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CONSERVATION AREA AUDIT
PEABODY ESTATES: SOUTH
WESTMINSTER & PEABODY
AVENUE

ADOPTED JULY 2009



City of Westminster

PLANNING & CITY DEVELOPMENT

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Representations to: Conservation Area Audit,
Department of Planning and City Development,
Westminster City Council,
64 Victoria Street,
London SW1E 6QP
E-mail: conservationareaaudit@westminster.gov.uk
Direct Tel: 020 7641 2850/8705/8019

Department of Planning and City Development
Development Planning Services
City Hall, 64 Victoria Street, London SW1E 6QP
www.westminster.gov.uk

PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 55 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Documents. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in Planning Policy Guidance Note 15 and the English Heritage guidance documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries, analysis of historical development, identification of all listed buildings and those unlisted buildings making a positive contribution to an area, and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

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

The second stage involved the production of conservation area directories for each conservation area. A directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation of the historical development of the area and analysis of listed buildings and key townscape features.

The City is now working on a programme to prepare conservation area audits for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as a Supplementary Planning Document it will incorporate the directory for that conservation area.

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 is it 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 part 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. This audit is the third, and final stage of a review process. 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 areas. 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 Unitary 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 audit is a Supplementary Planning Document and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in the Unitary Development Plan, as referred to below. It has been prepared in accordance with the advice contained in PPS12 and the Town and

Country Planning (local development) (England) Regulations 2004. 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 document.

1.5 The conservation area audit for the Peabody Estates: South Westminster and Peabody Avenue was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 11 July 2009. The Peabody Avenue Conservation Area was designated in 2000 and the Peabody Estates: South Westminster Conservation Area was designated in 2008. The designation reports 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.

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

Peabody Estates: South Westminster

2.1 The Peabody Estates: South Westminster Conservation Area is a small conservation area which consists of three Peabody Trust estates, as shown on Figure 1. These are:

- Old Pye Street Estate
- Abbey Orchard Street Estate
- Horseferry Road Estate

2.2 The conservation area is located south of Victoria Street and east of Horseferry Road. It is bounded by the Broadway and Christchurch Gardens Conservation Area on the western side and Westminster Abbey and Parliament Square Conservation Area to the east.

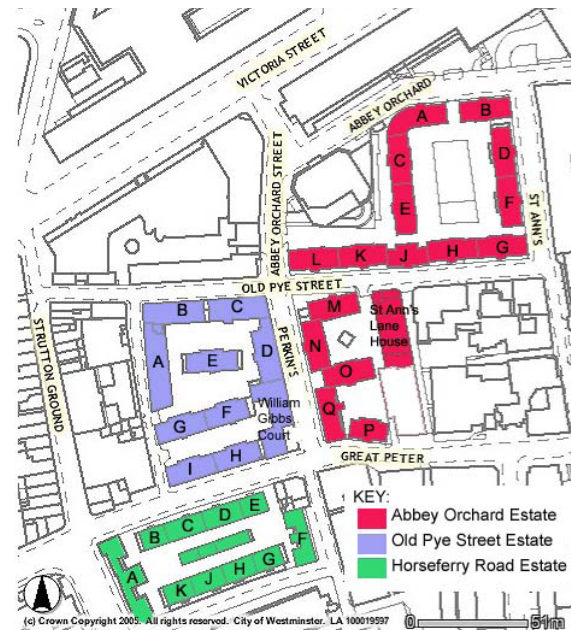


Figure 1: Map with shaded estates and labelled blocks

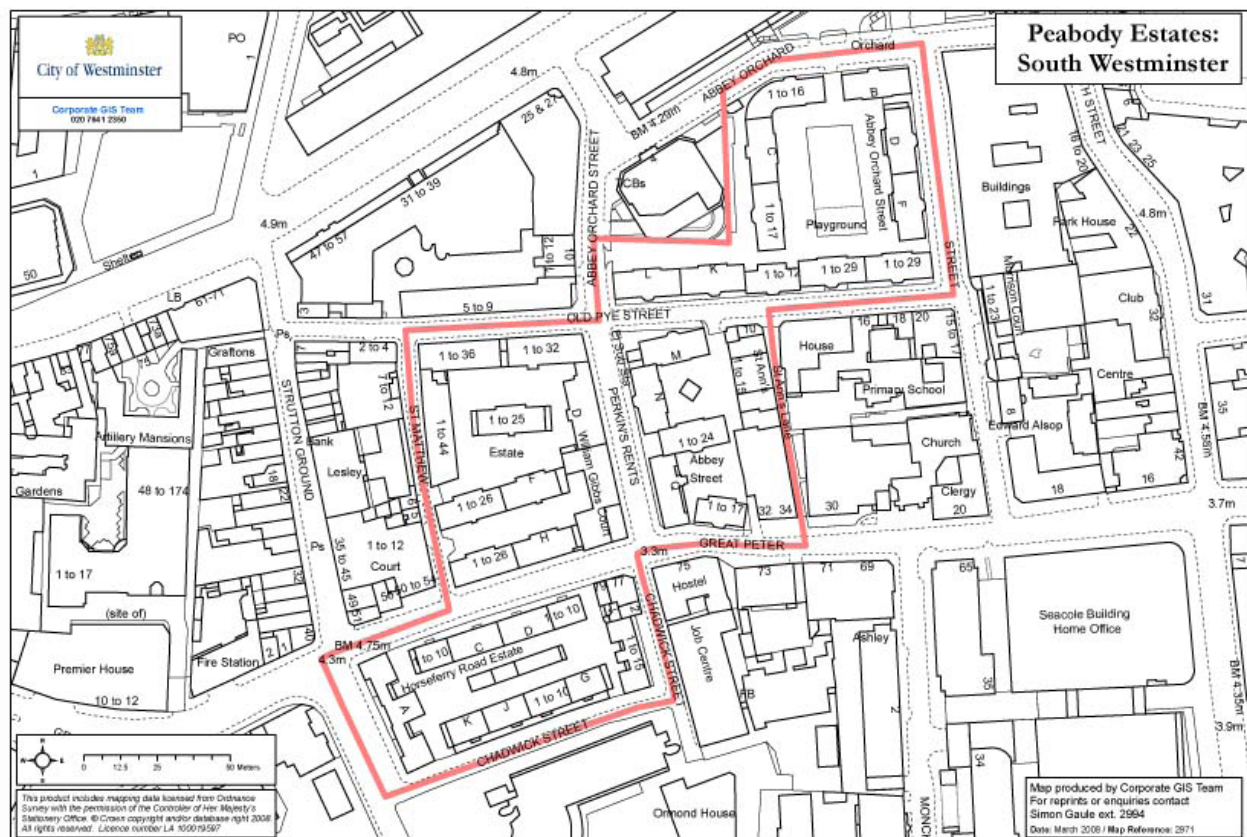


Figure 2: Map showing Peabody Estates: South Westminster Conservation Area boundary.

Peabody Avenue

2.3 This conservation area includes the whole of Peabody Avenue Estate. It occupies a narrow strip of land located in the south-western corner of the City of Westminster, just north of the river and bounded by the railway line to the west and Turpentine Lane to the east.

2.4 It is adjacent to Pimlico Conservation Area to the east. Adjacent conservation areas to both the Peabody South Westminster Estates and Peabody Avenue are shown on maps in the directory to the back of this document.

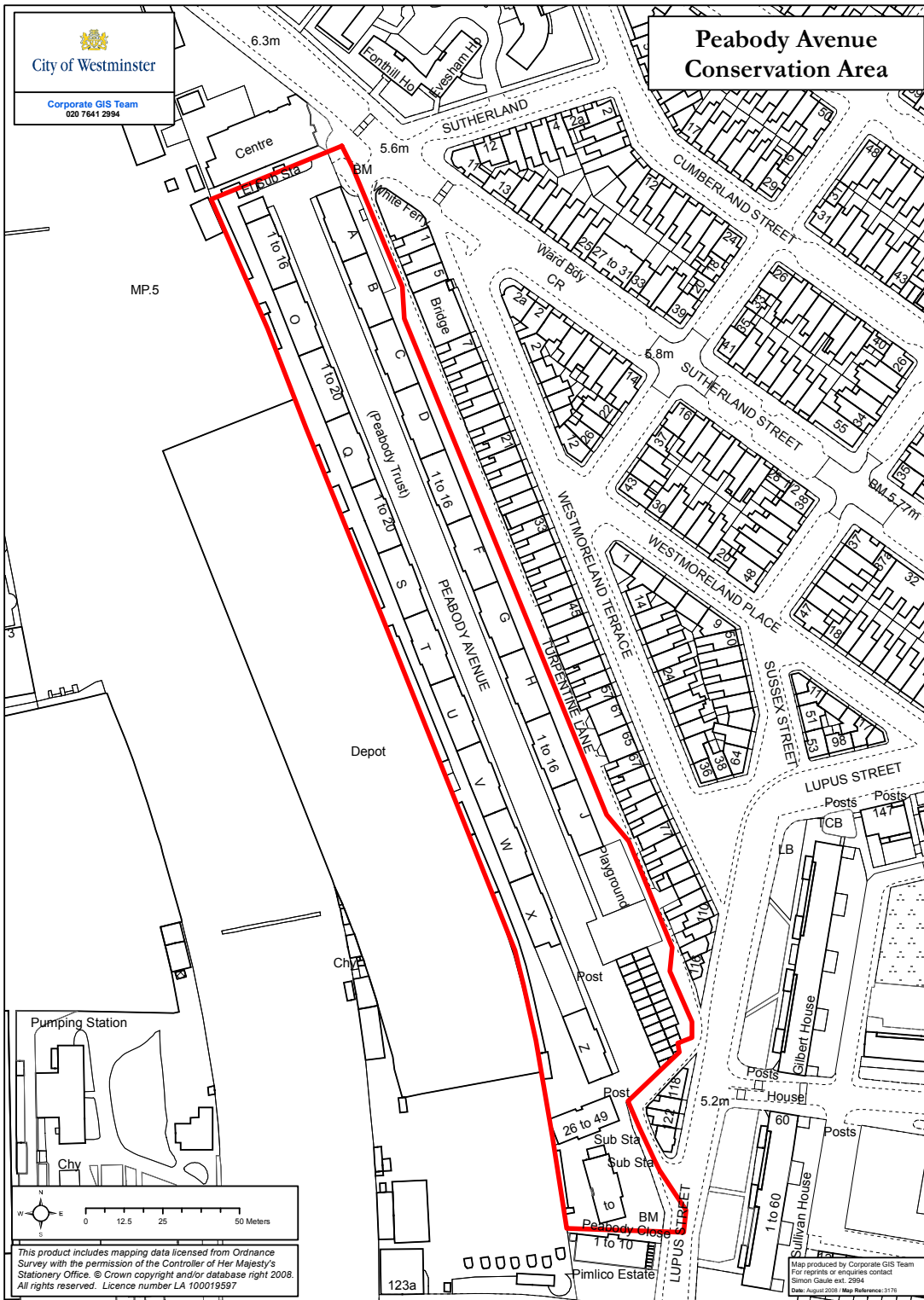


Figure 3: Map showing Peabody Avenue Conservation Area boundary

3 HISTORY

3.1 In prehistoric times, much of the land south of present day St James’s Park, including that of the area of the Peabody Estates: South Westminster Conservation Area, would have been waterlogged marsh, formed by the delta of the Thames tributary, the river Tyburn or Tybourne. Rising from the marshes was a large gravel island, later known as Thorney Island, and numerous smaller eyots, separated by constantly shifting channels of water, this would later become the site of the Palace of Westminster.

3.2 Tothill Street, north of the Peabody Estates: South Westminster Conservation Area, is likely to have been in use from the Saxon period, and derives its name from a ‘Toot Hill’, an area of high ground which could be used as an observation post or for a beacon. A charter of 979-1016 records a ‘hlawe’ (a Saxon word for

an artificial mound) within the area, which could have been this Toot Hill. Thus, by Medieval times, the area of open ground extending west from Milbank and south of Westminster Abbey, including the Peabody Estates: South Westminster Conservation Area, became commonly known as Tothill Fields. The fields were used for pasturing cattle, growing vegetables, horse racing, archery practice, military parades, bear and bull bating.

3.3 By the mid-17th century, the population of Westminster was expanding southward from Tothill Street. Great Peter Street, originally no more than a footway from St Peter’s Abbey along Millbank, began to be bordered by houses and gardens (as can be seen in Strype’s Map in Figure 4). To the south of Great Peter Street, between Horseferry Road and the river, lay eight acres of the Abbey Vine Gardens.

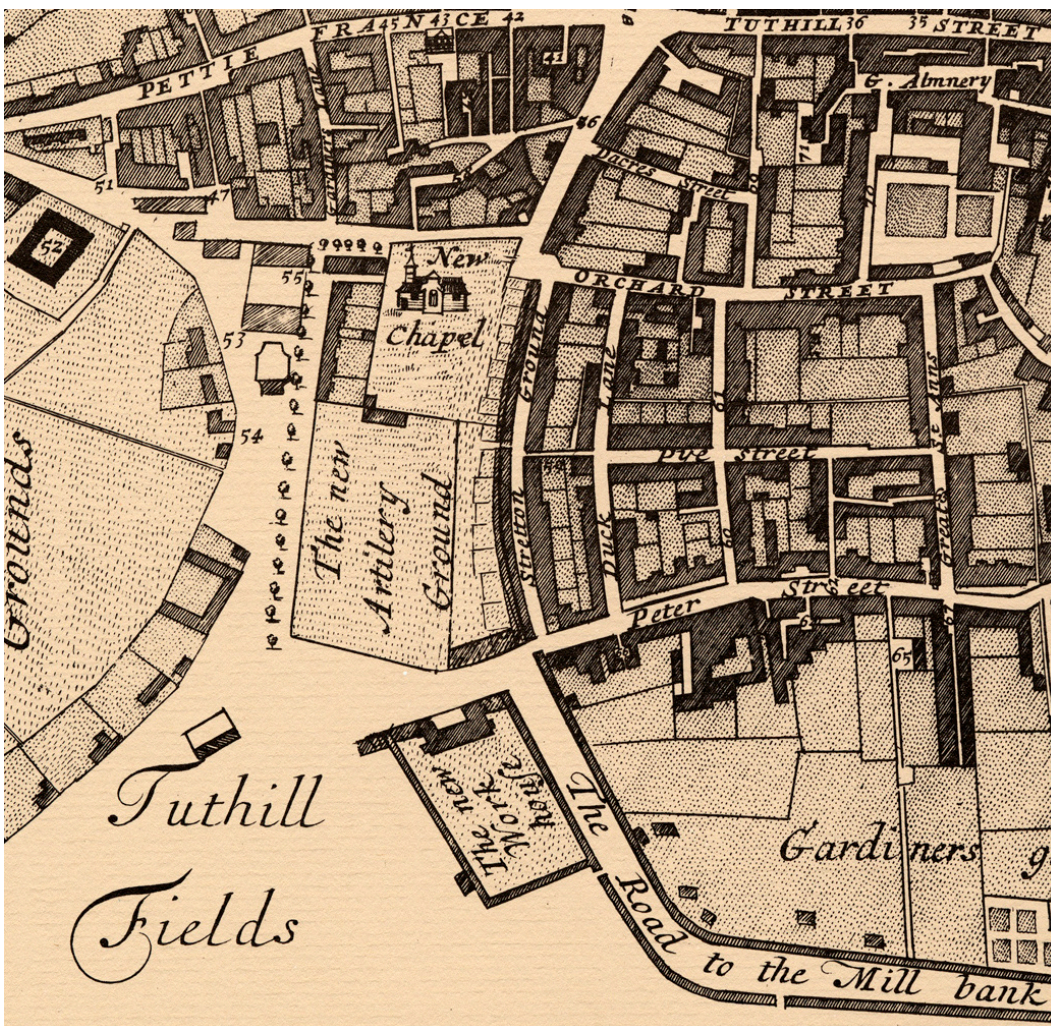


Figure 4: Strype’s Map of 1755 shows the Artillery Ground and the undeveloped land of ‘Tuthill Fields’, to the west of the Peabody Estates: South Westminster Conservation area, and Tuthill Street to the north. (Copyright, Westminster Archives)

Archaeological Significance

Peabody Estates: South Westminster

- The conservation area lies to the south of, and partly within 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 levels of archaeological deposits.
- Potential for prehistoric deposits, particularly those relating to past river topography and environmental conditions remains good.

