

CONSERVATION AREA AUDIT



PIMLICO

27



City of Westminster

This conservation area audit is accurate as of the time of publication; April 2006. Until this audit is next revised, amendments to the statutory list will not be represented on the map at Figure 34.

For up to date information about the listing status of buildings in the Pimlico Conservation Area please see the contacts list at the end of this document.

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PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 54 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to 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 Conservation Area Appraisals and Conservation Area Management 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 Supplementary Planning Guidance it will incorporate the Directory for that conservation area.

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1 INTRODUCTION

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

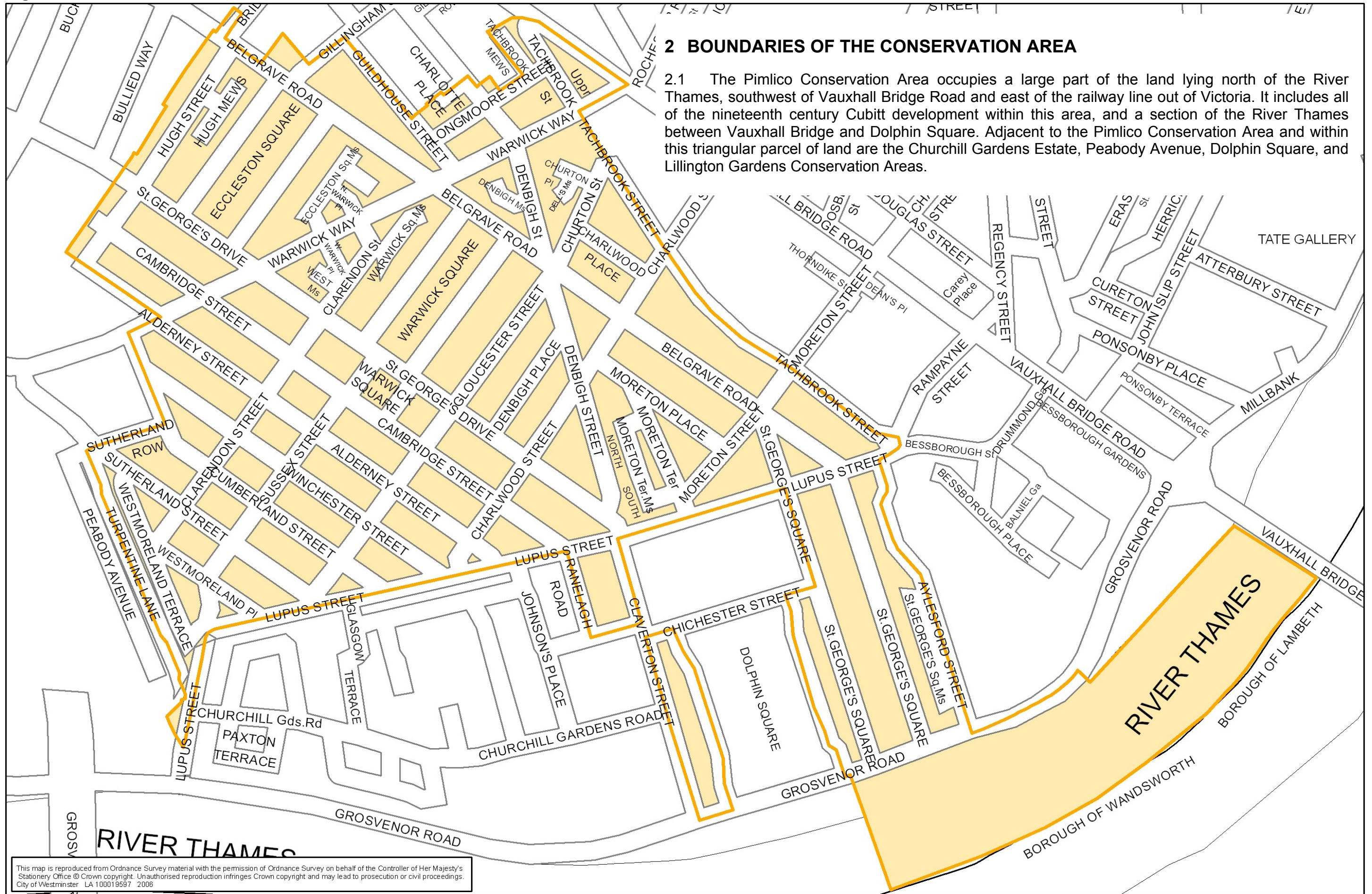
1.2 The City Council has a statutory duty to review the character and boundaries of its conservation areas. This audit is the third and final stage of the review and appraisal process. The overall appraisal strategy is based upon the English Heritage publications Conservation Area Appraisals and Conservation Area Management.

1.3 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information. This has now been incorporated as part of the Audit providing an Appendix of information to the main body of the report.

1.4 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition the audit also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.5 The Conservation Area Audit for Pimlico was adopted as Supplementary Planning Guidance by the Cabinet Member for Planning and Customer Service on 10 April 2006. The Pimlico Conservation Area was first designated in 1968; and extended in 1973, 1990 and 2006. The designation reports can be found in the first part of the Directory at the back of this document.

Figure 1



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2 HISTORIC DEVELOPMENT

3.1 The Pimlico area has been completely transformed since development began in the eighteenth century. In 1687 Pimlico was recorded as having a population of four people, and the open ground in and around the area was known as 'Tothill Fields' (**Figure 2**). Since the middle ages Tothill Fields had been used for a variety of purposes, from bull-baiting, bear gardens, duelling and, during the plague of 1665, for the burial of the dead. By the 1740s this area remained almost uninhabited as the ground was often waterlogged, a problem facing many Londoners before the Thames was embanked in the second half of the nineteenth century.

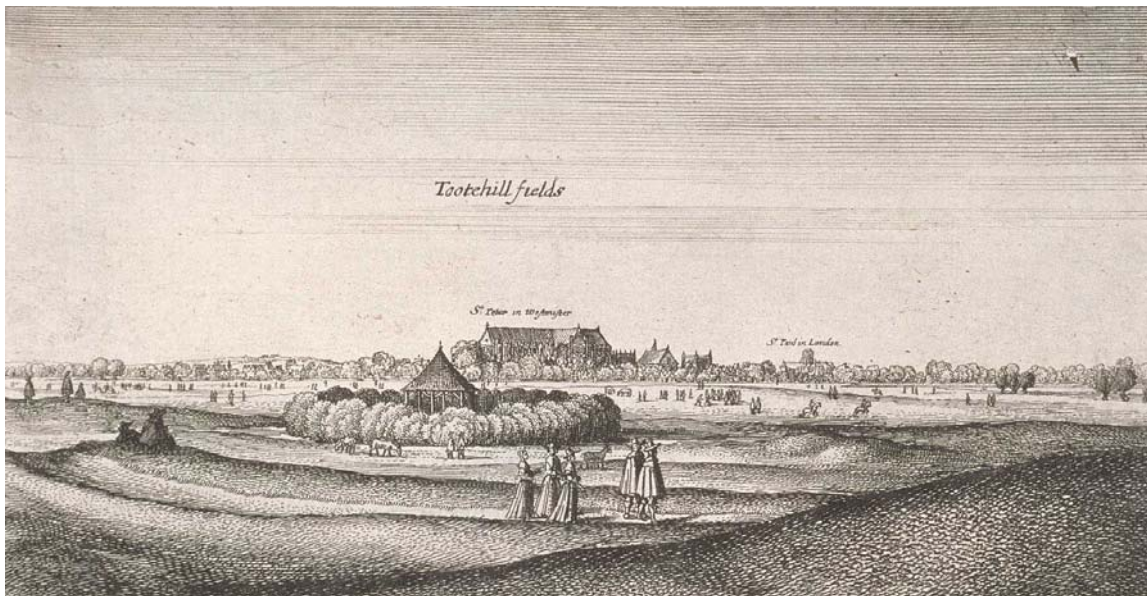


Figure 2: Tothill Fields c. 1650 (Copyright Collage, Guildhall Library Collections)

3.2 The 'Neat Houses', shown at the centre of Roque's map of 1746 (**Figure 3**), would be close to present day Sutherland Row. Horwood's 1799 map records another group of 'Neat Houses' on the site of the Grosvenor Road. This thoroughfare that runs around the northern bank of this part of the Thames, derives its name from the French 'gros veneur' or great hunter, the name of William the Conqueror's nephew. It is claimed that the Grosvenor family are descended from this Norman ancestor. The family began to leave their mark permanently on the map of London after Sir Thomas Grosvenor married Mary Davies, heiress to the Manor of Ebury, in 1677.

3.3 Unlike areas such as Mayfair and St James's, which by the seventeenth century had firmly established routes such as the 'The way to Redinge' and 'The road to Exeter' (now known as Piccadilly), the current route structure of Pimlico is not as defined in Roque's 1746 map or Horwood's later survey of 1792. However, Warwick Way does appear as a tree-lined path on the southern edge of the wooded area depicted in the north-west part of Roque's 1746 extract. Likewise, what is now Buckingham Palace Road followed the western edge of the same wood.

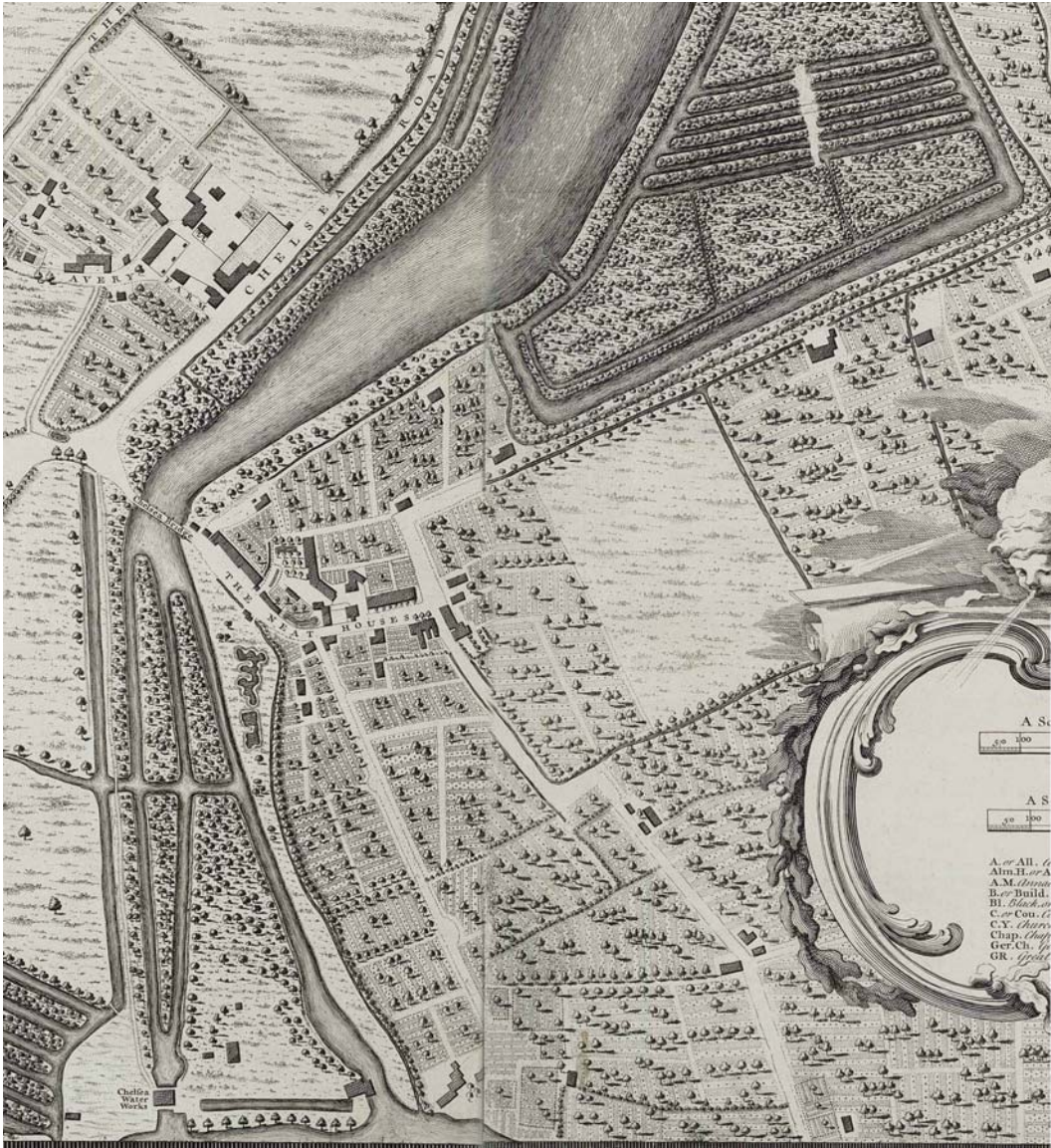


Figure 3: Roque's Map of 1746 Showing the area occupied by present day Pimlico. The Chelsea Waterworks can be seen at the bottom left of the map, and a cluster of buildings are sited in the area of Sutherland Row.
 (Copyright, Motco Enterprises Ltd)

3.4 By the time Buckingham Palace House had been sold to George III, the low-lying land of Pimlico had been little developed apart from a brewery which was to become Watney's Stag Brewery. This was located just north of the present day Victoria Station, although not within the current Conservation Area boundary.

3.5 In the mid 1830s Thomas Cubitt, a speculative developer of some renown, took leases from the ground landlord, The Duke of Westminster (The Grosvenor Estate). Cubitt had begun negotiating in the 1820s and by 1835 had acquired all the land available to the south of the Grosvenor Canal. From 1835 Cubitt started to build here as he had done in Belgravia. From workshops and yards on what is now the site of Dolphin Square, Cubitt headed a work force of over 1000. The area was developed with stucco-fronted terraces of mid-19th century Classical design built along straight streets and around three squares.

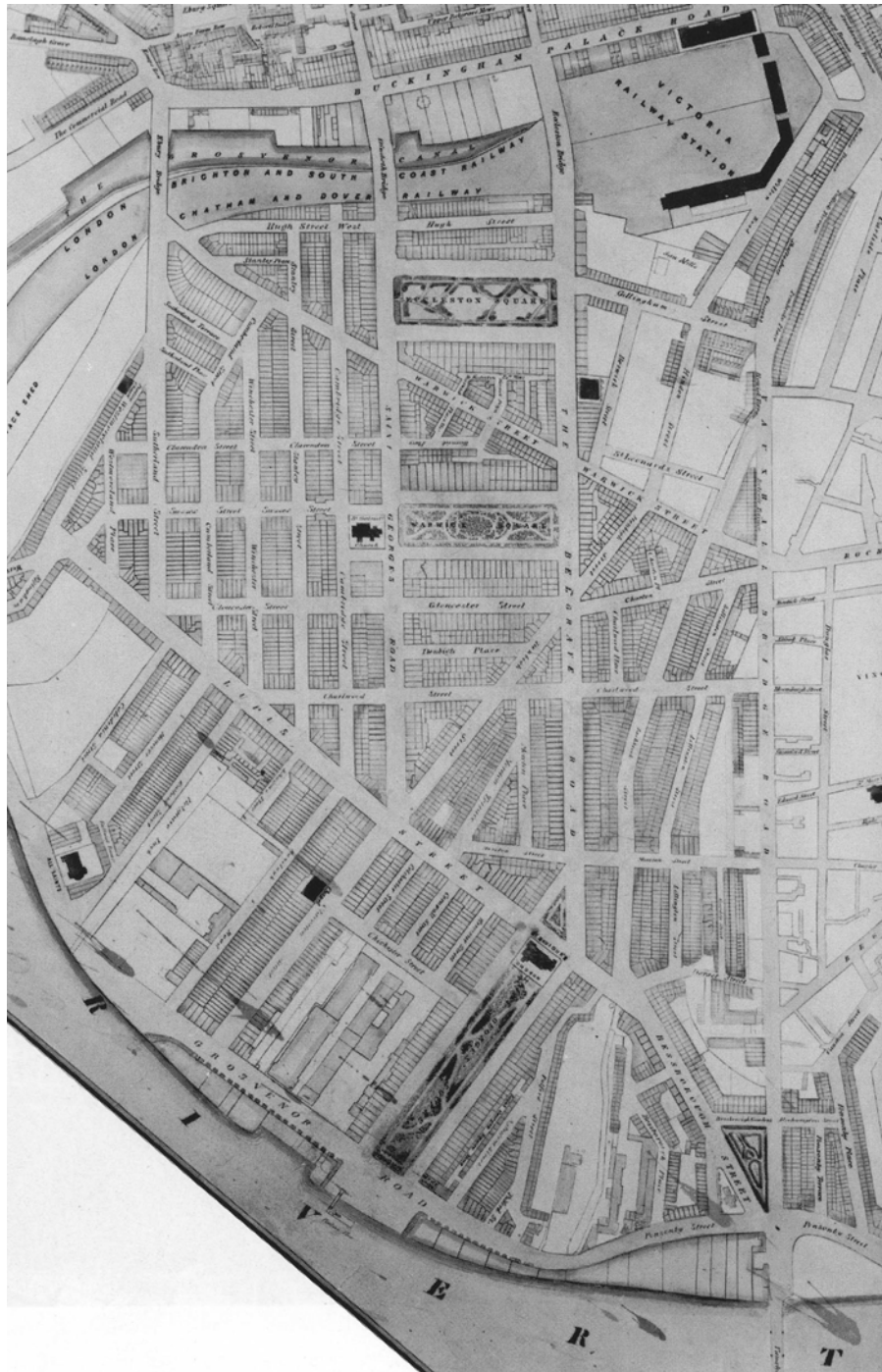


Figure 4: Cubitt's Map showing the planned layout of Pimlico. (Copyright, Westminster City Council Archives)

3.6 The architecture associated with such squares follows the Nash tradition and looks very much like Belgravia. However, Pimlico was designed for a less fashionable class of people. Thus, in 'The Map of London from 1746 to Present Day', Andrew Davies (1987) notes: "His Pimlico project was on a less grand scale than that of neighbouring Belgravia, and for some years the inhabitants of Pimlico preferred to describe themselves as living in 'South Belgravia'".

3.7 Major development began in the north and east of the area. Cambridge Street, along with St George's Drive and Warwick and Eccleston Squares, were

amongst the first streets to be developed and completed, whilst the secondary streets and those furthest to the south and west of Pimlico were still under construction until at least the 1870s. The actual development was carried out by contracting methods pioneered by Cubitt. He did relatively little of his own house building but instead he let plots on building leases, with strict terms, to other contractors.

3.8 Thomas Cubitt died in 1855 but successors continued building along the same lines which he had established, and the area was sometimes referred to as 'Mr Cubitt's District'. After the roads and squares were planned the majority of the terraces were completed between 1835 and the mid 1860s. Cherry & Pevsner (2003) indicate that the associated terraces of Eccleston Square were finished by 1835, whilst Warwick Square was complete by 1843. St George's Square was laid out in 1844. The Perseverance public house at the north east corner dates from 1840-3, but the rest of the Square is post 1850 and was not finally completed until 1875.

3.9 Between 1859 to 1860, the Grosvenor Canal and Basin were used to build Victoria Station and its approach tracks mainly affecting the outer parts of Pimlico but leaving a considerable area, the present Conservation Area, largely intact. In the last years of the 19th century Pimlico suffered from a decline in fortunes, with social commentators describing it as a deprived and dilapidated neighbourhood.

3.10 In 1937 Dolphin Square, said to be the largest self-contained block of flats in Europe, was built to the design of Gordon Jeeves on the site of Cubitt's workshop. This was followed by the bombing of individual houses and whole streets during the Second World War, resulting in clearance and redevelopment in the post-war years. Parts of the original area were redeveloped in the post-war period, most notably for the Lillington Gardens Estate along Vauxhall Bridge Road, and Churchill Gardens, south of Lupus Street both of which are now adjoining conservation areas in their own right.



Figure 5: Belgrave Road circa 1905 (Copyright, Westminster City Council Archives)

3.11 Later in the twentieth century there was increasingly pressure for subdivision of properties to accommodate smaller modern household sizes. However, much of Cubitt's mid nineteenth century work still remains and in recent years the area has increasingly been gentrified. Pimlico was first designated as a Conservation Area in 1968 and has subsequently been extended.

4 CHARACTER OF THE CONSERVATION AREA

GENERAL

4.1 Pimlico Conservation Area is characterised principally by Cubitt's squares and terraces from the mid 19th century; the area's distinctive character further emphasised by its contrast with surrounding post war development. This character derives from the combination of cream stucco terraced housing, parades of small shops and lush squares, punctuated by the two ragstone Gothic revival churches, which results in a townscape of considerable historic interest. The area also enjoys a small stretch of riverside adjacent to St George's Square, giving views up and downstream from Pimlico Gardens.

