



GENERAL INFORMATION LEAFLET

PEABODY AVENUE Conservation Area

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City of Westminster

**DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004**

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Designation: The Conservation Area was designated in August 2000.

Historical Background: The site was originally part of the Chelsea Waterworks but remained undeveloped under the ownership of the London, Dover and Continental Railway. Following financial problems the company sold the land to the Peabody Trust in 1874. H.A. Darbishire, the Trust's architect from 1862 -1885, adapted his standard 'formular' tenement block design to this narrow, restrictive site. He created an avenue originally 280 metres long, the western range adjacent to the railway of 5 storeys, the eastern block of 4 storeys, with pitched and slated roofs. Work was completed by the late 1870's.

The three villa tenements of Peabody Close, between the Peabody Avenue and Grosvenor Road, were added as a separate phase of development in the 1880's.

Second World War bombing resulted in the loss of four blocks at the South end of Peabody Avenue and one block in Peabody Close. The Avenue properties were not replaced and repairs were carried out in a simplified contemporary style.

The two building phases which make up the conservation area illustrate well how much social housing had evolved over such a short period of time.

Listed Buildings: None within this Conservation Area.

Key Features: The avenue buildings are constructed from yellow stock bricks with window arches, doorways and stringcourses picked out in a lighter yellow. Each tenement is seven windows wide with a central shallow bay of three windows, producing a subtle rhythm to the long facades.

Although of similar proportions, the later buildings of Peabody Close are more decorative than those of the Avenue. Owing to their prominence and proximity to the river, the Grosvenor Estate required added embellishments. The blocks combine yellow stock brickwork with fine terracotta detailing.

The dominant space of the estate is Peabody Avenue, its character little changed from when first built. The row of London Plane trees down its centre line makes a significant contribution to the quality of the enclosure.

Adjacent Conservation Areas: The Conservation Area is bounded by Pimlico Conservation Area to the east and Churchill Gardens Conservation Area to the south east.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: Not Affected.

Article 4 Directions: None.

Regulation 7 Directions: None

Planning Briefs and Design Guides: No guidelines specific to this conservation area but '*The Peabody Estates Conservation Guidelines*', published by English Heritage in 2001, contains useful advice for these particular types of buildings.

Spaces protected by the London Squares Act 1931: None

Registered Historic Parks and Gardens: None

Contacts

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