Peabody Avenue

- The conservation area lies close to the River Thames, in an area subject to frequent flooding throughout prehistory. The deeper, alluvial deposits have reasonable potential for archaeobotanic or other environmental deposits.
- Close to a putative Roman ford (in the vicinity of Chelsea or Grosvenor Bridge)
- Potential for prehistoric and Roman deposits in the deeper alluvial and peat deposits, c. 6 metres below present ground level.
- The closest areas of high priority are Ebury Village – a medieval village settlement c.135 metres to the north of the site, and the intertidal Thames foreshore, 50 metres to the south of the site.
- Victorian activity on the site is likely to have disrupted medieval and post medieval deposits.

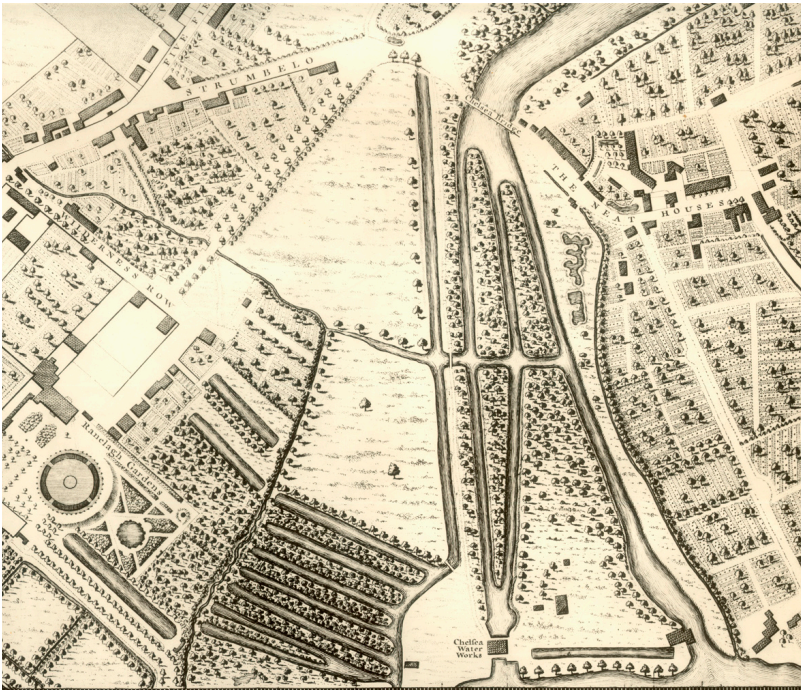


Figure 5 & 6: (left) Rocque's map of 1746 showing the Chelsea Waterworks and (above) painting of mid-18th century slums (Copyright, Westminster Archives)

3.4 Many places and streets in the area have derived their names from the historic uses and activities in the vicinity at this time. Notably, Abbey Orchard is located on the grounds of the Abbey's orchard while the Horseferry Road was developed along the route leading to the horse ferry that crossed the Thames between Westminster and Lambeth until the construction of Westminster Bridge in 1750.

3.5 By the mid-18th century, the streets of Westminster were notoriously poorly maintained. The worst area was acknowledged to centre on Old Pye Street, St Ann Street and Duck Lane (now St Matthew Street). The properties in this area were never of a grand scale and were mostly built in the gardens and courtyards of the older and larger houses, often without any drainage and sometimes no street access other than through the original premises. It was not long before these streets became a notorious centre of crime, poverty and misery.

3.6 The area to the west of Tothill Fields, between the riverbank, the few terraces around Buckingham House and the road to Chelsea, however, remained rural for longer and was given over almost entirely to horticulture and market gardens. At

the boundary with the parish of Chelsea, adjacent to the site of Peabody Avenue Conservation area today, a natural inlet of the Thames was developed as a reservoir after 1722 by the Chelsea waterworks company, visible on Rocque's map of 1746 (Figure 5).

3.7 By the time of Greenwood's map of 1827 (Figure 7) Turpentine Lane, which now forms the eastern boundary of the Peabody Avenue Conservation Area, can be seen leading from the area known as 'Neat Houses' to White Lead Works by the river. The map also shows the Grosvenor Canal, which was opened in 1823 by the Chelsea Waterworks Company. The canal was the shortest ever built in London and terminated close to the present day site of Victoria bus station. It also served as a water supply channel for the company's reservoir. Waterworks buildings were added in 1875, (the Western Pumping Station is still visible today from the Peabody Avenue Conservation Area).

3.8 The Victorian era saw considerable change and development in the wider area. Thomas Cubitt's Pimlico was laid out between 1835 and 1860 and the new Grosvenor railway bridge and associated railway lines serving Victoria Station were

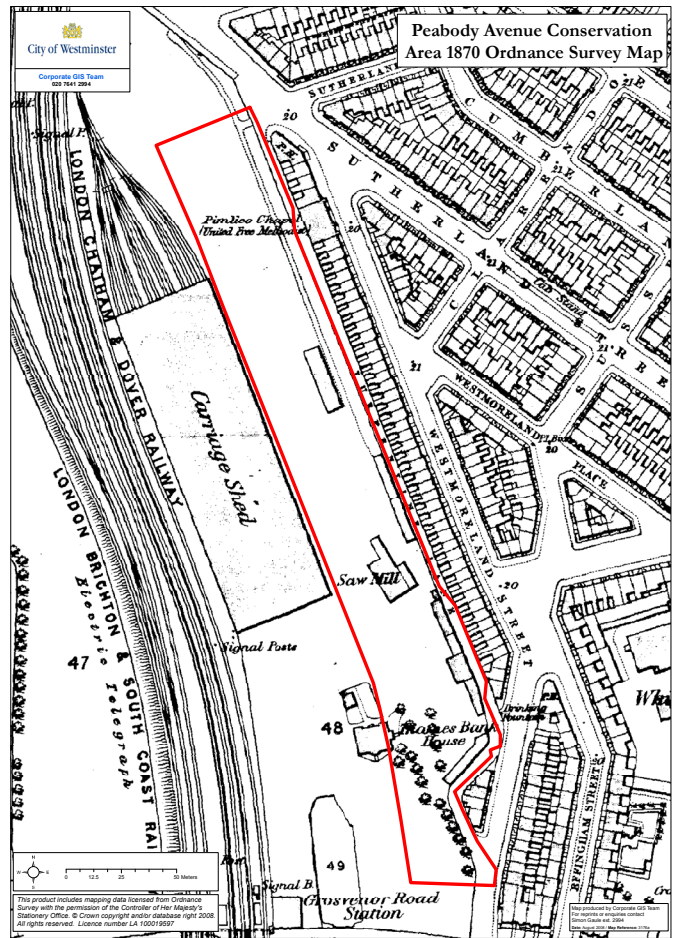


Figure 7 & 8: (left) Greenwood's map of 1827 (Copyright, Westminster Archives) showing the Grosvenor Canal and (right) 1870s Ordnance survey of the Peabody Avenue Conservation Area prior to development.

constructed in 1860, infilling the Grosvenor Canal (Figure 8). Under Parliamentary powers obtained in 1845, Victoria Street was cut through the Almonry, Dacre Street and the northern ends of Duck Lane and Strutton Ground.

3.9 The slums, however, did not go away. Many simply crowded into the courts and cottages that were left, living three or four families to a house built for one. In a tract of 1850 Cardinal Wiseman described the neighbourhood west of Westminster Abbey as a 'congealed labyrinths of lanes and courts, of alleys and slums'. Charles Dickens went further, naming it the 'Devil's Acre'.

3.10 Concern over the condition of working class housing at this time led to the establishment of a number of voluntary organisations aiming to build decent and affordable housing for the poor.

3.11 The earliest example of this philanthropic housing surviving in the area are the Rochester Buildings, financed by City merchant William Gibbs and designed by H. A. Darbishire in 1862. These are now known as Blocks A to D of the Old Pye Street Estate. The buildings were sold to the Peabody Trust in 1877 for £25,000.



Figure 9: Old Pye Street Estate in the early 20th century (Copyright, Peabody)

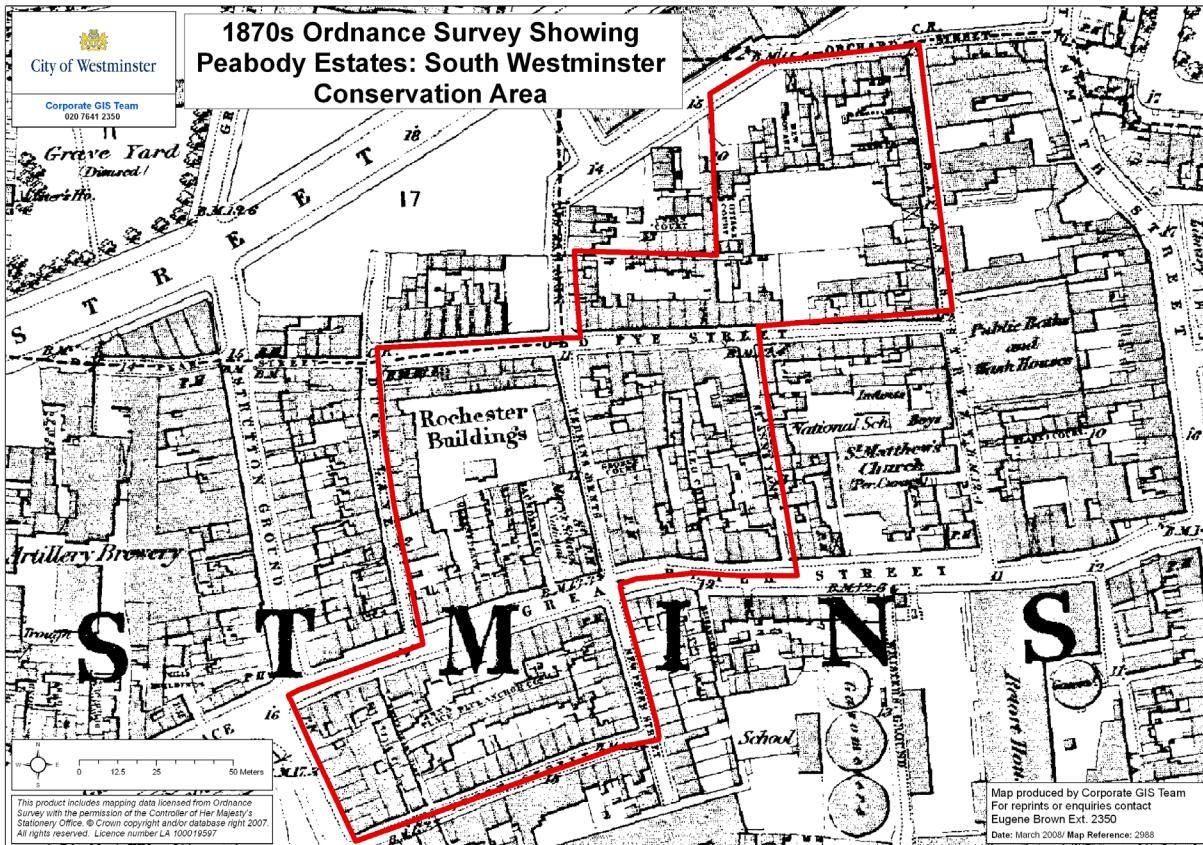


Figure 10: 1870 Ordnance Survey Map of area showing the Rochester Buildings

3.12 The Peabody Trust had been set up by the American-born philanthropist George Peabody in 1862. Peabody was born in Massachusetts in 1795 but spent most of his later life in London. In 1862 he gave £150,000 (later raised to £500,000) to endow a trust fund ‘to help ameliorate the condition of the poor and needy of this great metropolis and to promote their comfort and happiness.’ The Trust was not restricted to the provision of housing but the first Trustees decided that a proportion would be dedicated to the provision of ‘cheap, cleanly, well drained and healthful dwellings for the poor.’

3.13 H.A. Darbishire, the Trust’s architect from 1862-1885, sought to establish a pattern of Peabody housing which could be repeated at low cost across London. At a new development in Blackfriars, Darbishire designed a block, which was to establish a formula for new tenement blocks, which could and was repeated in numerous sites across London.

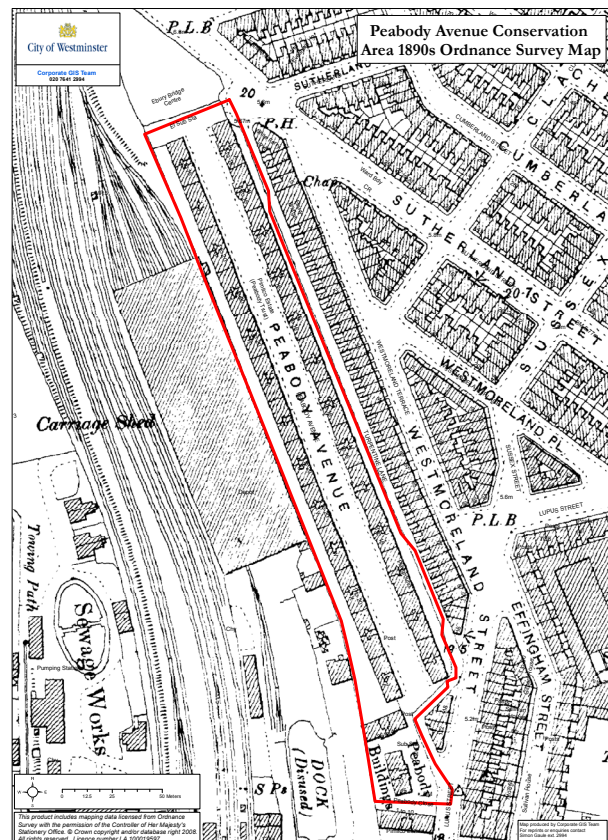


Figure 11: 1890s Ordnance Survey Map showing the full development of the Peabody Avenue Conservation Area.



Figure 12 & 13: Bomb damage to Peabody Avenue (Copyright Westminister Archives)

3.14 The Peabody Trust acquired the site of Peabody Avenue in 1874 which, at this time, was under the ownership of the London, Dover and Continental Railway Company. The design of Peabody Avenue is adapted from the standard formula tenement block design to fit the narrow and restrictive site, creating an avenue originally 280 metres long. The western range, adjacent to the railway, was of 5 storeys and the eastern block of 4 storeys, with pitched and slated roofs. Work was completed by the late 1870s.

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

3.16 The Abbey Orchard Estate was constructed in 1882 by the Peabody Trust and designed again by Henry Darbishire. Later additions were added in 1935 by Victor Wilkins and 1996-8 by Robert O'Hara Architects, these blocks differ from

the Peabody Avenue style that Darbishire created. The remainder of the blocks in the Old Pye Street Estate were constructed in 1885.

3.17 The Horseferry Road Estate was the last to be built, constructed in 1922 to provide better accommodation for the residents of the Westminister Estate, which was Peabody's first estate in Westminister, located in Buckingham Gate. It is by the architect Victor Wilkins in an Arts and Crafts/ Queen Anne style.

3.18 Peabody Avenue and the Abbey Orchard Estate suffered significant bomb damage during the Second World War resulting in the loss of four blocks to the south end of Peabody Avenue and one block to Peabody Close. The Horseferry Road Estate was also damaged by a number of direct hits.