The draft Replacement Unitary Development Plan (RUDP) as agreed by full Council 13th December 2004, along with the UDP which was adopted in July 1997, is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the replacement UDP are referred to throughout the audit.

The Pimlico Design Guide (1991) provides further advice on design detail of alterations to buildings in the Pimlico Conservation Area.

STREETS AND SPACES

4.2 The historic street pattern and the relationship of built form to open space network helps define the overall framework of an area. Within this framework, plot sizes and building lines are important in establishing the pattern and density of development. All of these factors affect the character of an area dictating the scale of development and the sense of enclosure or openness.

4.3 Pimlico has a particularly distinctive diagonal grid street pattern, which evolved from a pre-existing road structure. This structure can be seen in early maps and was formed by Grosvenor Road (now Belgrave Road), Cross Lane (now Lupus Street), and Willow Walk (now Warwick Way). An un-named way crossing the Neat House Gardens was a precursor to the present day Denbigh/Claverton Street.

4.4 These original, and now cross cutting streets remain the most important traffic routes through Pimlico and contain much of the commercial activity. Cubitt planned his grid of streets within this existing framework, using Belgrave Road as an axis to dictate the orientation of his grid. This created a clear hierarchy of spaces, squares, streets and mews.

4.5 Eccleston, St. George's and Warwick Squares form the key open spaces within the Conservation Area. These three squares are physically and visually linked by Belgrave Road and St George's Drive which form the primary streets in the area. These wide streets are both lined by terraces of similar scale and architectural treatment to the squares.

4.6 Smaller scaled and secondary streets such as Gloucester Street typically lie perpendicular to these primary streets. The rectangular street blocks of these secondary streets are usually 120 feet wide, and the layout is therefore compact with very small back gardens. In the irregularly shaped blocks there is sometimes room for more spacious gardens.

4.7 While in some parts, such as the southwest, the grid is simple and unvaried, elsewhere it is enlivened by streets at different angles, deriving from the older routes across the area creating triangular blocks. Tatchbrook Street follows a curving line along the easternmost side of the conservation area, this deriving from the line of the King's Scholars' Pond Sewer, along which it was built.

4.8 The street layout, therefore, is an inter-related, regular composition of commercial thoroughfares, grand streets and formal squares, backed in many parts by secondary streets and mews.

4.9 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:

Primary routes and spaces

Secondary routes and spaces

Intimate routes and spaces

Primary routes and spaces

Eccleston Square

St George's Square

Warwick Square

St George's Drive

Belgrave Road

Grosvenor Road

Lupus Street

Vauxhall Bridge Road

Warwick Way

Secondary routes and spaces

Alderney Street

Aylesford Street

Cambridge Street

Charlwood Place

Charlwood Street

Churton Street

Clarendon Street

Claverton Street

Cumberland Street

Denbigh Street

Guildhouse Street

Gloucester Street

Hugh Street

Longmoore Street

Moreton Place

Moreton Street
Moreton Terrace
Sussex Street
Sutherland Street
Tachbrook Street
Upper Tactchbrook Street
Westmoreland Place
Westmoreland Terrace
Winchester Street

Intimate routes and spaces

Dells Mews
Denbigh Mews
Eccleston Square Mews
Hugh Mews
Moreton Terrace Mews North
Moreton Terrace Mews South
Moreton Close
St George's Square Mews
Warwick Square Mews
West Mews

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 DES1 A 2, 4, 5, 6, 7 and DES 12 should be consulted.

Figure 6



Architecture

Overview

4.10 As outlined above, Pimlico was essentially the creation of Thomas Cubitt and was planned and constructed over a relatively short period, from the 1830s to the 1870s. Although built by several developers, its rapid development to a single brief, gave Pimlico a very distinctive and coherent architectural character, with a layout of formal streets and squares, lined by terraces of houses in the Classical tradition. The area now covered by the Pimlico Conservation Area therefore consists mainly of Cubitt terraces, with a small number of later infill buildings.



Figure 7: The grander Pimlico terraces are of 4-5 stories and show a full range of classical details; columned porticos, rusticated stucco to the ground floor, bottle balustrades, pedimented windows to the first floor, and dentil cornice to the parapet, behind which the roof structure is hidden.

Cubitt Terraces

4.11 As already noted the original Cubitt terraces have a deliberate hierarchy of importance. This hierarchy is also clear in their architectural treatment. Firstly, the squares; Eccleston, Warwick and St George's, with the broad linkage of Belgrave Road between them, contain the grandest of Pimlico terraces and form a slightly more modest continuation of Cubitt's very successful Belgravia development. To the west, St George's Drive has the same scale and architectural treatment.

4.12 These terraces are generally four to five storeys over basement. They are unified by the use of the Classical idiom in all of the architectural treatment, and by the use of cream painted stucco. Not all form designed groups, however – the north side of Eccleston Square for example is a mixture of buildings of varying dates. This group also contains the main landmarks of Pimlico: St. Gabriel's Church, which closes the view

across Warwick Square, and St Saviour's church, which is the focal point of St George's Square. (See 'Landmark Buildings' at **Figure 36** below)

4.13 Beyond the grand squares and principal streets are narrower streets with more modest terraces generally three stories above basement and in a variety of designs. These terraces are usually yellow stock brick in Flemish bond with stucco ground floors and detailing, though some are entirely stucco faced, such as those in Cumberland Street. The varying use of half or full stucco within a street, provides a visible link to the pattern of development in Pimlico, as individual local builders took contracts for small stretches of terrace, applying Classical detail as they wished.

4.14 Some terraces facing each other across a street are strongly related in architectural terms, for example Sussex and Gloucester Streets. There are other cases however where the design changes abruptly in the middle of a terrace indicating the piecemeal development of some parts of Pimlico by different builders.

4.15 The return frontages to the principal Pimlico terraces are often separated from the smaller scale properties on the side streets by a gap above ground floor level. This is an important townscape feature helping to prevent an unrelieved built edge and marking the separation between two different types of terrace as well as the change in architectural treatment.



Figure 8: A townscape gap

4.16 The pattern of cross cutting streets also results in unusual feature corner buildings, for example at the twist in the axis of the central set piece as it crosses Lupus Street or the six-way junction of Belgrave Road with Denbigh, Churton and Gloucester Streets. Here the unusually configured junction with acute angled corners give simultaneous views of both sides of the street blocks, and the superimposition of two grids give rise to blocks of irregular shape, such as the triangular blocks facing Lupus Street.



Figure 9: A corner property

Mews

4.17 Behind the squares and filling in awkwardly shaped street blocks are the mews, which have a more intimate character, with their tightly enclosed spaces, often entered through an archway, and their modestly proportioned buildings.

4.18 The principal feature of Pimlico's traditional mews buildings is their small scale; the buildings are typically of two storeys, and generally respect the plot width of the principal building to which they are associated.

Figure 10:
Eccleston
Square Mews



4.19 In some instances, for example in Moreton Terrace Mews North, the nineteenth century mews buildings have been replaced by late twentieth century development. In these cases both the scale and materials of the traditional mews buildings have been retained.

Twentieth Century

4.20 There are also numerous twentieth century buildings in the Conservation Area, not all of which relate successfully to the Cubitt Terraces (see Negative Features, Section 5 below). However, some of the designs are of interest in themselves marking changes in architectural fashions, and as good examples of architectural style and philosophy at the time.

4.21 Russell House, fronting Cambridge and Alderney Streets is a 1946-50 (i.e. contemporary with Churchill Gardens) block of council housing in red brick with timber sash windows and recessed balconies. The block owes more to inter war social housing design than to the forward-looking architecture of the neighbouring Churchill Gardens Estate.

4.22 Further post war development has occurred in gap sites throughout Pimlico, often representing areas of wartime bomb damage to the housing stock. Examples of this phase of building can be found at 61-63 Westmoreland Terrace, 2-4 Moreton Terrace, 110-116 Lupus Street and at Clarion House, Moreton Place.



Figure 11:

Nos. 76–78 Cambridge Street, 1969. A bold, and interesting addition to the Pimlico street scene using a grid-like reinforced concrete frame to create a bold and distinctive presence on the street.

4.23 The river embankment section of Pimlico Conservation Area contains some of the very few examples of late twentieth century development in the area. Two four storey flat blocks at Eagle Wharf are constructed in steel, glass and white concrete and have their principal façade, composed of curving balconies, facing over the river, rather than onto the street. An adjacent third block rises to five storeys in brick and stone tile and also faces onto the river.

4.24 Both of these developments are set back from the river edge allowing for a riverside walk along the bank with excellent views out of the Conservation Area. The walk forms an important part of all new riverside development and redevelopment schemes. Also facing onto the river is a boathouse, constructed principally in pre-formed steel sections. The boathouse includes a stilted pier with ramp to a pontoon in the river.

4.25 Recent years have seen the gentrification of much of Pimlico and recent development within the Conservation Area has tended to involve refurbishment and neo-Cubitt reinstatement. The new residential development at the north end of Westmoreland Terrace for example has been constructed as a stucco terraced building, disguising the internal plan, which is arranged for modern apartments.

Any proposal should take into account the character of its context and have regard to the layout, height and scale of the existing townscape. Policies, DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions.

DES4B should be referred to for scholarly replicas within terraces of unified townscape and/ or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Relevant Supplementary Planning Guidance documents are noted throughout the document.

Architectural Detail

4.26 Interest and variety in Pimlico's townscape is provided by the eclectic mix of architectural details, in porches, porticos, window surrounds, and cornices, which provide a contrast to the large areas of flat or rusticated stucco.

4.27 The basic architectural characteristics of the Cubitt terraces are typical of buildings of this period. Many are organised into an architectural composition, defined by projecting pavilion buildings at the ends and sometimes centre of a terrace; these emphasised by differences of decoration or fenestration, or by the location of porticos.

4.28 The storey heights and the size of windows diminishes regularly above first floor level, which is often given special emphasis by large windows with elaborate stucco surrounds (**Figure 12**) and pediments, and by a balcony with balustrade or decorative cast iron railings. Some first floor windows have cast iron balconnettes.



Figure 12: Stucco window surround

4.29 The ground floor is given additional solidity by rusticated stucco and the entrance is often emphasised by a portico with stucco columns, stone steps and a panelled front door. There are a wide variety of porch and doorcases styles in the Conservation Area. (**Figures 13-17**), reflecting the status and location of individual buildings.

4.30 Basement lightwells are an important architectural feature of many of the properties in the Conservation Area. These railed spaces mark a physical distinction between the 'formal' entrance to the property from street level and the 'service' entrance via the basement staircase. Historically the lightwells were designed to be open, allowing the building's façade below ground level to be visible from street level. The detail of the basement windows and staircase forms part of the overall architectural hierarchy of the building above.

4.31 The composition of the façade is usually completed by a stucco cornice, sometimes very elaborate, above which there may be an attic storey or parapet. While the basic proportions of the façades are Classical and are derived from Georgian buildings, some ornamentation is typical of the small houses of the Victorian period.



Figure 13

Pimlico's grander buildings have large porticos, often topped with bottle balustrade (**Figure 13**). These are most commonly supported on Tuscan or Doric columns (**Figure 14**). Almost all have the house number painted in black (**Figure 15**).

Other houses may have doorcases with classical elements applied to them, such as a quoined and pedimented surround (**Figure 16**) or ones with entablatures supported on Doric columns (**Figures 17**).



Figure 14:



Figure 15:



Figure 16



Figure 17

Windows and Doors

4.32 Window and door openings are crucial in establishing the character of a building's elevation. Original doors and windows, including their detailing, materials and method of opening therefore make a significant contribution to the historic and architectural character of conservation areas.

4.33 Cubitt's Classical style dominates much of the Pimlico Conservation Area, and the majority of terraces still have windows that are true to their original form. Most are single glazed double hung timber sliding sashes recessed within the window reveal and painted in white. Front doors are more varied and have been more extensively altered, however many original examples do remain.



Figure 18

4.34 The most prevalent type of sash window is six lights over six, although this is not universal. The original sash windows that adorn the fronts along the Belgrave Road, St George's Drive and Cambridge Street are of various forms, and glazing details can be found in a range of different patterns, as illustrated in **Figures 18 and 19**.



Figure 19: Examples of round-headed sash windows along Cambridge and Gloucester Street, with differing glazing patterns

4.35 Some windows special interest derives from the detail applied to them. For example, windows along Hugh Street, by Joseph Gordon Davis, have sun blinds/shades fixed to the head of the window (**Figure 20**). Others, such as some in Eccleston Square are of a distinctive form, such as canted bay or French windows (**Figure 21**).



Figure 20



Figure 21

4.36 Window surrounds are often supported on ornamented console brackets, and topped with lintels or angular pediments; others have a decorative Coade keystone as a feature (**Figure 22 & 23**).



Figure 22



Figure 23

4.37 Although many of the original doors have been extensively altered or replaced, some remain. The more modest house door is usually fir or pine, but the more grand street doors may be in oak; originally, doors would have been painted black, dark green or occasionally bright blue.

4.38 Typical street doors around Pimlico are six-panelled although there are two (**Figure 25**), four and eight panelled examples; a trademark of Joseph Gordon Davis' Hugh Street are ten panelled doors (**Figure 26**). A notable feature on many of the doors in Pimlico, for example those along Denbigh Street, is the studded detailing around the face of each panel (**Figure 24**).



Figure 24



Figure 25



Figure 26

4.39 Some of the larger mansions, such as those along the Belgrave Road, have side glazing panels (**Figure 28**); some corner houses have curved double doorways (**Figure 27**).



Figure 27



Figure 28

4.40 Fanlights, a means of providing internal hallways with additional light, are another notable feature above many doors in the Pimlico area. The majority of fanlights in the area are rectangular, many divided with thin glazing bars, sometimes in an ornate design (**Figure 29**).



Figure 29: Ornate fanlight glazing

4.41 The mews buildings also generally retain the window and door openings with which they were designed – often a winch-door at first floor level and large coach-doors at ground floor level. Where (as in most cases in Pimlico) the mews dwellings have been converted to purely residential use these openings have been retained, sometimes as timber infill panels where the opening is no longer useful. The windows are again mainly timber sashes. Some openings have timber casement windows.

4.42 Whilst the prevailing style in Pimlico is in Cubitt's Classical form, there are also examples of twentieth-century door and window features that make a contribution to the special interest of the area (**Figures 30 & 31**). Where there are twentieth century buildings of good quality, the preservation of original glazing forms and door styles are of equal importance to the preservation of the nineteenth century forms for which the area is better known.



Figure 30



Figure 31

4.43 The Council will encourage the repair and retention of original doors and window throughout the Pimlico Conservation Area. Regular maintenance and painting of timber doors and windows is essential to ensure that problems of decay are not allowed to flourish, and to prolong their life expectancy. Porches and other architectural details of special interest should also be retained, and specialist advice sought on repair.

4.44 Where wholesale replacement is needed, the detail of doors and windows should match existing originals, in terms of glazing patterns and method of opening. Poor quality replacement doors and windows, with materials and detailing that do not reflect the original, can have a detrimental impact on the architectural integrity of individual building, and the character of the Conservation Area as a whole (see Negative Features section below) and will be resisted. Original detailing, such as door and window furniture, should be retained.

Windows, doors and original architectural features such as chimneys, mouldings and porticos are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES 9C states that the Council will not allow schemes which involve loss of original features and where these are missing their reinstatement to the original design detail and materials will be encouraged.

Roof Profiles

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

4.46 As outlined above, Pimlico Conservation Area consists almost exclusively of terraces developed as part of the Cubitt estate and as such has a consistent scale and character. The terraces generally range from 4/5 storeys for the grander properties to 2-3 for more modest properties, usually with butterfly roofs set behind sometimes elaborate, moulded stucco parapet cornices. The differing details and height of these terraces is important in visual and historic terms reflecting the hierarchy of streets and buildings within them. Later development has not always been sympathetic to the predominant building height and style and hence appears out of scale with its neighbours (see Negative Features at section below).



Figure 32: Pimlico terrace with a consistent roofline, uninterrupted by roof extensions

4.47 Under Policy DES6 roof extensions are only acceptable where the majority of houses in a group already have them and infilling would achieve greater uniformity of roofline. Return corners of terraces will be considered individually in relation to both of their adjoining groups. Where roof extensions are acceptable in principle the setback distance from the parapet and details of design will be considered having regard to 'The Pimlico Design Guide'.

4.48 The original roof coverings within the Conservation Area were generally Welsh slate. Original materials should be retained wherever possible. The Council will not normally encourage 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.

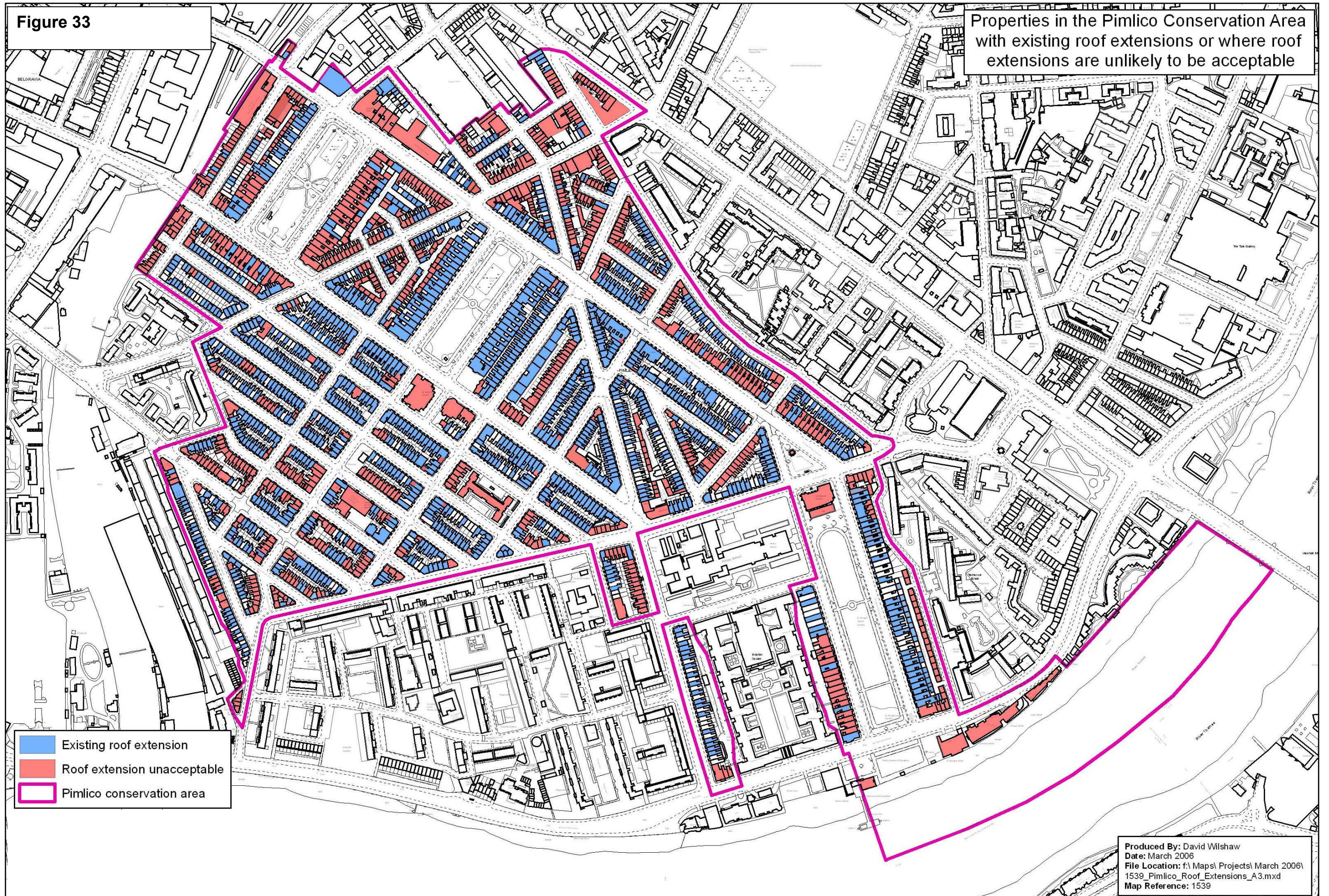
4.49 The map at **Figure 33** shows properties in Pimlico where roof extensions would not normally be acceptable, without proper justification. This illustration includes properties with existing roof extensions, meaning further upward extensions would not be acceptable.

Policy DES6A highlights instances where roof extensions are likely to be unacceptable in townscape terms without proper justification.

Advice is given in the publication 'Roofs. A Guide to Alterations and Extensions on Domestic Buildings (1995). 'Mews, a Guide to Alterations' explains how these policies apply in mews.

