

CONSERVATION AREA AUDIT



PORTMAN ESTATE

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City of Westminster

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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 53 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 Practice and Conservation Area Appraisal 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 The City Council has a statutory duty to review the character and boundaries of its conservation areas. The Audit is the third, and final stage of the appraisal process. The overall appraisal strategy is based upon the English Heritage publication Conservation Area Practice.

1.2 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 factual information to the main body of the report.

1.3 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.

1.4 The Conservation Area Audit for the Portman Estate Conservation Area was adopted as Supplementary Planning Guidance by the Cabinet Member for Customer Services on 27 November 2003. The Portman Estate Conservation Area was designated in 1967 and extended in 1979 and 1990. The designation reports can be found in the first part of the Directory at the back of this document.

2 HISTORIC DEVELOPMENT

2.1 The Portman Estate conservation area is situated within the boundaries of Marylebone which was once covered with forest and marshland as part of the great forest of Middlesex. Of the two ancient Manors in St. Marylebone: Tyburn and Lilestone, the Portman Estate falls within the latter

2.2 Until the middle of the eighteenth century, the area now covered by the Portman Estate Conservation Area was mostly open fields, although development along the lines of Oxford Street (Roman Road) and to a lesser extent along the Edgware Road (Roman Watling Street) had begun much earlier. See Roque's map of 1746 Figure 1.

2.3 Marylebone Lane wound its way to the village of that name, and the Marylebone Burying Ground, now the Paddington Street Gardens, which was used as a cemetery from 1731 to 1857. Marylebone Road was laid down in 1757 as the New Road to provide a route to the City bypassing the West End. It had a considerable influence on the growth of this part of London and a highly disciplined grid of streets, squares and mews gradually filled the area between the New Road and Oxford Street.

2.4 The Tyburn Tree was a triangular gallows and can be seen on the map at the corner of the Edgware Road and the Tyburn Turnpike, close to where Marble Arch stands today. A plaque in the traffic island at the junction of Edgware Road

and Bayswater Road marks the site. It has been asserted that criminals were executed here as early as the reign of Henry II. The gallows were a standing fixture there between 1571 and 1759, having been erected as and when needed before and after this period. In 1783 the place of execution was moved to Newgate.



Figure 1. Roque's 1746 Map showing the area of the Portman Estate

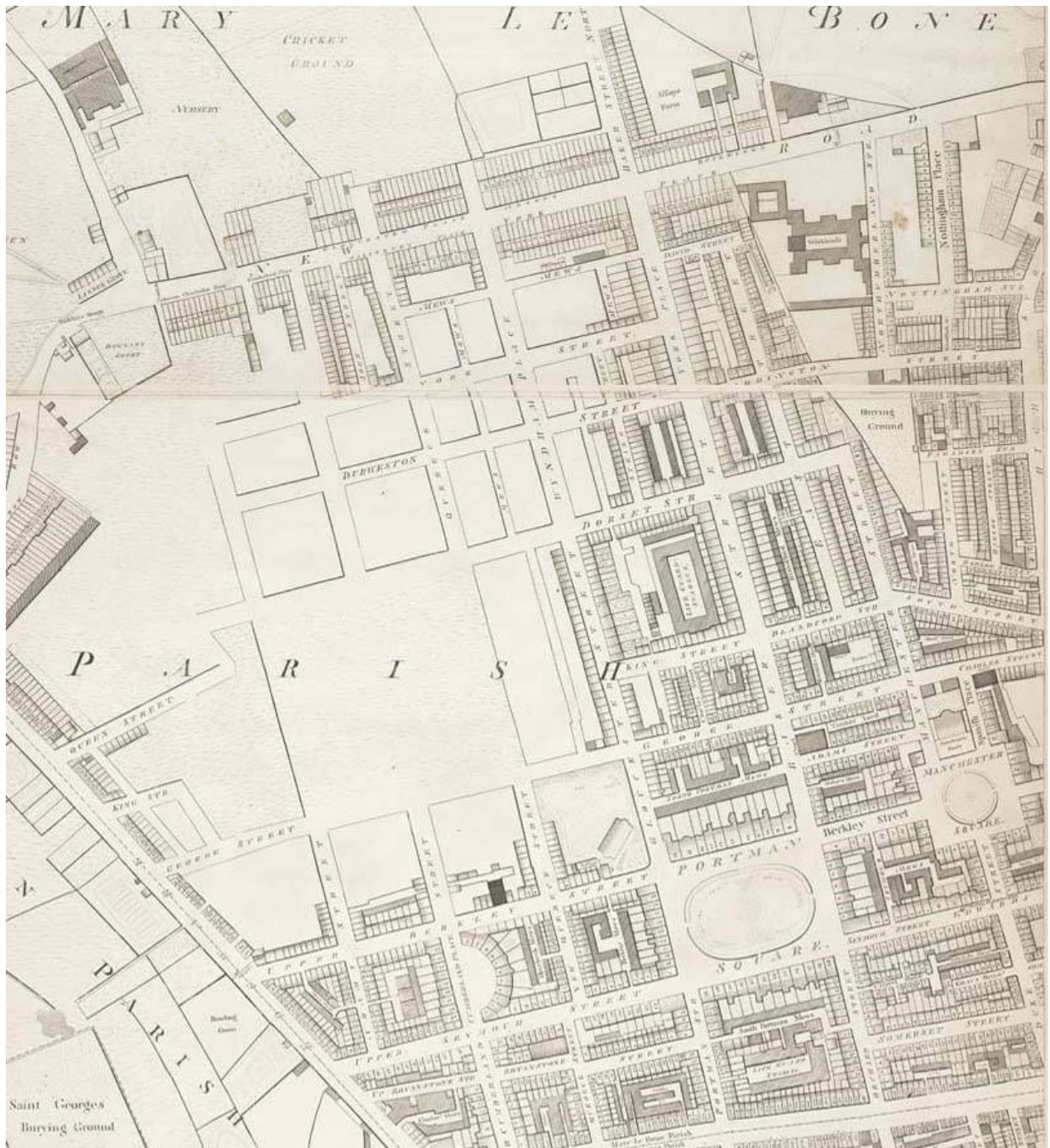


Figure 2. Horwood's map of 1799

2.5 The freehold of the Portman Estate was originally held by the Knights of St. John of Jerusalem. In 1513 a fifty-year lease was granted by Sir Thomas Docwra, Prior of that Order, to John Blennerhasset and his wife. This lease was assigned in 1532 to Sir William Portman. In 1554 Queen Mary, by letters patent, granted the reversion of the premises in fee to William Morgan and Jerome Hulley, who conveyed the freehold the next day to Sir William Portman (Lord Chief Justice of England) and his son Henry and their heirs and assigns.

2.6 The Estate originally comprised about 270 acres and extended from the present day Oxford Street northwards to a line approximating to the course of the Regent's Canal and from Edgware Road, eastwards to the western boundary of

Regent's Park and a line which roughly continues that boundary in a southerly direction. Various parts of the estate have been disposed of and today only the portion of the original land lying south of the east-west line of Bryanston Place, Montagu Place and Dorset Street remains largely under the ownership of the Portman Family Settled Estates.

2.7 Henry William Portman Esquire succeeded to the estate in 1761 and laid out Portman Square and the surrounding streets. The main streets running east and west were extensions of existing streets in adjoining estates. The streets running north and south were for the most part projections across Oxford Street of the existing thoroughfares in Mayfair. The size and position of the first Square was determined by the crossings of these borrowed lines.

2.8 Land was then leased by the Estate to private or speculative developers who erected buildings and were responsible for the paving of carriageways and pavements and the laying of sewers. Leases and buildings licenses contained provisions to ensure that the Estate retained control over the building after completion. The terms of the covenants affected the design, construction, maintenance and the use of land and buildings. Historic estate management controls are still in place today within the Portman Estate.

2.9 Gradually a highly disciplined hierarchical grid of streets, squares and mews were laid out. This hierarchy was mirrored by the hierarchy in the design of the terraced houses with the 'first' and 'second' and occasionally 'third' rate houses on the main roads and squares and ancillary domestic quarters in the mews. The buildings range in height from three, four or five storeys, above basement for principal buildings, to two and three storeys for the service buildings.

2.10 Portman Square itself and the surrounding streets were begun in the 1760s with the main north-south streets continuing the lines of existing streets in Mayfair. It was not until 1768 that houses on the south side were occupied and the square was completed in 1784. Most of the houses in the square were built by Abraham and Samuel Adams. The north side was started later about 1774, when the uniform block (Nos. 20 and 21) comprising Robert Adam's 'Home House' and another were begun.

2.11 Mrs Montagu's House (by James Stuart) in the north-west corner of Portman Square as seen on Horwood's map and the 1870 O.S. map (see Figure 2) was completely destroyed in 1941. There was a moveable temple or summer house in the centre of Portman Square which was erected by the Turkish Ambassador around 1808, when he resided in number 18.

2.12 Manchester Square was first planned in 1770 but building did not begin until 1776 with the Duke of Manchester's house on the north side. The Square was largely built by 1784 and possibly not completed until 1788. Manchester House then became the residence of the Spanish Ambassador. Hence Spanish Place where he erected the now demolished Spanish Chapel in 1790 as seen on the 1870 O.S. map. Manchester House was remodelled by Richard Wallace in 1872 and is presently called Hertford House and contains the "Wallace Collection".

2.13 A circus or double crescent was planned on the axis of Great Cumberland Place but only the east side was completed (in 1789). In 1811 the axis was continued north with the setting out of Bryanston Square and Montague Square alongside. The properties fronting them were designed by J Parkinson for the Portman Estate. A large pond and a cluster of small cottages known as Apple Village were formerly located near the site. This long vista north is terminated by the portico and tower of St. Mary's Wyndham Place, begun in 1823. To the south, the axis is closed by Marble Arch, built by John Nash as the entrance to Buckingham Palace and moved to its present site in 1851.

2.14 By 1820 the development of the estate was complete. Many of the original buildings, together with much of the original street layout survive to this day, although many of the less prestigious houses in the north eastern part of the conservation area were replaced by late nineteenth century mansion blocks and a number of public buildings, such as Marylebone County Court (1874-75), Marylebone Magistrates Court (1896-97) and Marylebone Town Hall (1914) and Library.

2.15 There are some redevelopments of war damaged property dispersed throughout the Portman Estate which present an appearance similar to the original buildings. However in the post-war period there have been several large scale redevelopments and amalgamated sites, many of which are excluded from the conservation area. These developments are particularly evident in Baker Street and in Portman Square. Despite the development during the twentieth century of major new office buildings situated on amalgamated plots, the Georgian terrace remains the dominant element in many of the principal streets.

3 CHARACTER OF THE CONSERVATION AREA

GENERAL

3.1 A large part of the Portman Estate retains its late eighteenth century texture and residential character. This provides a homogenous character stemming from the survival of substantial parts of the original grid layout of streets and squares and the Georgian terraces lining them. Manchester Square to the east remains largely unaltered (except on the north west side) and contains some of the oldest houses in the area. A strong hierarchy remains to the fabric and open spaces, varying from the many examples of mews to the grand terraces of Bryanston Square and Montagu Square.

3.2 The important legacy of this historic development is the prevailing character of the conservation area derived from the harmonious rhythm generated by coherent blocks of historic terraced buildings. These terraces have consistent characteristics of scale, plot sub-division, elevational treatment, solid and void patterns and use of materials in a hierarchical relationship to the carefully planned, historic grid of streets and squares. However, subtle variations including later alterations, exist which add richness to some groups of properties within the uniform order of terraces.

3.3 Towards the end of the 19th century and early 20th century a grander scale was introduced to parts of the conservation area with the development of mansion blocks and civic buildings focusing around Marylebone Road. Large scale commercial development since the First World War, has been concentrated along the principal routes of Oxford Street, Baker Street, George Street, Blandford Street and around Portman Square, where only three of the original grand houses survive on the north side. In addition to the development of some large new blocks the latter part of the twentieth century has seen the introduction of some office use into the Georgian terraces, resulting in a mixed residential/commercial character to the area.

3.4 It is necessary to look at specific components of the built fabric of the conservation area in order to gain a full understanding of the character and appearance of the area. This will range from an analysis of views of metropolitan or local importance to the identification of local townscape qualities such as notable shopfronts. Individually and collectively these factors will define the unique character of an area and should be considered fully in the determination of any application.

<p>The Unitary Development Plan provides the policy basis for the determination of applications and the relevant policy or policies are referred to where appropriate.</p>
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HIERARCHY OF PLAN FORM

3.5 The hierarchy of the street pattern and its interrelationship with the open space network define the overall framework of an area. Within this the importance of the grain of development in terms of plot patterns and building lines establishes the pattern of the built form. All of these factors affect the character of an area and are of high importance in dictating the scale of development and the level of enclosure.

3.6 For the purposes of the conservation area audits the council has defined 3 categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area, see figure 3. These are:

Primary routes and spaces

Secondary routes and spaces

Intimate routes or spaces

3.7 There is a strong network of routes running north south through the area leading into central London, and main routes running through from east to west. The northern and southern boundaries formed by the major routes of Marylebone Road and Oxford Street respectively. The Portman Estate is organised around two principal north-south axes: Gloucester Place and Baker Street. These main thoroughfares link Oxford Street to Marylebone Road (the former running south the latter north) and are dominated by heavy traffic. Forming a strong axis within the area is Bryanston Square and Great Cumberland Place. Leading northwards from Marble Arch it is terminated by St. Mary's Church, Wyndham Place to the north. Since it does not connect directly to Marylebone Road it has been spared the heavy traffic. East/west routes include Seymour Street, Wigmore Street, Upper Berkeley Street and George Street.

3.8 The London Squares form an integral part of the formal planned layout of the estate. The Squares are protected by the London Squares Preservation Act 1931. Portman Square is the original focus of the Estate's development. Manchester Square, and the later Bryanston and Montague Squares further punctuate the grid of surrounding streets. In addition is the open space of the crescent of Great Cumberland Place and Wyndham Place is a pleasant enclave set between surviving Georgian terraces.

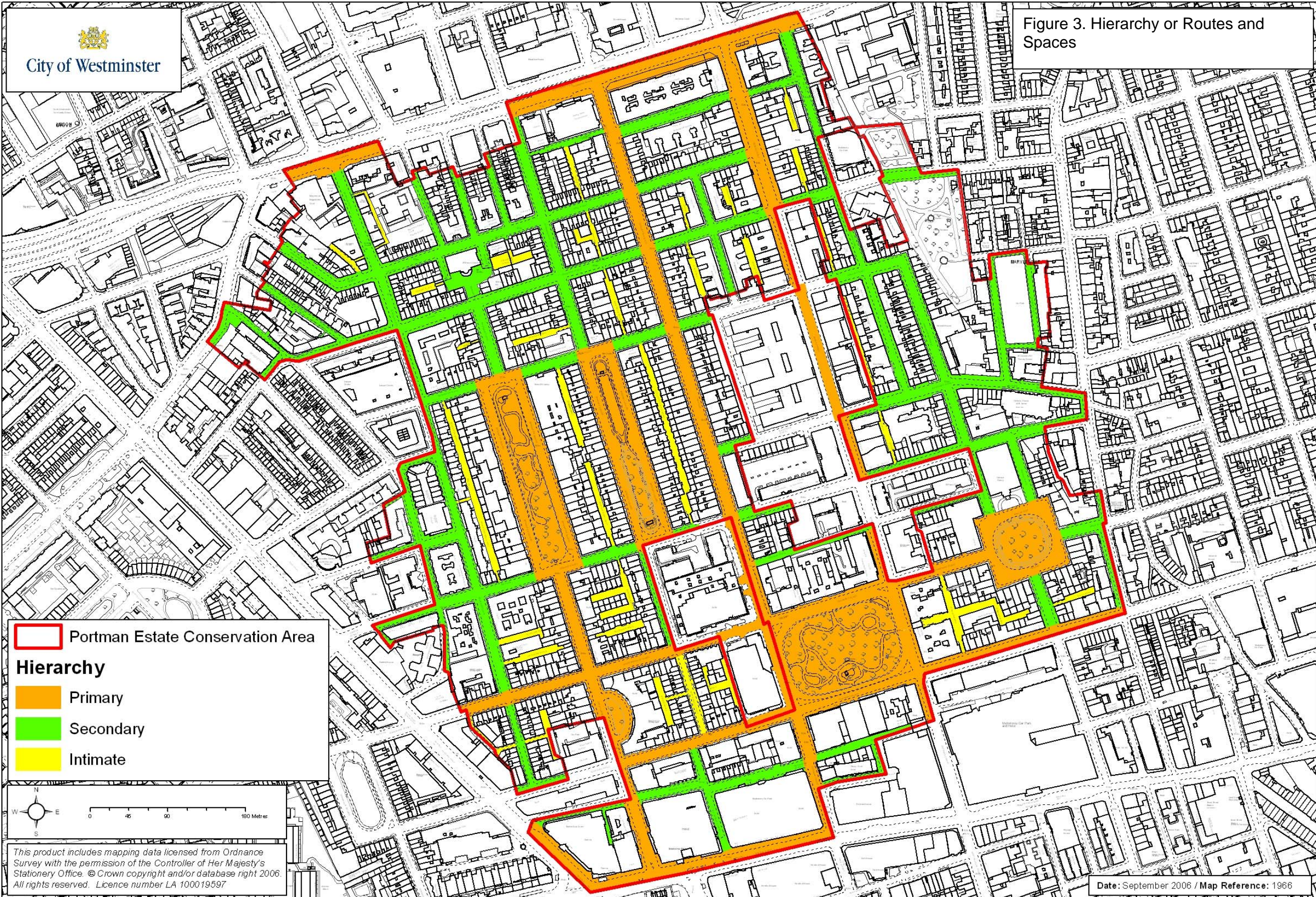
3.9 Secondary routes have been identified that were generally built to a smaller scale and are not major direct routes through the area, though they are important roads and can carry a significant volume of traffic. Paddington Street Gardens is the only area of public open space located in the Portman Estate Conservation Area and they provide a much needed oasis from the busy thoroughfares of Baker Street and the Marylebone Road. These are considered to be a secondary spaces due to their more intimate relationship with the surrounding built form. They form a buffer between the formal layout of the Portman Estate and the more organic plan form and compact nature of Marylebone to the east.

3.10 The variety and number of mews developments, subsidiary to the terraces and providing intimate spaces, is an important feature within the area. On the

eastern side of the conservation area is a series of mews which run through the Portman Estate on a continuous north-south axis. Sherlock Mews, Kenrick Place, Broadstone Place, Kendal Place, Baker's Mews and Seymour Mews. This line is only broken between Kendall Place and Baker's Mews where a street block has been redeveloped. The mews narrow at the entrances and widen inside.