3.19 The railings on the Abbey Orchard Estate were also removed in July 1942 and when repairs commenced on bomb damage in 1943 it was found that the buildings were built on arches on a foundation of piles, confirming that at one time the land was marshland.

3.20 Following the bomb damage and the demolition of Block Y on the Peabody Avenue Estate, Block X was not repaired or refurbished in line with the rest of the estate. The bomb damage survey compiled in 1944 stated that the block was 'damaged beyond repair' (of Block Y it states 'total destruction'). Block X was not, however, demolished at this time.

3.21 Repairs were further complicated by the weakened structural condition of the building, caused by both the bomb damage and the fact that the block was built on shallow footings over the main sewer. The building was therefore declared unfit and vacated in 1993. It has been empty and derelict since. However, in April 2008 a new development scheme, that involves the demolition of Block X and Z along with several other elements

within the estate was granted planning permission. The scheme will provide a new residential block, a new community centre, City Guardian's office and a Residents' Association office as well as extensive works to the public realm including a replacement ball court, play area and new community garden to the rear of Peabody Close.

3.22 In 1998 the Trust completed a new block on additional land at the south-east corner of the Old Pye Street estate which had been purchased from the Westminster RC Diocese. The block is named "William Gibbs Court" to commemorate the man who built the first four blocks of the estate.

3.23 Peabody Avenue was designated as a conservation area in August 2000 and the Peabody Estates: South Westminster Conservation Area was designated in March 2008. The buildings in these estates are of historical significance, demonstrating the pioneering Peabody style of social housing and the evolution of its built form over a period of eighty years.

Timeline

1862 - Rochester Buildings constructed (now known as Blocks A to D of the Old Pye Street Estate). Architect: Henry Darbishire

1874 - Peabody Trust acquire land for Peabody Avenue from London Chatham and Dover Railway Company

1876 - Peabody Avenue blocks completed. Architect: Henry Darbishire

1877 - Rochester Buildings sold to the Peabody Trust

1880s - Three villa tenements of Peabody Close, between the Peabody Avenue and Grosvenor Road, were added.

1882- Abbey Orchard Estate constructed. Architect: Henry Darbishire

1885- Additional blocks to the Old Pye Street estate (E, F, G, H and I) were added. Architect: Henry Darbishire

1922 - Horseferry Estate built. Architect: Victor Wilkins

1935- Abbey Orchard Block Q added (eastern side of the southern courtyard)
Architect: Victor Wilkins

WWII- Abbey Orchard Estate suffered bomb damage as did Peabody Avenue, losing four blocks at the South end and one block in Peabody Close.

1959 & 1970 - Modernisation work on Abbey Orchard Estate. Architect: Felix Walter

1969 & 1973 - Horseferry Estate modernised

1993 - Block X on the Peabody Avenue was declared unfit and vacated, it has since been empty and derelict

1996-98- Abbey Orchard's St Ann's Lane House constructed. Architect: Robert O'Hara Architects

1998- Trust completed a new block on additional land, now named "William Gibbs Court" to commemorate the man who built the first four blocks.

2000- Peabody Avenue Conservation Area designated

2008- Peabody Estates: South Westminster Conservation Area designated

2008- Planning Permission granted for a new development scheme following the demolition of Blocks X & Z of Peabody Avenue

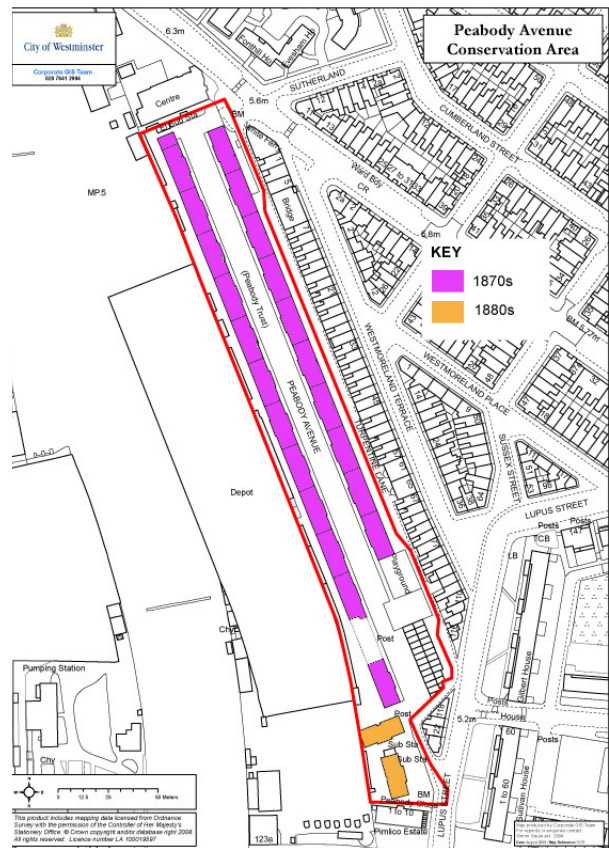
4 CHARACTER OF THE CONSERVATION AREA

General

4.1 The Peabody Estates: South Westminster and Peabody Avenue Conservation Areas have a similar character. Both consist of blocks of flats designed as social housing and retain their virtually unaltered outward appearance, providing evidence of the pioneering Peabody style of 19th century social housing.

4.2 The South Westminster Conservation Area is unique in that it includes three distinct estates, constructed over an eighty year period and by two different architects, with some later infills (see Figure 15, overleaf). This has resulted in three distinct sections, which vary slightly in character. However, despite differences in their style and detailing, they are consistent in scale and form, all being of similar height and designed around internal courtyards. This, and the proximity of the three estates, creates a strong sense of group value.

4.3 Peabody Avenue has a more coherent character, lined by blocks designed entirely by the main Peabody architect, Darbishire (see Figure 14). Its architectural character is similar to the Abbey Orchard Estate, and its architecture clearly expresses the Peabody style of the 1870-80s. The long narrow site also strongly influences the form of development and the character of the Avenue.



Figures 14: Building Ages map: Peabody Avenue shows that the construction of the estate took place over a short period, leading to its coherent character

Character Summary

- Social housing in tenement blocks in distinctive Peabody style.
- Juxtaposition of three courtyard estates in South Westminster of different ages and slightly different styles.
- Long narrow site of Peabody Avenue has more coherent character

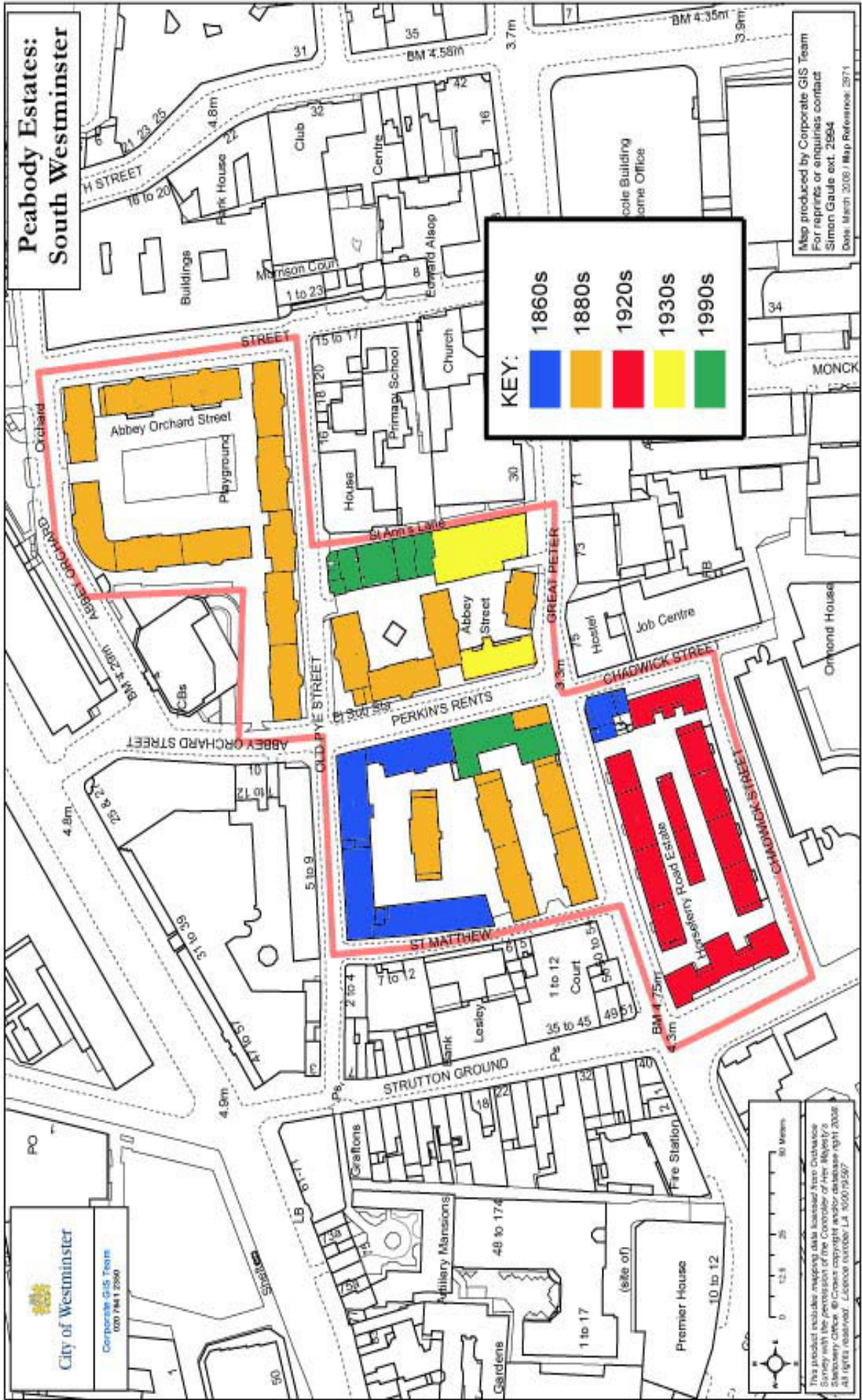


Figure 15: Building Ages map: South Westminster, showing the different estates, constructed at slightly different periods giving an evolution in styles and character

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.

Peabody Estates: South Westminster

4.5 The layout of the estates is a key part of their character. Their square plan was deliberately designed to create light open spaces in central courtyards quite different to the dense pattern of small yards and alleys they replaced. These enclosed areas provide a communal space for residents, set apart from surrounding traffic routes. Open gaps were left into the courtyards to promote airy, healthy spaces.

4.6 The routes forming the estate boundaries generally pre-date the estates. Horseferry Road, forming the western boundary to the area, is a busy traffic route and the proximity of the estates to Strutton Ground street market (located in the Broadway and Christchurch Gardens Conservation Area) means that there is a significant amount of pedestrian movement in the surrounding streets.

Peabody Avenue

4.7 Set within a narrow and constrained site, the estate did not follow the standard Peabody courtyard design but was designed as one long avenue between facing tenements. The principal and dominant space is therefore Peabody Avenue itself. This is a long street, 16 metres wide and finished in tarmac, with pavements to either side. Whilst the avenue is relatively wide, the height and length of buildings to either side give the space an enclosed character and separate it from the surrounding streets.



Figure 16: Hierarchy of streets and spaces

4.8 Spaces around the two remaining villa tenements dating from the 1880s are surfaced in Tarmac and have been enclosed recently by railings on the street edge.

4.9 Spaces to the rear of the avenue blocks highlight the constraints of the original site. On Turpentine Lane the long narrow space is enclosed on one side by the avenue and on the other by the irregularly shaped rear of the houses to Westmoreland Terrace. On the opposite side of the avenue the space opens to the railway and engine sheds.

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 and Intimate Routes and Spaces. The maps at Figures 16-17 show the hierarchy of routes and spaces within the Peabody Estates: South Westminster and Peabody Avenue Conservation Areas.

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 17: Hierarchy of streets and spaces

Architecture

Overview

4.11 The Peabody Estates: South Westminster and Peabody Avenue Conservation Areas provide a physical mapping of some of the first forms of social housing within Westminster. The estates consist of a range of tenement blocks, all of similar scale. These have simple, restrained facades, constructed in brick but varying in architectural detailing.

4.12 The estates' high standard of construction is demonstrated by the surviving architectural detailing, including lettering, original glazing bar patterns, fixtures and fittings as well as the good condition of brick work. Each estate is described in detail over the following pages.

Old Pye Street Estate

4.13 The Old Pye Street Estate includes buildings of two different phases set around a double courtyard. Blocks A to D (originally known as the Rochester Buildings) were designed by H. A



Figure 18: North-eastern corner (Blocks C&D) of Old Pye Street estate with original Dutch-style gables



Figure 19: Central window on northern facade with white surround.

Darbishire in 1862 and are the earliest buildings in the conservation area.

4.14 These blocks are in brown brick, with red brick arches and horizontal banding at ground and first floor levels. They have particularly distinctive Dutch-style gables on the outer north and east ranges

4.15 The Old Pye Street elevation has a simple restrained facade broken up by two feature windows with stucco surrounds (see Figure 19), at ground floor level, located either side of the central archway entrance into the internal courtyard.

4.16 Internally the courtyard is punctuated with large arched openings. Originally



Figures 20-21: Arched opening to entrance, infilled doorways to original Block D, Old Pye Street Estate

these had open stairwell access but, with the exception of the main entrance, these has been infilled and altered (see Section 7: Negative Features).



Figures 22-23: Brickwork to earlier blocks (*left*) and later blocks (*right*)

4.17 The later blocks to the centre and southern parts of the estate (E, F, G, H and I) date from 1885 and were also designed by Darbishire. These are in yellow stock with pale yellow brick banding. The facades are broken up by shallow projecting three bay sections which are a storey higher. These have closed stairwell access and entrances are inside the courtyards, set in glazed brick surrounds (Figure 26).

4.18 Windows throughout the whole of the estate are of a consistent detail and are 3-over-3 timber sashes set in painted reveals with gauged brick arches above and



Figure 24: Great Peter Street elevation of Old Pye Street Estate

projecting cills below, many with original pot retainers.

4.19 “**William Gibbs Court**” to the south-eastern corner of the estate, was added in 1998 and is by Robert O’Hara Architects. This modern 6 storey addition has a simple brick facade with dark horizontal brick banding to the lower two floors. Windows are square, top-hung, outward opening casements. The scale of the building means that it sits well amongst the older estates.

4.20 The only public house in the area, **The Speaker**, is also located within the Old Pye Street block, to the south-eastern corner. The ground floor fascia is traditional



Figures 25-27: Old Pye Street Estate: (*left*) Later block viewed from courtyard; Entrance detail; (*top right*) Southern facade of Old Pye Street block showing William Gibbs Court and The Speaker public house.

in style with timber stallriser and surround. Rising 4 storeys the facade is simply detailed with square headed sash windows to upper floors and the hierarchy of floors expressed through their decreasing height at each storey. The upper facade is in stucco with some painted banding detailing around the first floor windows.

Abbey Orchard Street Estate

4.21 The Abbey Orchard Estate was constructed in 1882 and designed by Henry Darbishire. The estate has two separate sections located to the north and south of Old Pye Street.

4.22 The northern part consists of nine blocks in an unbroken range reaching 6 storeys around a large central courtyard constructed with a closed stairwell design, much like the module used at Peabody Avenue. It is in yellow stock brick. Paler brickwork to the ground and first floors with dark brick banding gives the effect of rustication to the base of the building.

4.23 The blocks are each 7 bays wide. The elevations facing outwards, onto surrounding streets have full height canted bays breaking up the facade. Internal facades have no protruding bays. Unusually, Blocks A & C, forming one corner of the estate, come together at a curve instead of meeting at right angles to one another.