Advice on the siting of satellite dishes can be found in " A guide to the siting of Satellite Dishes and other telecommunications equipment".

Figure 33



Unlisted Buildings of Merit

4.50 Unlisted buildings may make a valuable contribution to the townscape, and can be of architectural interest in their own right or have local historic and cultural associations. Within the Conservation Area Audits these are identified and defined as 'unlisted buildings of merit'.

4.51 By definition these properties are considered to be of particular value to the character and appearance of the Conservation Area and their demolition or unsympathetic alteration will be resisted.

4.52 In Pimlico, all unlisted buildings which were part of the original Cubitt plan are of a similar character and date and are therefore considered to contribute to the distinctive identity of the Conservation Area. These are all identified as unlisted buildings of merit, even in some cases where unsympathetic alterations (see Negative Features below) are at present detracting from their character. Several later buildings also contribute, for example 22 Moreton Place. Unlisted buildings of merit are identified on the map at **Figure 34** and on the table below:

Alderney Street

35-73 (odd) incl.

26-76 (even) incl.

75-90 (odd) incl.

99-121 (odd) incl.

92-112 (even) incl.

114-124 (even) incl.

132

145 & 147

134

Aylesford Street

36&37 (odd)

39-67(odd)

69&71(odd)

Belgrave Road

7, 8

12

16 & 18

22&24

13-31 (odd)

26-46 (even)

50

35-57 (odd) incl.

60-76 (even) incl.

Cambridge Street

9 & 11

12 & 14

50a-74 (even) incl.

53

55-83 (odd) incl.

80-86 (even) incl.

85-99 (odd) incl.

88-94 (even) incl.

100-106 (even) incl.

149-169 (odd) incl.

166-180 (even) incl.

129-147 (odd) incl.

142

121-127 (odd) incl.

Charlwood Place

1a-19 (odd) incl.

2-12 (even) incl.

16 & 18

Charlwood Street

19-23 (odd) incl.

22-36

25-29 (odd) incl.

36-42

31-39 (odd) incl.

44-50

41-65 (odd) incl.

85-95 (odd) incl.

82

72-80 (even) incl.

66-70 (even) incl.

67-71 (odd) incl.

50-64 (even) incl.

Churton Place

1-5 (consec.)

7-14 (consec.)

Churton Street

15-31 (odd) incl.

16

20

24-52 (even) incl.

33-37 (odd) incl.

Clarendon Street

1-5 (odd) incl.

2 & 4

8

10

7-25 (odd) incl.

18 & 20

27

33 & 35

22-26 (even) incl.
37-43 (odd) incl.
31

Claverton Street

1-23 (odd)
28-88 (even)
Shelter

Cumberland Street

72 & 74
71-79 (odd) incl.
63 & 65
62 & 64
70
42-56 (even) incl.
31-43 (odd) incl.
26-40 (even) incl.
5-29 (odd) incl.
2-24 (even) incl.

Denbigh Mews

1-11 (consec.)

Denbigh Place

1 & 2
4-19 (consec.)
20-33 (consec.)

Denbigh Street

3-21 (odd) incl.
4-42c (even) incl.
29-37 (odd) incl.
44-58 (even) incl.
41-49 (odd) incl.
51-77 (odd) incl.

Ecclestone Square Mews

59-64 (consec.)
67-69 (consec.)
71-73 (consec.)
75-80 (consec.)

Gloucester Street

1-47 (odd) incl.
2-6 (even) incl.
48-52 (even) incl.
49
54-64 (even) incl.
51-55 (odd) incl.
66-76 (even) incl.
57-67 (odd) incl.
78-88 (even) incl.
69-79 (odd) incl.
90-96 (even) incl.
81-89 (odd) incl.

Grosvenor Road

91a-91c

92-94

Guildhouse Street

1-6 (consec), 14, 15, 17-19

Hugh Mews

4-17 (consec.)

17a

Hugh Street

6-38 (even) incl.

9

15-49 (odd) incl.

40-44 (even) incl.

51

46-58 (even) incl.

53-63 (odd) incl.

Longmoore Street

17-35 (odd), 22-36 (even)

Lupus Street

52-62 (Neate House)

64-68 (even) incl.

70 & 72

74-84 (even) incl.

88-94 (even) incl.

96 & 98

120-124

Moreton Place

1-35

2-22

Clarion House

24-30

47&49

Moreton Street

26-30

29-33

35-59

40-54

Moreton Terrace

1a-35 (odd) incl.

2&2a

41-51

6-22

Moreton Terrace Mews South

1, 2, 3&4

Sussex Street

49-53 (odd) incl.

50-62 (even) incl.

37-47 (odd) incl.

38-48 (even) incl.

25-35 (odd) incl.

26-34 (even) incl.

16-22 (even) incl.

15-23 (odd) incl.

4-14 (even) incl.

2, 1

Sutherland Street

2a-14 (even) incl.

39

41-53 (odd) incl.

16-28 ½ (even) incl.

57-81 (odd) incl.

32-56 (even) incl.

St George's Drive

5 & 7

8-12 (even) incl.

9

14-18 (even) incl.

42-46 (even) incl.

82-88 (even) incl.

99-129 (odd) incl.

69-97 (odd) incl.

63-67 (odd) incl.

St George's Square Mews

77-119

121&122

Tachbrook Street

40-44 (even) incl.

46-78 (even) incl.

80-138

140-174

Upper Tatchbrook Street

2-22 (even), 24-34 (even)

Warwick Place North

1 & 2

4 & 5

Warwick Square Mews

1

8-10 (consec.)

14-16 (consec.)

Warwick Way

11-17 (odd), 25-29 (odd), 39-53 (odd)

38 & 40

50

60

74-84 (even) incl.

63-75 (odd) incl.

86-96 (even) incl. 86a

77-87 (odd) incl.

89-107 (odd) incl.

109-117 (odd) incl.

98-114 (even) incl.

118-128 (even) incl.

130-140 (even) incl.

142 & 144 (even) incl.

Westmoreland Place

1-9 (odd) incl.
20-30 (even) incl.
11-17 (odd) incl.
2-18 (even) incl.

Westmoreland Terrace

1-5 (odd) incl.
2-12 (even) incl.
7-57 (odd) incl.
14-36 (even) incl.
67-87 (odd) incl.

West Warwick Place

1-4 (consec.)
5-9 (consec.)

Wilton Road

74-76 consec., 78

Winchester Street

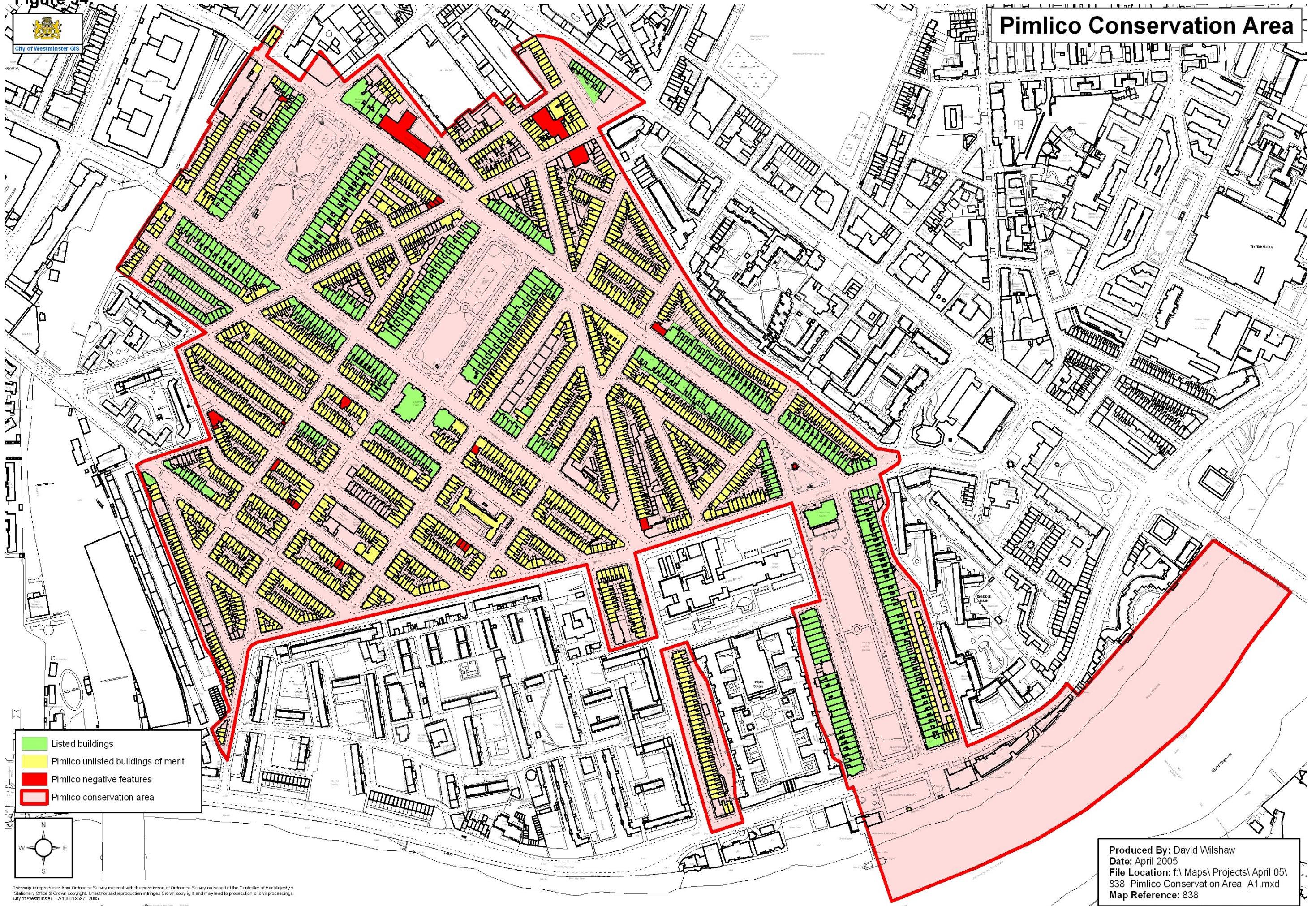
61-113 (odd) incl.
50-68 (even) incl.
36-46 (even) incl.
45-59 (odd) incl.
14-20 (even) incl.
1-19 (odd) incl.
2-12b (even) incl.

Policy DES9 2 states that permission will not normally be given for proposals which involve the demolition or partial 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. This requirement may be balanced against the City Council's other policy objectives.

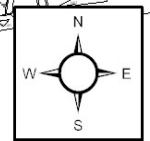
Figure 34:



Pimlico Conservation Area



- Listed buildings
- Pimlico unlisted buildings of merit
- Pimlico negative features
- Pimlico conservation area



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 Date: April 2005
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 838_Pimlico Conservation Area_A1.mxd
 Map Reference: 838

Landmark Buildings

4.53 Within the Conservation Area there are buildings which are considered to be of landmark quality. Due to their height, location and detailed design these buildings or structures stand out from their background. They contribute significantly to the character and townscape of the area being focal points or key elements in views.

4.54 Pimlico is a primarily residential area with a generally consistent building height and style and hence there are few taller or landmark buildings. However, both of the churches within the Conservation Area have graceful and prominent spires, which are visible from many of the surrounding streets and are important landmarks for the whole area.

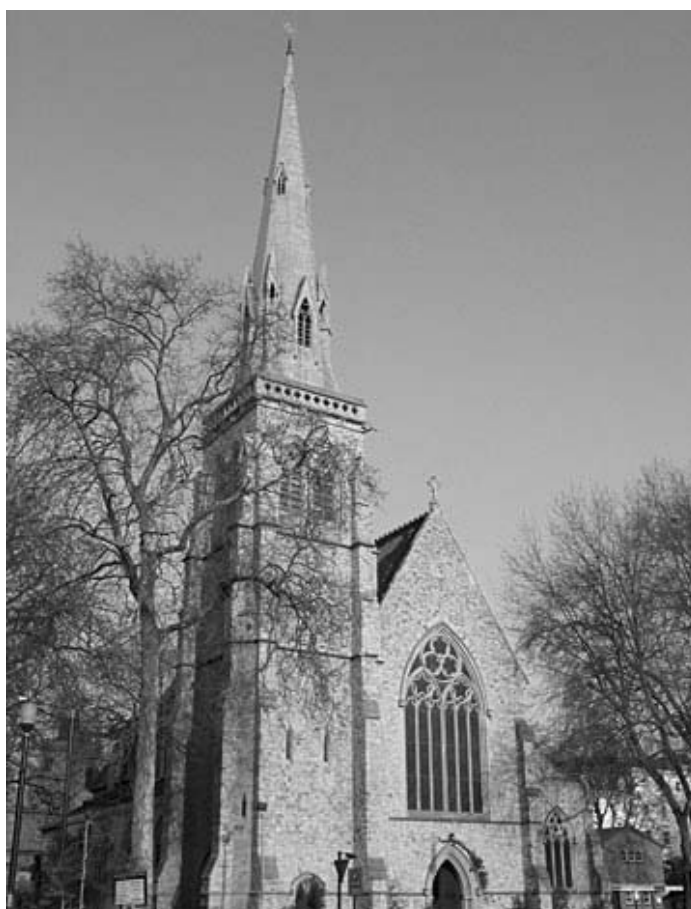


Figure 35: St Saviours Church

4.55 St Gabriel's in Warwick Square and St Saviour's (**Figure 35**) in St George's Square (both grade II listed), were both designed by Thomas Cundy (Cubitt's foreman) in the Gothic style and built in ragstone to emphasise the contrast between the ecclesiastical buildings and their secular neighbours in Classical stucco.

4.56 The more elaborate corner buildings within Pimlico such as at the corner of Denbigh, Churton and Belgrave Streets are also prominent within the area and form local landmarks.

METROPOLITAN AND LOCAL VIEWS

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

- **Metropolitan Views** include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the river Thames. They also include views within and across Westminster, particularly views of landmark buildings.
- **Local Views** are by definition more localised and 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.

4.58 The following section of the audit identifies local views in the Conservation Area. No views have been identified which are considered to be of Metropolitan importance. A separate Borough wide document will be produced identifying views of Metropolitan Importance which will undergo full consultation before being adopted as Supplementary Planning Guidance. No preliminary metropolitan views are identified from this Conservation Area.

LOCAL VIEWS

4.59 There are a number of local views of landmark buildings, streetscapes, and parks and gardens from within the Conservation Area. These include:

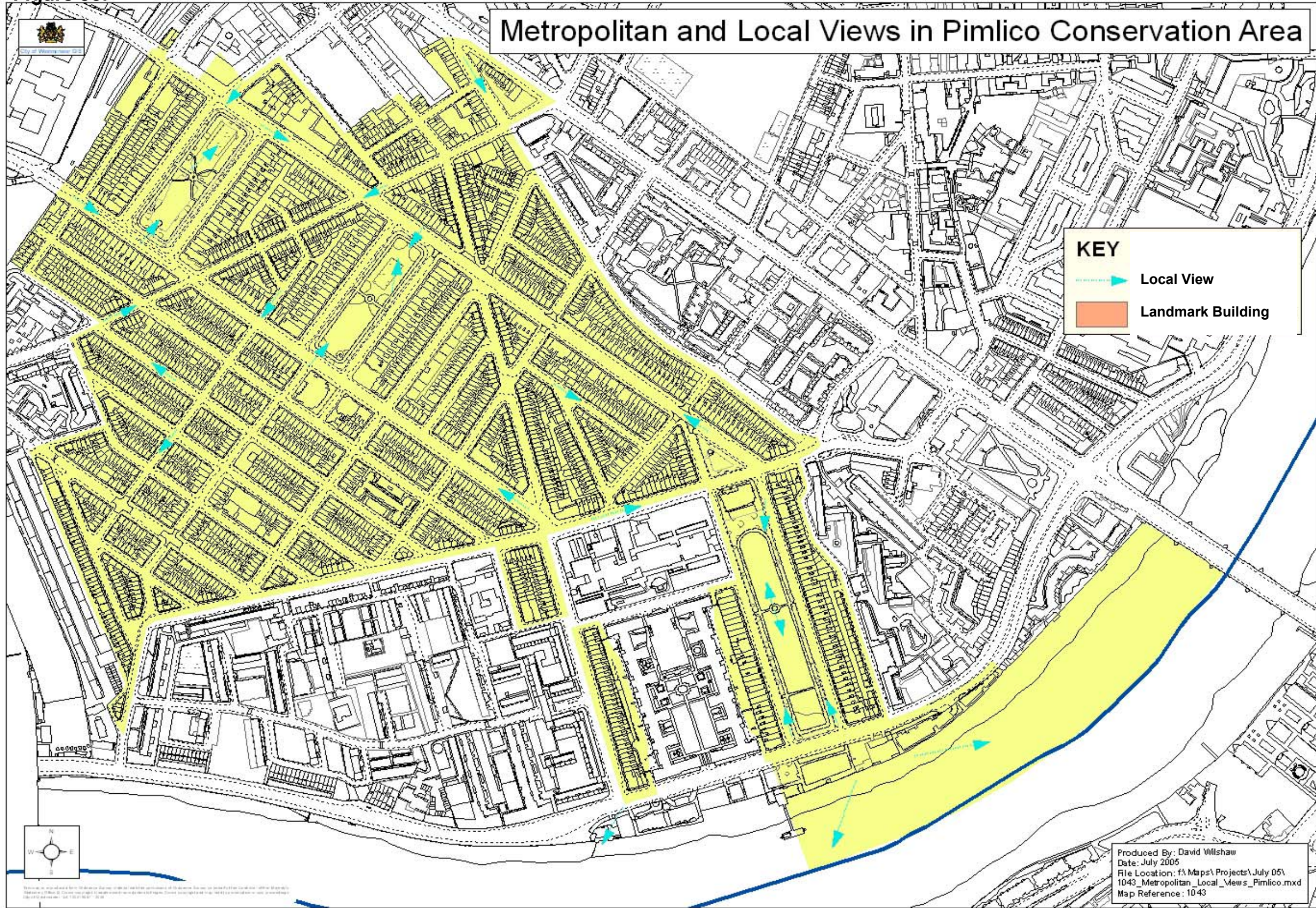
- Views from and across the three Pimlico Squares; Eccleston, Warwick and St George's.
- View of St Saviour's Church, looking east along Lupus Street.
- View toward the tower of Westminster Cathedral, seen from Eccleston Square and St George's Square.
- The chimney of the Grosvenor Pumping station forms the focus of a view along Clarendon Street
- The clock tower of the former British Airways building on Buckingham Palace Road forms the focus of a view north-west along Alderney Street.
- Belgrave Road, St George's Drive and Warwick Way are the longest and widest straight streets, lined with the hard edges of buildings creating dramatic and lengthy views. These hard edges are offset by views of trees and other plantings as the roads pass the major squares.
- Each of the secondary routes through the Conservation Area creates a local view of Cubitt terraces, sometimes seen in their original setting, and sometimes, particularly around the edges of the Conservation Area, seen in contrast with surrounding twentieth century development.

- Views into the narrow and intimate settings of the various mews throughout the conservation area, some with arched entrances and granite setts.
- Views out of Pimlico frequently end in glimpses of the adjoining conservation areas – Churchill Gardens, Dolphin Square, and Lillington Gardens. The contrast between these twentieth century development and the Stucco of Pimlico serves to accentuate the special character of this island of development.
- The view of Battersea Power Station from Grosvenor Road: the best views of this monumental and iconic structure can be found from Westminster’s river frontage.
- View from Claverton Street across the Thames to Battersea Power Station
- View down Moreton Place with the spire of St Saviour’s Church rising above the terrace of Moreton Street.
- The corner buildings of each street block have on their return façades a one or two storey addition, or sometimes just a garden wall. These lower features make a valuable contribution to the area as they give articulation to the terraces and open up views of trees and spaces within the blocks, or views revealing rear façades. They also have a practical use in assisting the movement of air at the backs of the houses. The street blocks are usually arranged so that these characteristic gaps are aligned on opposite sides of the street.

4.60 Full consideration must be given to the impact of any development proposals on important metropolitan and local views both within the Conservation Area and into and out of it. These are shown on the plan at **Figure 36** below.

There are no strategic views which cross this Conservation Area. Policy DES15 seeks to protect metropolitan and local views.

Figure 36:



CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

4.61 The detail of the local townscape contributes to the sense of local distinctiveness and may be unique to a particular conservation area. This can include distinctive boundary treatments, street furniture, trees and hard landscaping. Individually and collectively such elements contribute to the overall quality of Westminster streetscape as well as enhancing individual areas of character within the City.