3.11 There are also number of intimate private spaces associated with the mansion block developments which provide the opportunity for glimpses into attractive spaces, sometimes landscaped, which adds interest in the dense urban environment.

Dominant patterns 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.



ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

Overview

3.12 A large part of the fabric comprises of Georgian terraces. Their simple facades form a uniform backdrop with highlights such as door cases and decorative ironwork. These provide a distinctive grain with complementary proportions and uniform materials. In some instances Georgian buildings will have been developed behind façades. There are a variety of feature buildings of note from the later part of the 18th and early 19th century such as St Mary's Church, Wyndham Place and Hertford House, Manchester Square, as well as larger scale late Victorian Mansion blocks. These provide focal points without detracting from the Georgian grain of the area.

3.13 During the 20th century further sites were redeveloped, with the major routes experiencing the most intensification and change. Many of the schemes from the first part of the century have become notable features along the major routes such as Council House on Marylebone Road and the developments fronting Oxford Street. However, elsewhere the increase in scale of developments of the later parts of the 20th century have detracted from the Georgian grain of the area, such as in Portman Square and along parts of Baker Street (though not all of these development are included in the conservation area).

The Georgian Squares and Terraces

3.14 Portman Square was laid out circa. 1764 onwards, the houses being mostly built by 1769 and completed circa. 1784. Two Grade I properties, Nos. 20 & 21, and one Grade II, No 19, remain on the northern side of the Square and are a vital reminder of the original scale of development in this area and the composition of the Square when built. Manchester Square, laid out in 1776, was largely built round by 1784. The east, north and lower western sides retain the original terraced properties which form an important early ensemble. Bryanston and Montagu Squares were laid out 1810-11 by J T Parkinson and completed by 1821. The former retaining a large number of the original properties and latter almost intact.

3.15 The Georgian terraces are generally of London stock brick, with recessed timber sash windows under flat gauged brick arches. They range in height from three, four and in some instances five storeys with basements. The majority of first rate residential properties have stucco at ground floor level, normally channelled with modest detailing. Stucco work is also evident to the upper floors and is used in the composition of the terrace as whole. Other features include cast iron balconets to 1st floor windows, timber door cases, porches and decorative fanlights.

3.16 Subtle differences in the detailing of whole terraces provide a richness within the fabric. This can be seen at Nos. 1-21 Bryanston Square, where the centre and end houses are dressed with an Ionic order and pedimented attics. The terraced properties in York Street, (1810-20) have continuous cast iron balconies to the 1st floor of a gothic design. Pevsner noted the impression of Georgian frontages is preserved along the length of Gloucester Place (See local views section).

3.17 Throughout the area are open views to the rear of terraces. This must be taken into account when considering any proposals to the rear of properties. For example there

are open views to the butterfly parapet line of the rear of the terraced properties fronting Upper Montagu Street from Wyndham Place and the retention of their uniform line adds to the quality of the view. There are also open views of the rear of properties surrounding Paddington Street Public Gardens.

3.18 The character and appearance of these properties can be harmed by unsympathetic alterations. The retention of the original appearance and features, including doors and windows, of these properties is vital to the character and appearance of the conservation area and the reinstatement of missing features is desirable. . Many of the Georgian terrace houses had plate glass sashes installed in the latter 19th and earlier 20th century. In some cases it is appropriate to restore the fenestration to the Georgian multi-pane design. The same applies to fanlights over doors. Later additions such as the projecting bays in Montagu Square are also of value. The diagram (figure 4) on next page highlights the key features of a typical terraced property.

3.19 Many of the Georgian terraces within the Portman Estate Conservation Area are Grade II listed buildings. There are a number of properties from this date which are not listed. All unlisted properties which are part of the original formal planned layout, and have not been significantly altered, have been identified as unlisted buildings of merit, see section below

Mews

3.20 The Portman Estate Conservation Area is characterised by a variety of mews which are a key component of the historic form and development of the area. Many are of particular historic significance. These are important in terms of the planned layout, the facade detailing and the uses taking place in them. The mews are the lowest order of the surviving historic buildings, originally service roads supporting the activities in the principal properties. They are either two or three storeys in height, constructed of brick, and generally simply and robustly detailed. A selection of these are described below.

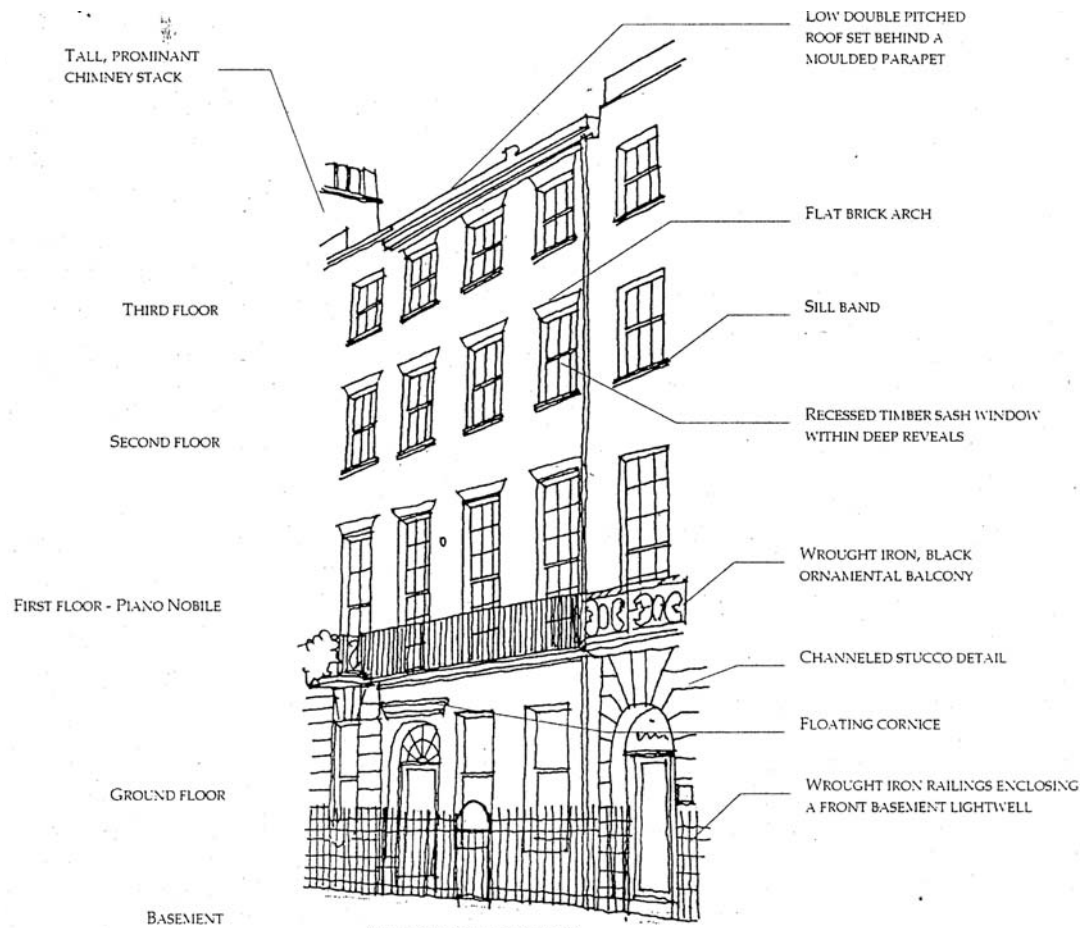


Figure 4 Typical features of a Georgian terraced house

3.21 Buildings in Montagu Mews South are slightly grander than many of the surrounding mews. Independent of the principal properties they have simple pitched roofs and retain many of their original features, such as coach house doors. Gloucester Place Mews is a long linear residential mews supporting the principal properties on Gloucester Place and Montagu Square. Much of the charm of this mews derives from the simple detailing of the front facades and the mixture of small square bays projecting at ground level with plain black railings and the flush coach doorways. Bryanston Mews East is similar.

3.22 Baker's Mews retains some of its charm despite having been substantially redeveloped on the east side. Other mews such as Bryanston Mews West have been substantially redeveloped but retain the characteristic scale and form. An example of a modern mews development is Tarrant Place (1989) by Quinlan Terry in pale brick, with a central archway entrance.

Later terraced development

3.23 There are a variety of later terraced developments in the area. These include Nos. 2 - 60 Chiltern Street, a handsome terraces of flats with terracotta detailing, situated above shops with fine detailing. They exhibit more modelling to the facades than the Georgian terraces, with a moulded brick string course below the penultimate level and pedimented gable details following the fenestration pattern. These terraces were built in 1891 by Rowland Plumbe for the Artisans Labourers and General Dwellings Co (who built Seymour buildings on Seymour to the same design in 1890). Nos. 55 to 65 (odd)

Chiltern Street have a simple stock brick facade with a bold cornice to the parapet and decorative ironwork to the window sills. Of an austere appearance they follow the simplicity of the Georgian facades.

3.24 In contrast are the grand terraced properties along Mandeville Place in a formal composition with highly decorative roofscape. Dating from around 1875 they are constructed of red brick with stone dressings with a French style mansard. A later and more modest terrace from the second part of the 20th century is Mertoun Terrace in Seymour Street by Albert Richardson the modern Classicist. This brick built terrace of maisonettes is a sympathetic interpretation of the terrace form.

Mansion blocks

3.25 There are a variety of mansion block developments throughout the area. These are concentrated to the north between Marylebone Road and York Street, along Chiltern Street and Montagu Mansions and the Western end of George Street. These are a result of the intensification of the urban fabric in the later part of the 19th century and early 20th century.

3.26 Generally the mansion blocks within the Portman Estate have facades reflecting traditional proportions and are of traditional materials. Many retain their uniform appearance and their red brick with terracotta, stone and render detailing proving a further richness to the fabric. The decoration of the facades and modelling to incorporate bays or balconies helps break down the mass of the building articulating the streetscape. The retention of the original fenestration is an important quality of many blocks.

3.27 Situated with a frontage onto both Marylebone Road and Bickenhall Street, between Gloucester Place and Baker Street, are the grand imposing redbrick Bickenhall Mansions. Built in 1896 by W.H. Scrymgeour, the mansions are characterised by tall gables and terracotta dressings. They provide a sense of grandeur to the northern part of the conservation area. York Street Chambers of 1892 are by Balfour & Turner in a neo-Georgian style and were built to provide accommodation for professional women.

3.28 Chiltern Street, designed as a service street between Baker Street and Manchester Street, was much rebuilt in the later nineteenth century. Situated at the northern end of the street are the Portman Mansions, a series of residential blocks built between 1890-1900. These redbrick mansions have Gothic windows and stepped gables. The iron balconies and boundary railings are particularly distinctive.

Public and commercial buildings

3.29 The area includes numerous fine buildings distinct from the terrace form though sympathetic to their scale and character. Some are landmarks, (see below) and many are listed representing good examples of their type, including places of worship, local government buildings, public houses and other commercial developments, from the 19th and 20th centuries. A selection are described below.

Places of Worship

3.30 The Church of St Mary's Wyndham Place, 1821-23, by Sir Robert Smirke, is of stock brick and Bath or Chilmark Stone. This fine composition is listed Grade I and has Greek Revival details concentrated on the portico and tower. The Church of St James (Spanish Place), 1885-90, by Edward Goldie is an ambitious Early English design of Kentish rag stone with ashlar dressings. The West London Synagogue on Upper

Berkeley Street (1869-70), by Davis and Emanuel, in a Byzantine/Romanesque style, is one of the finest Victorian Synagogues in the country, with the pedimented arched entrance in Portland stone with rich carving.

3.31 From the last century examples include the ashlar faced Swedish Church, 1910 by Wigglesworth & A H Agg, a fine feature on Harcourt Street. The Our Lady of the Rosary R.C. Church on Old Marylebone Road, in brickwork with diapering was designed by Goodhart-Rendel and built in 1963. The Christian Science Church on Seymour Street from 1924, is a bold composition in brick. In the southern part of the conservation area is the Church of the Annunciation, 1912-13 by Sir Walter Tapper in red brick with stone dressings in a late gothic revival style.

Public Buildings

3.32 One of the earliest remaining 'public buildings' is St Marylebone Western National School on York Street probably by Edward Tilbury, dating from 1825 is built of stock brick. The former Trinity School of Music, now the School of Economic Science is located on Mandeville Place in a circa.1875 terrace, converted in 1912 from two of the terraced houses the College has a fine interior.

3.33 The Marylebone County Court (c1850), of brick with stone dressing, is in an Italianate design. The adjoining Marylebone Magistrates Court (1896-97 by Saxon Snell) is in the same style with a taller busier frontage. These together with the remaining two terraced properties on Seymour Place with Italianate window surrounds, and the facade to the Police Courts with central pediment with decorative carving, again in an Italianate style, form an important group of mid to late Victorian properties.

3.34 On the eastern side of the junction with Seymour Street is the Samaritan Hospital for Women. Built 1889-90 by W. C. Habershon and F Fawcner in red brick and terracotta, it is a bold and eclectic classical composition. The early L.C.C. fire station on Chiltern Street dates from 1889 and is the best surviving example of the use of free Gothic style in this type of building.

3.35 Good examples of civic buildings from the first half of the 20th century include Council House, (former Marylebone Town Hall) by Sir Edwin Cooper (1914-20). Faced in Portland stone this is an example of Edwardian Graeco-Roman classicism. Linked to the west is the public library of 1938-39 by the same architect, in a less ornate style.

Public Houses

3.36 One commercial building type which are notable elements of a similar scale to the overall terraced form, but generally of a richer and more ornate appearance, are the numerous public houses. The earliest ones are listed such as the early 19th century Harcourt Arms in Harcourt Street and the early/mid 19th century 'The Marylebone Bar and Kitchen', No. 76 York Street, with splayed corner and pilasters (the result of 1880's alterations). No. 34 George Street, now a sushi Bar and Restaurant, was altered to create a public house c 1830-40 and retains a good timber public house front. The recently listed Barley Mow is late 18th century, with a late 19th century ground floor frontage. Another example is No. 94A Crawford Street, the Duke of Wellington, c1811-23 which has a pub front from c1850-60.

3.37 Others which are not listed include the Bricklayers Arms in New Quebec Street which is of interest as it has an entrance from Berkley Mews as well. The William

Wallace on Aybrook Street is a late Victorian P.H. of red brick with moulded window surround and string course decorations in an Art and Craft style. Though with a modern traditional style pub front, the Thornbury Castle in Enford Street has an art deco style facade and retains its original metal windows. Original ground floor frontages, signage, fascias and lanterns are all valuable features where they remain.

Commercial buildings

3.38 Oxford Street and Portman Square, and to a lesser extent Baker Street, are the areas within the conservation area where larger scale commercial development has taken place. In Portman Square, Orchard Court and Portman Court were built in the late 1920's as part of a programme of slum clearance. Designed by Messrs Joseph these brick faced properties have stone detailing, including giant classical columns and pilasters. These developments introduced a new height and scale of development to the Square.

3.39 A similar scale of development took place along Oxford Street. The Mount Royal Hotel (1932-3), Sir John Burnet, Tait and Partners was designed by Francis Lerne. With a sleek simply detailed facade detail, it has a strong presence on Oxford Street. Further west and dating from 1933 are two stone fronted properties forming a symmetrical backdrop to Marble Arch. Designed by F J Wills, a considerable amount of modelling can be seen on the facades. Identified as making a negative contribution later in this audit and highly visible in the south western corner of the conservation area is the Odeon block by T P Bennett & Son 1963-6.

3.40 Smaller scale commercial development can be found throughout the area as on the western side of Aybrook Street where there is an ornate Edwardian warehouse building. This adjoins an earlier terraced property in stock brick with red brick panel details and gable feature to the north and a simple well proportioned brick and part stone faced office block circa. 1930's which retains its original metal windows. There is a group of properties from the late Victorian to Edwardian period in Wigmore Street, just east of Dukes Street, which follow the terraced form. These reflect the grain of the Georgian development. The detailing is bolder with more decoration in the form of window surrounds and quoins. The Edwardian schemes show a more individual design and use different materials. No 98-102 having decorative stone detail including projecting bays. These typify the small scale but well detailed infill schemes of a commercial nature in the area.

Post World War II redevelopments

3.41 There are redevelopments of war damaged property dispersed throughout the Portman Estate which present an appearance similar, in terms of scale and materials, to the original buildings. However there have also been several large scale redevelopments on amalgamated sites, many of which are excluded from the conservation area as they are not characteristic of the area. These developments are particularly evident on Baker Street and to the west of Portman Square. The additional height and bulk of such development is harmful to the character and appearance of the area.

3.42 Some development of this period, though not popular at the time has been more sensitively designed, reflecting the scale and materials of the surrounding buildings as well as maintaining a strong identity of their own such as with the modern rear section to the rebuilt Swiss Embassy in Bryanston Square, itself built as a replica of the original building, to the designs of the Swiss modernist architect Jacques Schader.

Any proposal should take into account the character of its context. 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. Facsimile architecture will be considered where it would complete a Georgian street or block.

Unlisted buildings of merit

3.43 The vast majority of the buildings are in keeping with the character of the conservation area or the respective sub-areas within, most contributing in a positive manner and should be retained. Those properties or developments which are considered to harm the character of the conservation area are identified in the section 'Negative Buildings' below

3.44 There are numerous buildings or groups of buildings that are not listed but are considered to be of special merit. They are defined in the Audits as unlisted buildings of merit.

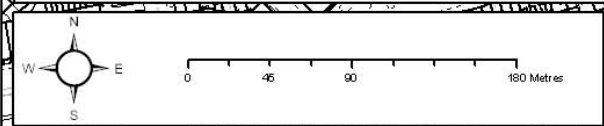
3.45 This may be due to their townscape or group value, their contribution to the overall character of the area, their inherent architectural qualities or historic association. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted. These are listed below and shown in Figure 5.

Unlisted buildings of merit, landmark buildings, local views and negative features

- Portman Estate conservation area
- Negative features
- Unlisted buildings of merit
- Landmarks
- Local views

GRADE

- I
- II
- II*



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Aybrook Street

Nos. 26-38(consec.)

Baker's Mews

Nos. 2-5(consec.)

Baker Street**20-32 Baker Street**

York Place Mansions Nos. 117-133

No 69-79(odd)

Berkeley Mews

Nos. 1-6, 14-17 (consec.)

Bickenhall Street

Bickenhall Mansions (Nos. 158-231)

Blandford Street

No 5

Nos. 15-25 & 35-57(odd)

Nos. 58 & 60

Broadstone Place

Nos. 2-8 (consec.)

