



GENERAL INFORMATION LEAFLET

QUEEN'S PARK ESTATE Conservation Area

29



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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Designation: Designated in June 1978 incorporating the remaining properties of this early cottage estate, extended in 1991 to include part of the Grand Union Canal and the library on the Harrow Road.

Historical Background: The Queen's Park Estate was developed by the Artisans, Labourers and General Dwellings Company on eighty acres of farmland north of Harrow Road, known as 'Chelsea Removed'. The 'Artisans Co.' was founded in 1867, with the aim of building decent housing for the industrial working classes. Building work began on the Queen's Park Estate in 1874, and by 1882, 1,571 houses had been built with a further 499 houses in the process of construction. Despite early problems, Queen's Park was a success and an important forerunner of the emerging 'Garden City' movement and became equally important in the development of early municipal housing. Similar estates exist in Haringey (Noel Park), Wandsworth (Shaftesbury Estate) and Lambeth (Leigham Court).

The estate was altered during the Second World War, following damage sustained in Huxley Street, Kilburn Lane, Fifth Avenue and Droop Street. In 1940, a land mine fell on Peach Street, destroying it completely. The street scene was also altered by the government requisition of iron railings which topped the low front garden walls of the estate.

The construction of Queen's Park Court on the Peach Street bomb site in 1951 was the first stage in the post-war redevelopment of the estate. Demolition and redevelopment of peripheral terraces on Droop Street and Third Avenue as Avenue Gardens and Mozart Estates followed in the 1970s. Farrent Street was also demolished at this time to provide much needed recreational space south of Ilbert Street. Despite the loss of these terraces, Queen's Park remains a remarkably complete example of early cottage estate development.

Listed Buildings: The Droop Street School (1877) and the Beethoven Street School (1881) are important early examples of the London School Board's activities and are listed, grade II. Also listed grade II, are the Queen's Park Hall in Harrow Road, and Nos. 68-170 (even) and 67-167 (odd) Fifth Avenue.

Key Features: The estate houses were originally designed by William Austin and later by the architect Rowland Plumbe. There were four classes of houses, with rents varying according to the size and number of rooms (a fifth class being designated in 1881). There is a consistency of architectural style, scale and materials throughout the estate, creating a homogenous area which still retains its separate character. While there is a uniformity of design within each terrace, the design and detailing varies from one terrace to the next.

These brick-faced, two storey houses were embellished with a variety of architectural details including gothic porches, turrets, gables, arches and polychromatic brick detailings. The bricks were transported from the company's Alperton brickworks but were also made from the yellow clay of the estate itself. The yellow stock walls are interrupted by horizontal red brick bands with red brick arches above the doors and windows. The roofs are slate-clad with red clay ridge tiles and red brick dentil detailing at eaves level. The uniform roof height and pitch is relieved by projecting brick party walls and chimney stacks topped with clay pots.

The terraces were originally constructed with four panelled painted timber front doors (the top two panels being glazed) with iron door knockers, double hung timber sash windows, some with margin lights and cast iron planter railings to window sills. Many of these details remain, as do many low front garden walls.

The estate has a regular road layout with numbered avenues (1st-6th) running approximately north-south and alphabetically named streets running east-west. The wide streets of the estate are lined with pollarded London plane trees, which were first planted in 1885 and create its distinctive arcadian avenues.

Adjacent Conservation Areas: None.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: Not affected.

Article 4 Directions: Emergency Direction confirmed in 1981. Revised Direction took effect in February 1993. This covers alterations which affect the appearance of any part of the front elevation or any elevation which is visible from the highway and includes the following: porch or similar structure, boundary walls, fences or gates, painting, roofing materials, oil storage tanks, meter cupboards or similar structures and satellite dishes.

Regulation 7 Directions: None.

Planning Briefs and Design Guidelines: 'The Queen's Park Estate Design Guide' (1995). In relation to the canal, the City Council's policy guidelines (1992) and the British Waterways Study (1991), are also relevant.

Spaces protected by the London Squares Act 1931: None.

Registered Historic Parks and Gardens: None.

Contacts

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