Railings, boundary walls & enclosure

4.62 Railings and boundary walls can contribute significantly to the character of conservation areas. They add interest and variety of scale in the streetscene, often marking the boundaries between public and private spaces. The City Council considers that they should be protected and properly maintained.

4.63 The Cubitt terraced houses in the Pimlico Conservation Area nearly all retain their original cast iron railings and these are of key importance to the character of the area. The majority of these have simple flattened spearhead railings, some with more elaborate support panels, which are set into stone plinths. Moreton Terrace differs from the standard design with fleur-de-lis railing heads, while Denbigh Place has its own Acanthus leaf design. These railings are almost without exception painted in black, contrasting with the stucco behind. The excellent survival rate of these railings in combination with the consistency in design makes a very positive contribution to the cohesion and overall appearance of the area.



Figure 37 : Moreton Street



Figure 38:
Detail showing fleur-de-lys and acorn finials, Denbig Place.



Figure 39:
Typical spearhead finials. The use of metallic paint on finials is discouraged.

4.64 Boundary walls are relatively rare within the Conservation Area but stucco walls and balustrades can be found in certain locations, for example enclosing the gardens of 53 Eccleston Square and 49 Warwick Square. There are also some brick garden boundary walls to the rear of terraces, some backing onto Mews.

The relevant City Council policy in respect of railings and boundary walls is DES7 G and further guidance can be found in the design guide Railings in Westminster A guide to their design, repair and maintenance.

Shopfronts and Public Houses

4.65 Shopfronts, including well-designed, non-original ones, can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area, and can be of historic and architectural interest in their own right.

4.66 Small shops are an important part of Pimlico's character. The original plan allowed for shops only in certain streets and this remains the case today. The main concentrations of shops are to be found on the fringes of the Conservation Area, at the northern and southern edges around Warwick Way and Lupus Street.

4.67 Although there are relatively few original shopfronts, a substantial number retain parts of their surrounds, including decorative console brackets and pilasters. Many of the shopping parades have been designed and detailed as groups, with consistent framework and repeated details. Particularly attractive groups can be found along Lupus Street, Charlwood Street, Moreton Street and Denbig Place (**Figure 40**).

4.68 Lupus Street has a number of attractive round corner shopfronts and a consistent surround detail with consoles. Moreton Street also contains a number of particularly attractive shopfronts, for example the Pizza Express at no. 46, which retains glazed tiles to the front façade.



Figure 40:
Shopfronts along
Denbigh Place

Figure 41: No. 40 Moreton
Street



Figure 42: Lupus Street: Corner shopfront on Lupus Street

4.69 A number of public houses, most of which were built before the surrounding houses in order to service the builders, are evenly distributed through the area and placed in prominent positions, often located mid terrace with an extra sheer storey, as in Cambridge Street, Denbigh Place and Moreton Street. This contrasts with the distribution of pubs in Belgravia, where pubs were discretely tucked away in the mews. At the corner of Aylesford and Lupus Streets, the grade II listed traditional timber pub front of The Gallery (formerly the Queen of Denmark) has cast iron dragons supporting globe lanterns.

4.70 The City Council seeks to retain original shopfronts and shopfront detail wherever possible and new signage should use materials and detail sympathetic to the building and Conservation Area. Examples of some shopfronts of historic interest in Pimlico are shown on the following page.

The relevant City Council policies concerning historic shopfronts and the design of new ones are DES5 C, and the policy relating to signs is DES8. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: 'A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992).

Public Art, Statues and Monuments

4.71 Westminster has a high concentration of fine public art, statues and monuments both in its streets and open spaces and integrated into buildings. These are a significant part of Westminster's cultural heritage, contributing to the quality and interest of the public realm.

4.72 Pimlico Gardens, on the river frontage adjacent to St George's Square contains two free standing sculptures. To the east side of the garden stands the 1848 statue in white marble of William Huskisson, nineteenth century economist and architect of the Corn Laws. Huskisson is also remembered as the first person to be run down by a train – he was killed by Stephenson's Rocket in 1830. The statue was moved to its current location from Lloyds of London in 1915. To the west side of the gardens, outside the Westminster Boating Base, is the 1996 'Helmsman' by André Wallace.

4.73 The riverside walk created adjacent to the new development on Grosvenor Road has provided an opportune space for new public art. Two works by Paul Mason are sited here: a slate tablet marks the confluence of the River Tyburn and the Thames and to the south west of this is a freestanding marble sculpture entitled 'River Cut Tide'.

4.74 The portion of Vauxhall Bridge that falls within the Conservation Area has two sculptures in niches in the cutwaters. Standing 14 feet high, and a subset of the eight statues that adorn the bridge, those within the Pimlico Conservation Area are figures representing 'Architecture' and 'Agriculture' by F. W. Pomeroy circa 1907. Architecture holds a 2ft model of St. Paul's Cathedral and a pair of callipers, whilst Agriculture holds a shepherds crook and sheaf of corn.

4.75 A 1995 statue of Thomas Cubitt with building materials and measuring stick by William Fawke stands on the corner of Denbigh St and St George's Drive. The statue is placed close to the site of Cubitt's old Pimlico workshops, now occupied by Dolphin Square.

4.76 There are also a large number of blue plaques in Pimlico reflecting the diversity of residents who have lived in the area. This includes plaques to Winston Churchill, Laura Ashley and Jomo Kenyatta, first president of Kenya.

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



Figure 43. Grey Wornum 1951 lamp standard



Figure 44. Gaslamp at Churton Place



Figure 45. Mackenzie Moncur decorated bracket

Street Furniture

4.77 Westminster has a wide range of interesting and historic street furniture, some of which is listed in its own right. The appropriate maintenance and protection of this is important, as is the need to prevent a build up of modern street clutter.

4.78 Pimlico Conservation Area contains a number of fine lampstandards. The majority of routes in the Conservation Area, particularly those on quieter secondary routes with a residential character, are equipped with reproduction Mackenzie & Moncur standards with Rochester type lanterns, first produced around 1900.

4.79 The primary traffic routes (Lupus Street, St George's Drive, Belgrave Road and Warwick Way) have modern utilitarian standards and lanterns on octagonal 'Parliament Square' bases. Grosvenor Road is an exception – plain arc bracket arms support Rochester style lanterns.

4.80 The third form of lamp standard to be found in Pimlico is the classic 'chinstrap' design of Grey Wornum from 1951. These are used on Denbigh Street, and also on some routes to the south of Lupus Street. A full inventory of lamp standard types can be found at **Figure 47**.

4.81 Churton Place, off Churton Street, contains one of Westminster's few remaining gas lanterns. The lamp itself is a Nico type, with twin ladder rests projecting from the standard.

4.82 While none of the historic lampstandards in Pimlico are listed, they are generally attractive, and well suited to the character of the area.

4.83 There is a group of four 1927 Gilbert Scott telephone kiosks on Belgrave Road adjacent to Warwick Way, all grade II listed. Another pair can be found on the corner of Belgrave Road and Denbigh Street.

4.84 Also of interest are the oval-sectioned 1958 double aperture post-boxes which occur at St George's Square and at the corner of Lupus and Denbigh Streets.



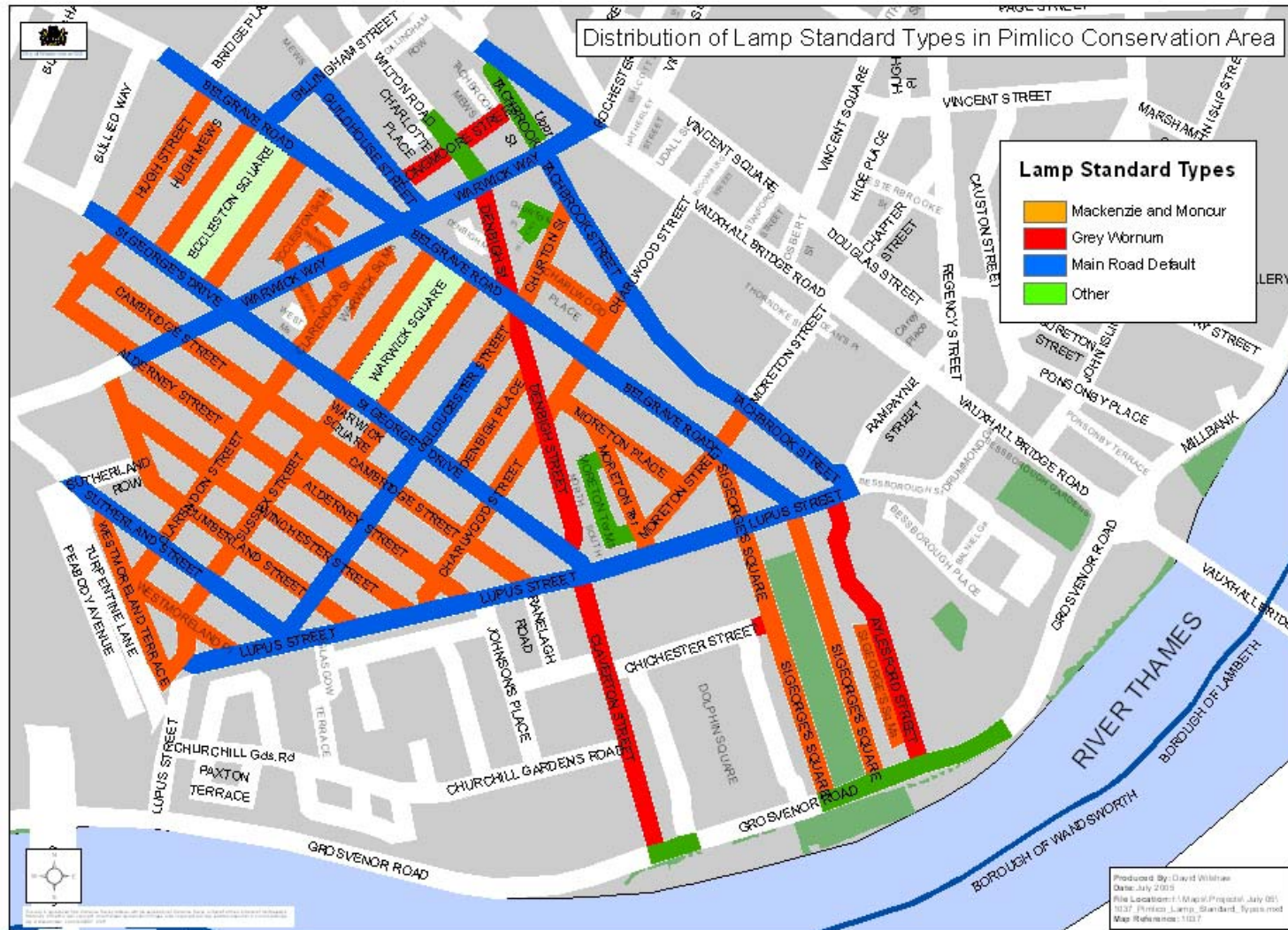
Figure 46 Modern utilitarian lamp standard

4.85 There is a grade II listed cabman's shelter on the green at St George's Square. This sits behind an interesting remnant of cast iron plinth with sockets to take railings – all that remains of the former railings to the green.

4.86 A number of the Cubitt terraces retain original cast iron boot scrapes in a variety of designs. There are also some original cast iron bollards surviving at the junction of Hugh Street and Alderney Street.

4.87 Finally, traditional street furniture also survives in some mews – the suspended nico lantern and hand painted tradesmen's advertisements of Moreton Terrace Mews and the cast iron bollard to Hugh Mews are examples of this kind of isolated survival.

Policy DES7 C & F seeks to protect these historic and characteristic features of the street scene.



Original Street Surfaces

4.88 Traditional surface treatments can form important elements in the townscape of an area. Paving, if well-designed and maintained and in suitable quality materials, will contribute to the townscape qualities of an area, providing a backdrop to the surrounding built fabric.

4.89 Very little visible evidence remains of historic paving materials that might have existed in the area. However, appropriate modern surfaces have been used in pedestrian pavements with prevalent use of traditional granite kerbs.



Figure 48. The terraces and squares also contain a number of cast iron coal hole covers. Many different designs are represented and each is set into a slab of original York stone paving, providing an indication of the appearance of the paving scheme before the widespread replacement of paving slabs.

4.90 Historic street surfaces are best preserved in the various mews in Pimlico. Hugh Mews, Eccleston Square Mews, St George's Square Mews and Moreton Terrace Mews all contain examples of historic granite setts, sometimes with drainage channels surviving. These contrast with the large element paving found in the wider routes in the area, emphasising the intimate character of the mews.

4.91 Traditional surface treatment of forecourt areas and steps is also important to the character of the area. Steps are generally of stone, although some have been fitted with mosaic tiles.

Policy DES7 F intends 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 and Landscape

4.92 Trees and open 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 significant environmental benefits. Single specimens can provide a focal point in views formal compositions while groups of mature trees may form part of a historic planting scheme.

4.93 Substantial mature plane trees exist within the formal spaces of Eccleston, Warwick and St George's Squares. These form essential parts of Pimlico's character and act as foils to the buildings. Elsewhere trees contribute to the quality of the area, such as

those introduced as part of an improvement scheme in Gloucester Street. Mature plane trees lining Grosvenor Road are an important visual element within the area. New street tree planting of a variety of species has been carried out as part of highway improvement schemes for example on Moreton Street and Belgrave Road, and this planting adds an element of interest to the townscape. Within rear gardens, trees provide valuable screening and visual amenity for residents, and combine in places to form green corridors.

4.94 Warwick and Eccleston Squares are protected by the London Squares Preservation Act of 1931, and both are also listed in English Heritage's Register of Historic Parks and Gardens. Eccleston Square was laid out in 1835, and Warwick Square followed in 1843. Both were stocked from Cubitt's own nurseries, which he kept specifically to supply the squares and gardens within his developments. There have been some changes over the years, notably the removal of the cast iron railings during the Second World War, and the loss of several mature trees during the storm of 1987. Railings to both squares have been reinstated – both are now privately managed on behalf of the residents.

4.95 Pimlico Gardens and St George's Square are the only public open spaces in the Conservation Area. Both are surrounded by mature trees with large grassed areas for community use. Pimlico Gardens contains an attractive small red brick building with a hipped plain tiled roof. This shed, or small pavilion, dates from the turn of the twentieth century, and occupied the position of the former Pimlico Pier – berth of the floating fire station.



Figure 49: St George's Square

4.96 Almost all of the trees within the Conservation Area are protected, and the at least six weeks written notice must be submitted to the Council before carrying out tree works. There are a number of trees within the Conservation Area which are already protected by Tree Preservation Orders, and the formal consent of the City Council is required for works to these trees.

UDP policy ENV 14 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'.

CHARACTERISTIC LAND USES

4.97 Land uses also contribute significantly to the character and appearance of conservation areas. These influence not only the building typology or make-up of an area but also contribute to the distinctive atmosphere and nature of the public spaces and streets. Particular uses may be of historic or national importance and will have influenced the evolution of an area.

4.98 Pimlico still largely retains its original character as a peaceful residential area with its associated services. The Conservation Area remains overwhelmingly residential and single family dwellings are the predominant housing type, although throughout the conservation area some properties have been subdivided into flats. The majority of mews properties in Pimlico have also been converted to residential accommodation. Pimlico is a designated family housing area in the Replacement Unitary development Plan.

4.99 While these original characteristics predominate, a variety of newer uses are also to be found. Of particular significance in terms of their impact on the character of the area are the large number of small hotels in the streets close to Victoria Station, particularly Belgrave Street and Hugh Street. Many of these have been formed from a short run of terraced properties. Hotel use in the area is associated with a large amount of signage. For further detail see 'Negative Features' below.

4.100 Small groups of businesses and shops form important foci of activity throughout the Conservation Area. There are substantial stretches of retail use in Lupus Street with shorter stretches in some of the adjoining streets. There is also concentration of retail to the north of the conservation area around Warwick Way and a vibrant street market on Tatchbrook Street.

The City Council will consider the contribution of existing and proposed uses to the character or appearance of the Conservation Area. DES9 D is the relevant UDP policy

5 NEGATIVE FEATURES & ENHANCEMENT

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

5.2 **Features:** Throughout the Conservation Area there are examples of small-scale alterations and accretions which have had a detrimental impact on the character of the area as a whole. Some of these are outlined below:

5.3 **Replacement Windows and Doors.** Poor quality replacement doors and windows with materials and detailing which do not reflect the original have had a significant and detrimental impact on the architectural integrity of individual buildings and the character of the Conservation Area as a whole. There are examples throughout the Pimlico Conservation Area of inappropriate replacement windows using non-traditional materials such as uPVC and aluminium or changing fenestration patterns and methods of opening. All such minor alterations have a cumulative and detrimental impact on the Conservation Area, although in many instances these do not require planning permission. Removal of original doors and replacement with flush doors or glazed panels and loss of original door furniture also has a detrimental effect on the character of the area. In certain streets, particularly in the mews, modern garage doors have been inserted at ground floor level, and these have a deadening impact on the street. Original window and door detailing is described at paragraph 4.32.



Figure 50: Replacement windows. The original windows have been replaced with uPVC casement windows, crudely designed with inappropriate glazing bar detail

5.4 **Loss of Architectural Detail.** Other subtle but distinctive elements of architectural detail are cumulatively very important to the character of the area. These include balustrades, window surrounds, pediments, porticos, railings and stone steps.

5.5 On certain streets, original balustrades have been lost or altered. Horizontal bar railings or solid balustrades have been inserted above the porticos and at first floor level in the place of traditional stucco bottle balustrades. These detract significantly from the character of the area (see **Figure 51** below).



Figure 51: Inappropriate horizontal bar railings inserted in the place of traditional balustrade.

5.6 In some instances, previously open porches have been partially enclosed with glazed panels or similar being inserted to the sides, resulting in the loss of the rhythm of open porches.

5.7 **Wires, Flues, Pipework and Burglar Alarms.** Minor additions to buildings such as wires, flues and burglar alarms cumulatively have a significant impact on the character of streets and terraces.

5.8 There are a range of burglar alarms, wires, vents and pipes fixed to the front of buildings throughout the Conservation Area, which add to visual clutter. On some properties, original cast iron guttering has been removed and grey plastic downpipes have been installed.

5.9 Careful siting and choice of materials and colours can significantly reduce the impact of such small-scale alterations.

5.10 **Maintenance and Painting.** The care and maintenance of individual properties can have a significant impact on the character of the area as a whole.

5.11 There are numerous examples of brickwork, which has been painted above ground floor level within the Conservation Area. This significantly alters the appearance

of buildings and disrupts the unity of terraces. In many cases this is irreversible and can cause serious long term damage to brickwork. Stucco has also been painted in a wide variety of shades throughout the Conservation Area, disrupting the unity of terraces and groups.

5.12 In some instances properties are poorly maintained, with peeling paintwork. The porticos characteristic of the area are particularly vulnerable to lack of maintenance and many are in a poor state of repair (see **Figure 52** below).



Figure 52:
Many porticos are in poor repair.

5.13 Roof Alterations, Extensions and Terraces There are many examples of roof alterations and extensions throughout the Conservation Area which have been poorly detailed and are unsympathetic to the character of the area (see **Figure 53** below).

5.14 Roof clutter, such as guard rails, antennae and satellite dishes can have a significant and detrimental impact on the character of the area, affecting both short and long-distance views and 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 façade of buildings and from chimneys or other locations where it may be visible.

5.15 There are cases within Pimlico Conservation Area where roof gardens or terraces have been inappropriately created, and where the associated railings, trellises, stairs and screens cause visual clutter at roof level. Particularly inappropriate are cases where the roof terrace has been created on top of an existing mansard roof extension.



Figure 53. This sheer roof storey which is highly prominent and poorly detailed, with windows which do not match those in the existing building, and has been clad in slate to the street elevation.

5.16 Shops and shopfronts. In general shopfronts should relate to the proportions and detail of the building in which they are set, as well as the adjoining townscape. There are several examples within the Conservation Area which are of poor quality in terms of design and materials. On Warwick Way in particular there are range of modern shopfronts many of which have large oversized signage and aluminium framing.

5.17 Several shopfronts retain original surrounds but have had new frames or oversized signage inserted within them. Plastic canopies and external roller shutters, often with large boxes have also been inserted in certain locations. There are also a number of vacant small shop units within the Conservation Area, which would benefit from appropriate reuse.



Figure 54: 59 Cambridge Street. This canopy is both crudely designed and manufactured in an inappropriate material for the shopfront.



Figure 55: 114-118 Denbigh Street. This vacant public house, besides being an infill development of inappropriate design and scale, is vacant and in a poor state of repair.

Figure 56: 18 Sussex Street.

Whilst the original surround remains, a modern shopfront has been inserted which is unsympathetically detailed. The fascia board is oversized and inappropriate in materials and design. It is substantially larger than the fascias of the adjoining properties. The shopfront also has a projecting box casing for an external roller shutter, an additional negative feature. Advice on shopfront security is given in the City Council's 'Design Guidelines for Shopfront Security.'