Brunswick Mews

Nos. 1-8, 13-16 (consec.)

Bryanstone Mews West

Nos. 3-9, 33-41 (odd)

Bryanstone Square

Nos. 23 & 24

Bryanstone Street

Nos. 18-28 (even)

No 21(Hotel and Car Park, whole block defined by Oxford Street, Old Quebec Street and Portman Street)

Chiltern Street

Nos. 3-31 (odd)

Nos. 2-60 (even)

Nos. 33-39 (odd) Wendover House

No 43a

No 49a

Nos. 55-67 & 69-81 (odd)

No 82

No 84 York mansions

Portman Mansions blocks 1-5 (consec.)

Nos. 10, 12 & 14

Crawford Street

No 16, 17,

Nos. 22-26 (consec.)

Nos. 30-36(consec.)

Nos.39-42

Nos. 44-49

Nos. 58-61 Freshwater Court

Nos. 106a-108 (consec.)

No. 121, 127-129 (consec.)

David Mews

No 14 (rear of 120 Baker Street)

Dorset Street

Nos. 5-7 (consec.)

No22

No 28 & 29

Duke's Mews

No 6

George Street

Nos. 2, 4, 118 & 120

Gloucester Place

No 10 (including No 11 Portman Close)

Granville Place

Nos. 11-25(odd)

Great Cumberland Place

Cumberland Hotel (whole block)

No 45, 50 & 52

Hindle Street

Nos. 13 & 14

Homer Street

No 6 & 7

No 20

Nos. 33-37 (consec.)

Crawford Buildings, Nos. 21-67

Jacob's Well Mews

Nos. 1-4(consec.)

Kenrick Place
No 1-7 (consec.)

Manchester Mews
Nos. 11-15(consec.)

Manchester Street
Nos. 11-16 Hannah House
No 17

Mandeville Place
Nos. 1-9(odd)

Marylebone Road
Bickenhall Mansions
Marylebone Magistrates Court
Marylebone County Court

Montagu Mansions
Nos. 69-71 (odd)

Montagu Mews North
Nos. 6, 10 & 11
Nos. 1a-1k

Montagu Mews South
No 4 & 5
Nos. 6-25 (consec.)

Montagu Place
Nos. 12, 14 & 15

New Quebec Street
Nos. 2, 3, 5, 6, 8-13 & 20-25(consec.)

Old Marylebone Road
Church of Our Lady
Rectory of Church of Our Lady

Nutford Place
No 1 Christian Science Church

Porter Street
No.6
No 8

Portman Mews South
Nos. 1-7 (consec.)

Portman Square
Orchard House
Nos. 43-45 – including Hesketh House
No 22 Portman Mews South)
No 46 – including 15a-18 Orchard Street

Portman Street
Nos. 7-10

Quebec Mews
Nos. 1-9 (consec.)

Rodmarton Street
Nos. 7, 9 & 10, 13-17, and 19-22
(consec.)

Seymour Mews
Nos. 7-10, 12, 15-18, 20-22 (consec.)

Seymour Place
Nos. 2-24(consec.)
Nos. 26-32 (even)
No 44 & 46
Merton Terrace (Nos. 1-13)
Nos. 94a-108, 112-116 (even)
Nos. 161a-163a, 171-177 (odd)

Seymour Street
Nos. 60, 62 & 64
Nos. 56-58

Spanish Place
No 6

Thayer Street
Nos. 1, 2 & 3

Upper Berkeley Street
No 17-72 (façade)
No 45 & 46
No 51a (including 23 Seymour Place)
No 62 & 63

Wigmore Street
Nos. 88-92, 98-108 (even)

Wyndham Mews
Nos. 11-13 (consec.)

Wyndham Place
No 8a

Wythburn Place
Nos. 1-13(odd)

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, for example the provision of affordable housing or small office accommodation.

Landmark buildings

3.46 Within the conservation area there are buildings which are considered to be of landmark quality. This can be as a result of numerous factors including their siting and detailed design. They contribute significantly to the character and townscape of the area being focal points or key elements in views (see Figure 5).

- The most notable landmark in the conservation area is the Church of St Mary's Wyndham Place, built between 1821-23 to the design of Sir Robert Smirke. Listed Grade I this is a fine feature at the end of the formal vista through Bryanston Square, and along Great Cumberland Place to Marble Arch in the south. Of note in the view northwards are its circular tower and bowed south portico
- The six other Churches and the two Synagogues are local landmarks within the fabric of the area.
- Council House on the southern side of Marylebone Road has a strong presence enhanced by its central tower and stone façade as does Bickenhall Mansions.
- Hertford House is a notable building on the northern side of Manchester Square due to its five bay elevation to the Square.

Roof extensions

3.47 Roof lines are an important element which can influence the character and appearance of the conservation area. As a result roof extensions are not always acceptable as they can have a negative impact on this. Policy DES6C highlights instances where roof extensions would not be acceptable. This includes terraces where the existing roofline is largely unimpaired by any extensions or alterations; buildings that are significantly higher than their neighbours; buildings or terraces which are complete compositions or which have existing roof extensions; where there is an unbroken line of butterfly roofs; and where a roofline is visible in long views of public spaces. The properties identified as likely to be unacceptable for roof extension without proper justification are shown in Figure 6.

3.48 The policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension would not harm the proportions or the

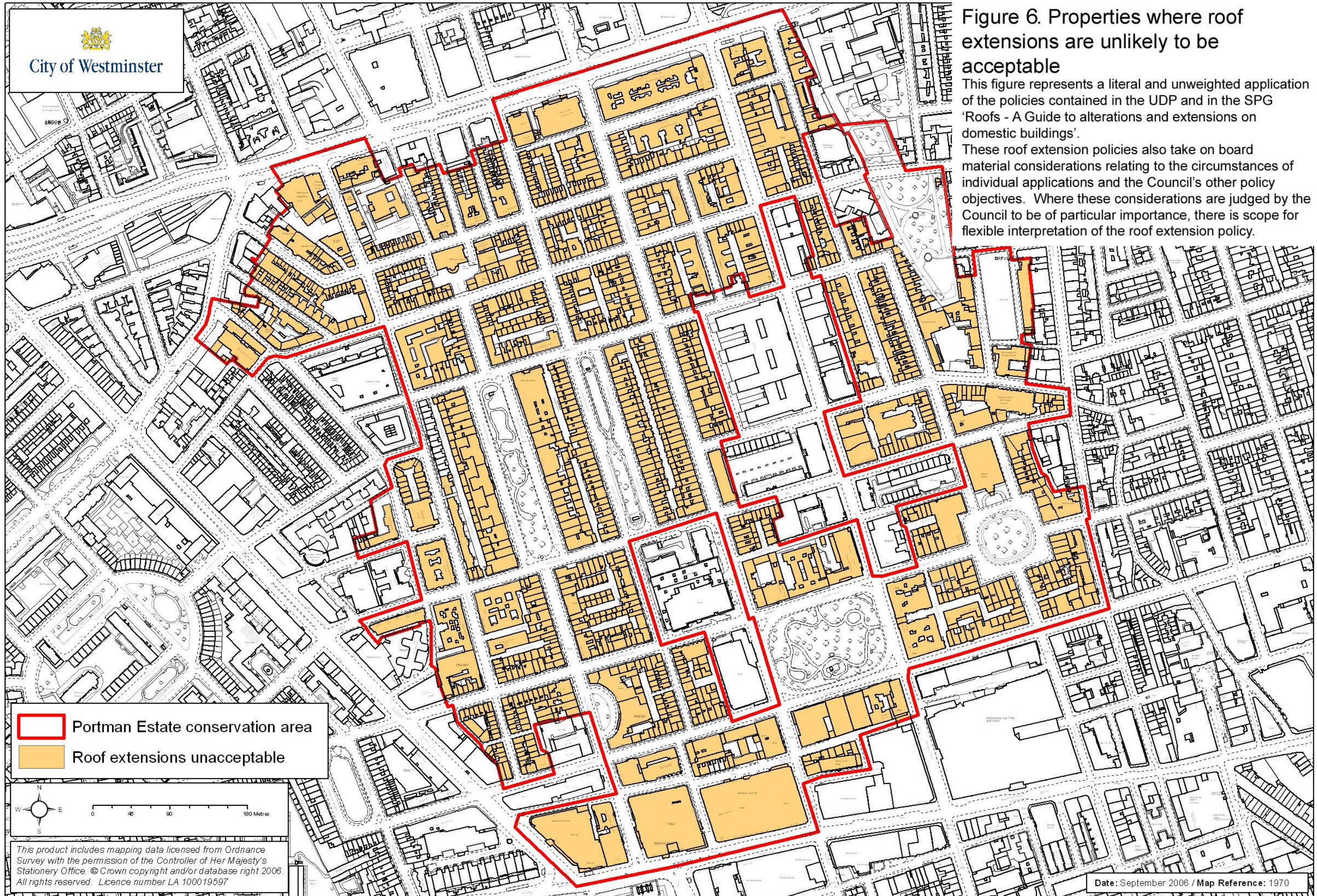
architectural integrity of the building or terrace. Policy DES6 states that a roof extension should always compliment the appearance of the existing building and should not adversely affect the character and appearance of the conservation area. The impact of roof top plant, telecom antennae and satellite dishes, in short and long distance views through the area, must be given full consideration.

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.

Figure 6. Properties where roof extensions are unlikely to be acceptable

This figure represents a literal and unweighted application of the policies contained in the UDP and in the SPG 'Roofs - A Guide to alterations and extensions on domestic buildings'. These roof extension policies also take on board material considerations relating to the circumstances of individual applications and the Council's other policy objectives. Where these considerations are judged by the Council to be of particular importance, there is scope for flexible interpretation of the roof extension policy.



METROPOLITAN AND LOCAL VIEWS

3.49 The Unitary Development Plan defines two categories of views in Policy DES15 which contribute to Westminster's townscape and historic character. The following section of the audit identifies local views in the conservation area and provides a preliminary list of views which are considered to be of metropolitan importance. A separate city wide document will be produced identifying views of metropolitan importance which will undergo full consultation before being adopted as supplementary planning guidance.

3.50 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.

3.51 There are no strategic views across this conservation area and no metropolitan views have been identified. However buildings within the conservation area form the backdrop to the view of Marble Arch from Park Lane which is considered a preliminary metropolitan view (*these form the basis of a separate study which will undergo full consultation*).

Local views

3.52 Due to the formal layout of the estate there are views along the principal north-south and east-west routes which are characteristic of the grid pattern. The relative openness of these contrasts with the many glimpsed views into the smaller scale mews. Views to the rear of terraces are also considered significant, especially where there are unaltered stretches or unaltered rooflines. There are also local views of landmark buildings and from within and through the open spaces.

3.53 Specific views from the major spaces and of buildings important to the character of the conservation area include: (these are shown in Figure 5)

Views from within and into all garden squares, (Bryanston Montagu, Portman and Manchester) as well as the public Gardens at Paddington Street.

View north along the axis of Great Cumberland Place to the gardens of Bryanston Square and Church of St. Mary, a Grade I listed building built between 1821-23 by Sir Robert Smirke.

View southwards down Great Cumberland Place of Marble Arch (which lies outside the conservation area but terminates the southern end of the vista) and the Crescent with mature trees on the eastern side.

Views north and south of uninterrupted Georgian facades along Gloucester Street.

Views to the rear of properties surrounding Paddington Street Public Gardens.

Views to the butterfly parapet line of the rear of the terraced properties fronting Upper Montagu Street.

Views of Council House and the adjoining library from the east and west along Marylebone Road.

View from Portman Street to the Grade I listed Nos. 20 and 21 Portman Square and Grade II listed No. 19 Portman Square on the northern side of the Square.

View north across Manchester Square of Hertford House. Views east-west through Manchester Square are also important.

Views through Manchester Square to and from Hinde Street and Fitzhardinge Street.

Views along York Street of the Church of St. Mary.

In the Unitary Development Plan Policy DES15 seeks to protect metropolitan and local views.

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

3.54 Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Westminster as well as enhancing individual areas of character within the City.

Railings, boundary walls & enclosure

3.55 Railings and boundary walls can contribute significantly to the character of a conservation area. The City Council considers that they should be protected and properly maintained. They add interest and richness and provide a sense of enclosure marking the boundaries between public and private spaces. In many instances the City Council has control over their removal.

3.56 Railings are a prominent feature of the conservation area, particularly associated with the Georgian residential terraces, the garden squares and the red brick mansion blocks. Many examples of original railings remain and a substantial amount of these are listed. However replica railings are also important, continuing the uniform treatment to the boundary along terraces

3.57 The cast and wrought iron railings associated with the Georgian terraced housing are important townscape elements completing the character of the terraces and providing an appropriate and unifying edge to the street. Most examples of wrought iron are found in the earlier properties as around Manchester Square, the later properties to the north west such as around Montagu and Bryanston Square tending to have cast iron examples.

3.58 There is a large variety of railing designs throughout the area but in the broader townscape terms the traditional construction and form of these provide a strong uniform appearance. The variety lies mainly in the design of finials. Any one pattern is usually retained for the length of a single terrace and the more ornate finial patterns are found in the principal streets and squares. The repetitive geometry of the railings is one of its distinctive features and the loss of any of the finials can easily destroy the unified

weaken of a terrace. Some Georgian properties have later 19th century cast iron railings of a more decorative and heavier appearance which are an important reflection of Victorian tastes and a valuable contributor to the character of the boundary edge and townscape of the area.

3.59 Examples include the cast iron railings in York Street with urn finials, whilst the former St Marylebone Western National School on the same street has railings with acorn heads and egg shaped finials. The numerous listed railings to the front of properties in Montagu Square have acorn finials, where as those in Bryanston Square tend to have urns.

3.60 Decorative ironwork, in both cast and wrought iron, relating to Georgian terraces is a notable feature of the conservation area. There are eye-catching balconies, balustrades, and signage brackets, in addition to the boundary railings. Particularly ornate lantern supports can be found in Manchester Square and Great Cumberland Place. Continuous 1st floor and feature balconets can also be found on many of the Georgian properties and a particularly dominant elements in those around the squares.

3.61 The later Mansion blocks have more ornate railings, generally with inset panels and gate piers, overthrows and other decorative elements in both cast and wrought iron, which complement the redbrick blocks and provide interesting detail.

3.62 Boundary walls can be found, mainly associated with the later developments such as Montague mansions where red brick walls are topped with decorative railings. The forecourt walls, piers gates and railings to Hereford House form an impressive boundary and are listed Grade II. These were part of the Sir Richard Wallace's alterations c1872-82 and are constructed of red brick with stone dressings and cast iron.

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

Historic shopfronts

3.63 Shopfronts, including non-original ones of an appropriate design, 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. Modern shopfronts of a traditional design can contribute significantly to the character of area as on the north side of George Street where the shopfronts are attractive replicas or refurbished originals.

3.64 The Portman Estate Conservation Area accommodates a variety of retail activities. The principal shopping streets are the northern end of Baker Street and Oxford Street. Here the larger retailers are found and the shopfronts are generally modern with traditional style units interspersed. Baker Street is characterised by a mixture of traditional and modern shopfronts. Many of the modern shopfronts respect the architectural proportions of the building retaining the original cornice and inserting a fascia of suitable depth ensuring a balanced elevation.

3.65 Streets such as York Street, Crawford Street, Chiltern Street, George Street, Seymour Place and New Quebec Street are characterised by smaller scale activities and

generally retain attractive shopfronts, many with the original detailing. Listed examples can be found in York Street where there is a high number, and many of these are in continuous runs, which provide an interesting and rich townscape. This includes Nos. 65-83 and 87-97 which have thin mullioned display windows, panelled stall risers and panelled and glazed doors. Nos. 100, 102, 104 & 105 have altered 19th century shopfronts. Harcourt Street has a number of listed shopfronts, for example No. 29 has a 19th century example which remains relatively unaltered.

3.66 Good examples which are not listed include the original shopfronts and surround details along the whole of Chiltern Street. Seymour Buildings in Seymour Place have retained their original shopfront and decorative surrounds and No. 161 to the north retains original large sashes to the shopfront. Good examples in Crawford Street include the uniform Nos. 98-100 and both Nos. 101 & 102. Original shopfronts and surrounds, or those that remain largely intact, are important in runs and individually within the conservation area.

3.67 The careful design of signage and lighting of a shopfront is important. Internally illuminated signage is inappropriate and harmful to the character of the area. Signage should be appropriately designed and located sensitively in relation to the shopfront and the building.

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).

Statues and Monuments

3.68 Many of the country's most important monuments and statues area to be found in Westminster and they are of significant importance to the townscape of the City and many of these are listed.

3.69 In the southern part of Paddington Street Public Gardens there is the Fitzpatrick family Mausoleum which is listed Grade II. Dating from 1759, it was erected by the Hon Richard Fitzpatrick in memory of his wife. Built of Portland stone it is in an idiosyncratic neo-classical style. There is also the statue of the 'Street orderly boy' by Donato Barcaglia of Milan (1849-1930) donated by Alderman David Issacs to St Marylebone in 1943. There is an interesting chest tomb and obelisk in the northern garden. (Paddington Street Gardens was the former Marylebone Burying Ground).

Street Furniture

3.70 Westminster has an outstanding heritage of interesting and historic street furniture, many of it listed. The appropriate maintenance and protection of these is important as is the need to prevent modern street clutter from detracting from their setting. There are numerous items of listed street furniture within the conservation area.

3.71 The drinking foundation in the forecourt of Hereford House is of cast iron and designed by Charles Lebourg c 1878 (listed Grade II*). The Hamilton Memorial drinking fountain in Portman Square, 1878, was donated by Lady Hamilton through the

Drinking Fountain and Cattle Trough Association (listed Grade II). The memorial drinking fountain to William Pitt Byrnes in the southern part of the Bryanston Square Garden was erected in 1862 (listed Grade II).

3.72 There are two early 19th century water pumps of cast-iron in the form of ionic columns, one in Montagu Square and one in Bryanstone Square (Grade II). There is a listed K2 telephone kiosk by Sir Giles Gilbert Scott in York Street by the junction with Shillibeer Place.

3.73 The replica Grey Wornum Lamp Standards, where found in the area, make a positive contribution to the conservation area, reflecting the character of the traditional buildings, as do the many lanterns seen attached to properties in the mews.

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

3.74 Historic floorscapes are important elements in the townscape of an area and often an integral part of landscaping schemes in an urban environment. This can include major city squares or a mews. Paving, if well-designed and maintained and in suitable quality materials, will contribute to the townscape qualities of an area, often by providing a backdrop to the surrounding built fabric.