Figure 28: Southern facade of northern section of the Abbey Orchard Estate



Figure 29: Internal courtyard/ playground of the Abbey Orchard Estate



Figure 30 & 31: (above) curving corner to Blocks A & C and (left) Abbey Orchard Estate Block L entrance



4.24 The windows have been replaced in this northern section with uPVC 3-over-3 sashes. Original pot retainers do, however, add to the character of the estate, adding some element of greenery to what is otherwise a very urban environment.

4.25 The southern part of the estate is a long rectangle divided by Block O across the centre, cutting the estate into two small courtyards. Block Q (the western side of the southern courtyard) and St. Ann's Lane House (the eastern block of the northern courtyard) are more modern additions and differ from the Peabody Avenue style that Darbshire created. The south-easterly part of this courtyard is enclosed by the side of No 32-34 Great Peter Street, a 1960s office block.



Figure 32: Block P, southern section of Abbey Orchard Estate

4.26 The windows to the original southern blocks have also recently been replaced, but the chosen replacement design is in timber sashes replicating the originals and of two sizes: 2-over-2 and 3-over-3.

4.27 The entrance design for the original blocks is simple: slightly protruding from the brick facade with corbelled brackets. Doorways have gauged arches and each block is identified by a metal letter on the central key-stone.

4.28 **Block Q** is a 7-bay wide 1930s block with simple stone detailing to the central

bay, encircling the windows from the first to third storey and with a protruding 'balcony' section above the ground floor window. The block rises 5 storeys, all floors with well proportioned 8-over-8 sashes; the attic storey is painted white (see figure 33).



Figure 33: Block Q, Abbey Orchard Estate



Figure 34: Access balcony on St Ann's Lane House, Abbey Orchard Estate

4.29 **St Ann's Lane House** is a concrete block rising 4 storeys with glazed access balconies facing into the central courtyard; windows are single pane sashes. It is in concrete with access balconies and has mosaic tiles to ground floor. It is very different in style to the original Peabody buildings but has been included in the conservation area due to its importance in creating the courtyard environment that is identified with the Peabody Trust's social housing.

Horseferry Estate

4.30 This estate dates from 1922 and was designed by Victor Wilkins. It clearly demonstrates a progression in architectural design from the earlier estates and is in an Arts and Crafts/Queen Anne style. All blocks are constructed in red brick with stone dressings and have tall mansard roofs with gables, dormers and prominent chimney stacks.

4.31 The estate consists of a large rectangular courtyard, with a single storey bath-house block down the centre. Blocks to the north and south are treated slightly differently than those to the east and west.



Figure 35 and 36: *(above)* Elevation to Horseferry Road; *(below)* Block B, courtyard entrance



Block A, fronting the Horseferry Road and forming the short side of the courtyard, has two shallow projecting bays with pediments above. To the courtyard it has a projecting central bay to the courtyard elevation, with recessed balcony access to either side. Block F, forming the opposite short side has similar detailing but has been truncated to allow for earlier buildings (not owned by Peabody) on the corner of Chadwick and Great Peter Street.

4.32 Blocks B-E and K-G are of different design with internal stairwells marked by large open central entrances to each block, with two small side sash windows (Figure 37). The blocks are identified by stone carved 'block letter' on shell canopies under protruding barrel hoods.

4.33 Windows are timber sliding sashes set flush within the brickwork. To the street elevation most of these are 6-over-6



Figure 37-39: *(above)* Horseferry Road Estate, open stairwell entrance detail; *(below left)* balcony access and *(below right)* entrance detail, Block A.





Figure 40 & 41: Horseferry Estate: (*above*) original bathhouse and (*below*) northern elevation to Great Peter Street



proportions and has large sections of glazing; elsewhere detailing has been largely preserved.

4.37 **No 77 Great Peter Street** and **No 2 Chadwick Street** are comparatively simple in design and scale. Both are only



Figure 42: Former Public House at No 79 Great Peter Street with Horseferry Road estate in the background

sashes but within the courtyard there are a range of patterns.

Other Buildings

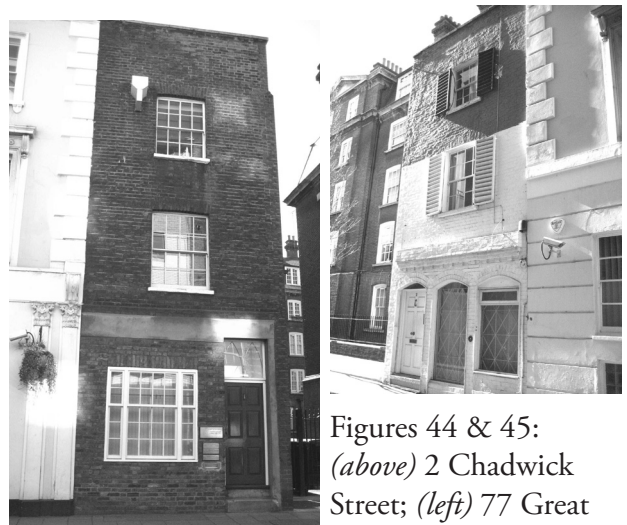
4.34 There are a number of buildings in Great Peter Street and Chadwick Street that pre-date the Peabody Estate properties. These, therefore, provide physical evidence of the townscape prior to the Peabody development.

4.35 **No 79 Great Peter Street** is sited on the corner plot of Chadwick Street and was originally a public house. 3 storeys high with an additional mansard above moulded decorative stucco cornice; this Victorian facade has attractive detailing and stucco enrichment, especially to the windows at first floor and the parapet cornice.

4.36 The previous use of the property as a public house explains the modified ground floor window arrangement which is not in balance with the building's historical



Figure 43: Freize moulding under parapet line at No 79 Great Peter Street



Figures 44 & 45: (*above*) 2 Chadwick Street; (*left*) 77 Great Peter Street

one bay wide with 8-over-8 sashes to first and second floor. **No 77** rises 3 storeys with original brick facade and parapet line. Ground floor window and door are modern additions.

4.38 **No 2 Chadwick Street**, meanwhile, is more altered, rising 3 storeys with mansard roof. The facade is painted white to second floor level and the top storey is painted a dark shade of green. Shutters to first and second floors are not in keeping with the original character of the building and the ground floor window is a modern addition which disrupts the balance of the facade.

Peabody Avenue

4.39 The buildings which make up the avenue, are essentially Darbishire's standard tenement block arranged in two terraces (originally over 280 metres long). The block adjacent to Westmoreland Terrace is of four storeys and the block adjacent to the railway five storeys. Both have pitched and slated roofs.

4.40 Each of the tenements is seven windows wide with a central shallow bay

of three windows projecting from the bulk of the building. Within the avenue this produces a subtle rhythm to the facades and breaks down the scale of the buildings.

4.41 The three villa tenements between the avenue and Grosvenor Road were added in the 1880s. They share a similarity of form with the avenue in that they are seven windows wide with a central bay of three windows wide but these are much more decorative than the avenue buildings.

4.42 The avenue buildings are constructed from yellow stock bricks with paler bands of light yellow brick and gauged brick arches above deeply recessed windows. Other decorative elements include dentilled brickwork, particularly at eaves level and corbelled cills to windows.

4.43 Each of the main block entrances is constructed in pale yellow brick with shallow rusticated door surrounds with a plain entablature supported on simple corbelled brackets. Above each entrance a fine quality gauged brick arch carries a metal letter on a heavy keystone identifying the individual block.



Figures 46 & 47: (left) 5 storey facade of Block T; (right) entrance of Block W showing shallow rusticated 'portico' with plain entablature supported on simple corbelled brackets. Gauged brick carries a metal 'W' on a heavy keystone and a decorative lanterns sits above. All windows have been replaced with uPVC modern windows.



Figure 48 & 49: (above) Example of access door to ground floor flats on the avenue; and (right) current City Guardian's office soon to be converted into a 3-bedroom property as part of the proposed development scheme.

4.44 Ground floor flats have separate entrances (figure 48) creating a rhythm to the facade, with two between every main entrance.

4.45 Unfortunately nearly all the original windows on the estate have been replaced with uPVC, though they have retained the sash pattern (see Section 7: Negative Features).

4.46 The later blocks of the 1880s have more decorative flourishes. Constructed from terracotta and yellow stocks the architecture is almost baroque. The first two floors and all of the central bay is rusticated terracotta; the central bay rising an additional storey above the four storey buildings.

4.47 Windows have architraved terracotta surrounds and the central attic storey finely detailed bottle balustrading and finely



detailed pilasters placed between six attic windows. Block 1, immediately adjacent to the avenue, has a bottle balustraded parapet.

4.48 Whilst there are obvious differences in the two stages of development the later buildings are considered to be an important component of the whole group. These buildings demonstrate how the standard tenement had been developed and elaborated on by the 1880s.

4.49 Planning permission and conservation area consent were granted in April 2008 for the demolition of vacant Blocks X and Z, along with the existing garages and pram sheds to the southern end of Peabody Avenue. The form, height and massing of the proposed replacement blocks reinterprets the retained Darbshire blocks in a modern and contextual manner.

4.50 The scheme will introduce an 'L' shaped element which will lie parallel to existing Block 1 of Peabody Close. The



Figure 50-52: Peabody Close blocks: (left) rusticated terracotta central bay; (right) balustraded detailing to roof level of Block 1

'L' shaped development is a departure in terms of the long parallel terraces of the avenue, but it is considered that the character of the avenue will not be affected, and the new scheme will in fact help to successfully redefine Peabody Close.

POLICY AND FURTHER GUIDANCE

Any proposal should take into account the character of its context. Policy DES1 should be consulted on the principles of development, DES4 for infill 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(C) 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.



Figure 53: Block X, demolition of which has been granted consent

Roof Profiles

4.51 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.

4.52 The roofscape of the original blocks to the Peabody Estates is of a generally consistent height across blocks. The majority of buildings have been designed with a roof storey which is integral to their design. There is, however, some variation in detailed design with the use of gables, projecting attic storeys balastrading and dormers. The Dutch-style gables to the original Rochester Buildings on the Old Pye Estate clearly differentiates them from the pitched roof of the later blocks (Figures 54 and 55). The balustraded detailing to the roof line of Block 1 Peabody Close (Figure 57) also distinguishes its roof profile from Block 2.

4.53 All of the roofs are however characterised by their stout brick chimney stacks which form a prominent feature against the skyline. These are characteristic elements of the Peabody blocks and should be retained.

4.54 Policy DES6 of the Unitary Development Plan highlights the instances where roof extensions are not considered acceptable. These include cases where buildings are 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.



Figures 54-57: (*top to bottom*) Dutch-style Gables to original Rochester Buildings on the Old Pye Street Estate; Horseferry gable design; roof profile of Abbey Orchard blocks; and bottle balustrading detailing to Block 1, Peabody Close

4.55 The rooflines are integral to the architectural composition of the buildings and this means that the majority of properties within the conservation area represent types of building where roof extensions would be difficult to accommodate without comprising the established roofscape and proportions of the buildings. It is therefore unlikely that any of the original blocks within the areas would be suitable for upward roof extension. However, fuller analysis would be undertaken as part of any application received.

4.56 There are a number of other buildings within the South Westminster Conservation Area, which are not original Peabody Buildings, as detailed above. These buildings have a variety of different roof profiles, some are considerably smaller than adjoining buildings and may be suitable for roof extension.

4.57 Roof coverings consistent with the date of the parent 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.

4.58 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, 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 publication 'Roofs: A Guide to Alterations and Extensions on Domestic Buildings (1995).

Unlisted Buildings of Merit

4.59 There are no listed buildings within either of the Peabody conservation areas. Unlisted buildings, however, can make an important contribution to the character and quality of conservation areas. This may be 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 be of value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted.

4.60 Almost all blocks and estate buildings that make up the two conservation areas are considered to be 'Unlisted Buildings of Merit.' The majority of these are the original estate buildings and retain their historic outward appearance and original architectural detailing. They are also of historic importance as evidence of the pioneering new movement of social housing funded by the Peabody Trust. All the original Peabody buildings and their ancillary buildings have therefore been identified as of merit.

4.61 There are, however, a number of buildings within the South Westminster Conservation Area which are not considered to be of merit. The modern St Ann's Lane House on the Abbey Orchard Estate and William Gibb Court on the Old Pye Street Estate are relatively bland buildings and are not considered to be of particular architectural significance. They have therefore been identified as having a neutral impact on the character of the conservation area.

4.62 The 1960s office building at 32-34 Great Peter Street is, however, considered to have a detrimental effect on the conservation area and has therefore been identified as a negative building.

4.63 All unlisted buildings of merit, neutral and negative buildings are identified on the maps at **Figures 58 and 59**.

4.64 The following is a complete list of those buildings considered to be 'Unlisted Buildings of Merit' within the conservation areas:

SOUTH WESTMINSTER

Old Pye Street: Blocks A-I

Abbey Orchard Estate: Blocks A-Q

Horseferry Road Estate: Blocks A-K

Central bathhouse

Nos. 77 & 79 Great Peter Street

The Speaker Public house

No 2 Chadwick Street

PEABODY AVENUE

Peabody Avenue: Blocks A-J & N-W

Peabody Close: Blocks 1 & 2

POLICY AND FURTHER GUIDANCE

Policy DES9(B) 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 preserve or enhance the character or appearance of the area. The requirement may be balanced against the City Council's other policy objectives.