5.18 Some particularly poor examples of inappropriate shopfronts can be found on Warwick Way and Lupus Street. Other individual examples are scattered throughout the Conservation Area. Many of these poor quality shopfronts have been in place for more than four years, and are therefore immune from enforcement action. Where this is the case improvements will be sought through the development control process as and when applications are received (see Management Proposals below).

5.19 **Poor Quality Signage.** There are a large number of small hotels and shops in the area, meaning signage has a significant impact on the street scene. In some areas, particularly in the north of the Conservation Area where there is a high concentration of hotels, a range of signage of variable quality has been installed, including projecting box and hanging signs, which are often poorly located and in poor quality materials. There are also numerous internally illuminated signs, as well as bulky and poorly designed and sited external illumination such as swan necked lights and some billboards. All signage should be carefully designed and sited so as not to obscure architectural detail. Supplementary Planning Guidance is available for hotels in Pimlico. This is included in the 'Advertisement Design Guidelines' (1992).

5.20 **Street Furniture and Public Realm.** The area lacks a coherent street furniture design across the Conservation Area, with a range of lamp standards and litter bins contributing to a cluttered environment. There are five principal forms of lamp standard in the area - a more consistent approach would be beneficial. Paving materials are also of variable quality, with modern concrete slabs predominating.

5.21 Other Buildings and Infill Development. In addition to the above features, infill development is of variable quality throughout the Conservation Area and not all has been sympathetic to its character and appearance. The following examples illustrate building and sites, which are considered detrimental to the character of the Conservation Area. This may be due to their scale, detailing or subsequent alterations.

Garage to rear of 76 Alderney Street

126-130 Alderney Street

96 Cambridge Street

Red Brick Shelter in St George's Square
(north)

60 Cumberland Street

72 Winchester Street Cumberland Court

48 Clarendon Street

Robin Court, Lupus Street

The Dolphin Public House

24 Sussex Street

Egerton House, Belgrave Road

Civil Service College, Belgrave Road

18-34 Warwick Way



Figures 57 & 58: Infill developments, both occupying corner plots which do not reflect the predominant scale or detailing of the adjoining townscape.



Figure 59 & 60: These infill developments, while of an appropriate scale, are poorly detailed. The garage entrances to the ground floors are highly disruptive to the consistency of the Cubitt terraces.

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.

6 MANAGEMENT PROPOSALS

6.1 It is expected that the effective management of Pimlico 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 identifies those elements the council will seek to protect, as well as negative features which may present opportunities for change or enhancement. Each section is linked to relevant policy guidance, which provides the framework for the future management of the Conservation Area. Other statutory designations and existing controls in place to manage the conservation area are listed in the directory, which follows this section. In addition, the following table provides a list of proposals, related specifically to those features identified as 'negative' in Section 5.

Identified Negative Feature	Action
<p>Replacement Windows and Doors/ Loss of original Architectural Detail</p>	<p>Unsympathetic replacement windows and doors to be removed and reinstated with more appropriate design where possible as part of any refurbishment schemes.</p> <p>Enforcement action to be taken where expedient to secure removal of inappropriate replacement windows and doors. Specific examples identified as result of audit process to be passed to enforcement.</p> <p>Encourage awareness of original design detail and best conservation practice amongst local residents and businesses: Increase circulation and availability of the audit and design guides. Audit to be made available on website.</p> <p>Give consideration to the possibility of an Article 4 (2) direction to control replacement of windows and painting in most vulnerable areas.</p> <p>Update and republish Pimlico Design Guide.</p>
<p>Shopfronts and Advertisements</p>	<p>Original shopfronts, surrounds and detail to be retained as part of refurbishment schemes.</p> <p>Enforcement action to be taken to secure removal of unauthorised signage. List of any unauthorised signage identified as a result of audit process to be passed to enforcement.</p>
<p>Landscaping and Street Furniture</p>	<p>De-cluttering initiative to be undertaken to secure removal of redundant street furniture and signage.</p> <p>Original landscaping details and street furniture identified in the audit to be retained as part of future landscaping schemes.</p>
<p>Roof extensions</p>	<p>All applications for roof extensions to be determined with reference to the roof extensions map.</p> <p>Where enhancements can be made to unsympathetically detailed roof extensions, this will be encouraged as part of any refurbishment proposals.</p>
<p>Wires, Flues, Pipework and Burglar Alarms</p>	<p>Removal of visual clutter such as redundant wires, flues, pipework to be sought as part of any new development/</p>

	refurbishment proposals.
Maintenance and painting	<p>Awareness of best conservation practice to be encouraged through increased circulation of audit and design guide.</p> <p>Consideration to be given to the use of section 215 notices in appropriate cases.</p> <p>Encourage the regular removal of graffiti. Refer to graffiti and fly-posting unit.</p>
Infill development	New proposals for infill development to include analysis of character and appearance of Conservation Area and should reflect predominant scale and architectural detail of the area, making reference to the findings of the audit.

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 <i>Exposition Internationale des Arts Decoratifs et Industriels Modernes</i> , 1925. An early 20 th 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 19 th 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 17 th and 18 th 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 19 th 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. The allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chuncier, 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/Classicism	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 18 th century and used up to the early 19 th 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 bricks
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 12 th 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-18 th century England and continued into the 20 th 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 Style	A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERACOTTA 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 <i>coin</i> meaning corner
Romanesque	The dominant style of the 11 th and 12 th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19 th 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 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 19 th 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 PIMLICO CONSERVATION AREA DIRECTORY

Designation and Extension Reports

Audit Adoption Report and Statement of Decision

List of Buildings of Special Architectural and Historic Merit

Adjacent Conservation Areas

Areas of Special Archaeological Priority

Other Designations

Design Guides and Planning Briefs

Further Reading

Designation and Extension Reports

1.	Preliminary designation	28 March 1968
2.	Consultations report	27 June 1968
3.	Final designation report	26 September 1968
4.	Preliminary first extension report	15 February 1973
5.	Designation of first extension	27 September 1973
6.	Draft conservation area policy report	14 March 1974
7.	Designation of second extension	20 November 1990
8.	Designation of Extensions	10 April 2006

The following reports are reproduced from original committee reports. Large sections of text that are not relevant (i.e. which relate to a different conservation area) are edited out. Text that is of particular relevance to Pimlico is boxed by a line.

CITY OF WESTMINSTER
TOWN PLANNING COMMITTEE - 28 MARCH, 1968
CONSERVATION AREAS
PIMLICO STUDY AND THE WESTMINSTER CATHEDRAL AREA
REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER

PIMLICO

The development of Pimlico as a residential area was commenced in the second quarter of the 19th century when Thomas Cubitt extended his activities in the Belgravia area by leasing land south of Buckingham Palace Road from the Duke of Westminster.

At that time the layout of the square and streets in Belgravia was complete but the actual development of the buildings only extended as far south as Eaton Square.

A survey of London, dated 1832, indicates that, apart from a few scattered buildings and development around 'New Square' (now Eccleston Square) the area south of Ebury Street was undeveloped.

The development of Eccleston Square (1835) and Warwick Square (1843) continued the Nash and Belgravia traditions of grand stuccoed terraces, classical in style and formally arranged.

It is also interesting to note the introduction of churches in the composition giving punctuation and emphasis - a Victorian tradition to be seen in Maida Vale, Bayswater and Belgravia.

St Gabriels in Warwick Square is by Cundy (Junior) and is designed in the Gothic revival (Decorated) style, and is stone built.

Unfortunately, as the development of Pimlico progressed the quality of architecture and layout of the terraces deteriorated, although the development of St. George's Square in 1850 was carried out in a manner nearer the Belgravia tradition.

In Townscape terms it is considered that the square makes a valuable contribution to the interest of the area, particularly in its relationship to the river; this in spite of the fact that some unfortunate piecemeal development has been carried out and a whole terrace has been demolished to make way for a new school.

As in Warwick Square the composition is punctuated by the introduction of a ragstone rubble Gothic revival church built by Cundy (Junior) in the Decorated style.

These three squares are physically and visually linked by Belgrave Road which is lined by terraces of similar scale and style (with the unfortunate exception of the Rank Organisation building) and it is considered that the whole complex is worthy of conservation.

As has been mentioned, the area to the west of this complex, an area of more modest houses, is less fine in architectural and townscape terms.

In other areas of the city, particularly in Bayswater, the interesting grouping of terraces gives added value to houses of somewhat debatable architectural value.

In this part of Pimlico however the monotonous grid pattern of the streets and lack of terminating features or grouping of terraces in no way raises the value of the houses which have a rather debased form of architectural detail.

The experimental traffic management scheme and the planting of trees is a welcome improvement to the amenity of the area and there can be little doubt that a face lifting operation and an agreed scheme of decoration would do much to restore its original unified character and make it a more pleasant place in which to live.

The major part of Pimlico is in the ownership of the Cubitt & Central Estate (Belgravia) Ltd. and it is hoped that a policy of rehabilitation and gradual redevelopment will be evolved in the near future.

However, even if there is considerable improvement to the existing fabric it is suggested that, in the context of the conservation area study for the city as a whole, it would not reach the required standards.

There is, however, one small area centred on Alderney Street between the Abbots Manor Estate and Eccleston Square which could be considered as an exception.

The streets and houses are smaller and more domestic in scale; the architectural detailing is more refined and in main the properties are in a good state of repair and are remarkably complete.

As the area adjoins suggested conservation area, and is not a small isolated pocket of development, it is suggested that its inclusion should be considered.

WESTMINSTER CATHEDRAL

This outstanding building, designed by John Francis Bentley and built in 1895-1903 in a Byzantine style is obviously one of the most valuable buildings in Westminster. It is hoped that when the south side of Victoria Street is redeveloped the main front of the Cathedral will have a greatly improved setting, and that as and when redevelopment of the areas immediately around the cathedral takes place it will be most sympathetically related to the Cathedral and its precinct.

At the moment the mainly residential buildings around the Cathedral give a sense of peace which is in harmony and although they have little architectural value they make a definite contribution to the general character of the area.

The suggested boundary of the conservation area has been drawn to include many of these surrounding buildings, nor necessarily to protect them in particular, but to give additional protection to the Cathedral precinct in the future.

It may be considered that the boundary has been too finely drawn, but it is considered that in any case, development in this area would be the subject of the strictest control under the normal planning procedures.

RECOMMENDATION

That the areas outlined on Map No. CD/X/0052 be approved as suitable for designation as conservation areas, subject to consultations.

That the Greater London Council be formally consulted.

That the Cubitt and Central Estates (Belgravia) Ltd be consulted as owners of the majority of the properties.

That the Victorian Society and the Civic Trust be consulted.

That the Minister of Housing and Local Government be informed that the area contains many buildings worthy of inclusion in the Statutory and Supplementary Lists of Buildings of Architectural and Historic Interest and that he be requested to consider this area in connection with the review of these lists.

CITY OF WESTMINSTER
TOWN PLANNING COMMITTEE - 27 JUNE 1968
DESIGNATION OF CONSERVATION AREAS:-
PIMLICO AREA
WESTMINSTER CATHEDRAL AREA
JOINT REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING AND THE
CITY SOLICITOR

AREAS FOR DESIGNATION:

- (i) Pimlico Area - Map CD/CO/0010
- (ii) Westminster Cathedral Area - Map CD/CO/0010

CONSULTATIONS:

On the 28 March, 1968 the Committee considered these areas and authorised consultation with the Greater London Council, the Victorian Society, The Civic Trust, the Cubitt Estate and the Central Estates (Belgravia) Ltd.

The observations received are as follows:-

THE VICTORIAN SOCIETY

The Society "regrets that there is a chunk out of St. George's Square especially as it seems this part has already been pulled down." The Society also expresses the hope that the Erasmus Street flats at the rear of the Tate Gallery will be considered for conservation.

The gap in the St George's Square Terraces occurs where the houses have been torn down to make way for the erection of a new school in accordance with the Development Plan, approved in 1955.

The Erasmus Street Flats, the first to be built by the London County Council, lies outside this particular study area but will be considered as further studies proceed.

THE CIVIC TRUST

The Trust considered that the proposals appear to be very appropriate.

No observations have been received from the Greater London Council, the Cubitt Estate or from Central Estates (Belgravia) Ltd.

The Committee asked officers to amend plan to include the terraces on the west side of Cambridge Street.

Although the architectural quality of these houses is not as high as the others within the proposed area it was suggested that their inclusion would ensure a balanced street pattern in the event of rehabilitation or redevelopment.

The plan has been amended accordingly.

If the Committee agree the proposals as now submitted it is proposed to carry out the statutory consultation with the Great London Council and request its comments within one month.

RECOMMENDATION

That, subject to any observations received from the Greater London Council within the period specified the officers be authorised to proceed with the designation (under Section 1 of the Civic Amenities Act 1967) of the areas shown edged in black on Map No. CD/CO/0010.

S. J. RUTTY

F.G. WEST

CITY SOLICITOR

DIRECTOR OF ARCHITECTURE AND PLANNING

CONSERVATION AREAS

17. Pimlico and Westminster Cathedral Areas

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

CITY OF WESTMINSTER
TOWN PLANNING COMMITTEE - 26 SEPTEMBER 1968
PIMLICO AND WESTMINSTER CATHEDRAL AREA CONSERVATION AREAS
REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

On 24 July, 1968, the City Council adopted the recommendation of the Town Planning Committee that, subject to any observations received from the Greater London Council, the Pimlico and Westminster Cathedral Area Conservation Areas should be designated. Map No. CD/CO/0010 showing the area to a large scale will be displayed at the meeting.

The Greater London Council has replied to the consultation letter in the following terms:

"With reference to your letter of 29 July, the Council welcomes the designation of the Pimlico and Westminster Cathedral Areas as Conservation Areas. The Council also considers that Nos. 48-58 and 60-68 (even) and 69-97 and 99-129 (odd) St George's Drive contribute to the special character of the Pimlico area and would usefully be included in this designation.

There impressive stucco-fronted terraces, comprising some of the largest houses on the estate, form part of the complex around St Gabriels' Church (a listed building) and Warwick Square. In the Council's opinion these terraces are as good as the others in St George's Drive beyond and to the north-west of the church, all of which are within the City Council's Conservation Area.

So far as this Council is concerned the addition of these properties to the designation could be made without further consultation."

When the study of the areas was put before Committee on 28 March 1968, it was considered that the most important elements in the Pimlico Area were Eccleston, Warwick and St George's Squares. The boundaries of the Conservation Area were drawn primarily in relation to these three open spaces incorporating the roads which linked them and a sufficient extent of the surrounding area to provide a suitable setting. In this context it was not considered that further portions of St George's Drive would contribute to the character of the area.

RECOMMENDATION

That the areas as approved by the City Council on 24 July be now formally designated without alteration and that the Greater London Council be informed in the terms of this report.

F G WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

CO.X
A.44/73
CITY OF WESTMINSTER
TOWN PLANNING COMMITTEE - 15 FEBRUARY 1973
PIMLICO CONSERVATION AREA EXTENSION
REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

In accordance with the Committee's instruction of 6 January 1973 the Pimlico Conservation Area has been studied with a view to its extension.

When the original study was presented to Committee in March 1968 the area suggested for designation was centred around the three Squares, St George's Square in the south and Eccleston and Warwick Squares in the northern part linked by Belgrave Road and St George's Drive. The area which was designated did not include the streets to the south-west of Cambridge Street or most of the area to the south-east of Gloucester Street, comprising Denbigh Street and Place, Moreton Street, Terrace and Place and part of Charlwood Street. These areas were excluded because they were less fine in architectural and townscape terms; in addition they contained a number of vacant sites due to war damage and several unsympathetic new buildings, which detracted from their unified character. Many of the houses were also in a very dilapidated state; in the original report to Committee it was remarked that "a face lifting operation and an agreed scheme of decoration would do much to restore its original unified character and make it a more pleasant place to live in."

Since that time a scheme of traffic management and tree planting in the south-western area of Pimlico has had the effect of encouraging private improvement and much has been done to individual properties by conversion and modernisation. In response to the increasing number of planning applications the Committee has agreed a policy for controlling alterations to buildings on a uniform basis in the whole of Victorian Pimlico including the areas outside the Conservation Area.

In the light of the considerable increase in the interest in conservation as well as the improvements which have come about or can be expected it is considered that the south-western area of Pimlico should be included in the Conservation Area.

The area lying between St George's Drive, Belgrave Road, Lupus Street and Gloucester Street contain several intact terraces, likewise of a more minor architectural quality but nevertheless giving depth of the character of Pimlico as a whole. It also contains the triangular area of three street blocks to the west of Denbigh Street in which there are four vacant sites; this area is the subject of a concurrent report in which the options suggested are based on conservation principles. It is therefore suggested that this area also should be included in the Conservation Area.

RECOMMENDATIONS:

1. That the area outlined on the accompanying plan be approved for inclusion in the Pimlico Conservation Area, subject to consultation.
2. That the Greater London Council be consulted.
3. That the Civic Trust, Victorian Society and Westminster Society be consulted.

F.G. WEST
DIRECTOR OF ARCHITECTURE AND PLANNING
Recommendations: Adopted

Decision
Report Receiver –

CITY OF WESTMINSTER
TOWN PLANNING COMMITTEE - 27 SEPTEMBER 1973
DESIGNATION OF ADDITIONS TO PIMLICO CONSERVATION AREA
JOIN REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING AND CITY
SOLICITOR

On 15 February 1973, the Town Planning Committee approved for consultation an extension to the Pimlico Conservation Area, consultations to be made with the Greater London Council, the Civic Trust, the Victorian Society and the Westminster Society.

REPLIES TO CONSULTATIONS

GREATER LONDON COUNCIL

The Greater London Council welcomed the proposed extension "particularly in view of the fact that although only nine houses in Sutherland Street and four properties in Westmoreland Terrace are included in the Supplementary list, the additional area is of such quality that warrants this additional protection."

THE CIVIC TRUST

The proposed extension receives the Civic Trust's support "fitting in as it does with traffic management and tree planting schemes".

THE VICTORIAN SOCIETY

The Society is pleased that an extension to the conservation area is proposed, as this "should safeguard the remaining houses by Cubitt in the area". The Society expresses the hope that the Council's tree and planting and traffic control scheme will be extended.

The Society suggests that the conservation area should also be extended to the north and east of the existing area bounded by the junction of Tachbrook and Lupus Streets, north along the line of Tachbrook Street to Warwick Way and then west to the existing boundary. "Through the eastern side of Tachbrook Street has been redeveloped", the Society remarks, "Charlwood Place, Churton Street and Churton Place are important parts of the Pimlico scene together with the Warwick Way market which seems to have been established by the 1870's or 1880's.

Whilst it is felt that the architectural interest of Warwick Way falls short of that required for inclusion in a conservation area, the remaining streets proposed by the Victorian Society are a logical extension to the existing conservation area, including as they do terraces of the familiar brick and stucco houses. Particularly worthy of note is the interesting contrast between the two sides of Tachbrook Street, with two very different but equally attractive residential developments. This area is also recommended for designation.

THE WESTMINSTER SOCIETY

No reply received.

RECOMMENDATION

That the officers be instructed to proceed with the designation of the two areas shown on map No. CD. C0.0010B (to be on display at the Committee) under the provisions of the Town and Country Planning Act 1971, Section 277, as additions to the Pimlico Conservation Area.

F.G WEST

DIRECTOR OF ARCHITECTURE AND PLANNING

E. WOOLF

CITY SOLICITOR

FIRST DRAFT 14 SEPTEMBER

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE
COMMITTEE : PLANNING AND TRANSPORTATION
DATE : 20 NOVEMBER 1990
REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT : RESULTS OF CONSULTATIONS AND OTHER MATTERS
CONCERNING PROPOSED CONSERVATION AREA
EXTENSIONS
WARD : BAKER STREET, BAYSWATER, BELGRAVE, BRYANSTON,
CAVENDISH, CHURCHILL, CHURCH STREET, LANCASTER
GATE, MILLBANK, REGENT'S PARK, ST. GEORGE'S, ST.
JAMES'S, VICTORIA, WEST END
BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Planning and Development Committee of 3 July 1990 gave approval in principal to the designation of new conservation areas, conservation area extensions and authority to proceed with consultations leading to the proposed designation. They also asked for a number of associated matters to be investigated or undertaken.

This report therefore:

(1) reports on the consultations undertaken for the proposed designation of new conservation areas and conservation area extension.