3.75 Many mews retain their granite sets which contribute significantly to their character and appearance adding colour and texture. These include; Montagu Mews South, Tarrant Place, Manchester Mews, David Mews, Dukes Mews, Sherlock Mews, Kenrick Place, Broadstone Place, Kendal Place, Baker's Mews and Seymour Mews.

3.76 Granite curb stones remain throughout and provide a quality edge to the footway. All areas of York stone paving that remain contribute positively to the character of the area as does the use of York stone in the hard landscaping of Wyndham Place.

Trees, landscaping and open spaces

3.71 Paddington Street Gardens is the only area of public open space located in the Portman Estate Conservation Area. Situated in the far north-east corner of the conservation area, they provide a much needed oasis from the busy thoroughfares of Baker Street and the Marylebone Road. These contain numerous mature trees enclosing the space and grassed areas framed by shrub planting. There is a child's play area and two pavilion shelters.

3.72 At Wyndham Place a new public space has been created. The modern York Stone paving and simple landscaping including seating and six pear trees provides an appropriate setting for St Mary's Church.

3.73 The relevant history of the squares is described in the history and main text of this report. They are an integral part of the layout of the area and fundamental in the conception of the formal development of housing schemes at the time. Portman Square was laid out from c. 1764 onwards, the garden was laid out by 1780 and has notable Plane trees. Manchester Square was largely built round by 1784, and the layout of the gardens was probably settled by 1784 and has notable Planes and Limes. Both gardens are listed Grade II on the English Heritage Register of Historic Parks and Gardens.

3.74 Trees provide significant amenity value in an urban environment in both visual and environmental terms. They are important elements in the character and appearance of a conservation area contributing to the townscape in many ways. This can range from a single specimen providing a focal point, a group of mature trees forming part of an historic planting scheme or street trees forming an integral part of an estate layout.

3.75 Mature trees, the majority of which are London planes, predominate in the garden squares and are of particular historic significance as part of the original planting schemes. They are essential in defining the spatial qualities of these spaces and providing a garden setting to the surrounding properties, as well as helping to minimise the intrusion of traffic. An unusual variety of Oriental plane in Portman Square is of special value because of its rarity. In Paddington Street Gardens trees provide a foil for the surrounding buildings, and frame views into and out of the conservation area. The majority of street tree planting is relatively young, although the planes in the crescent on Great Cumberland Place are an exception, and they form a valuable focal point. Trees of a variety of species such as alder and ginkgo have been planted in streets where space permits, and they create a more human scale on the major routes through the conservation area, as well as softening the appearance of buildings and providing visual links between open spaces. Examples can be found on Baker Street, Marylebone Road and Seymour Place. Smaller growing Chanticleer pear trees complement the more intimate character and rich townscape of shopping areas such as Chiltern Street and Blandford Street. In addition there is an alternating row of flowering cherry and Robinia in the garden areas of Bickenhall Mansions and Portman Mansions facing Marylebone Road.

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

3.76 The contribution of land uses to the character and appearance of a conservation area is of importance. This will not only have a direct influence on the building typology or make-up of an area but also on the nature and use of the public spaces and streets. Particular uses may be of historic or national importance and will have dictated the evolution of an area.

3.77 There is a vibrant mixture of land uses in the Portman Estate Conservation Area. In the central area there is a large residential core interspersed with some commercial development. Around the edges of this core there is a significant commercial element of offices, hotels and shops in buildings of a larger scale, especially in the southern part of the conservation area which lies within the Central Activities Zone (as defined in the City of Westminster Unitary Development Plan).

3.78 The Portman Estate Conservation Area has a significant proportion of residential accommodation. The majority of the Georgian townhouses are in residential use and the majority of the mews buildings are now separated from the principal properties and are largely in residential use. The number of traditional domestic houses in single occupation has steadily declined throughout the post-war period as many have been converted for other uses.

3.79 There are commercial offices in the southern part of the conservation area, some contained in original Georgian buildings such as those in Manchester Square. Further concentrations of commercial development exist along George and Blandford Streets. There are also some large office redevelopments as seen in Portman Square. While recognising the mixed use character of Gloucester Place, the City Council attaches considerable importance to the reversion to residential use of the remaining premises in Gloucester Place with temporary office permissions. These temporary permissions were granted following World War II and the matter is dealt with in Policy COM 5.

3.80 Local shops can be found in groups throughout the area. Four Local Centres are identified in the Unitary Development Plan and these cover Crawford Street, Seymour Place (northern and southern end) York Street, Chiltern Street, George Street, Blandford Street, and New Quebec Street.

3.81 Other activities include a variety of education establishments, places of worship, charitable institutions, civic facilities, public houses, hotels and hospitals. A number of Embassy premises are situated in the Portman Estate. On Montague Place the Swiss and Swedish Embassies can be found whilst the Spanish Embassy is located in Manchester Square. This highlights the proximity of this area to Mayfair, Marylebone and Bayswater, and the central role it plays in the function of the capital.

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
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NEGATIVE FEATURES

3.82 Negative features detract from the special character of an area and present the opportunity for change which will enhance the character and appearance of an area. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site.

3.83 Those buildings or features considered to have a negative impact on the character and appearance of the conservation area include (see Figure 5):

Nos. 6-16 Bryanston Street

Nos. 10-13 Crawford Street

Nos. 95-97 Crawford Street

Nos. 109-111 Crawford Street

No 8 Homer Street & Nos. 7-15 Homer Row

Nos. 19-21 York Street

Nos. 91-93, 95-99 & 101-103 Baker Street

Nos. 35-38, 39-40 & 41-42 Portman Square (and outside the conservation area No 30)

No 11 Montagu Place – Swedish Embassy

Buildings on Seymour Place to rear and far eastern side of Samaritan Hospital for Women Marylebone Road

The Police Station at 1-9 Seymour Street

Nos. 50-54 (even) Seymour Street

St Mary's Bryanston Square C of E Primary School, Enford Street

Cinema and Marble Arch Tower, -18 Edgware Road, 5-9 Marble Arch and 53-59 Bryanston Street.

The vacant car park site bounded by Aybrook Street, Cramer street, St Vincent Street and Moxon Street

Vacant plot on Blandford Street immediately to east of No. 44 giving views to the rear of properties in Aybrook Street.

Any proposal will be judged against policies DES1 and DES9.

Portman Estate Conservation Area Proposed Alterations to the Boundary

3.84 Initial proposals for the extension of the conservation area include the following:

Area to west between existing Portman Estate Conservation Area and the Molyneux Street Conservation Area. This to include the listed Seymour Leisure Centre. The 'St. Marylebone Baths' as it was originally known were built in 1936 by the swimming pool specialist Kenneth Cross. Also to include the mansion blocks to the north, Macready House and south, Sherwood Court, as well as the mansion blocks on the southern side of Harrowby Street to the east Ash, Beech and Cedar Houses.

The Fursecroft Mansion block on Seymour Place

The block fronting Baker Street between Nos. 72 & 92.

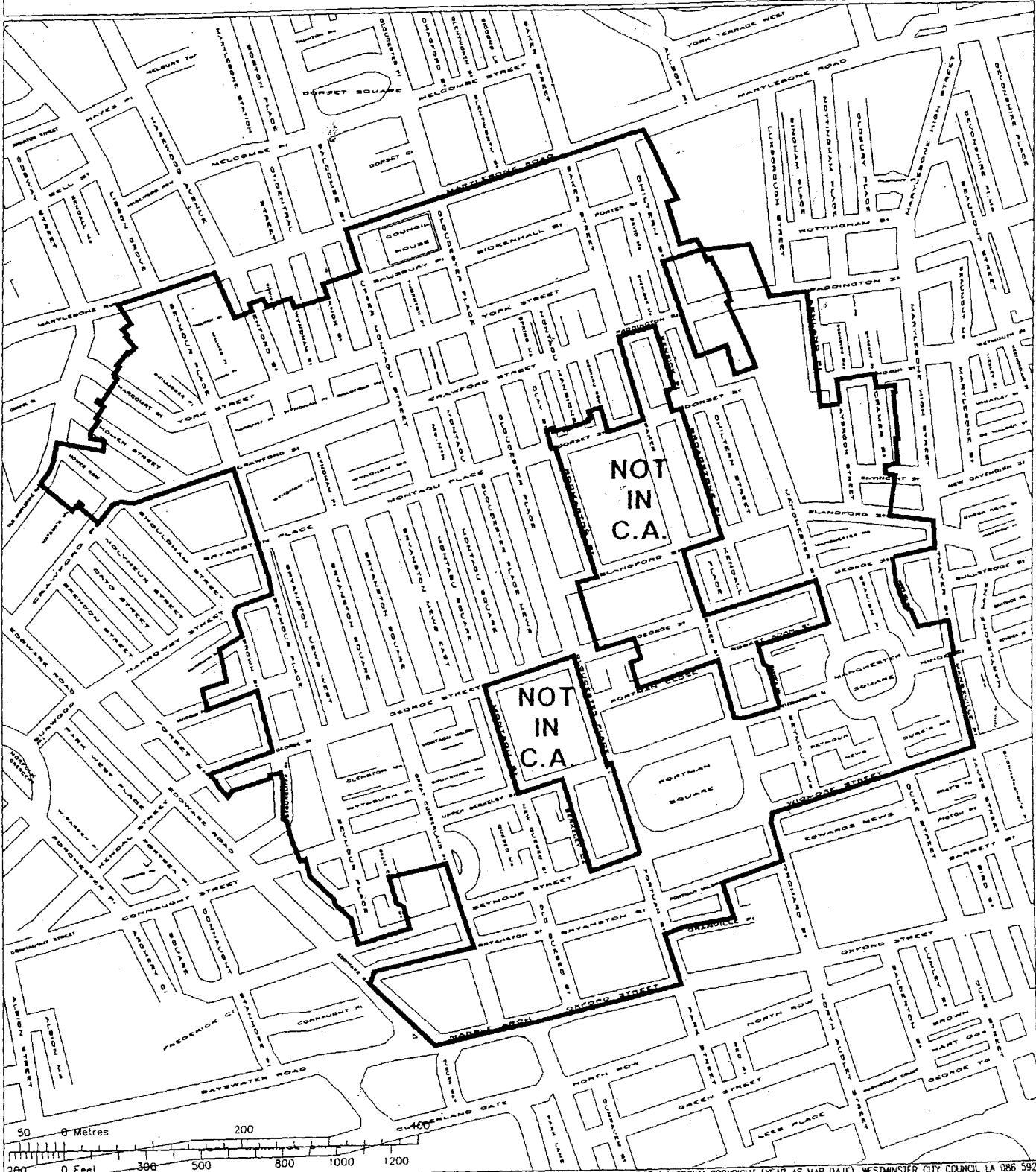
Dorset Court and Bryanstone House on Dorset Street

No. 129-137 Northwest House Marylebone Road.

DIRECTORY

DESIGNATION AND EXTENSION

PORTMAN ESTATE CONSERVATION AREA



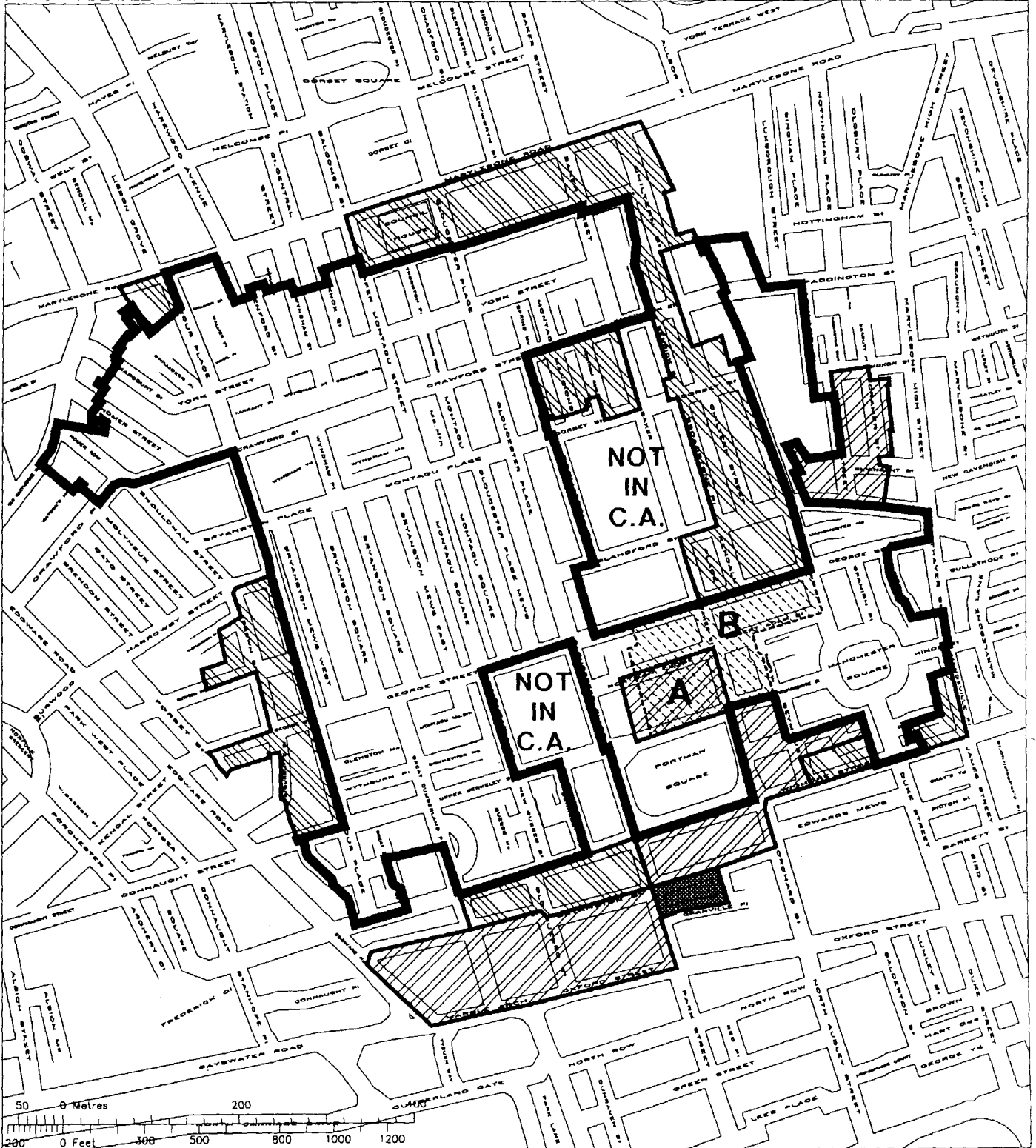
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CONSERVATION AREA NUMBER 8

Scale - None



PORTMAN ESTATE CONSERVATION AREA 1974-1994, THE EVOLUTION OF THE CONSERVATION AREA



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CONSERVATION AREA NUMBER 8		1967-1990 CHANGING BOUNDARIES	A - This area was part of the original designation, then it was omitted in 1979, then it was re-designated in 1990. B - This area was part of the original designation, then it was omitted in 1979 and has not been re-designated.
	1967 DESIGNATION		
	1979 OMISSION FROM EXISTING AREA		
	1979 ADDITIONS		
	1983 ADDITION		
	1990 ADDITIONS		

Scale - None

1 Map made by Ian Hembury
 Acadname: LOWCAB08.dwg TD
 Date: 08 12 95

CONTENTS

CITY OF WESTMINSTER TOWN PLANNING COMMITTEE REPORTS PORTMAN ESTATE CONSERVATION AREA

1.	Original Designation	29/07/67.
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6.	Designation of Extension (second)	30/06/83.
7.	Proposed Extension	03/07/90.
8.	Designation of Extension (third)	20/11/90.

* Note: the reports which follow are incomplete as the original reports have been edited to exclude irrelevant sections.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE 29TH JUNE 1967

REPORT BY THE CITY ARCHITECT AND PLANNING OFFICER

CONSERVATION AREAS

PORTMAN ESTATE STUDY

The area bounded by Seymour Place, York Street, Manchester Street and Seymour Street includes a large part of the original Portman Estate which still remains in its ownership.

The area is centred on Bryanston Square/Montague Square which were laid out in 1811 and in the main the terrace houses within the area are of the late eighteen Century or early nineteen Century period.

They are typical terraced town houses of the period and are mainly 4/5 storey brick with stucco trim.

The highly disciplined and formal layout of the streets is based on a grid pattern with two sections of the north/south grid being widened to form elongated "squares". One of these squares, Bryanston Square, is sited centrally on one of the north/south grid lines (Gt. Cumberland Place/Wyndham Place) and forms a part of an excellent section of townscape based on axial planning in the rather grand manner.

In the north the axis is terminated by the very fine St. Mary's church and in the south by Marble Arch. The formal siting of the terraces on each side of this axis gives an emphasis which has not been spoiled by new developments near to Oxford Street. This is an area where a carefully considered policy of preservation is required.

In the southern part of the area one section of the grid layout is occupied by Portman Square now virtually rebuilt but an important space in the overall layout.

In the eastern section of the area lies Manchester Square, an earlier development in the estate's history. This square, laid out in 1776 still retains original buildings on the south side, but a most unfortunate development in the north/west corner has considerably detracted from its unity.

The remodelling of the Duke of Manchester's house on the northern side of the square by Sir Richard Wallace in 1872 may be slightly less disastrous.

In spite of these and other minor alterations the square is a valuable asset to the area in civic design terms and one which should be protected from further "improvements".

Manchester Street, to the north of Manchester Square in spite of new and unsympathetic developments still retains the atmosphere of a pleasant residential street.

It is considered that the historic buildings on its eastern side have lost much of their value due to their more modern neighbours, but the terrace on the western side is complete and should be preserved.

In the northern part of the area York Street, whilst being a more minor part of the overall complex, retains a considerable amount of its character.

This is particularly obvious at its western end where rows of shops with original bay shop windows (1825) form a pleasing village shopping street atmosphere giving additional variety to the townscape.

This is carried on beyond Seymour Place into Harcourt Street although here the buildings are of a more minor quality.

At the eastern end of York Street the terrace of late eighteenth Century houses and shops in Baker Street makes a satisfactory termination to this street.

In the southern part of the area the terrace houses in the Seymour Street/Seymour Place/New Quebec Street are again of lesser importance in the overall context.

They do however provide the necessary entrance and framing to the more important squares further north.

It is considered that all these areas form a most important area of conservation.

It has been surveyed in detail and plans have been prepared illustrating which of the terraces it is suggested should be preserved, which terrace houses mutilated by modernisation, could be rebuilt in replica and which areas could be rebuilt subject to a form of development control where architectural and civic design considerations take precedence over other planning standards.