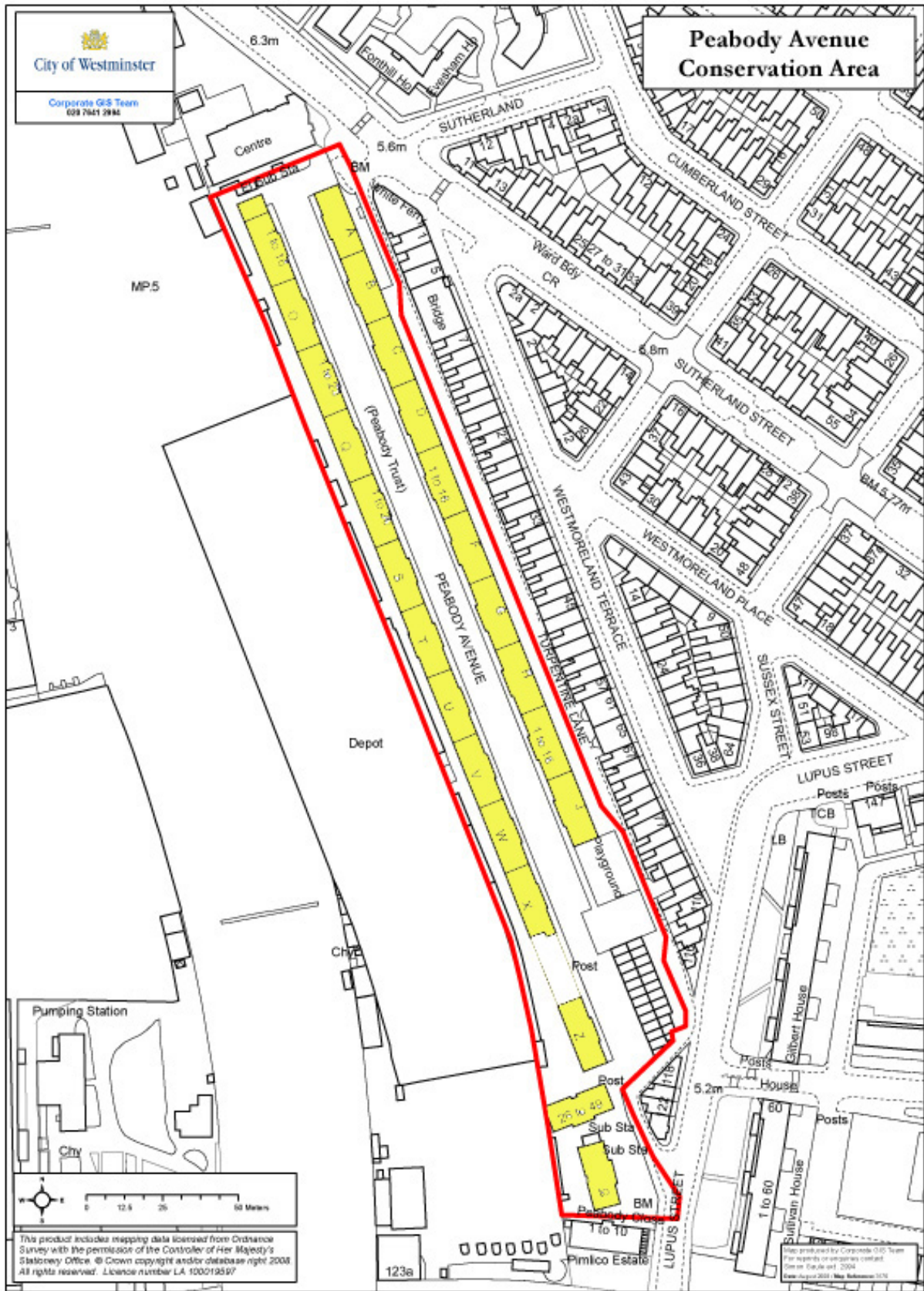
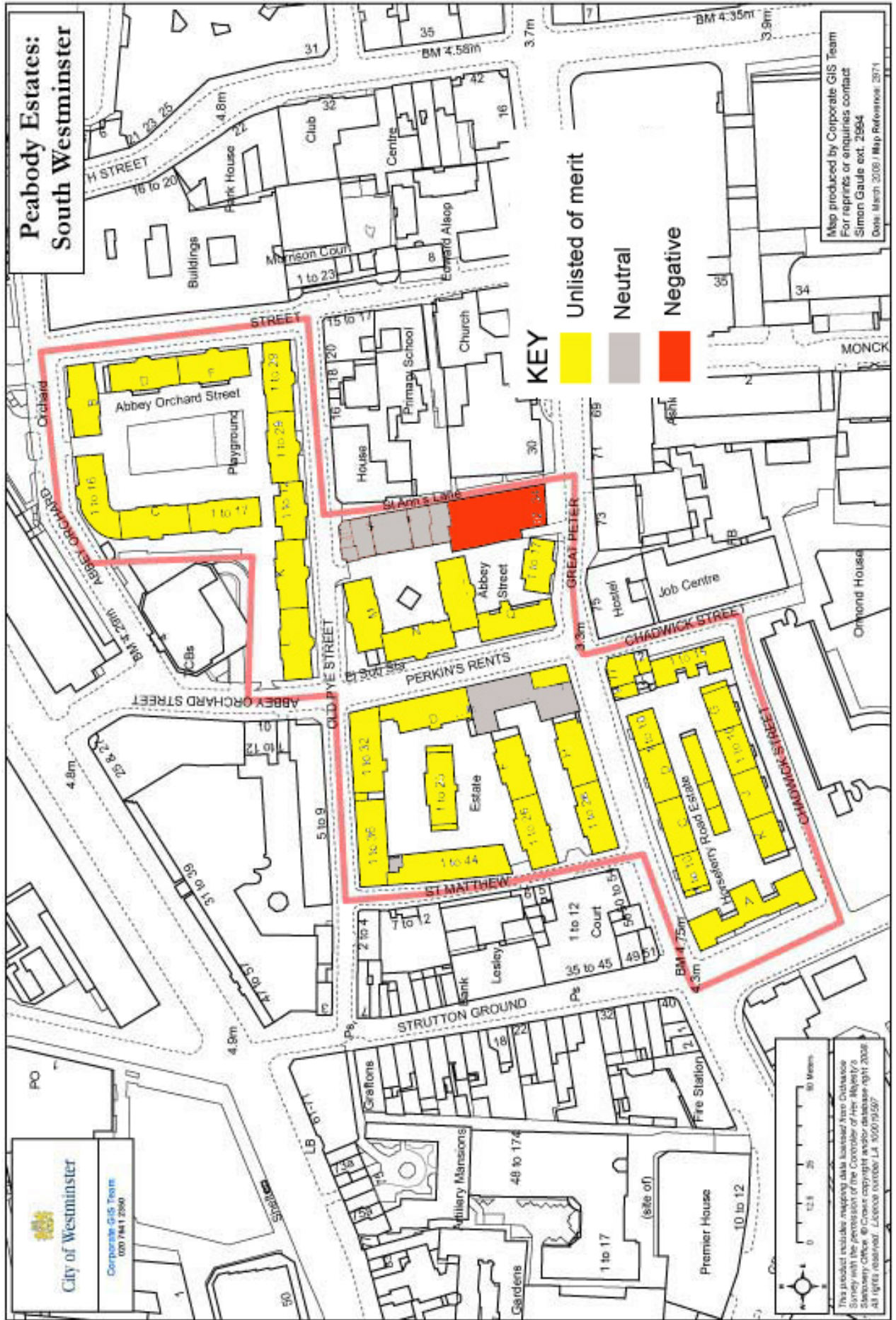


Figure 58: Peabody Avenue Unlisted of Merit

Figure 59: Peabody Estates: South Westminster Unlisted Buildings of Merit map



Views and Landmark Buildings

4.64 Policy DES15 in the Unitary Development Plan identifies two categories of views which contribute to Westminster's townscape and historic character.

4.65 Metropolitan Views, which includes both views from Westminster to other parts of London and views from other parts of London into Westminster. Due to the size and context of the Peabody Estates: South Westminster Conservation Area and the Peabody Avenue Conservation Area there are no relevant Metropolitan Views.

4.66 Local views can be of natural features, skylines, smaller landmarks and structures, as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

Peabody Estates: South Westminster

4.67 Peabody Estates South Westminster has a relatively enclosed character with

few long views out of the area. The design of the courtyards did however, deliberately leave open gaps allowing glimpses into the courtyards, which is important to the areas character. The following have been identified as important views:

- Local View 1: Looking through the northern gateway of Abbey Orchard Street Estate into the internal courtyard and playground.
- Local View 2: View from south-western corner of Abbey Orchard Street Estate looking at the internal courtyard area and playground
- Local View 3: Looking south through the archway of Old Pye Street Estate into the internal courtyard
- Local View 4: Looking into the internal courtyard of Horseferry Road Estate and its central bath house.

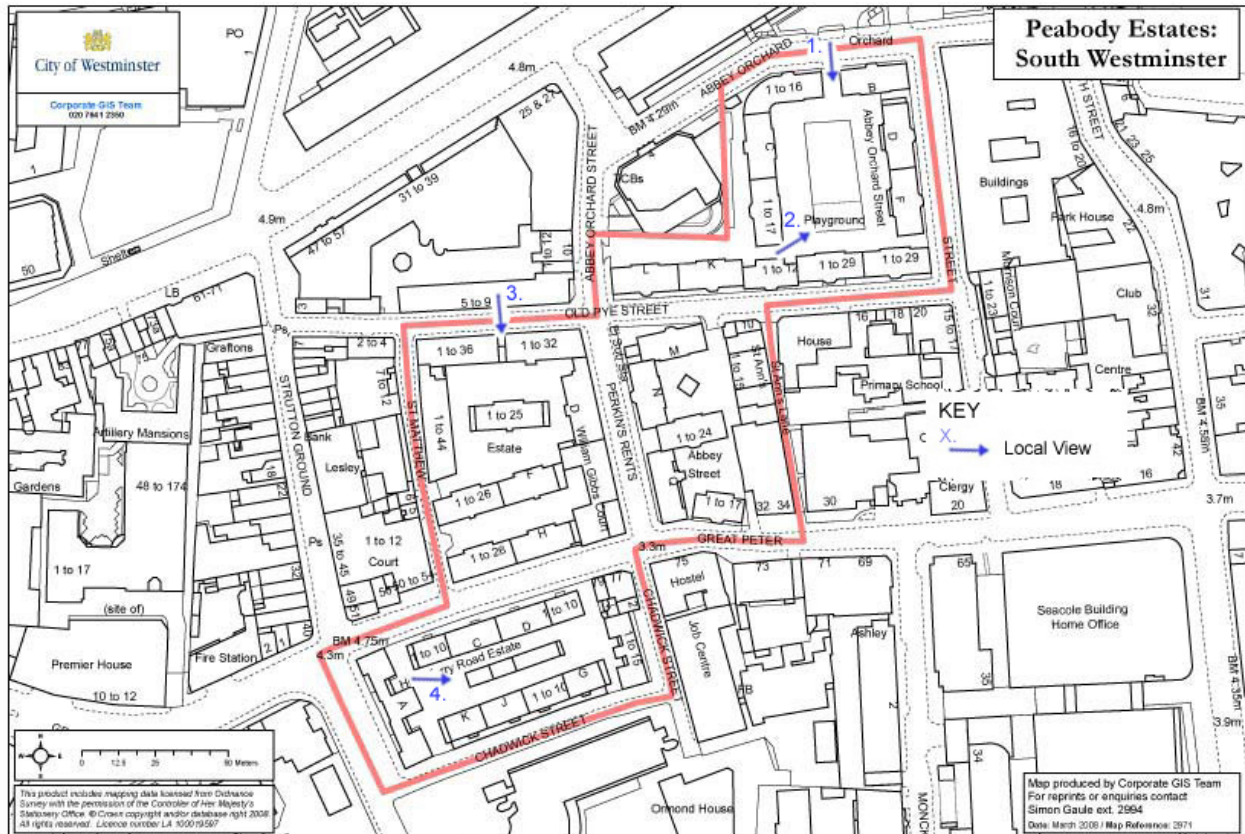


Figure 60: Peabody Estates: South Westminster views

- **Peabody Avenue**

4.68 Its location in the southwest corner of Westminster adjacent to the river means a number of views can be identified from within Peabody Avenue as follows:

- Local View 1: Looking south down Peabody Avenue
- Local View 2: Looking north up Peabody Avenue
- Local View 3: Western Pumping Station, 124 Grosvenor Road, from rear of Block 1, Peabody Close
- Local View 4: Western Pumping Station, 124 Grosvenor Road, from entrance of Block 1, Peabody Close
- Local View 5: Western Pumping Station, 124 Grosvenor Road, from side passage of Block 2, Peabody Close
- Local View 6: Looking from Peabody Close across the river towards Battersea Power Station
- Local View 7: Looking from Peabody Close towards Churchill Gardens



POLICY AND FURTHER GUIDANCE

In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views (now renamed designated views) is set out in the UDP at DES 14. DES9 F seeks to protect 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 and Westminster City Council's emerging Supplementary Planning Document on Metropolitan Views.

Figure 61-64: (top to bottom) Peabody Avenue Local Views 1, 4, 6 and 7

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.

5.2 There are a number of significant elements of detail within the Peabody Estates; these are set out below.

Railings, boundary walls & enclosures

5.3 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.

5.4 All three estates to the Peabody Estates: South Westminster Conservation Area have iron gates to provide secure access into the central courtyards. These gates are of varied quality but are all simple in design with no elaborate detailing. Peabody Avenue's gates are of a modern design and add little to the character of the conservation area.

5.5 There are also a variety of boundary treatments in and around the conservation areas, particularly within the Abbey Orchard Estate and Peabody Avenue which both have high modern railings around their recreation areas and railings bounding entry ramps. Horseferry Road Estate and Peabody Close properties also have some attractive external boundary railings.

5.6 Original pot retainers to the windows of Old Pye Street, Abbey Orchard, Peabody Avenue and Peabody Close add to the character of the buildings.



Figures 66-68: (top to bottom) Entrance gates to Old Pye Street Estate; boundary railings to Abbey Orchard Estate; and railings bounding main entrance of Peabody Avenue block.

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

5.7 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.

5.8 The Peabody Estates: South Westminster and Peabody Avenue Conservation Areas have little historic street furniture and are predominantly characterised by modern street furniture, lighting and bollards.

5.10 Lampstandards in the conservation area are generally the Grey Wornum design (Figure 71). This form was originally conceived in 1957 by George Grey Wornum, the architect responsible for the layout of Parliament Square and are therefore typical of this part of Westminster.



Figure 69 & 70: Original pot retainers: (*above*) Old Pye Street; and (*below*) Peabody Avenue



5.11 As well as these classic street lamp designs there are numerous more utilitarian modern designs found in the redeveloped Abbey Orchard courtyard.

5.12 Above the entrances to all Peabody Avenue and Peabody Close blocks are lanterns mounted on curved iron brackets (figure 78); this is an attractive and consistent feature in the conservation area.

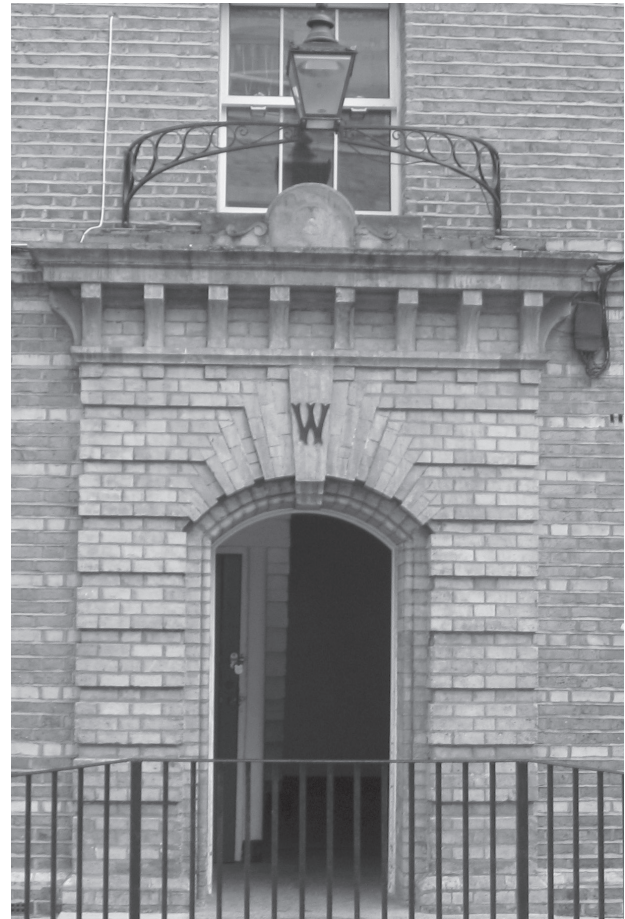
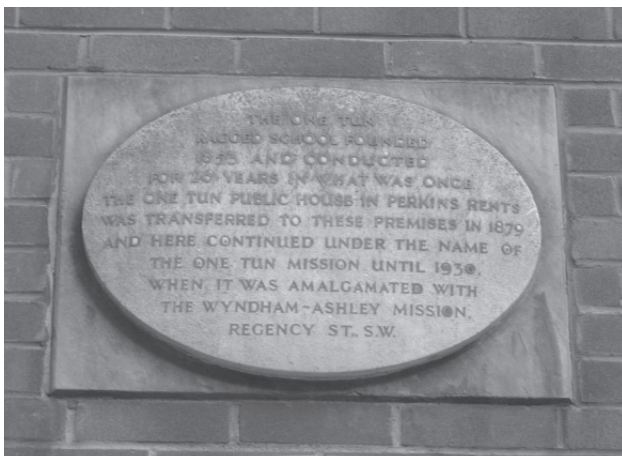
5.15 Street names and signs can also be of historic interest. Within the conservation



Figures 71, 72 & 73: (*left to right*) Grey Wornum lampstandard; lanterns to corner of The Speaker public house;; and lantern mounted to the corner of Block A, Peabody Avenue



Figures 74: (left) Signage identifying the individual Horseferry estate blocks; Figure 75-6: Signage to individual Peabody estates- Horseferry and Old Pye Street



Figures 77 & 78: (above) Commemorative plaque to One Tun Mission and (right) Peabody Avenue entrance with metal lettering and attractive mounted lantern.

area each of the individual estates is identified by signage put up by the Peabody Trust (see figures 75 and 76). All of the individual blocks also retain original signage and lettering identifying their entrances; a consistent feature that should be retained.