(2) reports on matters and attend to request by the Committee:

- (i) it confirms that extent of the existing Pimlico Conservation Area boundary as shown on Map ___ of this report.
- (ii) (a) the east side of Claverton Street and to the west side of Aylesford Street in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

(b) The street block bounded by Lupus Street, Claverton Street and Johnson's Place in the Pimlico Conservation Area rather than the proposed Churchill Gardens Conservation Area.

(c) The River frontage east of Dolphin Square in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

(iii) it reconsiders the proposed designation of a Regency Street/Chapter Street, SW1, Conservation Area Map W.

(iv) it reconsiders the appropriateness of designating the municipal housing estates identified in Category 'B' of the report as conservation areas.

- (v) it considers designating the whole of Queens Park including the Mozart Estate as a conservation area.
 - (vi) it reconsiders the inclusion of the area to the west of Aybrook Street (Map N.XVb) for inclusion in a Portman Estate Conservation Area extension.
 - (viii) that two areas of the St. James's Conservation Area are included in the proposed Haymarket Conservation Area (Map N. XXIV). The two areas are:
 - (a) Haymarket/Panton Street/Oxendon Street/Orange Street
 - (b) Haymarket/Charles II Street/St. Albans Street.
- (3) Includes the text of a proposed booklet to be made available to the public in its completed form explaining the nature and extent of control exercised by the City Council within conservation areas.

2. RECOMMENDATIONS

- (1) That:
- | | | |
|----|-------------------------------------------------------------------------------------------------------------------------|---------|
| A. | <u>Proposed New Areas to protect the traditional fabric at:</u> | Map No. |
| | (1) Lisson Grove, NW1 | I |
| | (2) Cleveland Street, W1 | II |
| | (3) Haymarket, SW1 and WC2 | XXIV |
| | Dolphin Square | XVII |
| | | |
| B. | <u>Proposed New Areas to protect Good Quality Housing Estates at:</u> | |
| | (4) Fisherton Street Estate, NW1 | IV |
| | (5) Churchill Gardens | V |
| | (6) Lillington Gardens, SW1 | VI |
| | (7) Hallfield Estate, W2 | VII |
| | be approved for designation as conservation areas and that: | |
| | | |
| C. | <u>Proposed Areas Adjacent to Existing Conservation Areas to Include Good Quality Fringe Developments at:</u> | |
| | (8) Dorset Square Conservation Area, NW1 | VIII |
| | Bayswater Conservation Area, W2 | |
| | (9) (i) Orme Court | IXa |
| | (10) (ii) Porchester Road | IXb |
| | (11) Belgravia Conservation Area | X |
| | (12) Stratford Place Conservation Area, W1 | XI |
| | (13) Molyneux Street Conservation Area, W1 | XII |
| | (14) Medway Street Conservation Area, SW1 | XIII |
| | and | |
| | | |
| D. | <u>Proposed Extensions to Existing Conservation Areas to cover prominent sites at:</u>
<u>Soho Conservation Area</u> | |
| | (15) (i) Oxford Street/Poland Street and No. 63-77 Oxford Street | XIV |

(15a) (ii) Denman Street XIVa

East Marylebone Conservation Area, W1

(16) (ii) Oxford Street/Berners Street XIV

(28) (ii) Middlesex Hospital XX

Portman Estate Conservation Area, W1

(17) (i) Portman Square XVa

(18) (ii) Aybrook Street XVb

(18a) (iii) Oxford Street, Marble Arch XVc

(20) Pimlico Conservation Area, SW1 XVII

(21) Millbank Conservation Area, SW1 XVIII

Mayfair Conservation Area, W1

(22) (i) Park Lane/Park Street XIXa

(23) (ii) Avenfield and Brook House, Park Lane XIXb

(24) (iii) Old Park Lane/Hertford Street XIXc

(25) (iv) Oxford Street/Park Lane/Park Street XXIa

(26) (v) Oxford Street/Lumley Street XXIc

(27) (vi) Oxford Street/Dering Street/Woodstock Street XXIIa

Harley Street Conservation Area, W1

(29) (i) Oxford Street/Old Cavendish Street XXIIa

(30) (ii) Oldbury Place XXIIb

(19) Leicester Square Conservation Area, WC2)

(31) Regent Street Conservation Area, SW1) XXIV

(32) Trafalgar Square Conservation Area, WC2)

be approved for designation as conservation area extensions.

2. that:

- (i) the boundary of the existing Pimlico Conservation Area is noted Map No. ____.
- (ii) (a) the east side of Claverton Street is included as an extension of the Pimlico Conservation Area and not as part of the proposed Dolphin Square Conservation Area.
- (b) the street block bounded by Lupus Street, Claverton Street and Johnson's Place is included as an extension of the Pimlico Conservation Area rather than the proposed Churchill Gardens Conservation Area.
- (c) the river frontage east of Dolphin Square is included as an extension to the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

See Map No. ____

(iii) the reconsidered and smaller proposed conservation area at Regency Street/Chapter Street be approved in principle as a conservation area and the authority is given to proceed with consultation with local and national societies. The findings of these consultations will be reported back to committee prior to the designation of the area as a conservation area.

- (iv) the appropriateness of designating as conservation areas the municipal housing estates identified in Category 'B' of this report is agreed.
 - (v) the designation of the whole of Queens Park including the Mozart Estate as an extension Queens Park Conservation Area is agreed to be inappropriate.
 - (vi) the area to the west of Aybrook Street (Map No. XVb) is included in an extension of the Portman Estate Conservation Area.
 - (vii) two areas of the St. James's Conservation Area are included in the proposed Haymarket Conservation Area (Map XXIV). The two areas are:
 - (a) Haymarket/Panton Street/Orange Street
 - (b) Haymarket/Charles II Street/St. Albans Street
- (3) The text of a proposed booklet to be made available to the public in its completed form explaining the nature and extent of control exercised by the City Council within conservation areas be agreed in principle.

3. BACKGROUND

Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions as described in the report to Committee on 3 July 1990. At that Committee meeting, authority was given for the consultations to comment on the proposed conservation areas and conservation area extensions.

4. RESULTS OF CONSULTATIONS

A schedule of consultees is attached as an appendix at the back of this report.

In addition a notice was printed in all local newspapers on 26 July 1990 inviting comments and giving addresses of local public libraries. Where maps showing the boundaries of the proposed conservation areas or extensions could be inspected.

The period of consultation, as with previous conservation area designations, lasted 28 days, between 20 July 1990 and 17 August 1990, though comments were accepted after this period of time.

The comments are:

- | | | |
|-----|------------------------------------------------------------------------------------------------------------------------------|---------|
| A. | <u>Proposed New Areas to Protect the Traditional Fabric</u> | Map No. |
| (1) | Lisson Grove, NW1
No comments have been received on this proposal | I |
| (2) | Cleveland Street, W1
The Fitzrovia Neighbourhood Association very much welcome the designation of this conservation area. | II |

- (3) Haymarket, SW1 and WC2 XXIV
No comments have been received on this proposal.
- B. Proposed New Areas to Protect Good Quality Housing Estates
- (4) Fisherton Street Estate, NW1 IV
No comments have been received on this proposal.
- (5) Churchill Gardens Estate, SW1 V
No comments have been received on this proposal.
- (6) Lillington Gardens Estate, SW1 VI
No comments have been received on this proposal.
- (7) Hallfield Estate, W1 VII
The Princess Court Resident's Association found the proposal surprising but raised no formal objection.
- C. Extensions to Existing Conservation Areas to Include Good Quality Fringe Areas
- (8) Dorset Square Conservation Area, NW1 VIII
No comments have been received on this proposal.
- Bayswater Conservation Area, W2 at:
- (9) (i) Orme Court IXa
- (10) (ii) Porchester Road (three areas) IXb
Two replies have been received:
- (a) The Princess Court Residents' Association welcome the proposed inclusion of all three areas in the Bayswater Conservation Area. However they also 'very much regret that the Coburg Hotel is not included in the conservation area', and hope that consideration will be given for its inclusion.
- (b) The Royal Borough of Kensington and Chelsea responded supporting the proposal to include Orme Court in the Bayswater Conservation Area, being adjacent to the Royal Borough's Kensington Palace Conservation Area.
- (11) Belgravia Conservation Area, SW1 X
See Mayfair Conservation for reply from Grosvenor Estates.
- (12) Stratford Place Conservation Area, W1 XI
No comments have been received on this proposal.

- (13) Molyneux Street Conservation Area, W1 XII
The Harrowby and District Residents' Association wrote to the City Council querying the extent of the conservation area. The Association made no representations against the designation.
- (14) Medway Street Conservation Area, SW1 XII
No comments have been received on this proposal.

D. Extensions to Existing Conservation Areas to Cover

Prominent Sites at:

Soho Conservation Area, W1 at:

- (15) (i) Oxford Street XIV
- (15a) (ii) Denman Street XIVa
The Soho Society welcomes the proposed extensions of the Soho Conservation Area. Additionally they request that the street block bounded by Great Chapel Street, Dean Street, Fareham Street and Oxford Street be considered for conservation area designation.

East Marylebone Conservation Area, W1

- (16) (i) Oxford Street/Berners Street XIV
Two replies have been received:
(a) The Fitzrovia Neighbourhood Association welcome the proposed extension.
(b) The Charlotte Street Association welcome the proposed extension.
- (ii) Middlesex Hospital XX
Two replies have been received:
(a) The Fitzrovia Neighbourhood Association replied stating that they particularly welcome the inclusion of the Middlesex Hospital in the East Marylebone Conservation Area: 'would urge that early attention be given to developing a planning brief for the site in order to inform the Health Authority's consideration of the site'.
(b) The North-East Thames Regional Health Authority have verbally stated their broad support for the proposed designation with the reservation that any suitable redevelopment proposal which they present for the City Council's determination will not be adversely affected by the designation.

- (17) (i) Portman Square Xva

- (18) (ii) Aybrook Street XVb
 (18a) (iii) Oxford Street/Marble Arch XVc

No comments have been received on these proposals.

(20)	Pimlico Conservation Area, SW1 Gerald Eve, Chartered Surveyors, acting on behalf of clients with an interest in Nos. 130-132 Grosvenor Road which is within the proposed conservation area extension. They make two points:	XVII
(a)	They question whether the proposed extension is in fact 'mostly contemporary with the rest of the Pimlico Conservation Area'.	
(b)	They question the statutory capacity of the City Council in designating this area as a conservation area.	

- (21) Millbank Conservation Area, SW1 XVIII

Mayfair Conservation Area, W1 at:

- (22) (i) Park Lane/Park Street XIXa
 (23) (ii) Avenfield and Brook Houses Park Lane XIXb
 (24) (iii) Old Park Lane/Hartford Street XIXc
 (25) (iv) Oxford Street/Park Lane/Park Street XXIIa
 (26) (v) Oxford Street/Lumley Street XXIIc
 (27) (i) Oxford Street/Dering Street/Woodstock Street XXIIa

Two replies have been received:

- (a) The Grosvenor Estate replied and made several points. They appreciate the capacity of the City Council to designate conservation areas under the provisions of Section 60 of the Planning (Listed Buildings and Conservation Areas) Act 1990 but stress that they are committed to preserving and enhancing the Mayfair and Belgravia Estates under their control. They believe that conservation area designation is more appropriate within the context of the City Council's Unitary Development Plan which is currently being prepared, particularly with regard to consultation with interested parties.

The Estate reiterate formally expressed concern about the City Council's interpretation of conservation area policy and requests reassurances that formerly agreed procedures will be adhered to.

With regard to the proposed conservation area boundaries an explanation was requested regarding the inclusion of certain properties and the exclusion of others. The specific example referred to was the inclusion of Brook House, Park Lane which is included and Nos. 455-497 Oxford Street which is not (refer to letter of reply from Rosemarie MacQueen).

- (b) Clifford Chance, Solicitors, acting on behalf of their clients MEPC plc wrote objecting to the proposed inclusion of Brook House, within the Mayfair Conservation Area, stating that it appeared that the current conservation area boundary was drawn specifically to exclude this area. MEPC plc believe they will be severely prejudiced if the conservation area boundary is realigned to include the area containing Brook House since they already have a planning application lodged with the City Council.

Harley Street Conservation Area, W1 at:

- | | | | |
|------|------|------------------------------------|-------|
| (29) | (i) | Oxford Street/Old Cavendish Street | XXIIa |
| (30) | (ii) | Oldbury Place | XXIIb |
- No comments have been received on these proposals.
- (19) Leicester Square Conservation Area XXIV
No comments have been received on these proposals.
- (31) Regent Street Conservation Area XXIV
No comments have been received on the proposals.
- (32) Trafalgar Square Conservation Area XXIV
No comments have been received on the proposals.

Other Representations:

The Knightsbridge Association made no representations on the proposals, but wrote to thank the City Council for being consulted.

The North West Thames Regional Health Authority, incorporating the views of the Parkside and Riverside Health Authority stated they had no comments to make.

The National Rivers Authority, Thames Region have no objection to the proposed designations provided there is no restraints on their statutory responsibilities.

5. COMMENT ON CONSULTATIONS

5. Associated Conservation Area Matters Raised by the Committee on 3 July 1990

Whilst discussing the Conservation Area Report in July the Committee raised various associated matters concerning titling boundaries, environmental quality and possible further designations.

(i) Map ___ shows the boundary of this Pimlico Conservation Area, of which the Committee asked to be reminded together with the proposed extensions and the proposed Dolphin Square Conservation Area.

(ii) Map ___ shows proposed conservation extensions attached to different and more appropriate conservation areas than proposed in the July Committee Report.

It includes:

(a) The east side of Claverton Street and west side of Aylesford Street in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

(b) The street block bounded by Lupus Street, Claverton Street and Johnson's Place in the Pimlico Conservation Area rather than the proposed Churchill Gardens Conservation Area.

(c) The River frontage east of Dolphin Square in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

- (iii) The Regency Street/Chapter Street area has been reconsidered for conservation area status and representations have been received from Councillors Garside and Peter Broadley supporting a conservation area in the location.

The area is of mixed development with some pleasant brick buildings built mostly in the first third of this century dotted over the area and intermixed with buildings of lesser value. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odds) including Regency Street through to St. John's Church and No. 86 Causton Street. It is not easy to draw a boundary which is meaningful in conservation area terms so that the better buildings relate to each other.

The area therefore proposed comprise the east side of Regency Street between the redevelopment site and Holcroft Court and including No. 112 Regency Street together with the TA Centre and the residential and shop developments between the west side of Regency Street and the east side of Chapter Street.

- (iv) The Committee will recall that at the 3 July meeting more evidence was requested for the inclusion of post 1920s Council housing developments in proposed conservation areas identified as category 'B' in the report. These are at Fisherton Street Estate, NW8, Churchill Gardens Estate, SW1, Lillington Gardens Estate, SW1 and

Hallfield

Estate,

W2.

In the report to that meeting it was stated that the Secretary of State has in recent years included in the list of buildings of Architectural and Historic Interest, not only buildings constructed in the 1920s and 1930s but also some built since 1945 such as the Economist Building in St. James's Street.

In this spirit it is appreciated that the City of Westminster should recognise the quality of its own developments of the period and the part the Councils of the City of Westminster and Boroughs of St. Marylebone and Paddington took in promoting them.

Fisherton Street Estate is a modest development, well designed and detailed in natural materials which was built in 1924 for the Borough of St. Marylebone.

The Borough of Paddington appointed a firm which included Sir Denis Lasdun to undertake Hallfields which resulted in one of his typical interesting elevational treatments of the time (1951-59).

Churchill Gardens and Lillington Gardens Estates both of which have won numerous awards were winners of competitions set by the then City of Westminster.

It may be said that despite the necessarily high densities, these Councils produced some good quality housing to which conservation area status gives official appreciation not only of good architecture, but indirectly to the Councils that instigated them.

- (v) The requested extension of the Queens Park Estate has been investigated. The existing Queens Park Estate Conservation Area comprises one of the three estates of terraced houses by 'the Artisans, Labourers and General Dwellings Company'. It was begun in 1875, covers 76 acres with more than 2,000 houses built in a minimum Gothic style. The Estate possesses an architectural integrity and value which is not a quality of adjoining residential areas of similar age.

The Mozart Estate built between 1971-77 of 734 dwellings and rising to 8 storeys in the centre is an example of the complex traffic segregated estates of the time but is not of a quality to recommend it for conservation area status.

- (vi) The proposed extension to the Portman Estate Conservation Area to cover an area centred on Aybrook Street includes an area containing a large ground level car park site and the semi-derelict site at the corner of Aybrook Street and Blandford Street. It is wholly surrounded by designated conservation area.

The purpose of the proposal to include it as a conservation area extension is to help to ensure that any redevelopments reflect the near-domestic scale of the area and provide worthy neighbours to the listed church of St. James (Spanish Place) to the south side of

Blandford Street. It is considered to exclude the area to the west of Aybrook Street would not fully realise that purpose. (See Map XVb)

(vii) Map XXIV shows two areas of the St. James's Conservation Area which it is proposed should be included in the proposed Haymarket Conservation Area. The two areas are:

- (a) Haymarket/Panton Street/Orange Street.
- (b) Haymarket/Charles II Street/St. Albans Street.

Decision-maker	Date	Title of Report
CABINET MEMBER FOR PLANNING AND CUSTOMER SERVICE	27 January 2006	Designation of extensions and boundary changes to the Pimlico Conservation Area
CLASSIFICATION FOR GENERAL RELEASE		Report of Director of Planning and City Development
Wards Involved	Tachbrook, Churchill, Warwick	
Policy Context	The Civic Renewal Initiative has a target to adopt 8 Conservation Area Audits as supplementary planning guidance by the end of 2005/06 as part of the programme to prepare audits for the City's 54 Conservation Areas. The review of conservation area boundaries forms part of this process.	
Financial Summary	There are no financial implications arising from this report at this stage.	

1. Summary

1.1 National guidance and advice places responsibility on the City Council to produce detailed appraisals of each of its 54 conservation areas and to consider the designation of additional ones. Following a review of the Pimlico Conservation Area and associated public consultation, this report seeks approval for the designation of 4 extensions to the Pimlico Conservation Area.

2 RECOMMENDATION

2.1 That the Cabinet Member for Planning and Customer Service resolves to agree the designation of extensions A, B, C and D to the Pimlico Conservation Area, as shown on the attached plans at Appendix One.

2.2 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.

3 Background Information

3.1 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 of conservation areas is called for.

3.2 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its 54 conservation areas. This timetable has since been updated.

3.3 An audit of the Pimlico Conservation Area was undertaken in 2005. This included a boundary review, which recommended various changes to the conservation area, including four extensions/amendments to the boundary. Areas considered for inclusion in the Pimlico Conservation Area are shown on the map in Appendix 1, and are considered in turn below.

4 Detail

4.1 Pimlico Conservation Area was first designated in 1968, extended in 1973 and 1990. It is a large area of consistent architectural character, mainly composed of early to mid Victorian residential accommodation of varying size. The conservation area is bounded on the north and west sides by the railway lines to Victoria Station, on the east side by Tachbrook Street, and on the south by Lupus Street and the River Thames.

4.2 The Pimlico Conservation Area Audit and proposed boundary changes were agreed for public consultation on 7/10/05. A total of 186 letters were sent to residents living within the proposed extensions requesting comment on the proposals and inviting attendance at a public meeting. This meeting, covering both the Conservation Area Audit and the Boundary Review was held on 31 October 2005. As a result of the consultation, the boundary changes have received general support. Six responses relating to the boundary review were received in reply to the consultation letters, and further responses were noted at the public meeting. These are listed under 'background papers' below and considered in relation to each proposed extension below. English Heritage wrote in support of all of the conservation area extensions, stating that they were considered to be well researched and logical. The extensions also received general support at the public meeting.

Extension bounded by Guildhouse Street, Warwick Way and Vauxhall Bridge Road

4.3 This area (**marked A on the attached plan CON/PIM/002**) consists of small-scale early-mid nineteenth century housing and is consistent with the character of Pimlico. Whilst the extension received general support, objections to the inclusion of individual houses or streets were received, and these are summarized in the table below.

