House and Tothill House respectively.

TQ 2978 NE 105/15

**5.2.70**

CITY OF WESTMINSTER

PAGE STREET, SW1  
(south side)

**Rogers House**

G.V.

II

Tenement courtyard block of flats. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style, with decorative detail confined to entrance bay. This block has a symmetrical front to Page Street, and long courtyard flank ranges, that to east extended through to Vincent Street q.v., enclosing deep rectangular courtyard. 6 storeys to Page Street and to returns with 5 storeys to extension through to Vincent Street. Page Street front has broad central recess, blind apart from central stair lights, flanked by shallow wings each 4 windows wide but leaving one blind bay as a rendered panel in the chequerboard. Central channelled pier entrance, to stairs, with archivolt arch under open pediment and stepped parapet above, set in built out ashlar screen wall; 4 carved stone escutcheon panels above. Flush framed glazing bar sashes in chequerboard. Parapet copings finish off the facades. The flank ranges and 4-window end to Vincent Street are similar. An imaginative Lutyens treatment of standard LCC type of housing block.

TQ 2978 NE  
105/18

CITY OF WESTMINSTER

VINCENT STREET, SW1

**No 14 and Gate Piers at  
Rear Entrance to Tothill House**

G.V.

II

Housing estate former lodge, now shop, and flanking gate piers. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Portland stone and grey brick, slate roof. Neo-Georgian. Single storey pavilion. Tripartite front with central glazing bar sash window and fixed side lights; glazed and panelled door, in stone architraves and similar sash windows

to returns; articulated wN deeply channelled piers and quoin piers; cornice and parapet below eave»; of pyramidal roof with crowning finial. Abutting, ashlar, ball-finial0i# gate piers, the corresponding pier to left abutting the end of the long courtyard and range of Tothill House.

TO 2978 NE  
SW1  
105/19

CITY OF WESTMINSTER VINCENT STREET,

**No 12 and gate piers at rear  
entrance to Rogers House**

G.V.

II

Housing estate former lodge, now shop, and flanking gate piers. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Portland stone ashlar and grey brick, slate roof. Neo- Georgian. Single storey pavilion. Tripartite front with central glazing bar sash window and fixed side lights; glazed and panelled doors in stone architraves to returns and similar sash window; articulated by deeply channelled piers and quoin piers; cornice and parapet below eaves of pyramidal roof with crowning finial. Abutting, ashlar, ball-finial gate piers, the corresponding pier to right abutting the end of the long courtyard range of Rogers House.

TQ 2978 NE

CITY OF WESTMINSTER VINCENT STREET, SW1

105/22

**Princess Mary House**

G.V. II

Tenement block of flats with rear courtyard. 1928-30; consultant Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard external elevations with grey brick and rendered access galleries to rear shallow courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style with decorative details confined to entrance bay. Symmetrical front to Vincent Street. 6 storeys. Broad central recess, blind apart from central stairlights, flanked by shallow projecting ranges each of 4 windows wide but leaving one blind bay as a rendered chequer ' panel in the chequerboard. 6-window returns and 4-window south ends to shallow wings of rear courtyard. Central channelled pier entrance, to stairs, with archivolt arch under open pediment and stepped parapet above, set in built out ashlar screen wall; 4 carved stone escutcheon panels above. Flush framed glazing bar sashes in chequerboard. Parapet copings finish off the facades. An imaginative Lutyens treatment of a standard L.C.C. type of housing block.

TQ 2978 NE

CITY OF WESTMINSTER VINCENT STREET, SW1

105/24

**Duke's House**

G.V.

II

Tenement block of flats with rear courtyard. 1928-30 Sir Edwin Lutyens; part of the Westminster Housing Scheme for the Grosvenor Estate. Grey brick and white rendered chequerboard elevations with grey brick and rendered access galleries to courtyard elevations, spare stone dressings, concealed roofs. Stripped Georgian style with decorative details confined to entrance Symmetrical front to Vincent Street. 6 storeys. Broad central recess, blind apart from central stairlights, flanked by shallow projecting ranges each of 4 windows wide but leaving one bay blind as a rendered panel in chequerboard. 6—window returns and 4-window south ends to shallow wings of rear courtyard. Central channelled pier entrance, to stairs, with archivolt arch under open pediment and stepped parapet above, set in built out ashlar screen wall; 4 carved stone escutcheon panels above. Flush framed glazing bar sashes in chequerboard. Parapet copings finish off facades. An imaginative Lutyens treatment of a standard L.C.C. type of housing block.