5.14 On St Ann's House there is a Plaque which commemorates the One Tun Mission originally located on this site.

5.13 Other street furniture include modern bollards, bins and benches of a modern design.



Figure 79: Modern benches in Abbey Orchard central garden



Figures 80-82: Public art in the central Abbey Orchard landscaped courtyard

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 The recently redeveloped landscaped courtyard of Abbey Orchard Estate has four pieces of public art; sculpted fruit in grey stone (see figures 80-82). These are in place to signify the original use of the land as the orchard for the monks of Westminster Abbey. There is also a stone wall with metal lettering commemorating the date of the redevelopment, 2003, (see figure 83).

5.18 There is no public art within the Peabody Avenue Conservation Area. There is, however, a war memorial to those killed in WWI mounted on Block N.

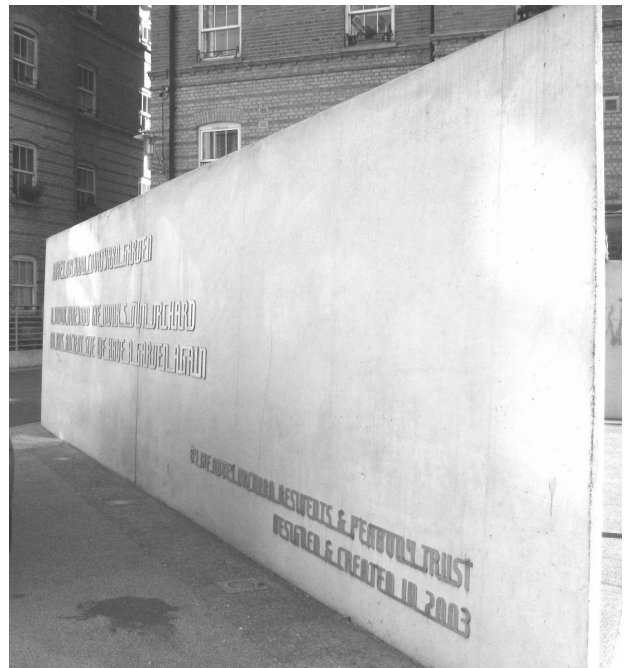


Figure 83: New signage in Abbey Orchard Courtyard



Figures 84 & 85. World War I memorials in Old Pye Street (left) and Peabody Avenue (right)

POLICY AND FURTHER GUIDANCE

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

Hard Landscaping and Original Street Surfaces

5.19 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.

5.20 There is no original surface treatment within either of the conservation areas and it is largely of poor quality (see Section 7: Negative Features).



Figure 86: Original Landscaping in Abbey Orchard Estate

5.21 The Abbey Orchard Estates central area has been redeveloped to create a central recreation area with hard landscaped playground and ball court.

5.22 Peabody Avenue also has a children's playground and a ball court which will be improved as part of the new development scheme.



Figures 87-89: (*top*) Abbey Orchard Estate central play area; (*middle*) Peabody Avenue's play area; and (*bottom*) Peabody Avenue's ball court

POLICY & FURTHER GUIDANCE

UDP policy DES7 E 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.

Trees, Soft Landscape & Biodiversity

5.23 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.

5.24 Due to the urban character of the conservation areas there are few trees found in and around the estates. There are, however, some small ones in the Abbey Orchard Estate and some street trees outside the estate boundaries, particularly along Chadwick Street and on the corner of Perkin's Rents. Many residents also utilise their pot retainers thus adding colour and greenery to the estates' facades.

5.25 Peabody Avenue has a number of mature London Plane trees running down its centre; these add significantly to the quality of the space.

5.26 There is also a small memorial garden sitting between vacant blocks X and Z. The new development scheme for the estate will relocate this to the rear of Block 1, Peabody Avenue.

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



Figures 90 - 92: (top to bottom) Peabody Avenue Memorial Garden; Abbey Orchard Estate's metal retainer to plant beds; Abbey Orchard Estate's concrete planter with metal retainers

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.

6. Characteristic Land Uses

6.1 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.

6.2 All four Peabody Estates were originally constructed as social housing. Today the character remains almost entirely residential, with the majority of the buildings still occupied by Peabody residents.

6.3 However, there are a number of buildings with ancillary uses. The original bathhouse, located in the centre of the Horseferry Road Estate, is now used as a community hall. A City Guardian's office is also located to the north of Peabody Avenue (to be converted to a 3-bedroom house as part of the redevelopment of the avenue).

6.4 The Peabody Estates: South Westminster Conservation Area also has a public house, The Speaker, on the corner of Great Peter Street and Perkin's Rents, as well as number of other properties within the area used as office premises, notably the three Victorian buildings located opposite The Speaker, Nos 77 & 79 Great Peter Street and No 2 Chadwick Street. The large 1960s concrete office, No 32-4 Great Peter Street, is the only purpose built office block in the area.

6.5 There are also recreational areas in both the Abbey Orchard Estate and Peabody Avenue, both with play areas and ball courts.

6.6 The new development to Peabody Avenue will include the provision of a new ball court and play area, a new community garden, a new community centre, City Guardian's office and a Residents' Association office.

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

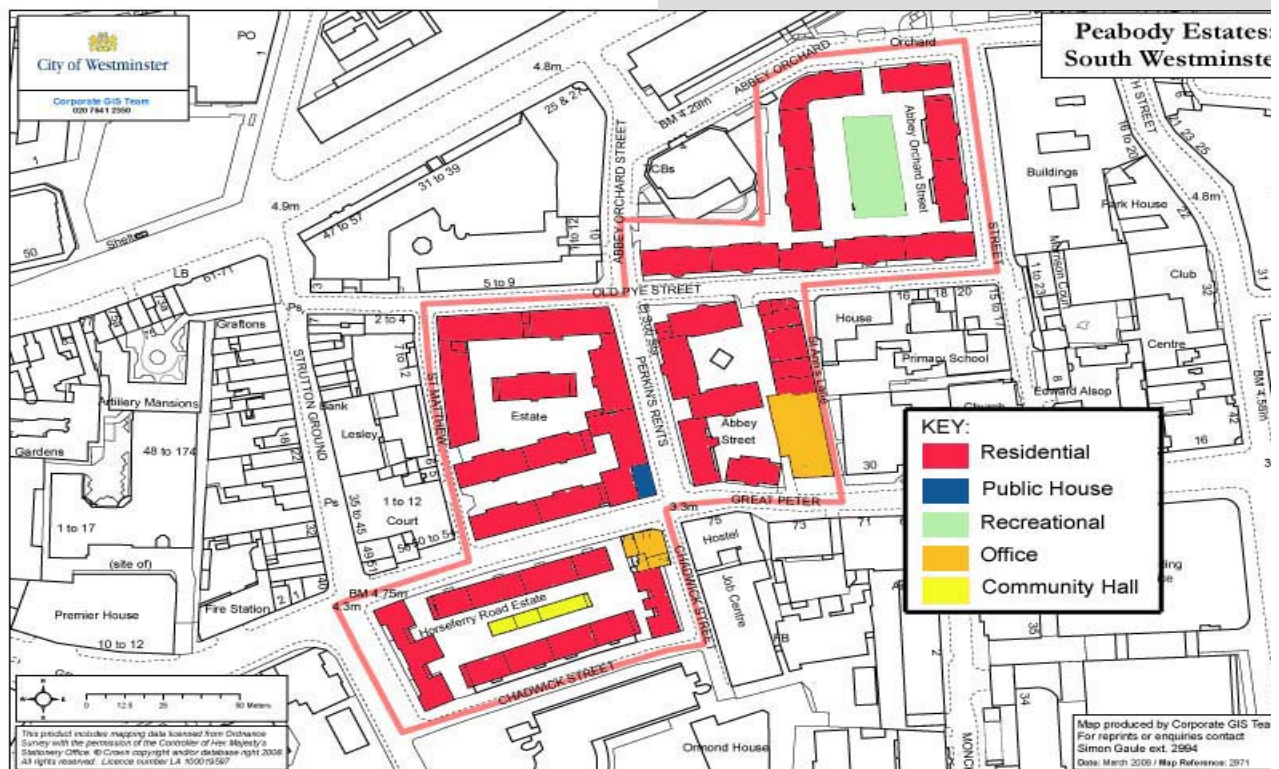


Figure 93: Peabody Estates: South Westminster Land Uses map

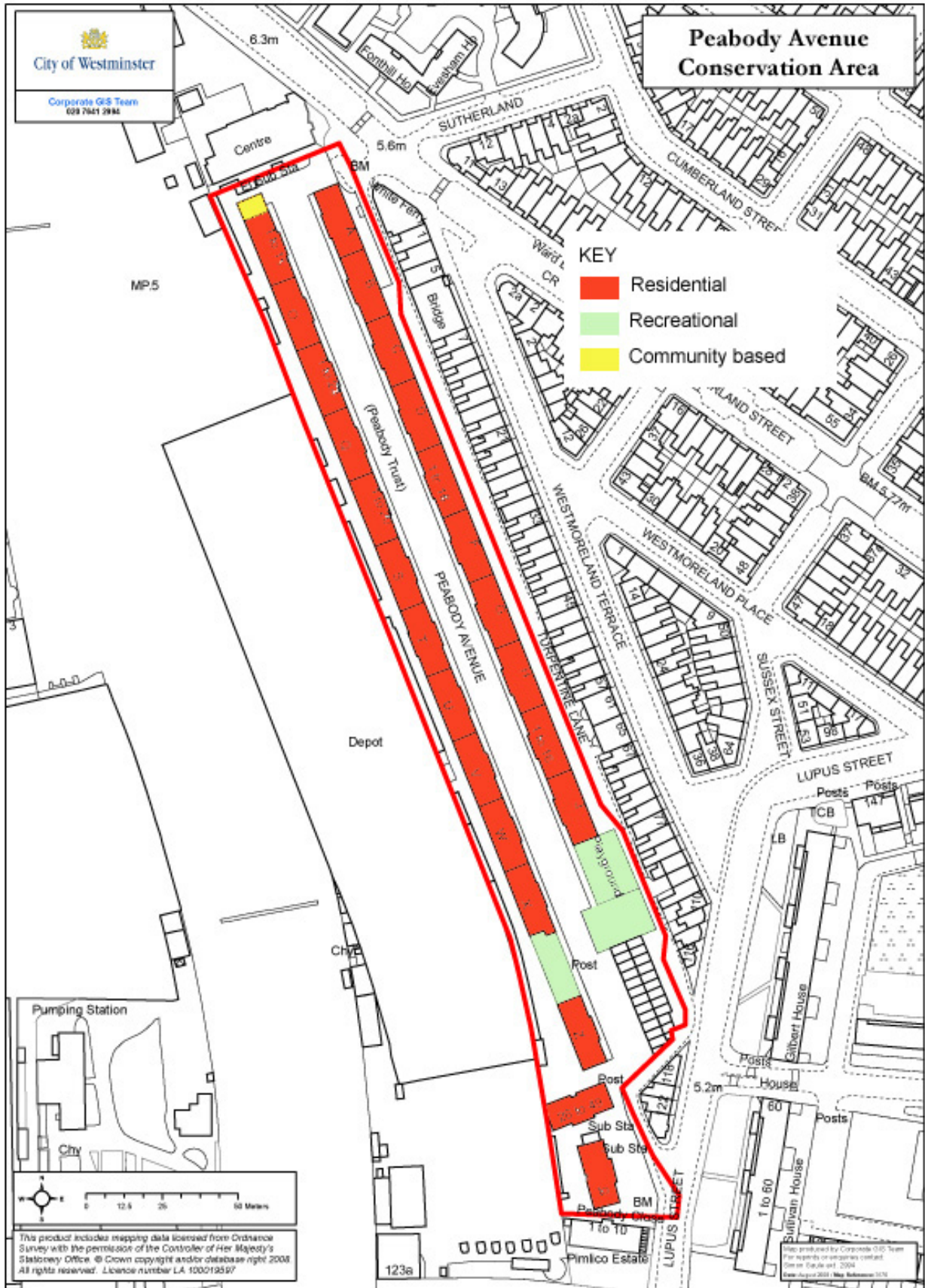


Figure 94: Peabody Avenue Land Uses

7 NEGATIVE FEATURES & ENHANCEMENT

7.1 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.

7.2 The majority of the buildings in both conservation areas are the original blocks and there are few individual buildings which detract from the areas. There are, however, a number of negative features that are in need of replacement or enhancement.

Peabody Estates: South Westminster

7.3 While the majority of the buildings make a positive contribution to the character of the area, the condition of the estate blocks within this conservation area is variable. Those located in the Abbey Orchard Street Estate have recently undergone extensive maintenance work and therefore appear in relatively good condition, whereas some of the blocks to Old Pye Street and Horseferry Estate have stained brickwork and would benefit from maintenance.



Figures 95 and 96: (left) Enclosed stairwell, and (below) lift shaft to Old Pye Street Estate



Figures 97-100: (below) Vacant Blocks Z & X respectively; (top right) poor repointing to western blocks of Peabody Avenue; and (bottom right) good quality pointing of Peabody Avenue's eastern blocks.



7.4 The Old Pye Street Estate has also suffered from some detrimental alteration. The original open stairwells have poorly detailed modern infills which have had a detrimental effect on the internal courtyard area, as well as detracting from the original architectural form of the blocks. A large lift shaft in the northwest corner also detracts from the character of the area.

Peabody Avenue

7.5 The blocks in this conservation area are also in variable condition, those in Peabody Close being better maintained than the avenue buildings. This is particularly true of Blocks X & Z which suffered from bomb damage and are due to be demolished. These vacant buildings are currently boarded up and, due to their state of disrepair, have a detrimental effect on the overall character of the estate.

7.6 The western side of the avenue has undergone repointing work which has damaged the overall appearance of these blocks (as can be seen in figure 99).

Modern window replacements

7.7 Inappropriate modern window replacements have had a detrimental impact on the character of both conservation areas. The installation of uPVC windows does not replicate the quality or detail of the original timber sashes. All original sashes have been replaced within the Abbey Orchard Street Estate, as well as on Peabody Avenue and Peabody Close; this has had a negative



Figure 101 & 102: Examples of uPVC windows installed on Peabody Avenue

effect on the overall appearance of the estates.

Public Realm

7.8 The courtyard spaces within the Old Pye Street and Horseferry Road estates have the potential to provide residents with an attractive area of communal space. However, these areas have historically been underused and dominated by hard surfacing. The poor quality landscaping and street furniture and, in the Old Pye Street Estate, the use of the areas for



Figure 103: Central courtyard of Old Pye Street Estate with its one lone central bench



Figure 104: Traffic bollards and gates to Old Pye Street Estate courtyard

car parking means that these spaces are uninviting to residents.

7.9 Peabody Avenue also has poor quality landscaping and street furniture making the area seem both austere and



Figure 105-107: Public Realm issues in Peabody Avenue: (above) patched surfacing of Peabody Avenue; and (below) unsightly refuse storage.



uninviting. This, coupled with the poorly maintained hard landscaping and patched road surfacing, greatly affects the overall character of the conservation area and discourages people from utilising the outdoor spaces provided.

7.9 The large refuse storage areas have been placed prominently in the centre of the avenue and without screening, to the detriment of the physical appearance of the area.

7.10 Parking located to the rear of the eastern Peabody Avenue blocks (figure 108) creates an uninviting rear alleyway. Furthermore, the rows of garages on the estate create dead frontage of which is



Figure 108 & 109: (above) Parking to rear of eastern Peabody Avenue blocks with unattractive collapsible bollards; (below) garages on the estate creating a dead frontage.