Respondent	Comment	Response
English Heritage By letter 17/11/05	Supports inclusion of all proposed extensions	Welcome support
Mr. Hamer, by letter. 26/12/05	Objects to the inclusion of Tachbrook Mews in the Conservation Area on the grounds that it is unsightly, and not worthy of conservation	Tachbrook Mews is currently an unsightly service space. It does however give good views of the unbroken run of butterfly roofs of Upper Tachbrook Street. Further, its designation as conservation area will give offer the opportunity to ensure that future development is more in line with the character of the wider area.
Mr. Hampson, Wilton Road. By email, 11/1/06	Requests that 85 Wilton Road and 31-37 Warwick Way be exempted from the proposed extension, on the grounds that the building is a 1950's flat roofed block of little architectural value.	This block, if excluded from the conservation area, would form a small island within the designated conservation area. The existence of buildings of lesser architectural merit within conservation areas is not considered to be a bar to designation – it is almost inevitable that a conservation area will include some such buildings. Indeed conservation area status ensures that, in the event of redevelopment, poor quality buildings are replaced by those more sympathetic to the character of the area.
Mr. Freeman, Longmoore Street, by telephone, 12/12/05 and letter 19/1/06	Supports the inclusion of the whole of area A, and particularly Longmoore Street, in the Conservation area. Considers Longmoore Street to pre-date Cubitt's Pimlico development. States that the Westminster Society support the inclusion of Longmoore Street.	Support welcomed
Mr. Harman, Longmoore Street, by letter. 10/01/06	Objects to the inclusion of Longmoore Street, on the grounds of a lack of architectural merit	The south-west portion of Longmoore Street is of good quality, and largely unaltered. Construction appears to have been between 1830 and 1860. The street consists of modest 2 storey brick built houses with timber sash windows and original railings with spear and urn finials. Some original gates survive. The view to the south west takes in the rear of the grand properties on Belgrave Road, the contrast emphasising the intimate character of this stretch of street.

Pimlico Resident, at public meeting, 31/10/05	Does not understand the rationale for the inclusion of the Tachbrook Triangle in the Conservation Area – it is already protected by listed status, and includes two new buildings.	The rear of the early 19 th century buildings on Vauxhall Bridge Road form a sympathetic backdrop to Upper Tachbrook street. Their scale, materials and design are all consistent with the 19 th century residential character of Pimlico. The new buildings are designed to a high quality, and do not diminish the character of the area.
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4.4 It is considered that the benefits of designation of this area outweigh the individual objections, and the area is therefore recommended for inclusion.

Extensions to Northern end Of Guildhouse Street, West side.

4.5 The northwest corner of Guildhouse Street has a run of six modest Victorian buildings. Each is in brick, has two storeys round headed arches to the doors and timber sash windows. The terrace has railings to the basement lightwell, and up the steps to each front door. The terrace ends with a later twentieth century building of a similar scale and steel framed windows. The corner of Guildhouse and Gillingham Street is a late twentieth century office building, sympathetic in detail, though of a much greater scale (**Area B on the accompanying plan CON/PIM/002**).

4.6 No objections to the inclusion of this stretch of buildings were received. It is therefore recommended for inclusion in the Pimlico Conservation Area.

Extensions to Eccleston Bridge/ Bridge Place

4.7 This proposed extension consists of three buildings to the corner of Eccleston Bridge and Bridge Place (**Area C on the accompanying plan CON/PIM/002**). The principal elevation to Eccleston Bridge consists of two four-storey stucco buildings with shopfront surrounds to the ground floor. (The shopfronts have been removed and the buildings converted to office use). No. 9 has a wrought iron balconette, and both properties have cast iron railings with spearhead railing heads.

4.8 A letter of objection to the inclusion of this group of buildings was received from Charles Chanon and Partners, owners of the properties in question. The objections raised were: That compliance with Conservation Area policy would be onerous to themselves; that the east side of that part of Belgrave Road is characterized by commercial rather than residential buildings; that the possible future redevelopment of Victoria Station would be likely to include the site; and that past proposals have involved demolition of the properties in question.

4.9 At present, there are no specific proposals for any part of Victoria railway station, nor are there any valid approved schemes. It is considered that until such a scheme is proposed it is desirable that the buildings benefit

from conservation area designation. Inclusion of a building in a conservation area is not necessarily a bar to redevelopment; in the event of a redevelopment proposal, design expectations in a conservation area would be higher than in an unprotected area.

4.10 It is therefore considered that the likely redevelopment of the Victoria Station area, possibly including 8&9 Eccleston Bridge/1 Bridge Place, should not be an impediment to the designation of conservation area status. Similarly, the Council do not consider conservation area status to be onerous to owners of affected buildings. This area is recommended for inclusion in the Pimlico Conservation Area.

Lupus Street Extension

4.11 A fragment of Cubitt's planned development exists at the southernmost extremity of Lupus Street, separated from the main body of the conservation area by the later Peabody Estate. This area (**marked D on the attached plan CON/PIM/001**) consists of a short terrace of three stucco and brick, three storey buildings with iron balconettes, simple window surrounds and dentilled cornice. The terrace is equipped with cast iron railings. Also included in this area is a simple 1950's flatblock, built to correspond in scale, storey height and use of railings

4.12 No objections have been received in relation to this proposed extension. It is supported by English Heritage. The area is therefore recommended for inclusion in the conservation area.

Grosvenor Road Extension

4.13 In addition to extensions proposed by officers, local resident Mr. Muriel submitted a suggestion for a further extension along Grosvenor Road (**marked E on the attached Plan CON/PIM/003**). The area contains a terrace of four Victorian houses at 147-150 Grosvenor Road, and Crown Reach (141-146 Grosvenor Road), a 1983 residential development.

4.14 While the four Victorian houses relate to the character of the Pimlico conservation area, they are separated from the body of the conservation area by Crown Reach, a distance of almost 300m. Unlike the other proposed extensions, there is no line of sight between the Cubitt's development (at St. George's Square) and this short terrace. The twentieth century buildings, while of good quality are not considered to meet the criteria for conservation area designation.

4.15 The Grosvenor Road extension is therefore not recommended for designation as Conservation Area.

5 Financial Implications

5.1 There are no financial implications arising from this report at this stage. Expenditure costs will be met from existing revenue budgets.

6 Legal Implications

6.1 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.

7 Consultation

7.1 A comprehensive programme of consultation was undertaken on the Pimlico audit and boundary review as detailed above. All affected properties were sent a letter inviting comment. A public meeting, advertised in local press and by site notices throughout Pimlico was held to gather comment.

8 Human Rights Act 1998

8.1 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

9 Conclusion and Reason for Decision

9.1 Formal consultation has now been undertaken on the proposed extensions. Detailed analysis has been undertaken of the original areas put forward for designation following public consultation and only four objections received as a result of the consultation process. It is considered the amended boundaries include areas of consistent character with the existing Pimlico Conservation Area. The areas put forward for designation in this report are also considered to meet the necessary criteria for designation and, as such, would benefit from inclusion within the Conservation Area.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT JANE HAMILTON.ON 020 7641 8019; EMAIL ADDRESS jhamilton@westminster.gov.uk; FAX NUMBER 020 7641 2338

BACKGROUND PAPERS

- 1 Pimlico Mini-guide.
- 2 Pimlico Conservation Area Directory
- 3 Letters from Mr A Hamer, Mr R Muriel, M Hampson & C Middleton, English Heritage, Charles Channon and Partners, Mr R Freeman, Minutes of Public Meeting 31/10/200

AUDIT ADOPTION REPORT & STATEMENT OF DECISION

Item No.
25/2006

Decision-maker	Date	Title of Report
CABINET MEMBER FOR PLANNING AND CUSTOMER SERVICE	3 April 2006	Pimlico Conservation Area Audit – Adoption as Supplementary Planning Guidance.
CLASSIFICATION FOR GENERAL RELEASE		Report of Director of Planning and City Development
Wards Involved	Warwick, Tachbrook, Churchill	
Policy Context	The Civic Renewal Initiative has a target to adopt 8 Conservation Area Audits as Supplementary Planning Guidance by the end of 2005/06 in order to implement the programme to prepare audits for the City's 54 conservation areas.	
Financial Summary	There are no financial implications arising from this report. The printing of the document will be met from existing budgets.	

2. Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 54 conservation areas, and to consider the designation of further ones. Following a public consultation exercise, including a public meeting, this report seeks the adoption of the Conservation Area Audit for Pimlico as Supplementary Planning Guidance.

RECOMMENDATIONS

2.1 That the Cabinet Member for Planning and Customer Service resolves to adopt the Pimlico Conservation Area Audit (attached in Appendix 4) as Supplementary Planning Guidance.

3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its then 51 Conservation Areas (there are now 54). This review is a statutory duty and an updated timetable is being progressed.

3.2 Given the complexity and scale of the City's conservation areas this process has been broken into three stages involving the production of mini-guides (general information leaflets), directories and audits. The audits represent the third and final stage of the preparation of appraisals of all of the Borough's 54 Conservation Areas.

3.3 The draft Conservation Area Audit and boundary review report for Pimlico were agreed for consultation on purposes on 7 October 2005. A public consultation exercise has now been undertaken. A summary of all consultation responses received and the Council's response is outlined below. The conservation area audit has been amended further to the consultation responses received, and these changes are highlighted in yellow in the attached draft (Appendix 4).

4 Detail

Consultation

4.1 Public consultation consisted of both written consultation and a public meeting. The preparation of the audit was publicised with an exhibition at the south area forum in June prior to its production. A letter of 13 October 2005 then invited local groups and residents, national bodies, ward Councillors and other local organisations to attend a public meeting to introduce and discuss the audit. In addition, public notices advertising the meeting were placed in local newspapers and site notices throughout each Conservation Area. Letters were issued to all properties within the proposed conservation area extensions.

4.2 The public meeting was held on 31 October 2005. It was chaired by Councillor Blois and there were eleven attendees, including local residents and planning consultants. A list of attendees and full minutes of the meeting are attached at Appendix 3.

Main Comments Received

4.3 The feedback at the public meeting and in written correspondence was, on the whole, positive with the production and findings of the audit receiving general support. Full details of the discussion at the public meeting can be found in the minutes, which are appended to this report.

4.4 Five written responses were received commenting on the content of the audit and these are listed in the background papers section; the comments summarised in Appendix 2, with the council response. English Heritage have written in support of the audit and raised some detailed issues with regards to wording which have been amended.

4.5 No major issues were raised as a result of the consultation process. The main issue arising at the public meeting was with regards to the roof extensions map, which it was felt had some inaccuracies. Following the meeting, this has therefore been reviewed and updated.

Conservation Area Boundary Review

4.5 There were various responses with regards to the Conservation Area boundary. This is the subject of an extended consultation and separate report. The extensions to the conservation area were designated on 6 February 2006. Maps within the revised audit have been amended to show the new boundaries, with the exception of those in the directory, which will be amended prior to printing.

Other Issues

4.6 Other issues raised were more minor, relating to detailed wording. Full details of comments received and the council's response are given in the appendices. Presentation of the final document including final page numbering and quality of photos and illustrations will be reviewed and updated prior to printing and a new front cover prepared. The directory, as with all the audits, forms an appendix to the final document.

5 Financial Implications

5.1 There are no financial implications arising from this report at this stage. Expenditure costs will be met from existing revenue budgets.

6 Impact on Health and Well-being

6.1 The conservation area audit makes no recommendations with effects on health and well-being.

7 Legal Implications

7.1 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.

8 Conclusion

8.1 It is considered that the attached audit provides a sound basis for the future stewardship of the Pimlico Conservation Area, meeting the statutory requirements placed on the Council. The findings have been amended in the light of comments received and further illustrations have been added. It is therefore recommended that the audit now be adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of this Conservation Area.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT JANE HAMILTON ON 020 7641 8019; EMAIL ADDRESS jhamilton@westminster.gov.uk ; FAX NUMBER 020 7641 2338

BACKGROUND PAPERS

- 1 Pimlico Mini-guides.
- 2 Pimlico Conservation Area Directory
- 3 Letters from English Heritage. Charles Chanon and Partners, Andy Hamer, Robert Muriel, 20th Century Society, Note of comments received by telephone conversation with Ms J Young

APPENDIX 1: LIST OF WRITTEN CONSULTEES

English Heritage
Georgian Group
Victorian Society
The Twentieth Century Society
Westminster Society
Pimlico FREDA
Westminster Property Owners Association
Thorney Island Society
Moreton Triangle Residents Association
Pimlico Street Properties Association
Russell House Residents Association
Fairley House Lower School
Pimlico School
St Saviours Church
Franciscan Sisters of the Heart of Jesus
Holy Apostles Church
St Gabriel's Church
St James the Less Church
City West Homes
Threshold Housing and Support
Pimlico Estate Office
The Crown Estate
Tachbrook Ward Councillors
Warwick Ward Councillors
Churchill Ward Councillors
Robert Muriel, 13 Crown Reach
TV Osbrone
Mr James Ingham
WCC Trees and Landscape Team
WCC City Planning Group
WCC Corporate Property
WCC Transportation

APPENDIX 2: Table of Responses

Consultation responses		Council Response/Comment
Respondent	Comments	
English Heritage	<p>The audit is most welcome. It is considered and well constructed, and when adopted will be a useful tool to guide and inform development within the conservation area. The proposed additions to the conservation area also appear to be well researched and logical.</p> <p>Detailed Comments:</p> <p>2.1 A larger scale map would be useful for those not familiar with the area.</p> <p>Why include a section of the Thames?</p> <p>3.2 The Neat houses are in the middle of Roque's map as illustrated.</p> <p>4.12 Suggest Cubitt terraces have a "deliberate hierarchy of importance..."</p>	<p>Support welcomed</p> <p>Agree An A3 map has been inserted at section 2.1 to show the street layout and principal street names. Figure 1.</p> <p>In 1990 Westminster adopted the policy of including a portion of the Thames within conservation areas that have a river frontage. This is because the river provides the setting for the conservation area, both in views out of and into the City. Conservation area controls can thus be implemented on applications on the river, such as jetties, pontoons, etc.</p> <p>Agree. The text has been changed at paragraph 3.2.</p> <p>Agree. Text changed at p17</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
	<p>If relevant, it might be useful to indicate the dates of different build</p> <p>4.22 Post war buildings... could more illustrations be added.</p> <p>4.30 could this be more simply explained</p> <p>4.31 Fig 15 doesn't fit the text</p> <p>4.34 Is the lack of horns a relevant feature?</p> <p>4.40 are fanlights predominantly rectangular?</p> <p>4.43 is it correct to say planning permission will most likely be required for these works</p> <p>4.59 could the map on page 43 be linked with the text? Putting the street names in would be helpful too.</p> <p>4.61 suggest 'the detail...'</p> <p>6.1 management proposals Would article 4 direction be useful to control replacement windows and doors in houses?</p>	<p>Noted This is outlined roughly in the text and would be useful. However it would be a research intensive exercise to carry out a full building ages survey at this time and this may therefore be added at a later date.</p> <p>Don't wish to overemphasise post-war buildings as these make up a very small part of the character of the area. There are only a small number which aren't described in the audit and not all of these are of interest.</p> <p>Agree this is overly complicated. Reworded using simpler English</p> <p>Agreed. Caption text to be amended to describe this illustration too.</p> <p>Omitted reference to lack of horns.</p> <p>Added reference to rectangular fanlights added.</p> <p>Planning Permission not required. Omitted reference to planning permission being required and begin sentence 'the council will encourage...'</p> <p>Map amended.</p> <p>Amended.</p> <p>Agree. Consideration to be given to possibility of Article 4 Direction for vulnerable properties in Pimlico. Added to Management Proposals (Section 6)</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
<p>20th Century Society – by letter dated 21/11/2005</p>	<p>Recommended inclusions to the Conservation Area The Pimlico School should be included within the boundaries of the Conservation Area and also be added to the Unlisted Buildings of Merit list</p>	<p>The conservation area extensions were the subject of a separate report – on the 6 Feb 2006. Pimlico Conservation Area has a relatively homogenous character and was designated to protect this. The Pimlico School, while of undoubted architectural interest as a landmark of modernism, is not in keeping with the character of the Victorian stucco terraced housing that makes up the vast majority of the Pimlico Conservation Area. The few modern buildings included within the Conservation Area are small-scale residential infills set amongst the Cubitt housing. The Pimlico School is the subject of a separate Westminster City Council planning brief.</p>
<p>Robert Muriel, Local Resident – by letter dated 09/11/2005</p>	<p>Recommended inclusions within the Conservation Area: Tyburn House and its neighbour; nos. 141-146 Grosvenor Road; and nos. 147-150 Grosvenor Road</p> <p>Recommended addition to the audit document The 'architectural details' section should include: panelled doors; ornate and unusual decoration; and iron balconettes.</p> <p>Statues on Vauxhall Bridge The statues referred to in Public Art are no longer floodlit, can Westminster work with Lambeth Council to remedy this matter.</p>	<p>This request was dealt with in the extension report of Feb 2006. Tyburn House and adjoining properties were not recommended for inclusion in Pimlico.</p> <p>Agree. Cast iron balconettes are a significant feature of some Pimlico Streets, and have now been included at paragraph 4.28</p> <p>Given the wealth of different details in the area it is difficult to include everything. However, the architectural details section includes five examples of Victorian panelled doors at p27 and description of a range of details.</p> <p>Noted This request has been forwarded to the Transportation Department.</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
	<p>Negative Features It would be good to see the removal of painted adverts and billboards from the rear and sides of houses in Hugh Street.</p> <p>Please ensure that only larger paving stones are used as the smaller ones rise easily and become hazardous.</p>	<p>Agree. The billboard at the rear of Hugh Street is currently the subject of enforcement action. Billboards have also been added within the negative features section.</p> <p>The painted advertisement, which is partially obscured by the trionic hoarding is not considered to be harmful to the character of the conservation area.</p> <p>This property, along with others facing onto the railway line, have suffered from graffiti, the removal of which will be added to the management plan as a desired outcome.</p> <p>Noted. This request has been forwarded to the Highways Department.</p>
<p>Ms J Young, Local Resident – by phone call dated 14/11/2005</p>	<p>Suggested amendments to Audit draft: Add Moreton Close as an intimate route and space, p. 15</p> <p>Unlisted Buildings of Merit propose addition of 4 Moreton Terrace</p> <p>Mews,p19. Change photo, as these buildings are about to be altered</p> <p>Twentieth Century Buildings. P.20 2-4 Moreton Terrace should be referred to in this section</p>	<p>Agree. This has been added to list and map of routes and spaces.</p> <p>Disagree Whilst the 1960s infill at 2-4 Moreton Terrace does have some interesting features it is not considered to warrant inclusion as an Unlisted Building of Merit, as in the context of this conservation area, these are predominantly Victorian terraced houses. However reference has been added to the building under 20th century buildings (see below)</p> <p>An alternative photograph has been inserted to illustrate mews buildings</p> <p>Reference added to this at paragraph 4.22.</p>

APPENDIX 3: MINUTES OF PUBLIC MEETING

PIMLICO CONSERVATION AREA AUDIT AND BOUNDARY REVIEW PUBLIC CONSULTATION MEETING TUESDAY 31ST OCTOBER 6.30PM MINUTES OF MEETING

In Attendance:

Attendees:

S. Vogel
Barbara Richards
Jan Nicol-Thomas
Cllr Alan Bradley, Ward Councillor
Tony Bassett-Jones, Cumberland St. Resident's
Group
James Lewis
Mrs & Mrs J. van der Wolf

(Not all of the attendees wished to sign the attendance sheet, a further three attendees are unrecorded)

Presenting:

Councillor Blois (Chair)
Godfrey Woods
Rachel Hamilton
Jane Hamilton
Toby Cuthbertson

Councillor Blois opened the meeting at 6.30 and welcomed the attendees. She introduced the Conservation Area Audit programme, explaining that it is a statutory requirement that we reappraise our conservation areas from time to time, and consider whether the boundary remains well drawn, or whether changes should be made. and that Westminster is now well advanced in its programme of carrying out audits. Comments made at the meeting are minuted and will be included with written consultation responses in a report to the Cabinet Member responsible for making a decision on the Audit. There will be an opportunity to submit written representations until the 18 November 2005. Councillor Blois thanked all the attendees for coming and explained that the Council very much appreciates and values all contributions from the full range of interested parties.

Councillor Blois then handed over to Jane Hamilton (JH) to present the audit and boundary review.

The method of producing conservation area audits was explained to the meeting; the preparation of a draft by consultants, a consultation process generating responses to the draft, and finally adoption of the audit as Supplementary Planning Guidance, incorporating those changes arising through the consultation process. The Audits follow a pattern set out by English Heritage in their document 'Conservation Area Appraisals'.

Background

JH briefly outlined the purpose of the conservation area audit exercise. She explained what conservation area status means, and how we go about protecting conservation areas. The English Heritage document, *Conservation Area Appraisals* was explained, along with the suggested content of such appraisals.