It is stressed that the interior of the buildings have not been inspected and that as more detailed work progresses these omissions will be rectified as and when the need arises.

The Ministry of Housing and Local Government lists of buildings of special architectural and historic interest for this area are by no means comprehensive, but officials of the Ministry are at the moment compiling revised lists which should be available by the end of the year. Meanwhile, it is suggested that a map of the suggested conservation area be sent to the Ministry of Housing and Local Government as being an area containing many historic buildings worthy of consideration for inclusion in the Statutory and Supplementary Lists.

RECOMMENDATIONS

- I. That the areas outlined in Map No. CD/I/0014 be approved as suitable for designation as conservation area;

that the Greater London Council be informed that as soon as the necessary powers are available, it is the City Council's intention so to designate them and in the meantime that Council's formal observations are sought.

- II. That any proposal for development in these areas be considered in the light of the proposed designation.
- III. That the Portman Estate and local preservation societies be informed of the Council's proposals.
- IV. That the Minister of Housing and Local Government be informed that the City Council considers that many of the buildings in the areas outlined on Map No. CD/I/0014 are worthy of inclusion in the statutory and supplementary lists of buildings of special architectural or historic interest and that he be requested to include those areas in the examination currently in progress in connection with the review of the lists.

F. G. WEST.
CITY ARCHITECT AND PLANNING OFFICER

TOWN PLANNING COMMITTEE - 8 FEBRUARY 1979

REPORT BY CITY PLANNING OFFICER

PORTMAN ESTATE CONSERVATION AREA - PROPOSED EXTENSIONS

1. INTRODUCTION

- 1.1 The Portman Estate Conservation Area was originally designated in 1969 and includes a large part of the original estate which still remains in its ownership.
- 1.2 Following Town Planning Committee's instructions on 7 December 1978 the Conservation Area boundary has been reappraised. The areas described below, are indicated on the attached plan and are recommended for inclusion. A detailed plan of the area, and photographs of the proposed extensions, will be on display to the Committee.

2. EXISTING CONSERVATION AREA

- 2.1 The Portman Estate was developed by Henry William Portman who succeeded to the estate in 1761 and who decided to exploit it. The area centres on Bryanston and Montagu Squares which were laid out in 1811 and in the main, terrace houses within the area are of the late eighteenth or early nineteenth century period. Manchester Square, to the south of the area, was one of the earliest developments in the estate's history and dates from 1776.
- 2.2 Generally the area is characterised by a highly disciplined and formal layout based on a grid pattern of Georgian brick terraces interspersed with large squares. A substantial number of buildings are included in the Statutory List of Buildings of Architectural or Historic Interest and they range from the grand composition of Gloucester Place, Bryanston Square, Montagu Square and Manchester Square through to the lesser quality and smaller scale buildings in Seymour Street, York Street and Harcourt Street.

3. PROPOSED EXTENSIONS

- 3.1 The original conservation area boundary was drawn around the historic core of the Estate and what were considered the most important groups of buildings.
- 3.2 The proposed extensions include:
- i) Small groups and individual buildings of a similar scale and character to those within the conservation area and which bear a close visual relationship with them. (The most important group being on the 'Kendall Place' site in Baker, Blandford, and George Streets).
 - ii) Late nineteenth/early twentieth century residential/mansion blocks generally in red brick and faience dressings. These are included in the proposed extensions on the

basis of their important townscape contribution and intrinsic character. The Bickenhall Mansions block on the north side of Bickenhall Street is proposed for inclusion for consistency as an identical block along the south side of the street already lies within the conservation area.

- iii) A number of individual buildings fronting onto the Marylebone Road on the basis of their architectural merit. These include St Marylebone Council House and Library both designed by Sir Edwin Cooper and dated 1914-1920 and 1938 respectively. Both are stone faced symmetrically arranged classical facades; Marylebone Magistrates Court (1896-7) in the free classical style. Marylebone County Court (1874-5), an Italianate building in brown brick with stone dressings.
- iv) Church of the Annunciation in Bryanston Street dated 1912 and designed in the Gothic style by Sir Walter Tapper.
- v) The castellated frontage of the West London Synagogue in Upper Berkeley Street 1870 by Davies and Emmanuel (windows designed in the Rundbogenstil-Germano Romantic).

4. MARYLEBONE HIGH STREET, ETC

- 4.1 The survey which has been carried out reveals a number of buildings and groups of buildings adjacent to the eastern side of the existing conservation area, including Marylebone High Street itself. It is considered that the character of this area is more akin to the Harley Street Area to the east, and therefore should be considered in a review of that conservation area which will be undertaken in due course.

5. OMISSION

- 5.1 In a number of street blocks, especially those fronting Baker Street, redevelopments of a larger scale have taken place, since the Portman Estate Conservation Area was originally designated. Those areas can no longer be considered to be consistent to the character of the conservation area, and it is recommended that they be omitted.

6. RECOMMENDATION

- 6.1 That the GLC, the Civic Trust, the Victorian Society, the Georgian Group and the St Marylebone Society be consulted with a view to designating the areas described above and outlined on drawing no. CD.CS.C05A to be displayed at Committee as extensions to the Portman Estate Conservation Area.

G I LACEY
CITY PLANNING OFFICER

TOWN PLANNING COMMITTEE - 28 JUNE 1979

REPORT BY CITY PLANNING OFFICER

PORTMAN ESTATE CONSERVATION AREA - PROPOSED EXTENSIONS AND OMISSIONS

1. On 8 February 1979, the Committee considered the proposed extensions and omissions to the Portman Estate Conservation Area and authorised consultations with the Greater London Council, the Georgian Group, the Victorian Society, the St. Marylebone Society, and the Civic Trust. The George Blanford Baker Society was also consulted.

Plan No. CD.CO.0005a on display to the Committee shows at a large scale the areas referred to in consultations, and the Conservation Area and extensions previously approved. Photographs of the areas described below will also be on display to the Committee.

OBSERVATIONS AND COMMENTS THEREON

2. A number of further extensions have been suggested by the amenity societies. These have been examined and the comments of these bodies together with the departments observations are included in this report.

GREATER LONDON COUNCIL

3. The Architect to the Greater London Council states that the proposals are uncontentionous but that consultation is still in progress with other departments of the Council. When this process is completed, the matter will be reported to the Historic Buildings Committee.

THE GEORGIAN GROUP

4. The Georgian Group agrees with the proposed treatment of this conservation area and hopes that it will be re-designated as proposed.

THE VICTORIAN SOCIETY

5. In general the Society agrees with the recommendations with a few exceptions which they believe could be included:
 - 1) the small block including Nos 1-7 Portman Mews South and 7-10 Portman Street. These are 19th Century terrace houses.

Comment:

This group of buildings lies north of Oxford Street fronting Portman Street and Portman Mews South. The buildings are mainly 19th Century although the Public House, 1 Portman Mews South is possibly of earlier origin though much altered. The buildings are an interesting and characterful group and are possibly worthy of conservation. However the buildings are in an isolated position and would require an awkward boundary extension to include them within the Portman Estate Conservation Area. It is not considered feasible to include these buildings within the proposed boundary extension.

- vi) "Is there a good reason for not including the 1899 Paddington Chapel?"

Comment:

The Paddington Chapel has not been included in the conservation area because the Committee has very recently considered the question of retaining this building, when determining the application for redevelopment. The Committee decided not to take steps to retain the building.

6. The St. Marylebone Society

The Society welcomes the proposed amendments to the conservation area.

7. The George Blandford Baker Society

"We wholeheartedly support the policy outlined in your report to the Committee on 8 February. However we would like you to reconsider the portion of the street that fronts Nos. 1 to 4 Jacob's Well Mews."

"We consider that a mews such as this is an intrinsic element of the scale and character of an area. To deny the mews the same consideration that would be afforded to the buildings, appears to us not part of the spirit contained in the meaning of a conservation area."

Comment:

The revised map boundary proposes the omission of the portion of the street fronting 1-4 Jacob's Well Mews. The eastern side of Jacob's Well Mews consists of modern, high-rise development backing onto Heron Place. As described in paragraph 14, where streets or mews were bounded by very mixed development, a decision has been taken on the relevance of including or excluding the street from the conservation area. In this instance as the development of the opposite side of the mews has already radically altered the scale of the mews it was decided to bring the boundary line of the conservation area back to the remaining, original mews frontages. The officers views on this amendment remain unaltered following the submission of the George Blandford Baker Society. Nos. 1-4 themselves are retained within the conservation area.

The Civic Trust:

The trust wishes to offer no observations on the proposed omissions and extensions.

Brecher and Company:

This company has written in the following terms:

“We act for Flairline Properties Limited, and have been instructed by them in respect of the Appeal they will be making against the refusal of Planning Permission issued by the Council on 20 December 1978, consequent upon the deliberations of the Town Planning Committee which took place on the 8 December last. We note that our clients Architects, Messrs Fitzroy Robinson and Partners, have already notified you of our clients’ intentions with regard to the Appeal. (This relates to a decision for the development of a site in Baker Street/Kendall Place). We have, however, been instructed to write to you at this stage with particular reference to the proposed extension of the conservation area to incorporate the above site.

“It is clear that the terms of the refusal of Planning Permission have been linked to the proposal to extend the conservation area in order to substantiate certain matters referred to in your report to the Committee, which was subsequently reflected in the terms of the refusal. Having been supplied with copies of letters from Fitzroy Robinson and Partners, and Mr Fitzroy Robinson, personally, to your predecessor immediately prior to the Committee hearing, it is clear that representations of a most detailed and positive nature were tendered regarding the manner in which this application had been dealt with as reflected in the terms of the report. This aspect of the matter, coupled with the terms of the Committee’s deliberations will be relevant factors in respect of the Appeal with regard to which leading Counsel is being consulted, and at this stage, we do not propose commenting any further in relation to this particular aspect. Our clients object, without reservation, to the proposal to extend the conservation area to include the site, but it is clear that the proposal has been introduced solely to substantiate terms contained in your report relating to their application of Planning Permission, and they take the greatest exception to this proposal. Counsel will be consulted as to our clients’ rights, and with regard to the appropriate course of action which they will be entitled to take, both as a separate issue, and in conjunction with the consideration of the matters to be raised in the Appeal hearing.

At this stage, therefore, this letter is formal notification to you on our clients’ behalf, that they completely and unreservedly object to the proposals which have now been made with regard to the extension of the conservation area so far as this relates to the site.”

Comment:

Examination of the reasons for refusal of the development to which Brecher and Company’s letter refers, will reveal that there were several areas of objection by the Council. Those areas involved contravention of office policy, industrial policy, residential policy, design policy and refusal of Listed Building Consent.

The need to revise the Portman Estate Conservation Area to include this island block was already recognised at officer level within the Council. However the design implications of the development in respect of scale, massing, elevational treatment were unsatisfactory even in the location outside a conservation area. The conservation area proposals were not taken into account in the formulation of the Committee report but followed from the Committee's decision and the desire to retain the street block.

It is considered that Brecher and Company's objections to the proposed extension to the conservation area is not sufficient to affect the Council's consideration of the inclusion of this area into the conservation area.

10. The Portman Estate

The views of the Portman Estate, if received, will be reported verbally at Committee.

- ii) Numbers 32-36 Aybrook Street, mixed late 19th Century commercial and public buildings and including a pub.

Comment:

These buildings form a small group on the west side of Aybrook Street exhibiting a richly varied roof profile and boldly scaled facades. No.28-32, in use as Architects' studios, consists of a ground and three upper storey brick building with a modern roof extension. No.33 a public house, in red brick displays a symmetrical facade with balcony projections. No.34 is a Victorian building in the Gothic style and No.35-36 in commercial use has a classical frontage, polychromatically faced in brick and stone. The conservation area boundary runs contiguously with the site boundaries to the rear of these properties and its extension to include them is considered appropriate.

- iii) Numbers 1-22 York Mansions, Chiltern Street. A newly cleaned Queen Anne style mansion block of similar date to neighbouring buildings.

Comment:

Although the quality of this mansion block is not as high as surrounding buildings in terms of the detailing and materials the building does add to the character of the townscape of the conservation area in the profile and rhythm of its elevation. It is proposed that York Mansions be included within the conservation area boundary.

- iv) The facade of the Samaritan Hospital for Women, Marylebone Road. A very lavish, brick terracotta Renaissance style facade of 1889.

Comment: on the observations of the Victorian Society

The Samaritan Hospital is on the draft list for possible inclusion as a statutorily listed building. Having included such large buildings on the periphery of the conservation area as the Council House, it is considered that there are no objections to the inclusion of this building and the recommendation of the Society is thus accepted.

- v) The inclusion of the newly omitted frontage to the mews in Rodmarton Street.

Comment:

It is evident that the Society has misinterpreted the intention of the City Council with regard to the Rodmarton Street frontages. In the current re-assessment of the conservation area the Council has attempted to rationalise the boundaries. Where boundaries previously ran along the middle roads, streets and mews the officers have decided either to include the highway or to exclude it from the conservation area dependent upon its contribution to the character of the conservation area. In Rodmarton Street with major redevelopment along the eastern side, the conservation area boundary has been redrawn along the western building line, but still including the complete frontage of mews buildings.

Recommendation

That subject to the views of the Portman Estate, and the formal views of the GLC the boundaries of the conservation area shall be as shown on the plan previously considered, but amended to include the areas coloured in red on Plan No. CD.CO.0005a on display to the committee; and that the officers be authorised to proceed with the designation (Under Section 277 of the Town and Country Planning Act 1971) of the Portman Estate Conservation Area as shown on Plan No. CD.CO.0005b.

IAN LACEY
CITY PLANNING OFFICER

TOWN PLANNING COMMITTEE - 11 NOVEMBER 1982

REPORT BY CITY PLANNING OFFICER

PROPOSED EXTENSION OF PORTMAN CONSERVATION AREA

1. The purpose of this report is to seek authorisation to enter into consultations for the extension of the Portman Estate Conservation Area to include the island block bounded by Portman Street, Portman Mews South and Granville Place following consideration by the Town Planning (Applications) Sub-Committee of an application for outline planning permission for the redevelopment of Nos. 6-10 Portman Street, W1. The proposal was to provide a new bank and office building comprising basement, ground and six upper storeys designed in an uncompromising modern idiom.
2. Planning permission was refused for three reasons. One reason related to the architectural and historic interest of the existing buildings and the City Planning Officer, supported by officers of the GLC Historic Buildings Division, recommended that the buildings were of sufficient interest to warrant the service of Building Preservation Notices.
3. On 10 September 1982 however the Secretary of State issued a Certificate of Immunity. Following the issue of that Certificate, revised proposals to overcome a loss of residential accommodation were reported to the Town Planning (Applications) Sub-Committee on 7 October for their consideration. The Sub-Committee refused permission on the grounds that the existing buildings were considered to be of an architectural quality and historic merit appropriate to their location and that the replacement building was of insufficient quality. The design, bulk and massing of the replacement building constituted the second reason for refusal. The Sub-Committee also instructed officers to report to the Town Planning Committee on the possible extension of the Portman Estate Conservation Area as a means of securing the long-term preservation of Nos. 6-10 Portman Street.
4. The street block bounded by Portman Street, Portman Mews South and Granville Place was not included within the original designation of the conservation area in April 1968 or in its extended boundary prescribed in July 1979. It is somewhat isolated from the main body of the conservation area, and it was felt that if proposals were advanced for the demolition of any of the important properties, spot listing or the service of Building Preservation Order Notices would normally suffice to secure their preservation. With different listing standards now apparently operated by the Department of the Environment, it would appear that this is no longer the case. A further extension of the adjacent conservation area may therefore be considered appropriate having regard to the quality of the buildings. Such a designation also affords control of demolition.
5. Photographs of the street block will be displayed for the Committee's consideration. Nos. 13-25 Granville Place comprise a pleasant, homogeneous group of mid-nineteenth century domestic buildings in use as the Savoy Court Hotel.

Nos 6-10 Portman Street comprise two pairs of interesting buildings dating from about 1760, but altered by the addition of stucco dressings in the mid-nineteenth century. Although they may be dominated by the scale and bulk of later surrounding buildings they do form an appropriate entrance into the south side of Portman Square and they are important in the context of the development of the estate as a whole in that they comprise some of the earliest buildings in the area. In addition Nos. 1, 2, 5 and 6 Portman Mews South are subject to Building Preservation Notices and a decision on their addition to the statutory list is awaited from the Department of the Environment. No. 1 comprises "The Three Tuns" Public House, which is a fine building with an interesting interior dating from the mid-eighteenth century, in the cellars of which prisoners were once detained prior to their execution at Tyburn. No. 2 is contemporaneous in detail and form with No. 1. Nos 5-6 Portman Mews South form an elegant mid-eighteenth century house with a small workshop attached which was once the forge of the Duke of Wellington's farrier. The remaining buildings in Portman Mews South are pleasant mid-nineteenth century light industrial buildings which also make a contribution to the character of the area.

Recommendation

6. That the extension to the Portman Estate Conservation Area as indicated on plan No CD/CO/0005c to be displayed at Committee be approved for the purposes of consultation with the Greater London Council, Civic Trust, Portman Estate, Georgian Group, St. Marylebone Society and the Marylebone Association.

IAN LACEY
CITY PLANNING OFFICER

TOWN PLANNING COMMITTEE - 30 JUNE 1983

REPORT BY CITY PLANNING OFFICER

PORTMAN ESTATE CONSERVATION AREA - EXTENSION

This report recommends the formal designation of a small extension to the Portman Estate Conservation Area, following consultations undertaken after the Town Planning Committee's initial consideration in November 1982.

1. On 11 November 1982 Town Planning Committee resolved to proceed with consultations for the designation of a small extension of the Portman Estate Conservation Area to include the street block bounded by Portman Street, Portman Mews South and Granville Place, W1. This extension was requested during consideration of a redevelopment proposal for 6-10 Portman Street, W1.
2. The following bodies have been consulted - the Greater London Council, the Civic Trust, the Portman Estate, the Georgian Group, the St. Marylebone Society and the Marylebone Association.
3. The Georgian Group supports the extension and expresses the opinion that the designation would be fully justified.
4. The Portman Family Settled Estate's Surveyor does not support the extension and implies that they have secured the continued survival of the properties in Granville Place and Portman Mews South by granting new leases, but regard the four houses on the Portman Street frontage as 'unimportant' and unworthy of being protected - this is of course the site that was refused consent for redevelopment by Sub-Committee on 7 October 1982.
5. As stated in the earlier report Nos. 6-10 Portman Street comprise two pairs of interesting buildings dating from about 1760. Although altered by the addition of stucco ornament that was fashionable a century or so after their construction, they form an appropriate entrance to Portman Square. Being some of the earliest buildings in the area and setting an appropriate scale to complement the Mostyn Hotel, opposite, the view of the estate is not accepted.
6. No further response to the consultations has been received, but any additional observations received will be reported orally.