### III OTHER DESIGNATIONS

#### Adjacent Conservation Areas

The Page Street Conservation Area is adjacent to Vincent Square and Millbank Conservation Areas.

#### Archaeological Priority Areas

None

#### Designated Views

No protected vistas cross this conservation area.

#### Regulation 7 Directions

None

#### Article 4 Directions

None

## IV WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

### **Local Development Framework and Unitary Development Plan**

Planning policies are explained in the adopted City of Westminster Unitary Development Plan and the emerging Local development Framework. These documents can be viewed on-line at:

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

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

### **Design Guides and Publications**

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These can be viewed on the Westminster City Council Website: <http://www3.westminster.gov.uk/planningpublications/>

1. Conservation areas: A Guide for property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Conservatories: A Guide to Design and Planning Procedures.
8. A Guide to the siting of Satellite Dishes and other Telecommunications Equipment
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. Public CCTV Systems – Guidance for Design and Privacy
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. Façade Cleaning - The removal of soiling and paint from brick and stone facades
14. Repairs and Alterations to Listed Buildings



## Further Reading

1. Bradley, S and Pevsner (2003), The Buildings of England. London 6: Westminster. Yale University Press
2. Weinreb and Hibbert (1983) The London Encyclopaedia Papermac
3. The Lutyens Memorial Volumes (A.S.G. Butler, published by Country Life in 1950)  
[Volume III describes the Grosvenor Estate project on pp. 34-5, and it is illustrated on plate LXI and photographs 86-88]
4. Biography by Christopher Hussey (Country Life, 1950)

## Sourcing Professional Advice and Building Materials for Historic Building Works

For lists of specialist historic buildings consultants, building contractors and specialist suppliers of building materials, the Building Conservation Directory can be viewed on-line at: [www.buildingconservation.com](http://www.buildingconservation.com).

## Local History

For information on all aspects of local history contact:

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

General Enquiries: Tel: (020) 7641 5180

Other sources of Historic Maps & Images

Motco Enterprises Ltd [www.motco.com](http://www.motco.com)

Collage – Guildhall Library Collections [www.guildhall-art-gallery](http://www.guildhall-art-gallery)

# WESTMINSTER CITY COUNCIL CONTACTS LIST

## General Planning Information

To find out if a property is listed or in a conservation area or is affected by a Regulation 7 or Article 4 Direction and to obtain copies of design guidance or planning application forms or to report a breach of planning control:

Tel.: (020) 7641 2513 or Fax: (020) 7641 2515. E-mail: [PlanningInformation@westminster.gov.uk](mailto:PlanningInformation@westminster.gov.uk)

Or write to:

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

## One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on access and design matters. The address is:

62 Victoria Street, SW1 (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

## Grosvenor and Regency Management Organisation (Estate Office)

For any information regarding the maintenance and management of the estate.

20 Tothill House  
Vincent St  
London  
SW1P 4DG  
Email [grosvenorEO@cwh.org.uk](mailto:grosvenorEO@cwh.org.uk)

## Further Information

For contacts regarding other frequently used services refer to the City Council's booklet 'A-Z Guide, Your Guide to Council Services' available from One Stop Services, Libraries and Council Information Points or by contacting: Tel: (020) 7641 8088 or Fax: (020) 7641 2958

Alternatively you can ring the City of Westminster General Inquiries number for assistance.  
Tel: (020) 7641 6000

## Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

### Spanish

Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducirselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

### French

Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Écrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

### Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

### Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

### Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

### Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

### Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ بھجوانے کا انتظام کر سکتے ہیں، برائے سہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، سچے دئے گئے پتہ پر لکھیں۔

### Farsi

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

### Serbo Croat

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

Conservation Area Audit  
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Westminster City Council  
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The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact: (020) 7641 8088.