Figure 110: Poor quality metal fencing to the boundary of Horseferry Road Estate

detrimental to the overall character of the conservation area.

Clutter including CCTV, Aerials, Wires Satellite Dishes and Signage

7.11 The careless placement and



Figure 111-113: (clockwise from bottom left) aerials sited on the facade of Peabody Avenue; CCTV sited on Peabody Avenue and Great Peter Street; and satellite dish sited on facade of Horseferry Estate block, Chadwick Street

inappropriate siting of CCTV, aerials and satellite dishes 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 these conservation areas has been undermined by inappropriately sited equipment in various locations.



Figure 114: Mixture of signage on Old Pye Street Estate

7.12 Satellite dishes, wires and other clutter has had a detrimental impact in a number of areas. There is a large amount of cabling affixed to buildings and in the Old Pye Street Estate, draped between buildings. Satellite dishes have been affixed to the front elevation of blocks in some locations. As with all additions to buildings, careful consideration should be given to the siting of such equipment. The negative visual impact can be reduced through siting equipment away from a building's front facade and other prominent positions such as on chimney stacks.

7.13 In some locations, a mixture of signage affixed to buildings also has a detrimental impact and adds to visual clutter.

Other Buildings

7.14 No.2 Chadwick Street, within the Peabody Estates: South Westminster Conservation Area is an attractive building but has undergone substantial alteration including insertion of modern windows, shutters and painting to the facade. All



Figure 115: No 2 Chadwick Street



Figure 116: No 32-34 Great Peter Street

such changes have been detrimental to the overall visual appearance of the property.

7.15 No. 32-34 Great Peter Street is a 5-storey 1960s office block which is not in keeping with the character of the conservation area. There are also a number of large office buildings around the fringes of the area which are not all sympathetic to its setting.

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 DES1 and DES9.

8 Management Proposals

8.1 It is expected that the effective management of Peabody Estates: South Westminster and Peabody Avenue 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.

8.2 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, which follows this section. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of Peabody Estates: South Westminster and Peabody Avenue Conservation Area.

Management Responsibilities

8.3 The four Peabody Estates- Old Pye Street, Abbey Orchard, Horseferry Road and Peabody Avenue are all owned by the Peabody Trust; thus their maintenance and up-keep is largely the responsibility of the Trust. Further understanding of the Trust's policies regarding refurbishment, future care and maintenance of the estates can be found in their publication: '*The Peabody Estates: Conservation Guidelines.*'

Table of proposals

8.4 In addition, the following table provides a list of actions that the Council will take related specifically to those features identified as 'negative' in Section 7.

Issue/ Feature	Action
Maintenance and Paintwork	<ul style="list-style-type: none"> • Work in partnership with the Peabody Trust to promote improvements to the quality of the estates in the conservation area and ensure that the framework set out in their Conservation Guidelines booklet is followed and that the Planning Department assist where necessary. • Promote awareness amongst owners and tenants of the importance of maintaining properties within the area to a high standard to ensure that the area's architectural and historic quality is clearly visible • Increased circulation and availability of audit and design guides as well as English Heritage publications to ensure the Peabody Trust are aware of best conservation practice and the importance of timely maintenance of historic properties.
Loss of Architectural Detail (e.g. original doors, windows or glazing bar detail)	<ul style="list-style-type: none"> • There are various locations within the conservation area where architectural detailing has been replaced with modern alternatives, this greatly affects the original character of the area and individual buildings. The reinstatement of original features and finishing, such as the signage and pot retainers in the Peabody Estates, should be promoted as part of any refurbishment scheme. • Awareness of original design detail and best conservation practice through circulation of audit and design guides must be encouraged. Audit to be made available on the website. • Aim to reinstate original sash windows to northern section of Abbey Orchard Estate, Peabody Close and Peabody Avenue properties when opportunity arises and as part of any refurbishment scheme

<p>Clutter caused by inappropriate siting of services and other equipment such as CCTV equipment.</p>	<ul style="list-style-type: none"> • Removal, re-siting, re-housing of any redundant pipework, wires and alarms to be sought as part of any new development or refurbishment proposals • Enforcement action to be taken to secure the removal of unauthorised accretions where possible.
<p>Roof Clutter and extensions</p>	<ul style="list-style-type: none"> • Seek to retain/maintain historical roof coverings wherever possible. The use of modern materials such as concrete tiles or artificial slate is discouraged as they rarely meet the high quality, appearance or longevity of traditional natural materials.
<p>Public Realm</p>	<ul style="list-style-type: none"> • Improve maintenance and up-keep of courtyard areas within each estates • Encourage resurfacing with appropriate materials would be beneficial to the overall character of the estates. • Encourage placement of appropriately designed street furniture, specifically benches and sufficient lighting and ensure their maintenance. • Encourage planting in the area where appropriate to soften the urban environment and to mitigate impact of car parking in Peabody Avenue.

7 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 materials such as aluminium and stainless steel and the use of 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-stylized 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 - 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 is 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 rather 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 brick-work 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 brick-work 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 stylized 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 World War I 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 semi-circular, 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 - 1830 and the accession of George I and death of George IV. Also 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 emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter

buildings than was possible with older styles. 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, and subservient to grander buildings with which they were paired and serviced.

Mezzanine

A low storey between two higher ones.

Modernism

A cultural movement that emerged in France before 1914, rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are glass for the façade, steel for exterior support, and concrete for the floors and interior supports. 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 Richard 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.

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'.

8 DIRECTORY OF BACKGROUND PAPERS AND INFORMATION

I Designation and Extension Reports

II Designations

III Design Guides and Planning Briefs

V Further Reading

I Designation and Extension Reports

Decision: Peabody Estate, Peabody Avenue and Peabody Close SW1

CITY OF WESTMINSTER
 RECOMMENDATION APPROVED
 25 AUG 2000
 TOWN PLANNING
 SUBCOMMITTEE
 CHIEF EXECUTIVE

Item No.
9

Recommendation agreed.

Sub Committee	just 2000	Classification For General Release
Report of Director of Planning and Transportation		Wards involved Churchill
Subject of Report	Pimlico Estate (Peabody Trust); Peabody Avenue and Peabody Close SW1	
Proposal	Designation of Pimlico Estate; Peabody Avenue and Peabody Close as conservation area	

1. SUMMARY

As part of the City Council's ongoing review of conservation areas its consultants have identified the Pimlico Estate as worthy of designating as a conservation area. The consultants report highlighted a wider area than the boundaries of the estate, however, these additional areas will be considered for designation at a later stage. It had been intended to report this matter to Sub-Committee as part of the next batch of draft conservation area audits proposed for approval for public consultation purposes.

An application for planning permission has been received from the Peabody Trust for the demolition of two existing blocks of flats and garages and the erection of three new buildings comprising residential accommodation, doctor's surgery, estate offices and communal facilities.

Following representations from Councillor Cronin, English Heritage, through the Secretary of State for the Department for Culture Media and Sport, have urged the City Council to consider conservation area designation in recognition of the estates special interest.

The Westmoreland Triangle Residents' Association has recently advised that they understand that demolition is scheduled to begin in September. Normally there is public consultation prior to the designation of a conservation area. However, in this case it is considered appropriate to designate without consultation in order that the principle of demolition can be considered within the discipline of conservation area legislation. In addition, and as a result of a concurrent planning application, many residents have drawn attention to the Estates architectural value.

The consideration of the estates architectural and historic interest is set out in part three of this report.

2. RECOMMENDATION

1. That Sub-Committee resolve to designate the conservation area defined on Map 1 under the provisions of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. That the Director of Planning and Transportation be authorised to publish a notice of the designation, with the effects of the designation specified, in the London Gazette and at least one local newspaper circulating in the area: to give notice to the Secretary of State for the Environment, Transport and Regions, English Heritage and the adjoining Boroughs and take such steps as may be necessary to implement the designations.

3. BACKGROUND INFORMATION

Introduction

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate these as conservation areas.

Inclusion of land within a conservation area will mean that in exercising control over development the City Council must pay special attention to the desirability of preserving or enhancing the character and appearance of that conservation area. Additional powers resulting from conservation area designation include the control of demolition of unlisted buildings, greater control over the design and appearance of new development and the protection of trees, as well as certain restrictions on advertisements.

English Heritage guidance suggests that in designating conservation areas the special interest of that area should be identified and based on detailed analysis of its qualities. The following detailed considerations set out to demonstrate this special interest by analysing the origins and history of the site, the contribution of individual buildings and the character and hierarchy of spaces within the estate. Other elements, which can help to identify special interest, are an analysis of materials, the contribution of green spaces, the prevailing uses within an area and any views, vistas or panoramas which are important. Conservation area designation also provides the opportunity to identify particular problems or opportunities within the area.

The Peabody Trust

An American born philanthropist George Peabody set up the Peabody Trust in 1862. Peabody was born in Massachusetts in 1795 and spent most of his later life in London. In 1862 he gave £150,000, later raised to £500,000, to endow a trust fund 'to help ameliorate the condition of the poor and needy of this great metropolis and to promote their comfort and happiness.' The Trust was not restricted to the provision of housing but it was decided that a proportion would be dedicated to the provision of 'cheap, cleanly, well drained and healthful dwellings for the poor.'

H.A. Darbishire designed the first housing for Peabody in 1862-4 and remained the Trust's architect until 1885.

Darbishire sought to establish a pattern for Peabody housing which could be repeated at low cost across London. At a new development in Blackfriars Darbishire designed a block, which was to establish a 'formular' for new tenement blocks, which could and was repeated in numerous sites across London.

Spaces around the two remaining villa tenements dating from the 1880's are surfaced in tarmac and have been enclosed recently by railings on the street edge.

Spaces to the rear of the avenue blocks highlight the constraints of the original site. On Turpentine Lane the long narrow space is enclosed on one side by the avenue and on the other by the irregularly shaped rear of the houses to Westmoreland Terrace. On the opposite side of the avenue the space opens to the railway and engine sheds.

Views and Vistas

There are a number of interesting vistas within the estate produced by the arrangement of the block. These vistas frame important landmarks like Churchill Gardens and Battersea power station. Views into the site are limited, however from Lupus Street views allow the scale and size of the estate to be appreciated. In views from passing trains the estate is clearly a landmark group of buildings and dramatically frame the passage into Victoria Station

Areas excluded from the designation

There are two areas adjacent to the estate which are not recommended for inclusion within the proposed conservation area. These are the school building to the north and the small group of houses which form a triangle immediately to the south of Peabody Avenue. Essentially it is considered that the estate lends itself to a tightly defined boundary, a reflection of the completeness of the estate and the individuality of its character. Officers also consider that it would be premature to include these without prior consultation. More specifically, and returning to the conservation area based reasoning, the school is of a completely different architectural character and its construction date much later in 1898. Finally, the small group of houses forming a triangle to the south east corner of Peabody Avenue are considered to, if worthy of designation, to be linked by age and architectural character to Pimlico conservation area.

Problems and opportunities

The estate suffered significant bomb damage during the war and as a result the southern end of the avenue is incomplete. A group of untidy garages and a playground now dominate this end. Conservation area designation would allow the current proposals for the redevelopment of this to be considered in the context of conservation area policies. The group of 'villas' between the avenue and Grosvenor Road where originally three, however one was lost to bomb damage and replaced by a building post war which is not of special interest it is not proposed to recommend this be included within the conservation area.

Conclusion

Of all the Peabody developments of the 19th century Peabody Avenue is probably one of the most dramatic. The combination of narrow site and standardised construction produced the unusual quality of the spaces we see today. Despite some change the estate as a whole is relatively complete and the buildings and spaces around them retain to a significant degree their original character. The designation of Pimlico Estate as the Peabody Avenue conservation area would allow current and future development proposals to be considered in the context of conservation area policies. In addition the demolition of any buildings within the conservation area would be controlled by the requirement for conservation area consent.

Spaces around the two remaining villa tenements dating from the 1880's are surfaced in tarmac and have been enclosed recently by railings on the street edge.

Spaces to the rear of the avenue blocks highlight the constraints of the original site. On Turpentine Lane the long narrow space is enclosed on one side by the avenue and on the other by the irregularly shaped rear of the houses to Westmoreland Terrace. On the opposite side of the avenue the space opens to the railway and engine sheds.

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City of Westminster

Executive Summary and Recommendations

Cabinet Member Report

4 February 2008

Subject: Designation of to the Peabody Estates: South Westminster Conservation Area

Summary

National guidance and advice places the responsibility on the City Council to keep each of its 54 conservation areas under review. A key part of this review is a consideration of conservation area boundaries, to assess whether additional areas are of architectural and historic interest and would warrant inclusion within the conservation area. Following public consultation, this report seeks agreement with regards to the designation of the Peabody Estates: South Westminster Conservation Area.

Recommendations

- 1 That the Cabinet Member for Planning resolves to agree the designation of the Peabody Estates: South Westminster Conservation Area, as shown on the attached plan at Appendix 1.**
- 2 That the Director of Planning and City Development 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 designations.**



Cabinet Member:	Cabinet Member for Planning
Date:	4 February 2008
Classification:	For General Release
Title of Report:	Designation of the Peabody Estates: South Westminster Conservation Area
Report of:	The Director of Planning and City Development
Wards involved:	St James's
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:	Lyndsay Glover Conservation Area Audits Team
Contact details:	Jane Hamilton/ Lyndsay Glover Telephone 020 7641 8019/ 2850 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 Inclusion of land within a conservation area will mean that in exercising control over development the City Council must pay special attention to the desirability of preserving or enhancing the character and appearance of that conservation area. Additional powers resulting from conservation area designation include the control of demolition of unlisted buildings, greater control over the design and appearance of new development and the protection of trees, as well as certain restrictions on advertisements.
- 1.3 As a result of the recognition of the special character and historical importance of the Peabody Estates in South Westminster it was considered that its designation as a conservation area should be proposed.
- 1.4 English Heritage guidance suggests that in designating conservation areas the special interest of that area should be identified and based on detailed analysis of its qualities. The following detailed considerations set out to demonstrate this special interest by analysing the origins and history of the site, the contribution of individual buildings and the character and hierarchy of spaces within the estate. Other elements, which can contribute to special interest are, any locally distinctive materials, the contribution of green spaces, the prevailing uses within an area and any views, vistas or panoramas which are important. Conservation area designation also provides the opportunity to identify particular problems or opportunities within the area.
- 1.5 It was agreed that the proposed designation of the group of three Peabody Estates- Old Pye Street, Abbey Orchard and Horseferry- should go to consultation and a small consultation exercise has now been completed.

2 Detail

- 2.1 The conservation area would include the Peabody Estates:
 - Old Pye Street Estate
 - Abbey Orchard Estate
 - Horseferry Road Estate
- 2.2 All three estates exhibit architectural and historical significance, primarily as evidence of the pioneering new movement of social housing funded by George Peabody from the mid-nineteenth century but also for their significance in the townscape of Westminster.
- 2.3 The architecture in the proposed conservation area is unique in Peabody's portfolio in that all three estates are designed by the major architects associated with Peabody, Henry Darbishire and Victor Wilkins. Furthermore, the estates remain largely unaltered and demonstrate the development of the Peabody philosophy towards social housing while marking the development of architectural style over an eighty-year period (1862-1922). Architecturally the buildings are somewhat plain but distinct characteristics such as the striking courtyard arrangement give the buildings a strong sense of group

value. A survey of the individual estates is found at Appendix 1.