RECOMMENDATION

That officers be authorised to proceed with the designation of the extension to the Portman Estate Conservation Area, shown on map No. CD/CO/0005D (to be displayed at Committee) under the provision of Section 277 of the Town and Country Planning Act 1971.

IAN LACEY
CITY PLANNING OFFICER

CITY OF WESTMINSTER

STATUS : GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 3 JULY 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. GEORGES, ST. JAMES'S,
VICTORIA, WEST END, WESTBOURNE, QUEENS PARK.

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

- 1.1 As part of the City Council's District Plan policy (chapter 10 para 10.44 (ii)): "to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties" additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of conservation area boundaries.
- 1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed with the consultation necessary prior to final designation.

2. RECOMMENDATIONS

That the areas named in the following list, described in this report and shown in the attached maps be approved in principle, subject to consultations for designation as conservation areas or extensions to existing conservation areas and that the results of the consultations be reported back to Committee:

<u>Proposed Conservation Area Designations/Extensions</u>	<u>Map No.</u>
1) Lisson Grove, NW1	I
2) Cleveland Street, W1	II
3) Haymarket, SW1 and WC2	XXIV
4) Fisherton Street Estate, NW1	IV
5) Churchill Gardens, SW1	V
6) Lillington Gardens, SW1	VI
7) Hallfield Estate W2	VII
8) Dorset Square C.A. Extension, NW1	VIII
9) Bayswater C.A. Extension (Orme Court), W2	IX a
10) Bayswater C.A. Extension (Porchester Road), W2	IX b
11) Belgravia C.A. Extension W1	X
12) Stratford Place C.A. Extension, W1	XI
13) Molyneux Street C.A. Extension, W1	XII
14) Medway Street C.A. Extension, W1	XIII
15) Soho C.A. Extension, W1	XIV
15a) Soho C.A. Extension (Denman Street), W1	XIV a
16) East Marylebone C.A. Extensions	XIV
17) Portman Square C.A. Extension (Baker Street), W1	XV a
18) Portman Estate C. A. Extension (Aybrook Street), W1	XV b
18a) Portman Estate C.A. Extension (Marble Arch), W1	XV c
19) Leicester Square C.A. Extension, WC2	XXIV
20) Pimlico C.A. Extension, SW1	XVII
21) Millbank C.A. Extension SW1	XVIII
22) Mayfair C.A. Extension (Park Street), W1	XIX a
23) Mayfair C.A. Extension (Avenfield/Brook House), W1	XIX b
24) Mayfair C.A. Extension (Old Park Lane), W1	XIX c
25) Mayfair C.A. Extension (Oxford Street. Park Lane), W1	XXI a
26) Mayfair C.A. Extension (Lumley Street), W1	XXI c
27) Mayfair C.A. Extension (Dering Street), W1	XXII a
28) East Marylebone C.A. Extension, W1	XX
29) Harley Street C.A. Extension (Old Cavendish Street) W1	XXII a
30) Harley Street C.A. Extension (Olbury Place), W1	XXII b
31) Regent Street C.A. Extension, W1	XXIII
32) Trafalgar Square C.A. Extension, WC2	XXIV

3. BACKGROUND

- 3.1 This report stems from the Planning and Development Committee of 21st November 1989 when "it was felt that a general review of conservation areas in the City should be undertaken."
- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.

3.7 Brief descriptions and reasons for designation of the above areas are as follows:

D. Extensions to Existing Conservation Areas to Cover Prominent Sites

These are areas of generally mixed architectural quality in particularly conspicuous locations where conservation area status will help to ensure that buildings of high standard of design will replace the existing on possible redevelopment.

(17),(18) Portman Estate Conservation Area Extensions, W1 (Maps XVa and XVb and & (18a) XVc)

Three extensions are proposed:

- (a) Extension centred on Baker Street: Although the garden of Portman Square and the buildings on the west side are already within the Portman Estate Conservation Area the eighteenth century houses on the south, east and most of the north sides of the Square have been redeveloped with twentieth century bland blocks of flats and offices. If redeveloped these should be of a more sympathetic design. To help to ensure this it is proposed that the three frontages mentioned above, together with Seymour Mews, are included in a Portman Estate Conservation Area extension. (Map XVa)
- (b) An area centred on the vacant plot, surrounded by Aybrook Street and Moxon Street, Cramer Street, St Vincent Street currently used as a car park, is encircled by an area enjoying conservation area protection. To help ensure appropriate redevelopments within it, so that they are sympathetic to the acknowledged quality of the surrounding area, it is appropriate to include it as an extension to the Portman Estate Conservation Area. (Map XVb).
- (c) To give conservation area status to the most prominent sites bounded by Edgware Road, Oxford Street/Marble Arch, Portman Street and Bryanston Street. (Map XVc).

5. FINANCIAL IMPLICATIONS

- 5.1 Apart from the initial costs of advertising the designations, the additional yearly expenditure for advertising planning applications 'on site' and in local newspapers should not exceed £1,000.
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Local Government (Access to Information) Act 1985

Background Papers

1. Report to Planning and Development Committee 21 November 1989.

- 3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.
- 3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration and a report on this will be presented to members at the next Committee.
- 3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have been grouped into areas of similar characteristics.

They are:

D. Extensions to Conservation Areas to cover Prominent Sites

at:

- (15) & (15a) Soho C.A. Extensions, W1. (Maps XIV and XIVa)
- (16) East Marylebone C.A. Extensions (Map XIV)
- (17) Portman Square C.A. Extension (Baker Street), W1 (Map XVa)
- (18) Portman Estate C.A. Extension (Aybrook Street) (Map XVb)
- (18a) Portman Estate C.A. Extension (Marble Arch) (Map Xvc)
- (19) Leicester Square C.A. Extension, WC2 (Map XXIV)
- (20) Pimlico C.A. Extension, SW1 (Map XVII)
- (21) Millbank C.A. Extension, SW1 (Map XVIII)
- (22) Mayfair C.A. Extension (Park Street), W1 (Map XIXa)
- (23) Mayfair C.A. Extension (Avenfield/Brook House) (Map XIXb)
- (24) Mayfair C.A. Extension (Old Park Lane) (Map XIX c)
- (25) Mayfair C.A. Extension (Oxford Street/Park Lane) (Map XXIa)
- (26) Mayfair C.A. Extension (Lumley Street) (Map XXIc)
- (27) Mayfair C.A. Extension (Dering Street) (Map XXIIa)
- (28) East Marylebone C.A. Extension, W1 (Map XX)
- (29) Harley Street C.A. Extension (Old Cavendish Street), W1 (Map XXIIa)
- (30) Harley Street C.A. Extension (Olbury Place), W1 (Map XXIIb)
- (31) Regent Street C.A. Extension, W1 (Map XXIII)
- (32) Trafalgar Square C.A. Extension (Map XXIV)

CITY OF WESTMINSTER

STATUS : GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

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. GEORGES,
ST. JAMES'S, VICTORIA, WEST END,
WESTBOURNE, QUEENS PARK.

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Planning and Development Committee of 3 July 1990 gave approval in principle to the designation of new conservation areas, conservation area extensions and authority to proceed with consultations leading to their proposed designation. They also asked for a number of associated matters to be investigated or undertaken, and in particular requested that a booklet be produced and made available to the public which explains the nature and extent of control exercised by the City Council within conservation areas.

This report presents the responses from consultees and seeks approval for the conservation area designations. Appendix 1 contains the text of a proposed conservation area booklet.

2. RECOMMENDATIONS

2.1 That Committee resolve to designate the new conservation areas and conservation area extensions listed in Appendix 2 of this report and authorise the Director of Planning and Transportation to give notice of the designations in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of State for the Environment, English Heritage and the adjoining Boroughs and to take such other steps as may be necessary to implement the designations.

2.2 That the text of the proposed conservation areas booklet be noted.

3. BACKGROUND

- 3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July, 1990.
- 3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of the comments received.
- 3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.
- 3.4 A minority of the respondents, however, who had development interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural interest of existing conservation areas or are located in areas of significant townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

Local Government (Access to Information) Act 1985 Background Papers

1. Report to Planning and Development Committee, July 1990.
2. Copies of all representations received as a result of public consultation, together with the responses of the City Council.

APPENDICES

1. Text of proposed Conservation Area booklet.
2. Areas to be designated as Conservation Areas.
3. List of consultees and summary of comments received.
4. Observations of the Director of Planning and Transportation on responses received.
5. List of organisations and individuals making representations for a Conservation Area in the street block bounded by Marsham Street/Bennetts Yard/TuftonStreet/ Great Peter Street.

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

D. Proposed Extensions to Existing Conservation Areas to cover prominent sites.

Portman Estate Conservation Area, W1

(17)	(i)	Portman Square	XVa
(18)	(ii)	Aybrook Street	XVb
(18a)	(iii)	Oxford Street, Marble Arch	XVc

List of Consultees

The Victorian Society
The Georgian Group
The Westminster Society
The Knightsbridge Association
St Marylebone Society
The St John's Wood Society
Paddington Waterways and Maida Vale Society
Covent Garden Community Association
Covent Garden Forum of Representatives
Fitzrovia Neighbourhood Association
Soho Society
Residents' Association of Mayfair
South East Bayswater Residents Association
Hyde Park Estate Association
Bayswater Residents Association
The Marylebone Association
Councillor A M Hooper
Councillor M E Rossi
Councillor A E Barns
Councillor M C Brahams
Councillor B L M Griffiths
Councillor Elizabeth Blois
Councillor Elizabeth Flach
Councillor J Bianco
Councillor John Bull
Councillor D A Berens
Councillor Nicholas F Markham
Councillor H C J Marshall
Councillor Jennifer Edwards
Councillor Gavin J Miller
Councillor Richard H Nicholls
Councillor Andreas N Gledhill
Councillor Duncan J Goldie-Scott
Councillor William W Griffiths
Councillor K P Ivens
Councillor Judith Anne Werner
Councillor Joseph Glickman
Councillor A G Lazarus
Councillor Jillian A Selbourne
Councillor P J J Batty
Councillor A M Mallinson
Councillor Lady Shirley Porter
Councillor R S J Michaels
Councillor John Moreland
Councillor R J Davis

Councillor S H Milton
Councillor J K Hunt
Director of Planning and Communications LB Camden
Borough Planning Officer Royal Borough of Kensington and Chelsea
Director of Town Planning and Economic Development LB Lambeth
The Borough Planner LB Wandsworth
The Thirties Society
Crown Estate Commissioners
North East Thames Regional Health Authority
North West Thames Regional Health Authority
Paddington and North Kensington Health Authority
Riverside Health Authority
Thames Water PLC
Ancient Monument Society
The Civic Trust
Council For British Archaeology
English Heritage Historic Buildings and Monuments Commission for England
Landscape Institute
Royal Fine Arts Commission
Save Britain's Heritage
Society for the Protection for Ancient Buildings
Charlotte Street Association
East Marylebone Planning Forum
Hyde Park Estate Residents Association
The Knightsbridge Association
The Marylebone Association
The Marylebone Village Residents' Association
The Paddington Society
Princess Court Residents' Association
Hugh Bullock, Gerald Eve Ltd
The Jermyn Street Association Working Party
The Northern Section of Greater London Archaeology
Oxford Street Association
The Pimlico Neighbourhood Aid Centre
The Pimlico Society
St James's Association
St John's Wood Protection Society
The Strand Association
Westbourne Neighbourhood Association
Westbourne Amenity Society Forum
LEB Head Office
London Planning Advisory Committee
Mr Mark Balaam, Borough Liaison Officer London Tourist Board
Post Office, London Postal Region, Controller Buildings and Mechanisation Division
River Thames Society
Westminster Property Owners Association
Architectural Association Inc.
British Property Federation
London Fire and Civil Defence Authority

Cities of London and Westminster Trades Council
Craft Advisory Council
The Georgian Group Association
Dolphin Square Tenants
East Marylebone Residents Association
Grosvenor and Belgravia Residents Association
The Harrowby and District Residents Association
Lillington Gardens Tenants Association
Paddington Federation of Tenants and Residents Associations
Peabody Tenants Group
Pimlico Residents Action Group
Pimlico Tenants and Residents Association
The Residents Association of Mayfair

In addition to draft consultation by letter 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. However, comments were accepted after this period.

D. Extensions to Existing Conservation Areas to Cover Prominent Sites at:

- | | | | |
|------|-------|----------------------------|-----|
| (17) | (i) | Portman Square | XVa |
| (18) | (ii) | Aybrook Street | XVb |
| (19) | (iii) | Oxford Street, Marble Arch | XVc |

No comments have been received on these proposals.

Summary of Respondents

1. With no objection - 15 respondents

Fitzrovia Neighbourhood Association
The princess Court Residents Association
Royal Borough of Kensington and Chelsea
Harrowby and District Residents Association
North East Thames Regional Health Authority
Bayswater Residents Association
British Rail Property Board - South East Region
London Fire Brigade North Area
Gerald Eve Chartered Surveyors
National Rivers Authority
Knightsbridge Association
Royal Mail
North West Thames Regional Health Authority

2. With objections/Reservations - 4 respondents

Grimley J R Eve
Clifford Chance
MEPC
Grosvenor Estate Holdings

Total - 19 Respondents

LISTED BUILDINGS

PORTMAN ESTATE CONSERVATION AREA LISTED BUILDINGS & STRUCTURES

Baker Street	
Nos. 34 & 36	II
Nos. 94-114 & 118-124	II
Nos. 105-115	II
Blandford Street	
No 33 see under 47a Manchester Street	II
Nos. 46-54 (even)	II
Nos. 61-65 (odd)	II
No 67 – see under No 36 Baker Street	II
Nos. 100-106 (even)	II
Bryanston Place	
Nos. 1-3 (consec)	II
Bryanstone Square	
Nos. 1a & 1-21 (consec) including Nos. 1 & 1a Montagu Mews West & Nos. 16 & 18 Montagu Place	II
Nos. 25, 25A, 26, 27 & 28-32 (consec.)	II
Nos. 44-50 (consec)	II
William Pitt Byrne Memorial Fountain	II
Water pump at north end of central garden	II
Bryanston Street	
Church of the Annunciation	II*
Chiltern Street	
No 1 Fire Station	II
No 78	II
Crawford Street	
Nos. 14 & 15	II
No 37A – see under Nos. 7 & 7a Wyndham Place	II
Nos. 37, 38 & 43	II
No 94 – see under Nos. 9-13 (consec) Wyndham Place	II
No. 94A – Duke of Wellington P.H.	II
No. 105A – including No 21 Upper Montagu Street	II
Nos. 112 – 118 (consec)	II
No 120	II
No 126 the Beehive P.H.	II
Dorset Street	
Nos. 2 & 3	II
No 8	II
Nos. 23, 26 & 27	II
Nos. 53-55 (consec.)	II
Duke Street	
Nos. 2, 2a, 4, 6 & 8	II
Nos. 1, 1a, 9 & 11	II
Fitzhardinge Street	
Nos. 2-5(consec)	II
Nos. 14-18 (consec)	II
George Street	

No 6	
Church of St James (Spanish Place)	*
No 24	
No 26-32 (even)	
No 34 Westmoreland Arms P.H.	
Nos. 71-87 (odd)	
No 89 Worcester Arms Public House – see 12-22 (even) Gloucester Place	
Nos. 117-125 (odd)	
Gloucester Place	
Nos. 12-22(even) & Worcester Arms P.H. – including No.89 George Street	
No 30 (formerly listed as Nos. 24-40)	
Nos. 42-76 (even)	
Nos. 80-90 (even) – including No 118 Crawford Street	
Nos. 94 – 118 (even)	
Nos. 21-25 (odd)	
Nos. 83-125 (odd)	
Great Cumberland Place	
Nos. 24-42 (even) including 38 Seymour Street	
No 44(VAD. Ladies Club)	
Nos. 54-68	
Nos. 29-43 (odd) including 35A and 37A	
Nos. 47 – 63 (odd)	
Harcourt Street	
No 1 – see Nos. 104 & 105 York street	
Nos. 2-5 (consec)	
Swedish Church	
Nos. 17-26 (consec)	
Nos. 29-31 (consec)	
Harcourt Arms	
Homer Row	
No 1 – see 207 Old Marylebone Road	
Knox Street	
Nos. 25-31 (consec.)	
Manchester Square	
Hertford House	
Forecourt walls, gate piers and railings to Hertford House	
Drinking fountain in the forecourt of Hertford House	*
Nos. 1-14 (consec.)	
Nos. 22-26 (consec.) including No 9 Hinde Street	
Manchester Street	
Nos. 18-52 (consec.) including 28a & 47a which includes No 33 Blandford Street	
Marylebone Road	
Westminster Council House	
St Marylebone Library and Health Centre	
Samaritan Hospital for Women	
Montagu Place	

Nos. 1-5 (consec)	
No 13, 16 & 18	
Montagu Square	
Nos. 1-26 (consec)	
No. 30	
Nos. 33-63	
Water pump set in central garden opposite No 15	
Montagu Street	
Nos. 12-14 (consec)	
Nos. 18-20 (consec)	
New Quebec Street	
Nos. 1, 4 & 7	
Nos. 14-19 (consec.)	
Nutford Place	
Nos. 9-11 (consec)	
Old Marylebone Road	
No. 207 including No 1 Homer Row	
Old Quebec Street	
No 30 see under Nos. 11-19 Seymour Street	
Portman Close	
No 10	
Portman Square	
No 19	
Nos. 20 & 21	
Hamilton Memorial Drinking Fountain	
Portman Street	
Northern Part of Mostyn Hotel	
Robert Adam Street	
Nos. 7-11 (consec.)	
Seymour Place	
No 110 – see Nos. 65 – 83 (odd) York Street	
No 136 (Walmer House)	
Seymour Street	
Nos. 11-19 (odd) including No 30 Old Quebec Street	
Nos. 10-36 (even)	
No 38 see Nos. 24-42 (even) Great Cumberland Place	
Spanish Place	
Nos. 1-5 (consec.)	
Upper Berkley Street	
Nos. 11 & 12	
Nos. 13-16 (consec.)	
Nos. 19-33 (consec.)	
West London Synagogue	
Nos. 47 – 50 (consec.)	
Nos. 52 – 60 (consec.)	
Nos. 66 – 69 (consec.)	
Upper Montagu Street	
Nos. 7-19 (odd)	
No 21 – see No 105a Crawford Street	