History
<p>JH described the historical development of the area, as set out in the audit, and explained how historical processes had resulted in the contributed to the form and layout of the district today.</p> <p>Starting with Roque's map of 1746, and continuing with Horwood's 1799 map, JH illustrated the development of the area, early land uses and transport routes, Cubitt's planned layout for the area and identified some of the post war development that has occurred.</p>
Streets and Spaces
<p>JH described the hierarchy of streets and spaces in the area, explaining how the plan form of the district had arisen through a combination of pre-existing routes, and Cubitt's planned layout.</p> <p>The Streets and Squares were divided into three categories; the grand squares and principal streets; the more modest streets in the Pimlico 'grid' and the intimately scaled mews areas.</p>
Architecture
<p>It was explained that the different scale of streets and spaces was reflected in the architecture of those areas. The architecture of these three types of building was then described – the grand five storey buildings in the principal spaces, the more restrained three storey houses in the grid, and the small and workmanlike mews properties.</p> <p>The wealth of architectural detail found in the three house types was then explained, with examples of window types, doors, porches and classical detailing.</p>
Roofscape
<p>The Conservation area audit contains a map showing where roof extensions are likely to be unacceptable. This section of the audit is sometimes the most contentious as many owners may wish to have the option of extending their building upwards. However building height and roofscape appearance form an important part of the character of conservation areas, particularly Pimlico with its very regular terraces, which can be severely disrupted by single roof extensions.</p>
Unlisted Buildings of Merit
<p>The inclusion of a list of unlisted buildings of merit in conservation area character appraisals is required by English Heritage guidance. Unlisted Buildings of Merit have until the production of the audit been known as 'buildings which make a positive contribution to the character or appearance of the conservation area'. There is a presumption against their demolition, but this does not mean that no redevelopment will be allowed where a building is identified as 'of merit'. Redevelopment will only be permitted where it will enhance the character or appearance of that area – in other words only the best design will be acceptable in these cases.</p>
Townscape detail
<p>JH described the levels of townscape detail as they are described in the audit. These include railings, public art, street furniture, trees and landscaping and historic shopfronts. Railings and other boundary treatments are particularly important to the Pimlico conservation area. Shops and pubs, almost universally small and housed in purpose built units also make an important contribution to the character of the area.</p>
Land Use
<p>While it may not affect physical appearance, land use is particularly important to the character of an area. The historic land use in Pimlico remains predominantly residential. Other important traditional uses are shops, pubs and restaurants for the local community.</p>

Maintaining the balance of uses is a very important part of ensuring that the character of Pimlico is maintained. Significant growth of the office, catering or hotel sectors would have a negative effect on this character.

Negative Features

The audit also describes 'Negative Features' – covering anything that detracts from the special character of the area. Some of the negative features identified are not easy to address, for example some out of scale 1960s development. Other smaller scale detracting features offer less difficult opportunities for improvement, for example:

- Small scale alterations particularly replacement of windows
- Loss of original architectural detailing, such as replacement balustrades replacing the original bottle balustrades
- Poorly located services, plant and air conditioning equipment
- Poor quality shopfronts and security shutters
- Poor signage

Boundary Review

The last section of the audit process deals with the boundary review. JH outlined the four areas proposed for inclusion in the Pimlico Conservation Area. These are:

- (1) An area including Upper Tachbrook Street, Tachbrook Mews, Wilton Road and Longmoor Street
- (2) Guildhouse Street, Northern Section
- (3) Two buildings on Eccleston Bridge
- (4) A short run of terrace at Lupus Street south

Councillor Blois concluded the presentation, and opened the meeting to questions from the floor on a chapter by chapter basis.

History and Development

None of the attendees had any suggestions to make on the history chapter.

Unlisted Buildings of Merit

None of the attendees had any objections to the unlisted buildings of merit map. The proposed designations were felt to be straightforward, as the majority of buildings proposed were part of the original Cubitt fabric.

Roofscapes

One attendee questioned the accuracy of the roof extension map, particularly in the Warwick Square area. While the majority of the buildings were shown as unsuitable for extension, many that have mansards were shown as unextended.

It was explained that the addition of a layer to the roofscape map showing buildings that currently have a mansard was a late alteration to the audit and has some problems which still need to be ironed out. One such issue was the survey of Warwick Square which was hampered by obstruction of views of roofs by the trees in the central garden. This area will be resurveyed.

While the layer showing which buildings have extensions suffers from some inaccuracies, the Council considers that the underlying map showing where roof extensions are unacceptable is largely accurate.

A resident asked whether the building of whole runs of mansards simultaneously, to ensure consistency of design, was considered acceptable. He recalled that something like this had occurred in the past.

<p>GW replied that there was a presumption against works of this kind, particularly on runs of uninterrupted terraces. It was agreed that the extension of a row has occurred in the past in other areas.</p>
<p>It was suggested that the focus of the roofs section of the audit might be better aimed at ensuring that mansard design was consistent, rather than setting out where extensions can and cannot occur. The resident felt that mismatched roof extensions of differing heights and designs was a worse blight than the gradual spread of extensions in general.</p>
<p>GW noted that Westminster does have two supplementary planning guidance documents setting out guidelines for the design of roof extensions; Roofs; A guide to alterations and the Pimlico Design Guide. GW said that officers are very good at negotiating suitable designs, and that where roof extensions stood out they were probably not built to plan, or the result of appeals rather than planning permissions from the council.</p>
<p>A resident said that there was a particularly bad example of a high mansard on (10?) Lupus Street.</p>
<p>Officers will investigate, and enforce if this is applicable. NB The roof extensions map has been reviewed and updated following these comments.</p>
<p>Negative Features</p>
<p>Residents agreed with the types of negative features identified in the audit, noting particularly the blight of inappropriate replacement doors and windows.</p>
<p>Estate Agents Boards</p>
<p>A resident said how pleased he was that the Regulation 7 direction in Pimlico was effective in controlling estate agents boards. Pimlico used to be covered in boards to the severe detriment of the character of the area, and the situation is now vastly improved</p>
<p>Boundary Review</p>
<p>A resident said that he supported the majority of the proposed extensions, particularly the Tachbrook Street section, but said he could not understand the inclusion of the Tachbrook Triangle. The area contains new buildings that do not contribute to the character of the area, and the backs of some buildings which are already protected by listing.</p>
<p>GW explained that the inclusion of the Tachbrook Triangle will protect the setting of the new part of the conservation area on Tachbrook Street, and that this is a legitimate reason for designating part of a conservation area, regardless of the character of buildings there.</p>
<p>General</p>
<p>Councillor Bradley, Councillor for Tachbrook ward, praised the production of the audit.</p>

Councillor Blois thanked the attendees for coming, and noted that comments should be sent to the Council by November 18th. The meeting was closed at 7.30PM.

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

Pimlico Conservation Area Audit – Adoption as Supplementary Planning Guidance.

Notice is hereby given that Councillor Robert Davis, Cabinet Member for Planning and Customer Service, has made the following executive decision on the above mentioned subject for the reason set out below.

Summary of Decision

That the Pimlico Conservation Area Audit be adopted as Supplementary Planning Guidance.

Reason for Decision:

It is considered that the audit provides a sound basis for the future stewardship of the Pimlico Conservation Area, meeting the statutory requirements placed on the Council. The findings have been amended in the light of comments received and further illustrations have been added. The audit is adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of this Conservation Area.

C T Wilson
Director of Legal and Administrative Services
Westminster City Hall
64 Victoria Street
LONDON SW1E 6QP
Publication Date: 10 April 2006
Decision Ref: no. CMfP&CS/25/2006

LISTED BUILDINGS

The list of buildings of special architectural and historic interest set out below was prepared in April 2006. As new buildings are constantly being listed this list should not be treated as definitive.

3	Alderney street	SW1	II
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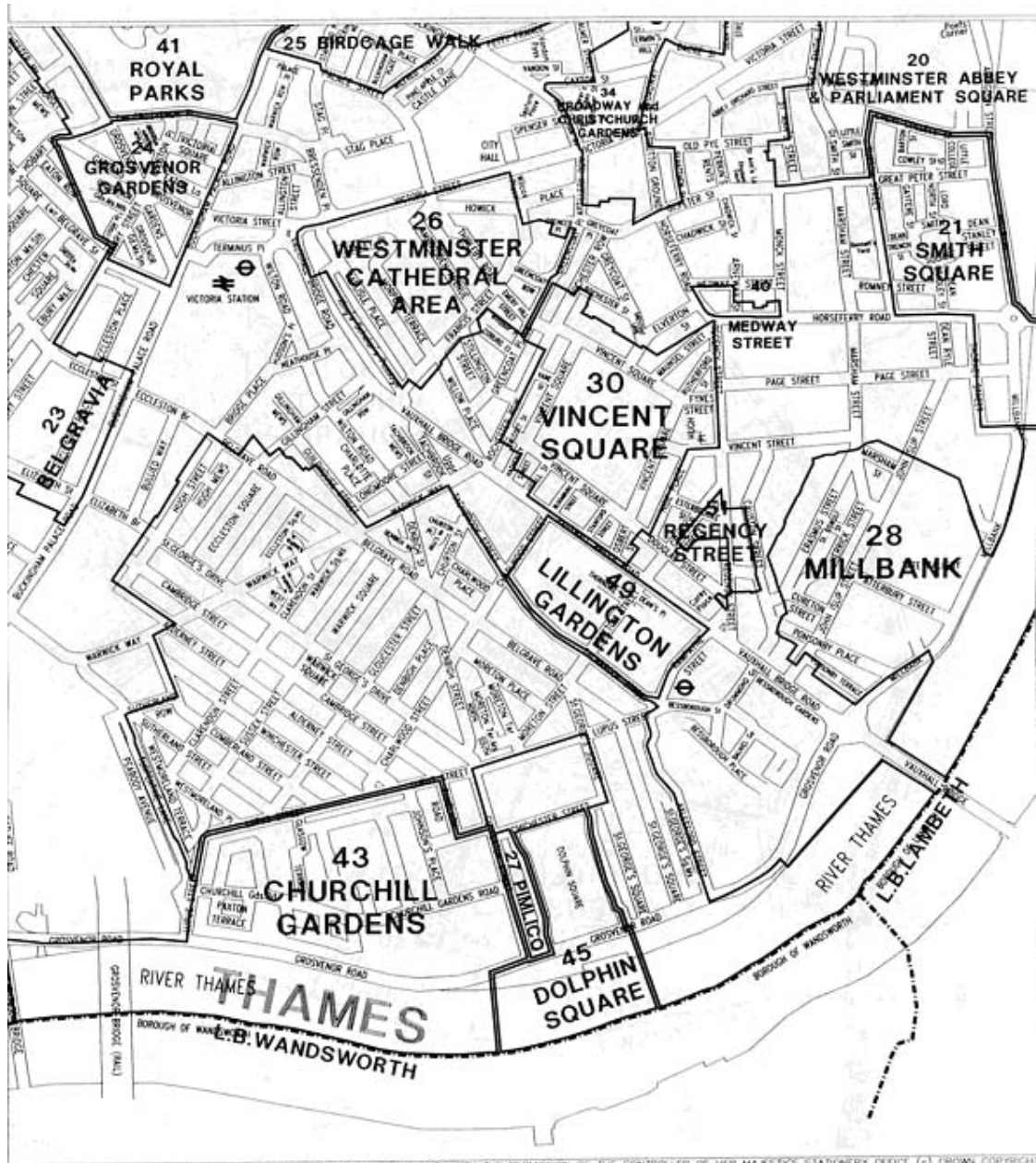
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183	Vauxhall Bridge Road	SW1	II
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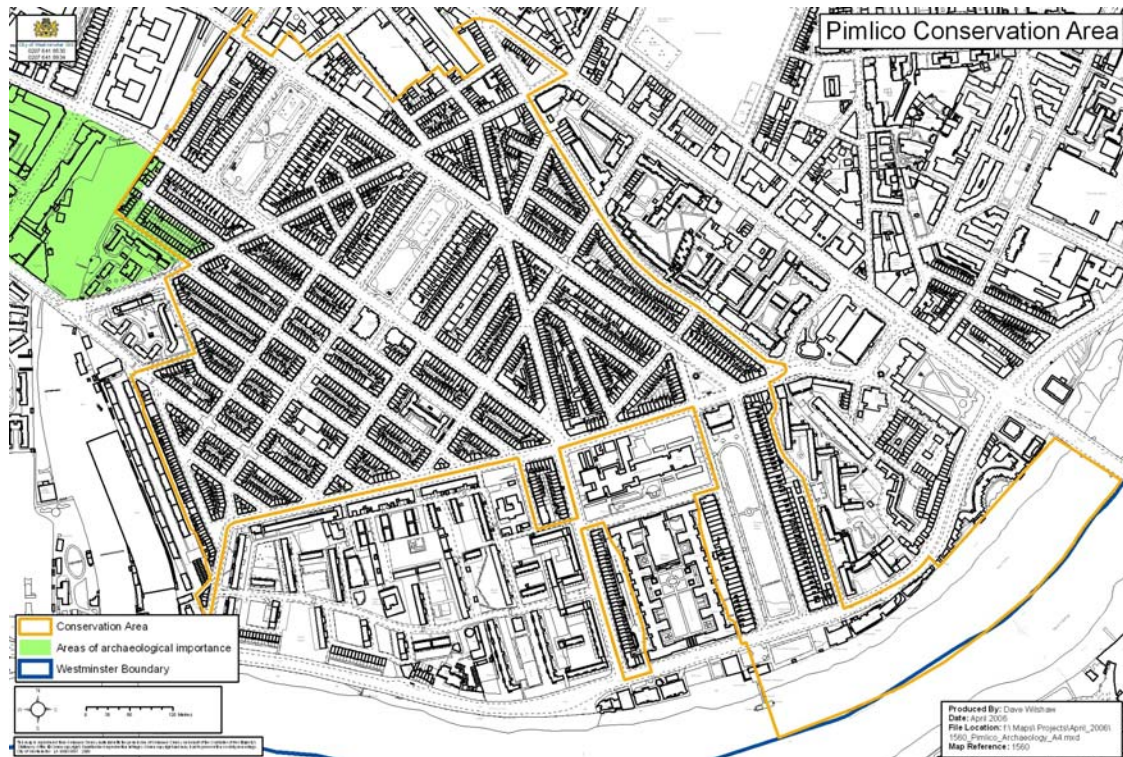
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ADJACENT CONSERVATION AREAS



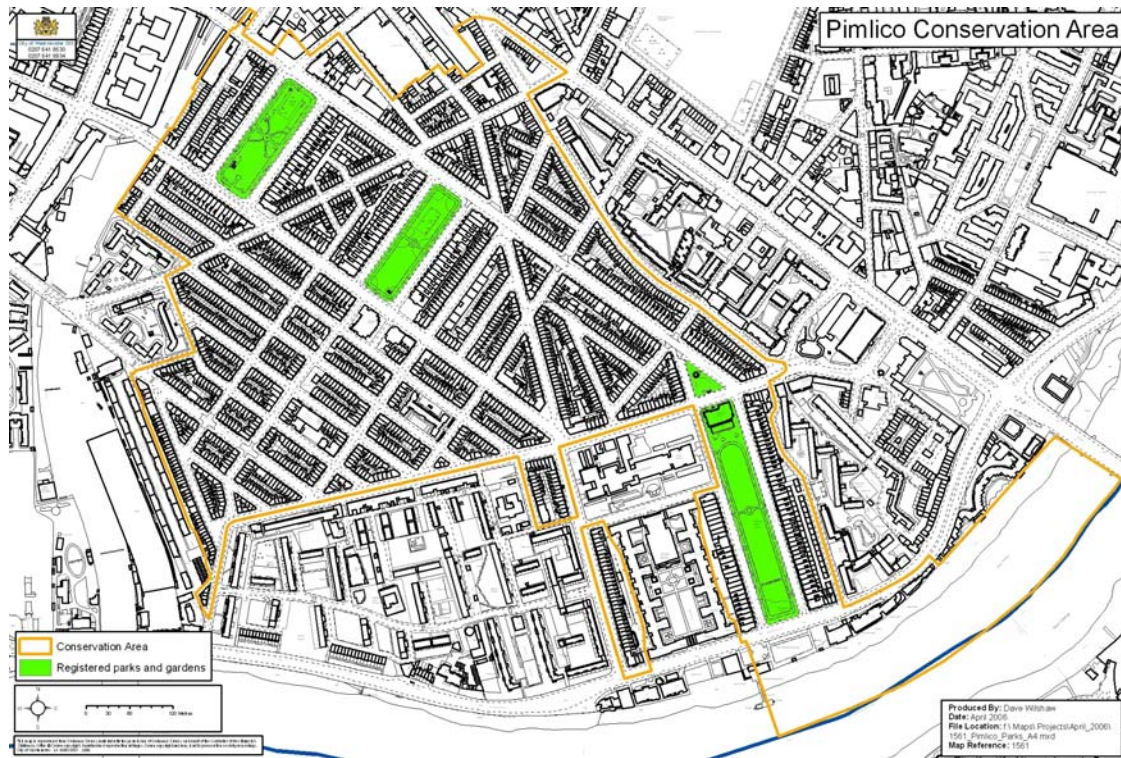
Pimlico Conservation Area adjoins Churchill Gardens and Dolphin Square to the south and Lillington Gardens to the east. Several other Conservation Areas are close to but do not immediately adjoin Pimlico, as shown above.

AREAS OF SPECIAL ARCHAEOLOGICAL PRIORITY



A small part in the northwest of Pimlico Conservation Area is affected by the Ebury Village Area of Special Archaeological Priority.

HISTORIC PARKS AND GARDENS



The Register of Historic Parks and gardens was established and is maintained by English heritage. Although inclusion of an historic park or garden on the *Register* in itself brings no additional statutory controls, registration is a material consideration in planning terms (*Planning Policy Guidance Note 15, 2.24*, September 1994) so, following an application for development which would affect a registered park or garden, local planning authorities must, when determining whether or not to grant permission, take into account the historic interest of the site. Both Eccleston Square and Warwick Square are registered Grade II.

OTHER DESIGNATIONS

LONDON SQUARES PRESERVATION ACT

This act was introduced to provide for the preservation of certain squares, gardens and enclosures of London. The provisions of the act are to ensure the use of squares only as ornamental garden pleasure grounds or grounds for play, rest or recreation and to prevent any building or other structure or erection on or over any protected square except such as may be necessary or convenient for or in connection with the use and maintenance of the squares for authorised purposes. Protected Squares in Pimlico are (a) Eccleston Square (b) Warwick Square (c) St Georges Square.

REGULATION 7 DIRECTION

The whole area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents boards advertising shops, houses, flats or offices) must be given by the City Council as local planning authority. Displaying and advertisement without first obtaining consent is a criminal offence.

ARTICLE 4 DIRECTIONS

There are at the time of writing no Article 4 Directions in the Pimlico Conservation Area.

STRATEGIC VIEWS

There are no strategic views which cross the conservation area.

PUBLICATIONS & SOURCES OF FUTHER INFORMATION

WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

Unitary Development Plan

Planning policies are explained in the adopted City of Westminster Unitary Development Plan 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004). This can also be viewed on the Westminster website 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. Pimlico Conservation Area - General Information Leaflet.
2. Pimlico Design Guide
3. Conservation areas: A Guide to property Owners
4. Development and Demolition in Conservation Areas
5. A Guide to Providing Access for All
6. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
7. Railings on Domestic Buildings in Westminster
8. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
9. Conservatories: A Guide to Design and Planning Procedures.
10. A Guide to the siting of Satellite Dishes and other Telecommunications Equipment
11. A Guide to the siting of Security Cameras and Other Security Equipment
12. Public CCTV Systems – Guidance for Design and Privacy
13. Shopfronts, Blinds and Signs.
14. Designing out Crime in Westminster
15. Façade Cleaning - The removal of soiling and paint from brick and stone facades
16. Stucco: A Guide to its Care and Maintenance.
17. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
18. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
19. Public Art in Westminster
20. Trees and Other Planting on Development Sites
21. A Brief Guide to Planning Enforcement
22. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
23. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
25. Advertisement Design Guidelines.
27. Strategic Views in Westminster.

Further Reading

1. Bradley, S and Pevsner (2003), *The Buildings of England. London 6: Westminster*. Yale University Press
2. Hobhouse, Hermione (1995) *Thomas Cubitt: Master Builder* Management Books 2000 Ltd, Oxon
3. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd
4. Weinreb and Hibbert (1983) *The London Encyclopaedia* Papermac
5. Westminster City Council (1989) *A Prospect of Westminster* Chapters 3, 4
5. Summerson J, *Georgian London* Yale University Press June 2003

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

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 contact or to report a breach of planning control: Planning Records (Customer Service Centre) Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**. Email: PlanningInformation@westminster.gov.uk

Planning Advice

For advice about planning permission, conservation area, listed building or advertisement consent, design and restoration advice, restrictions in Article 4 Direction Areas, lawful development certificates contact:

South Area Team (Addresses in SW1, SW7, WC2 and EC4)

Tel: **(020) 7641 2681** or Fax: **(020) 7641 2339**

Email: SouthPlanningTeam@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. Ecrivez 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 سمجھانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دئے گئے پتہ پر لکھیں۔

Farsi

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

Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rodaka 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**.