- 2.4 Whilst there is no requirement to consult prior to designation of conservation areas, a period of consultation was undertaken. The consultation documents were made available on the council website and letters and Consultation Reports were sent out to those consultees listed at Appendix 2.
- 2.5 A public meeting was held at Westminster City Hall on 12.12.07 to discuss both the proposed new conservation area and the Broadway and Christchurch Gardens Conservation Area Audit. 8 people attended the meeting and support was expressed for the creation of the conservation area.
- 2.6 Four responses to the proposed designation were received. These are summarised below and outlined in more detail at Appendix 3.
- 2.7 The main of comments concerning the proposed designation came from the Peabody Estates Organisation, the Thorney Island Society and English Heritage; all welcomed the designation of the conservation area believing that the preservation of this often overlooked aspect of London's social history was important. It was agreed that the architectural and historical significance of this group of Peabody estates deserved conservation area designation and that the proposed boundaries were concise and logical. The Peabody Estates Organisation did, however, wish to raise various issues regarding their future hopes to implement spatial improvements within the estates, these include demolishing the 'bath-house' located in the central courtyard of the Horseferry Road Estate, as well as the replacement of original windows in the Old Pye Street Estate with double glazed timber windows. They felt the Council should take note of these issues in connection with the designation and welcomed any further discussion on the matter. The Thorney Island Society also hoped that the Council would do what was possible to prevent removal of original materials and detailing from the estates due to the detrimental effect this would have on the character of the area. The Society outlined their hope that the designation would lead to money being found to improve and restore the estates, using the Abbey Orchard Estate as an example of what could be achieved.
- 2.8 A further response was received from resident Anne Ashley of Abbey Orchard Estate concerning the Consultation Reports reference to the recreation area in the Abbey Orchard courtyard as 'cohesive.' She objected to the wording considering the courtyard to be 'divisive' to the community due to the noise produced from children playing disruptively and disturbing older residence.
- 2.9 In response to the concerns raised by the Peabody Organisation regarding the possibility of improvements within the estate; the designation of the estates as a conservation area will result in any proposed demolition of structures in the conservation area requiring conservation area consent and the need for those proposed changes to be considerably justified. It should

also be noted that conservation area status does not prevent development but should guide new development and change to ensure that this is undertaken sympathetically, in keeping with the prevailing character of the area. Although, it can be challenging to find new uses for historic buildings and to incorporate these appropriately into the original fabric, it is rarely impossible

- 2.10 Finally, with regard to those comments received concerning the removal of materials and detailing and the 'divisive' nature of the recreation area, a conservation area audit will be carried out in due course; this will identify those areas of specific architectural and historic significance and also any negative features. Further, this process will assist in identifying specific features in need of maintenance and/or improvement within the estates.

3. Financial Implications

- 1.1 There are no financial implications arising from this report. Expenditure costs involved in publicising the designation will be met from existing revenue 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 15 'Planning and the Historic Environment' interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

5. Business Plan Implications

- 5.1 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. Cllr Mitchell replied in support of the proposal, but hoped that conservation area status would not hinder further the desire of residents for appropriate security measures, especially the need for doors at the foot of the stairwells in the Horseferry Road estate.
- 7.2 Following six weeks of public consultation, the comments received from

consultees were largely in agreement with the proposed designation. See Appendix 3 for full details.

8. Crime and Disorder Act 1998

1.1 The designation does not have any implications with regard to this Act.

9. Health and Safety Issues

1.1 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)

It is considered that the proposed conservation area, consisting of the three adjacent estates in southern Westminster- Horseferry, Old Pye and Abbey Orchard- have important historical and architectural interest, exhibiting the typical styles of two main Peabody architects and furthermore being example of some of the first forms of social housing within Westminster. Their designation will ensure their preservation and enhancement.

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

Background Papers

II STATUTORY DESIGNATIONS

Listed Buildings

There are no listed buildings within the Peabody Estates: South Westminster Conservation Area or Peabody Avenue Conservation Area.

Adjacent Conservation Areas

Peabody Estates: South Westminster.

The conservation area sits south of the busy Victoria Street and is bounded by the Broadway and Christchurch Gardens Conservation Area on the western side and Westminster Abbey and Parliament Square Conservation Area to the east, as shown in the map below.

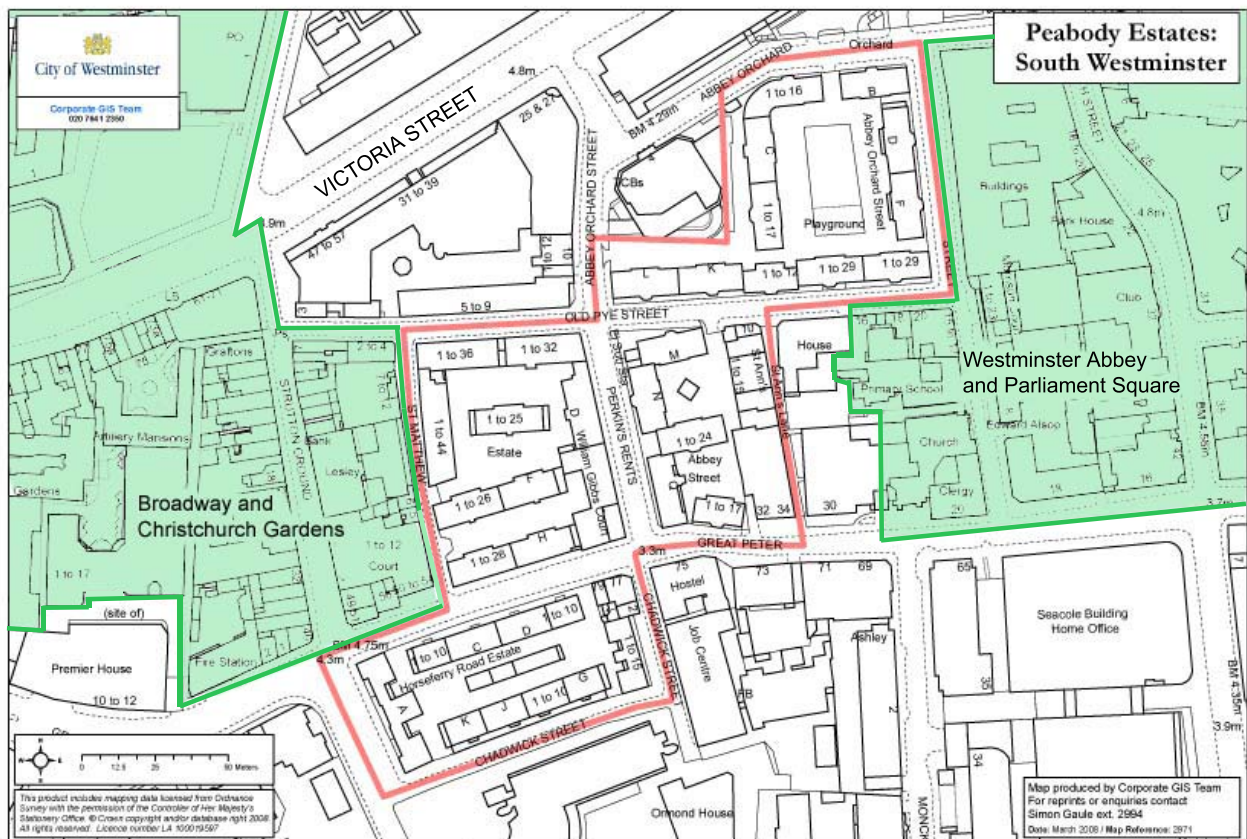


Figure 101: Adjacent conservation areas to Peabody Estates South Westminster Conservation Area

Peabody Avenue

The conservation area is bounded by Pimlico Conservation Area to the east and Churchill Gardens Conservation Area to the south-east.

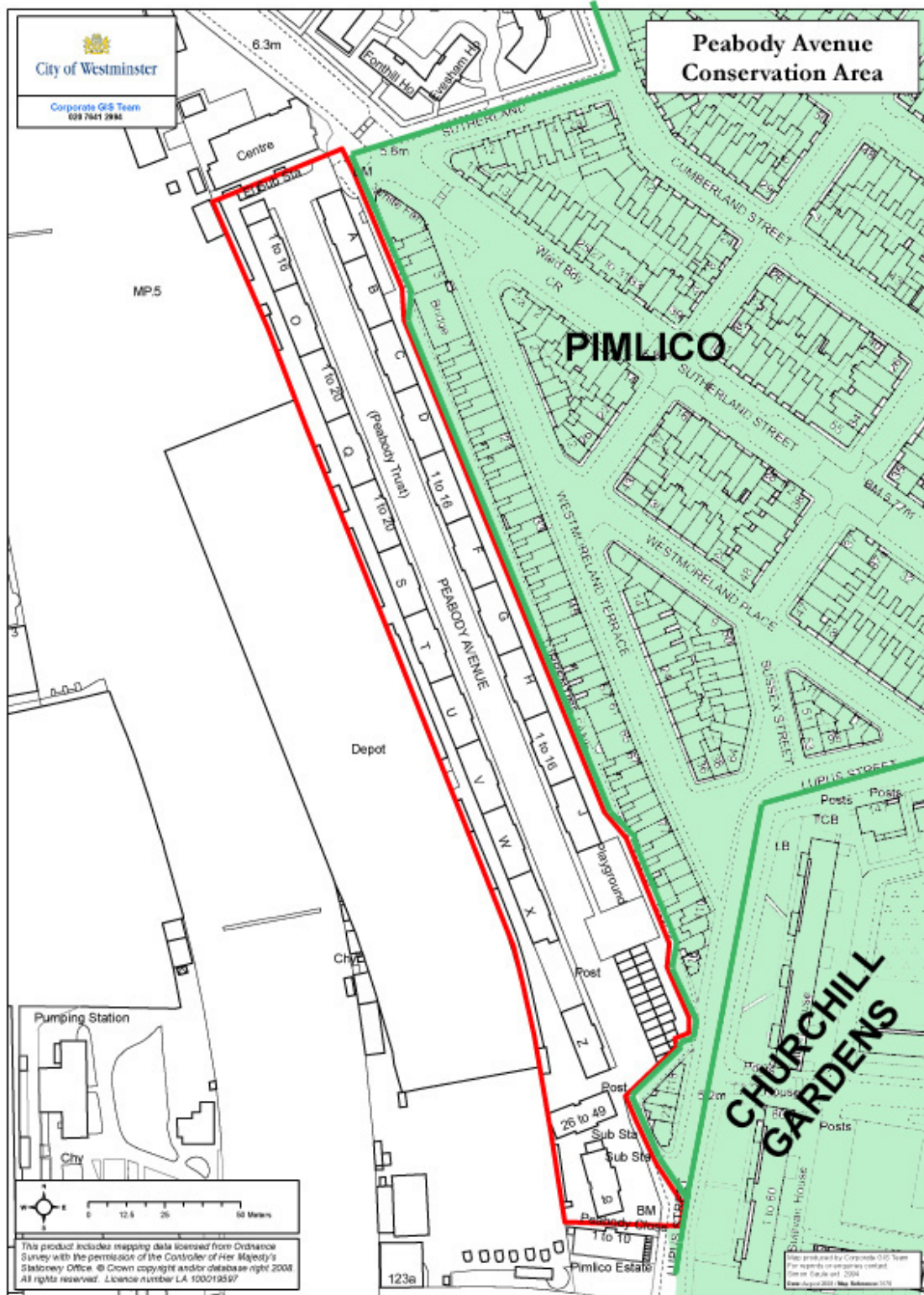


Figure 102: Adjacent conservation areas to Peabody Avenue Conservation Area

Archaeological Priority Areas

The northern section of the Abbey Orchard Estate is covered by the Ludenwic and Thorney Island Area of Special Archaeological Priority, as shown by the shaded area on the map below.

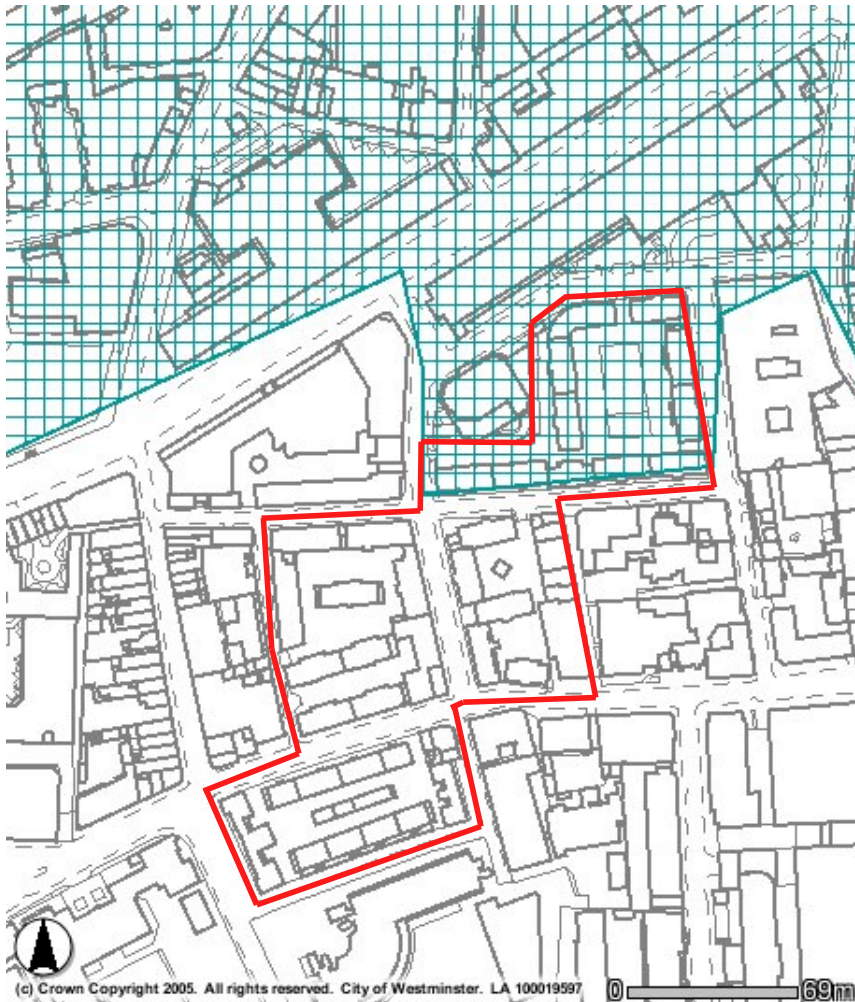


Figure 103: Archaeological Priority Areas in Peabody Estates South Westminster Conservation Area

Strategic Views

There are no strategic views which cross either Peabody Avenue or the Peabody Estates: South Westminster Conservation Areas.

Regulation 7 Directions

None

Article 4 Directions

None

III WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

Unitary Development Plan

Planning policies are explained in the adopted City of Westminster Unitary Development Plan. This can also be viewed on-line at:

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

Design Guides and Publications

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council Website: <http://www3.westminster.gov.uk/planningpublications/>

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. A Guide to Providing Access for All
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. Stucco: A Guide to its Care and Maintenance.
15. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
16. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
17. Public Art in Westminster
18. Trees and Other Planting on Development Sites
19. A Brief Guide to Planning Enforcement
20. The Listing of Historic Buildings : A Guide for Owners and Occupiers.

Further Reading

1. Westminster City Council (1989) *A Prospect of Westminster*
2. Bradley, S and Pevsner (2003), *The Buildings of England. London 6: Westminster*. Yale University Press
3. Weinreb and Hibbert (1983) *The London Encyclopaedia* Papermac
4. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd.

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.

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 for historic maps & images

Motco Enterprises Ltd www.motco.com
Collage – Guildhall Library Collections 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

Or write to:

Development Planning Services
Department of Planning and City Development
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)

Trees

For advice on trees, planting, works to trees and tree care and Tree Preservation Orders, tree planting programmes and greening policies:

Tree Section
Environment and Leisure Department
Westminster City Council
City Hall, 64 Victoria Street
London SW1E 6QP Tel: (020) 7641 2618 or Fax: (020) 7641 2959

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 مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، سچے دہے 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
Department of Planning and City
Development
Westminster City Council
64 Victoria Street
London SW1E 6QP

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.