Nos. 25-37 (odd)	II
Nos. 41-57 (odd)	II
Nos. 6-20	II
No. 28	II
Nos. 42-62 (even)	II
Wigmore Street	
Nos. 122-130 (even)	II
Wyndham Place	
Nos. 3-6 (consec)	II
Nos. 7 & 7a – including 37a Crawford Street	II
St Marylebone Western National School	II
Church of St Mary	I
No 8	II
Nos. 9-13 (consec) including No 94 Crawford Street	II
Nos. 14-16 (consec)	II
Wyndham Street	
Nos. 8-10 (consec)	II
Nos. 26-34 (consec)	II
York Street	
Nos. 2 & 20- 54a (even)	II
Nos. 76 –94 (even)	II
Nos. 1-7 (odd)	II
Nos. 23-57 (odd)	II
Nos. 65-83 (odd) – including No. 110 Seymour Place	II
Nos. 87-97	II
Nos. 100 & 102	II
Nos. 104 & 105 including No. 1 Harcourt Street	II
K2 telephone box outside flank of No. 161A Seymour Place	II

OTHER DESIGNATIONS

Adjacent conservation areas

Topography

Distribution of mews

Register of Historic Parks and Gardens

London Square Preservation Act

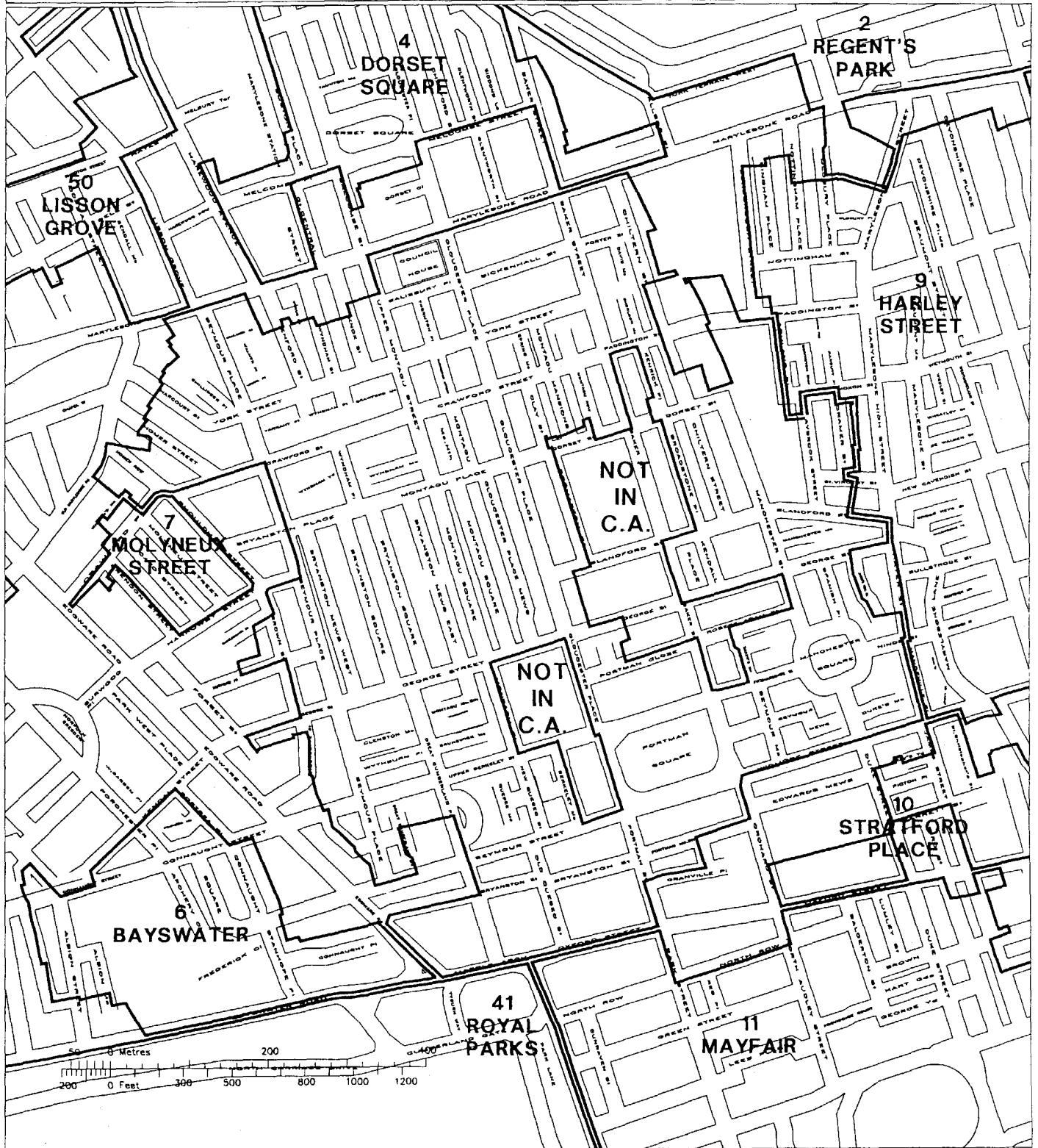
Areas of archaeological priority

Article 4 directions

Strategic views

Regulation 7 direction

PORTMAN ESTATE CONSERVATION AREA ADJACENT CONSERVATION AREAS

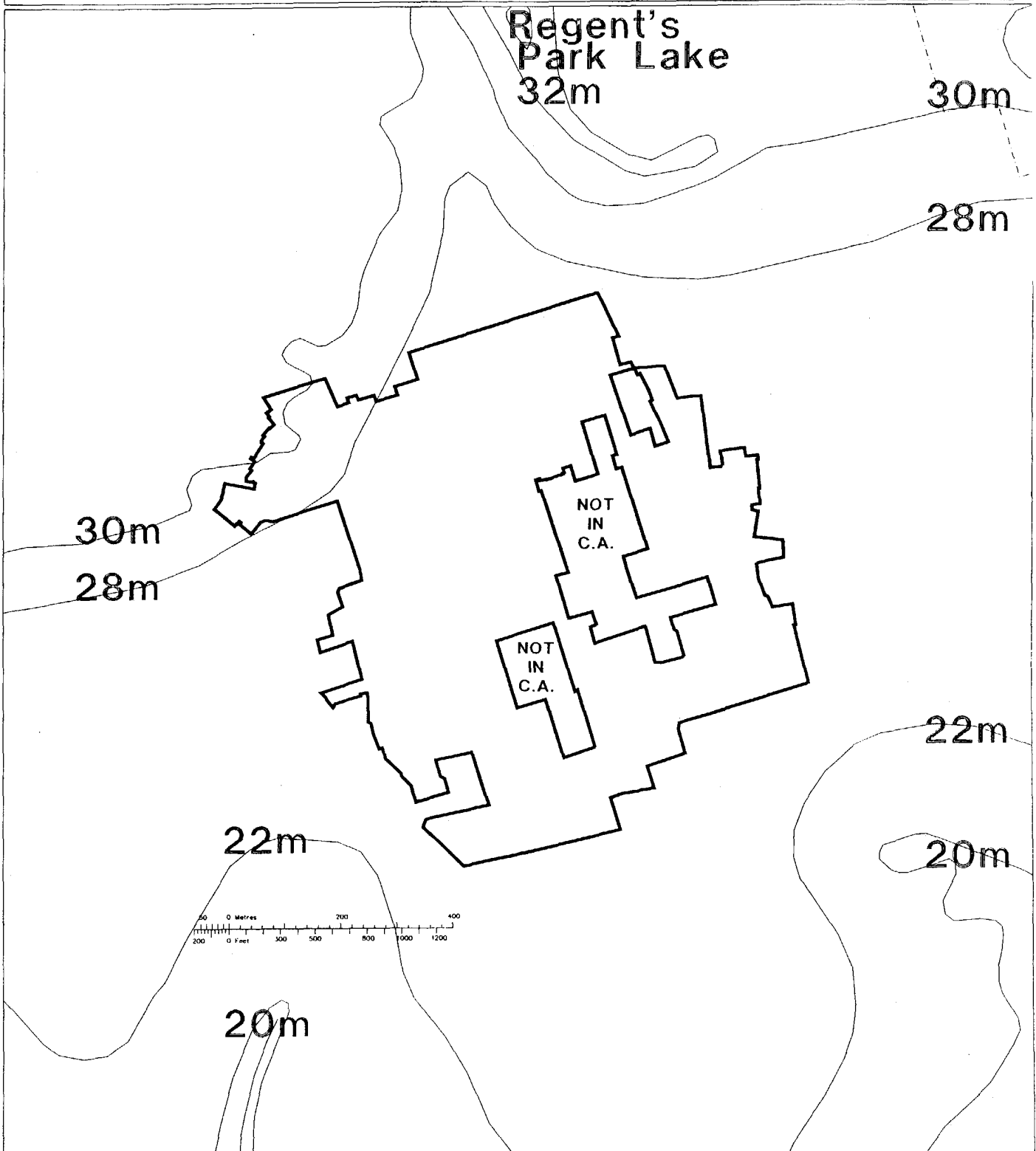


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CONSERVATION AREA NUMBER 8 Scale - None

Adjacent Conservation Areas -
 the following conservation areas adjoin this conservation area:
 LISSON GROVE (50), DORSET SQUARE (4), HARLEY STREET (9), MAYFAIR (11),
 ROYAL PARKS (41), BAYSWATER (6), MOLYNEUX STREET (7).



PORTMAN ESTATE CONSERVATION AREA CONTOUR MAP



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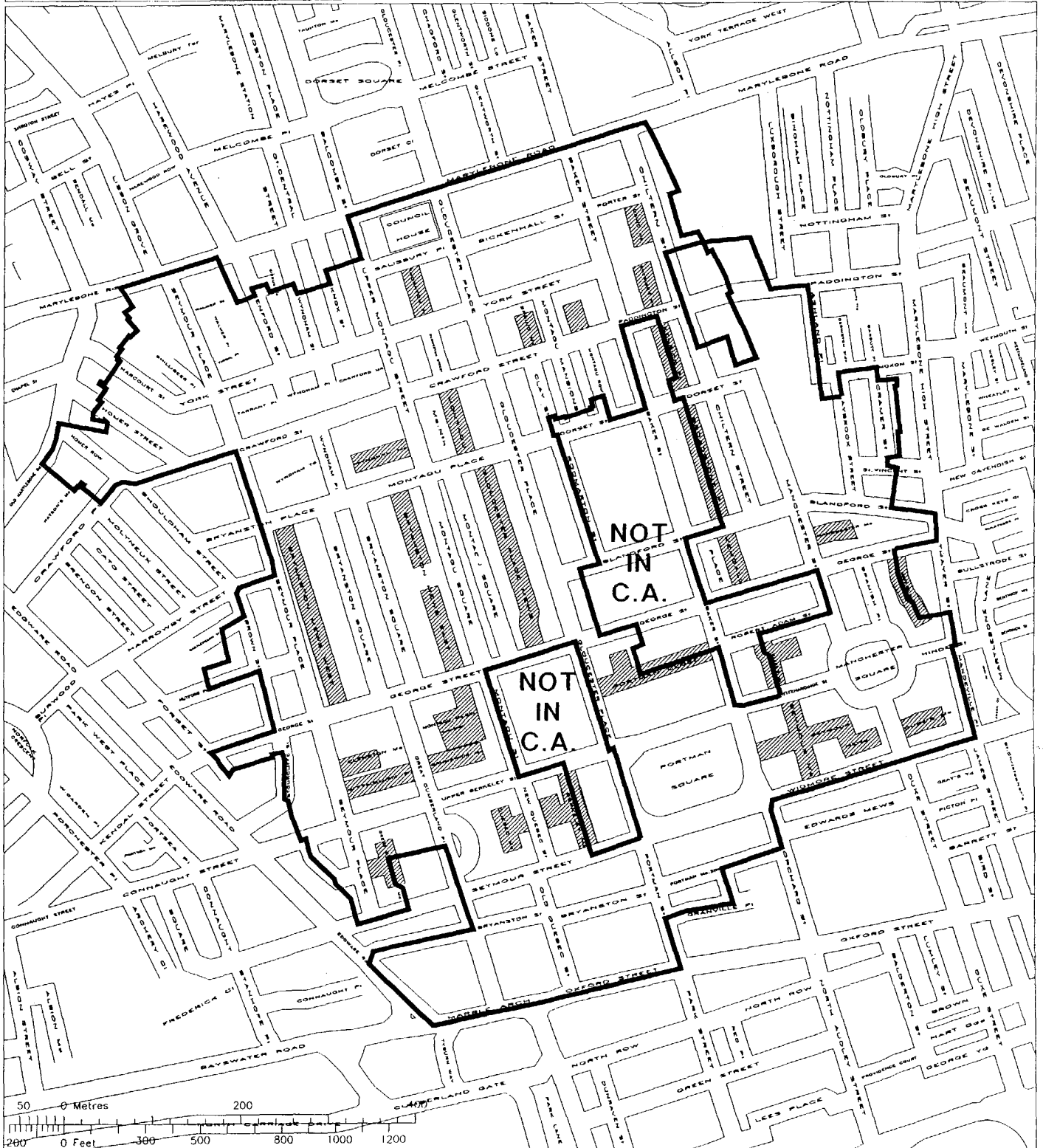
CONSERVATION AREA NUMBER 8

Scale - None

Map shows underlying topography of the Conservation Area.



PORTMAN ESTATE CONSERVATION AREA DISTRIBUTION OF MEWS



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CONSERVATION AREA NUMBER 8

Scale - None

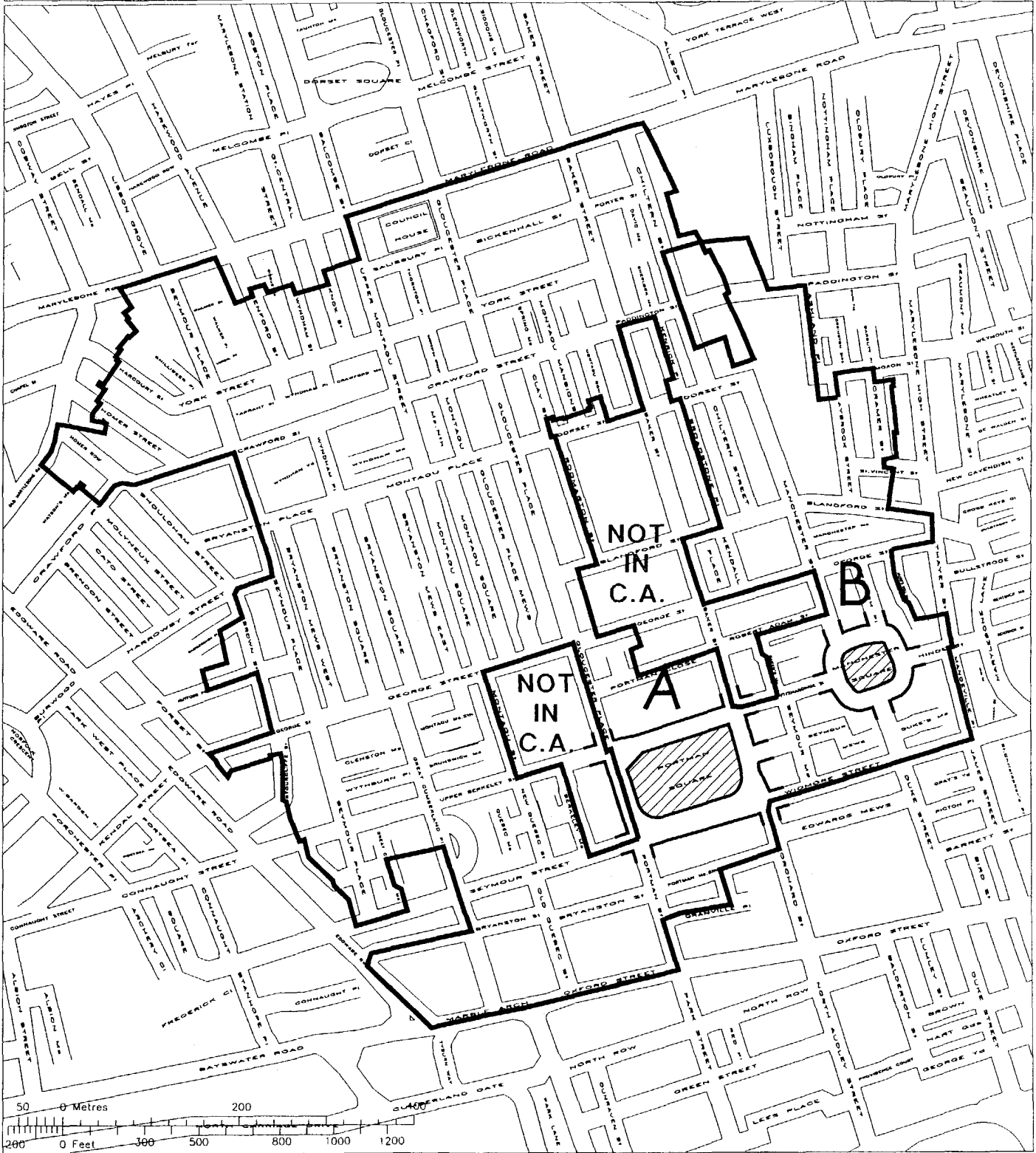
The Distribution of Mews:

Mews are service streets and buildings for the main streets and their large buildings. The mews buildings are much smaller in size and scale than the houses which they used to serve. Over the past 75 years their function has changed. As households dwindled in size and carriages were replaced with motor cars, accommodation for grooms and coachmen was no longer needed and mews buildings became separate properties from the houses they originally served. Today, although some are still used for garaging these are predominantly in residential use.



1 Map made by Ian Hembury
 Acodname: LOWCAB08.dwg
 Date: 15 Feb 96

PORTMAN ESTATE CONSERVATION AREA REGISTER OF HISTORIC PARKS AND GARDENS



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CONSERVATION AREA NUMBER 8

Scale - None

Register of Historic Parks and Gardens -

the Register has been compiled by the Historic Buildings and Monuments Commission for England to identify and safeguard gardens and parks which by reason of their historic layout, features and architectural ornaments make them of special historic interest. Although no statutory controls follow from the inclusion of a site on the register the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application.

Registered gardens shown here are:

(A) Portman Square and (B) Manchester Square - both registered grade II.

These squares are also proposed sites of Nature Conservation Importance Classification of Borough Importance Grade II.



**PORTMAN ESTATE ENTRIES IN THE REGISTER OF
HISTORIC PARKS AND GARDENS**

GREATER LONDON MANCHESTER SQUARE

CITY OF WESTMINSTER

TQ2881 G1064 GRADE II

C18 private square, c. ½ha.

Plans to develop the area of Manchester Square began c.1770, but building did not begin until 1776 (with the Duke of Manchester's house, now Hertford House) on the north side. The Square was largely built round by 1784, possibly not completely until 1788 and the layout of the garden was probably settled by 1784.

The garden is almost circular in plan, and is surrounded by the four sides of Manchester Square, and particularly overlooked by Hertford House to the north, with which it is aligned. Railings surround mixed shrubbery and trees - privet, with almond, flowering cherry, fatsia, forsythia, laburnum, thorn - round a circular path enclosing central lawn. Notable mature planes and lime. A small area of rose bedding in the south centre of the lawn.

Cecil E, London Parks and Gardens, 1907, 221-222. Chancellor E B, The History of the Squares of London. 1907, 290-281. Pevsner N, London except... Westminster, 1952, 342.

PORTMAN SQUARE

TQ2881 G1517 GRADE II

Late C18 private square, 1½ha.

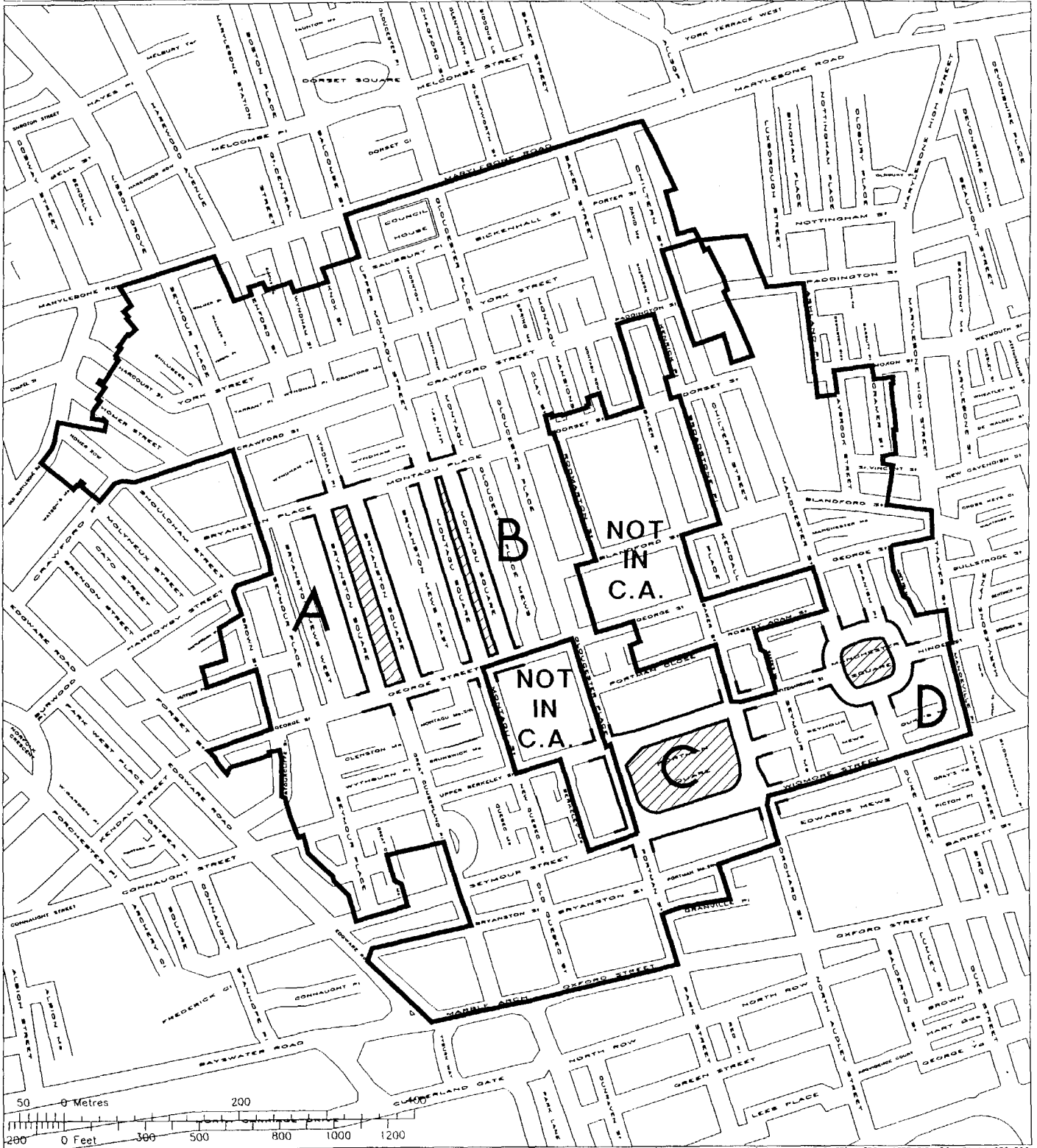
Portman Square was laid out from c.1764 onwards, the houses being mostly built by 1769, and completed by c.1784; the garden laid out by 1780. The oval railed area of the garden is enclosed by the road of Portman Square, related to Gloucester Place on the west, to Baker Street on the east and to Wigmore Street on the south side.

The railed garden is enclosed by a hedge of clipped privet (railings and gates erected 1882-86, railings removed 1942, restored 1972). Present (1987) layout and planting principally from late C19 onwards. A 'wilderness' laid out in later C18 in the centre has gone, likewise a Turkish 'kiosk' erected there in early C19. Winding paths between entrance gates and across central lawn. Notable mature planes, grown over varied trees and shrubs - ailanthus, laburnum, lilac, malus, philadelphus. Larger area of trees and shrubs in south centre of garden, with shelter on north side. Tennis court in west centre.

Cecil E, London Parks and Gardens, 1907, 222. Chancellor E B, The History of the Squares of London, 1907, 262-264. Pevsner N, London except... Westminster, 1952, 342-344,

Sources: Register of Parks and Gardens of Historic Interest.

PORTMAN ESTATE CONSERVATION AREA LONDON SQUARES PRESERVATION ACT



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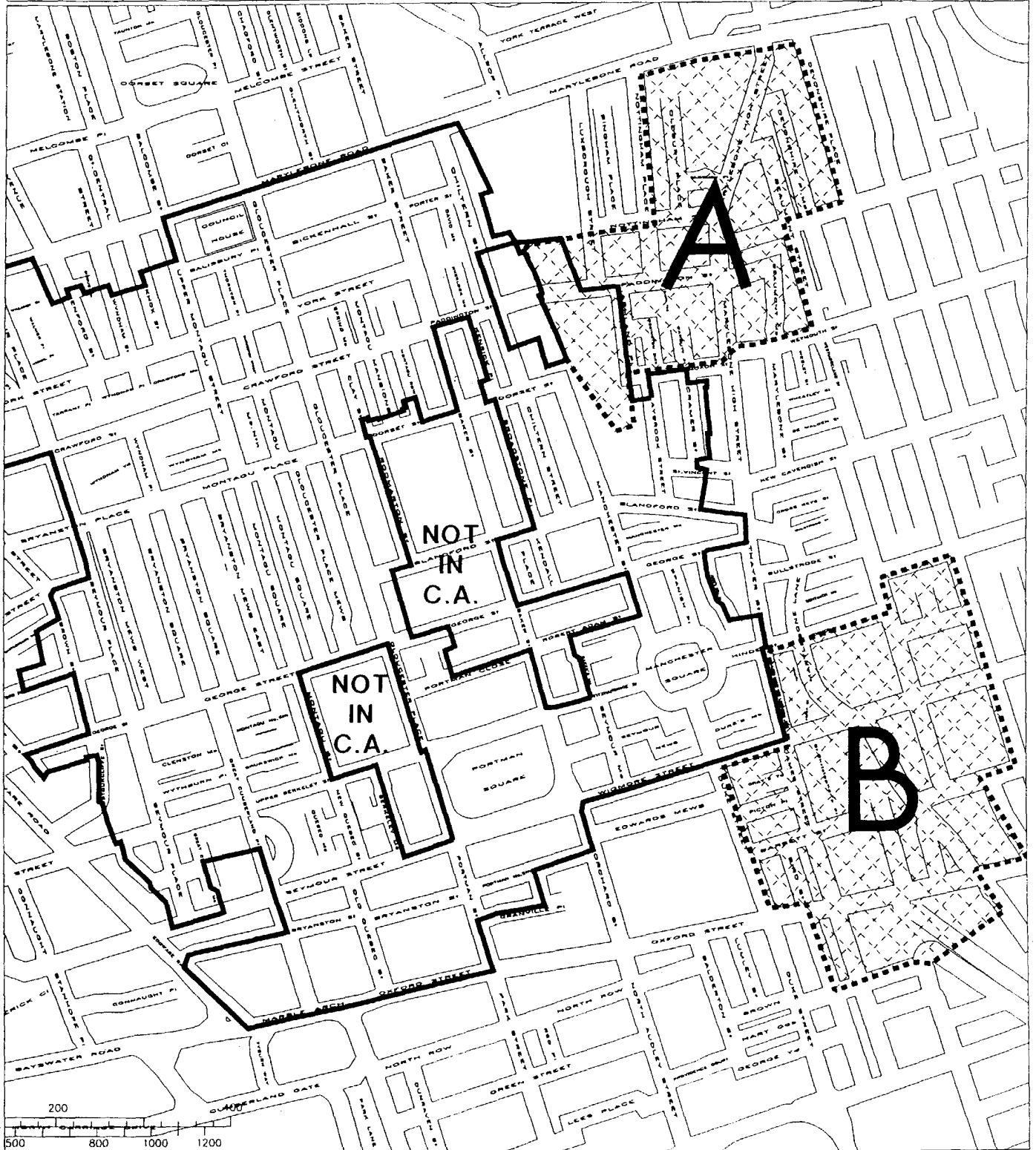
CONSERVATION AREA NUMBER 8 Scale - None

London Squares Preservation Act, 1931 -
this Act was introduced to provide for the preservation of certain squares, gardens and enclosures of London. The existence of which was considered to be of great benefit by reason of the amenities provided and by reason of the advantages to health afforded. The provisions of the Act are to ensure the use of the 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 the authorised purposes.
Protected squares shown here are: (A) Bryanston Square, (B) Montagu Square, (C) Portman Square, (D) Manchester Square.

1 Map made by Ian Hambury
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 Date: 15 Feb 96



PORTMAN ESTATE CONSERVATION AREA AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY



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CONSERVATION AREA NUMBER 8

Scale - None

AREAS OF SPECIAL ARCHAEOLOGICAL PRIORITY: (A) Marylebone Village and (B) Tyburn Settlement
 The Tyburn Settlement was located near to Manchester Square. Today the River Tyburn flows under part of this area. The site may have been settled during Roman times. There were certainly settlements there in the Saxon and Medieval periods.
 There is evidence of a village in the Marylebone Village area during the Saxon and Medieval times.



1 Map made by Ian Hambury
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 Date: 19 Jg 98

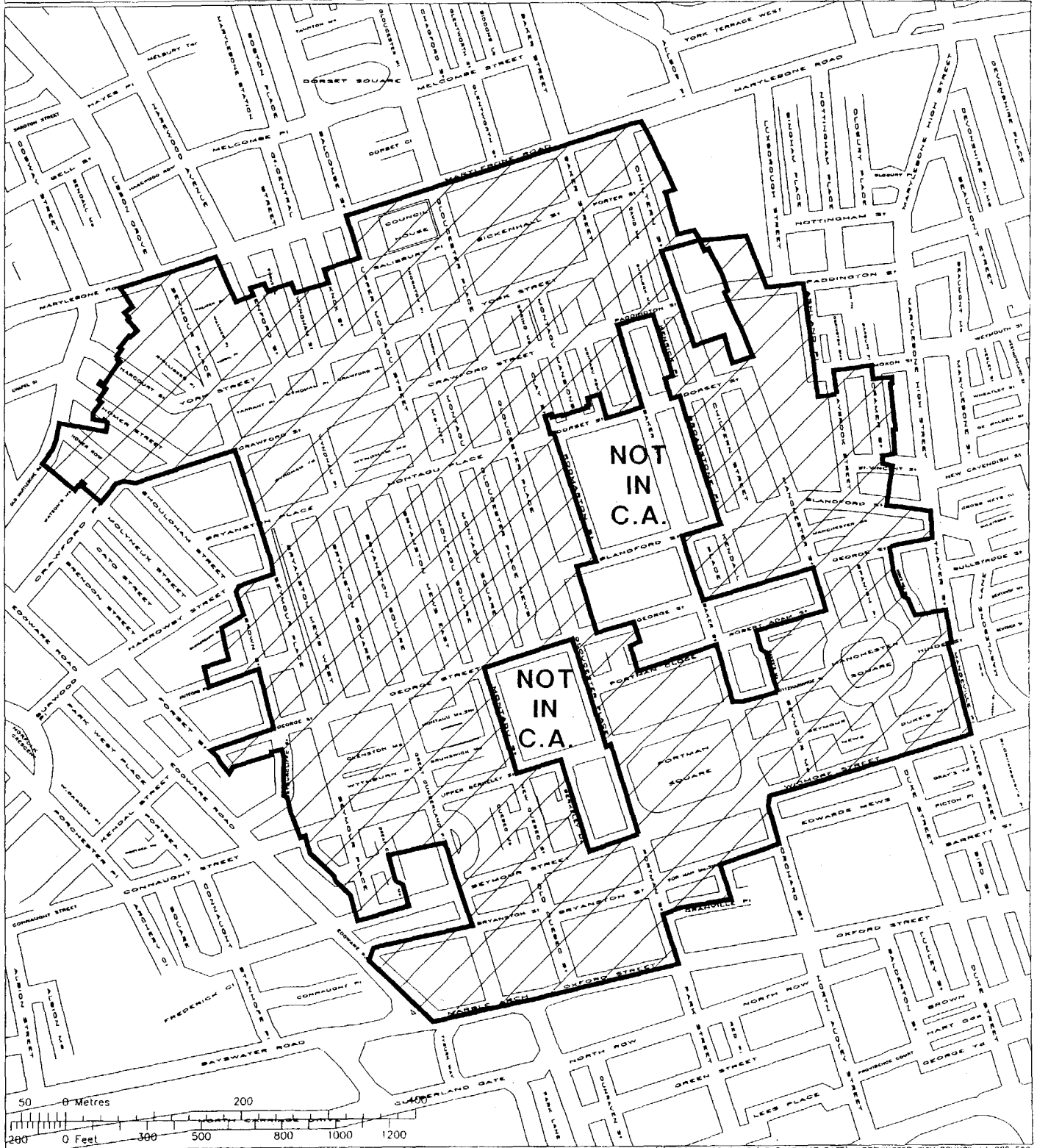
ARTICLE 4 DIRECTIONS

There are no Article 4 Directions in the Portman Estate Conservation Area

STRATEGIC VIEWS

There are no strategic views affected

PORTMAN ESTATE CONSERVATION AREA REGULATION 7 DIRECTION



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CONSERVATION AREA NUMBER 8

Scale - None

Regulation 7 Direction - This Direction covers the whole of the conservation area and is designed to control the size, location and colour of estate agent's boards. Uncontrolled proliferation of these boards is considered to be severely detrimental to the appearance and amenity of the area. In summary normal deemed consent rights relating to the display of boards have been removed and replaced by a strict code of control. Express consent is required for all boards. Reference should be made to the Council's 'Boardwatch' leaflet.



PUBLICATIONS

Design Briefs and Guidelines

Further reading.

GENERAL POLICIES AND DESIGN GUIDES RELATING TO THE PORTMAN ESTATE CONSERVATION AREA.

1. City of Westminster UDP Preinquiry Deposit August 2002
2. Design Matters in Westminster
3. Mews : A Guide to Alterations
4. A Guide to Roof Alterations and Extensions
5. Blinds : Guidelines for their selection and fitting
6. Shopfronts Blinds and Signs
7. Boardwatch (A Guide to Regulation 7 Requirements)
8. Forecourt Parking
9. A Guide to Historic Building Grants
10. Refuse Storage in new Developments
11. Standards for Residential New Building, Conversion and Rehabilitation Schemes
12. Mobility Guide
13. Stucco : A Guide to its Care and Maintenance
14. Trees : Legislation and Procedure
15. Trees : Planting and Care
16. Conservatories : A Guide to Design and Planning Procedures
17. Conservation Areas : A Guide to Property Owners
18. The Listing of Historic Buildings : A Guide for Owners and Occupiers
19. Westminster's Architectural Heritage : Guidance about Architectural Theft for Owners of Historic Buildings.
20. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
21. Plant and Air Conditioning Equipment : Guidance Notes
22. The Placing of tables and Chairs on the Highway

22. The Placing of tables and Chairs on the Highway
23. Lighting Up the City : A Good Practice Guide for the Illumination of Buildings and Monuments.
24. Public Art in Westminster
25. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
26. Advertisement Design Guidelines
27. Strategic Views in Westminster
28. Security Cameras: A Guide to the Siting of Security Cameras and Other Security Equipment.
29. Shopfront Security (Design Guidelines).
30. Facade Cleaning: The Removal of Soiling and Paint from Brick and Stone Facades.
31. Roofs: A Guide to Alterations and Extensions on Domestic Buildings.
32. A Guide to Archaeology and Planning within Westminster.

**GENERAL READING RELATING TO THE HISTORY AND CHARACTER
OF PORTMAN ESTATE.**

1. *Georgian London.* Summerson, J. Penguin, 1962.
2. *Marylebone.* Mackenzie, G. Macmillan, 1972.
3. *The Portman Estate: A Study
-in Private Planning.* Melville Poole, K. University-
College London, 1952.
4. *Marylebone & St. Pancras.* Clinch, G. 1890
5. *The Cities of London & -
Westminster.* Pevsner Sir. N., Penguin,
1962.
6. *St. Marylebone Historical Development.* St. Marylebone Borough
Council, 1952.
7. *A Topographical & Historical Account-
of The Parish of St. Marylebone.* Smith, T. 1833.
8. *Marylebone (Thesis).* Baer, 1942.

ARTICLE 4 DIRECTIONS

There are no Article 4 Directions in the Portman Estate Conservation Area

REGULATION 7 DIRECTION

This direction covers the whole of the conservation area and is designed to control the size, location and colour of estate agent's boards. Uncontrolled proliferation of these boards is considered to be severely detrimental to the appearance and amenity of the area. In summary normal deemed consent rights relating to the display of boards have been removed and replaced by a strict code of control. Express consent is required for all boards. Reference should be made to the Council's Boardwatch guide.

STRATEGIC VIEWS

There are no strategic views affected

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 سمجھوانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دے دیے 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
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The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact: (020) 7641 8088.