

53 | CONSERVATION AREA AUDIT QUEENSWAY



City of Westminster

PLANNING & CITY DEVELOPMENT

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Hard copies available from: Conservation Area Audit,
Department of Planning and City Development,
Westminster City Council,
64 Victoria Street,
London SW1E 6QP

E-mail: conservationareaaudit@westminster.gov.uk

Direct Tel: 020 7641 2850/8705/8019

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FOREWORD

Having acted as ward councillor for Queensway for over 25 years, I was particularly pleased that its unique character was recognised through its designation as a conservation area in 2002.

My long involvement in the area means I know and appreciate the remarkable diversity and interest of the buildings along Queensway. I am also aware of the particular challenges faced in resolving the needs of its mixed communities of residents, business owners and tourists.

This conservation area study shows the way in which Queensway rapidly developed from a quiet rural lane into the cosmopolitan shopping street of today. It is fascinating to note that Queensway was described in the Bayswater Annual in 1885 as “pasture and common ... green fields, blossoming gorse, and old hedgerow elms, under whose shadow the holiday-maker or wandering botanist or...the suburban bird-trapper would take his rest”. Today its character has clearly changed considerably, but its rich history is reflected in its varied townscape.

This document therefore sets out to describe the area’s history and architecture, demonstrating those elements which contribute to its unique character, and how the council’s planning policies, as set out in the Unitary Development Plan, will be applied to protect it.

The audit also seeks to identify some of the challenges for the area and for the council as its custodian; describing features which detract from its special character and interest, in order to encourage positive change and better future management.

I hope that you find this document both informative and useful, and that it will provide a tool for the protection of the area, and management of change to allow Queensway Conservation Area to continue to flourish in the years to come.

Councillor Robert Davis DL

Chief Whip and
Cabinet Member for Planning



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1 INTRODUCTION AND POLICY CONTEXT

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

1.2 The City Council has a statutory duty to review the character and boundaries of its 54 conservation areas. This Audit is the third, and final stage of a review process. The overall appraisal strategy is based upon the English Heritage publications: Guidance on Conservation Area Appraisals and Guidance on Conservation Area Management (2005).

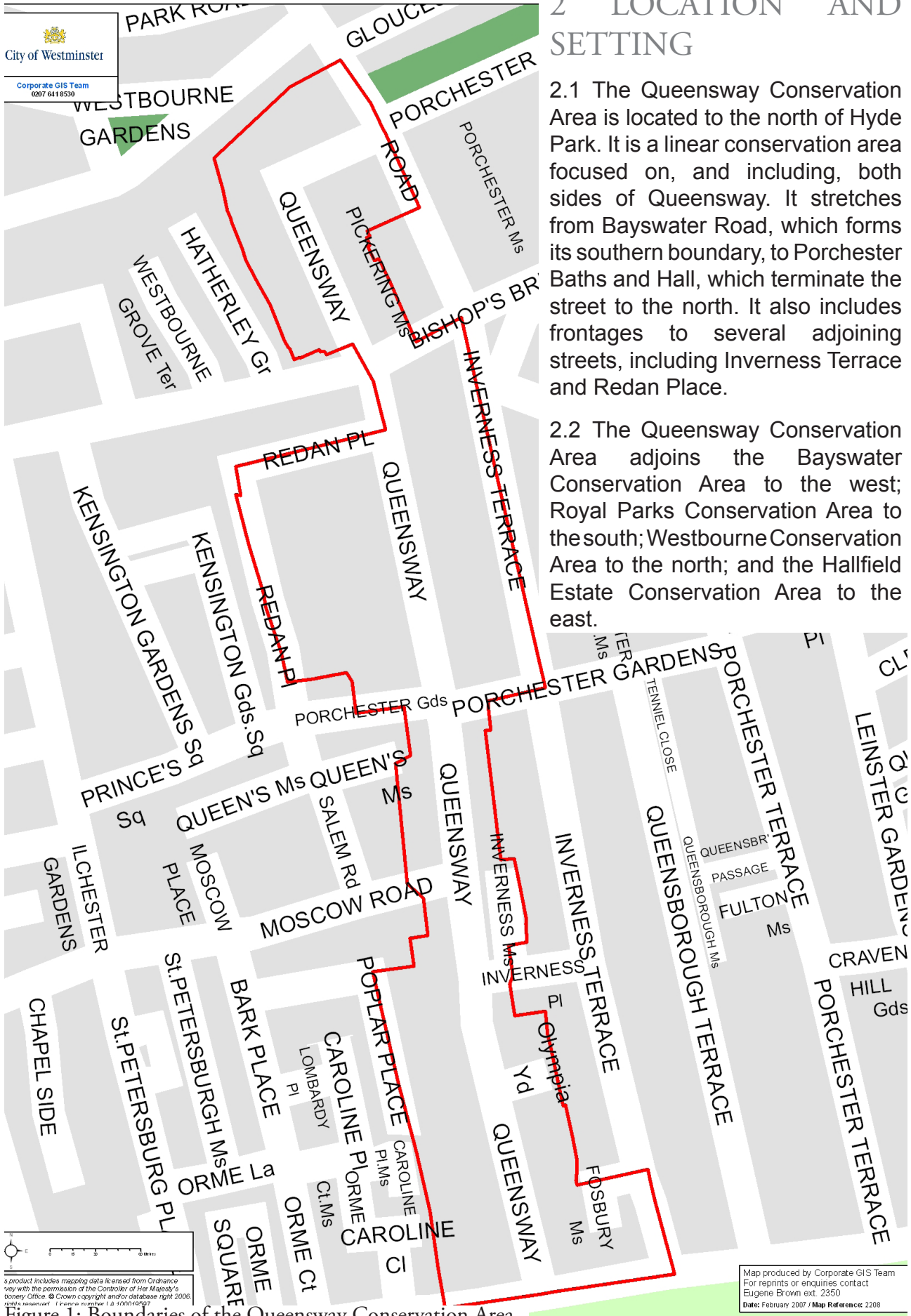
1.3 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition the audit also seeks to apply relevant Unitary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

1.4 This is a Supplementary Planning Document (SPD) and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in the Unitary Development Plan, as referred to below. It has been prepared in accordance with the advice contained in PPS12 and the Town and Country Planning (local development) (England) Regulations 2004. Consultation has been carried out in accordance with Westminster’s Statement of Community Involvement. A sustainability appraisal and statement setting out how the public have been involved in preparation of the document is set out in the SPD Documents which form an appendix to this document.

1.5 The Conservation Area Audit for Queensway was adopted as a Supplementary Planning Document by the Cabinet Member for Planning on 16.06.2008. The Queensway Conservation Area was designated on 1 May 2002. The designation reports can be found in the Directory at the back of this document.

The Unitary Development Plan (UDP) was adopted in January 2007 and is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the UDP are referred to throughout the audit.

General Guidance on additional planning controls in Conservation Areas can be found in the Council’s Supplementary Planning Guidance: Development and Demolition in Conservation Areas and Conservation Areas: A Guide for Property Owners.



2 LOCATION AND SETTING

2.1 The Queensway Conservation Area is located to the north of Hyde Park. It is a linear conservation area focused on, and including, both sides of Queensway. It stretches from Bayswater Road, which forms its southern boundary, to Porchester Baths and Hall, which terminate the street to the north. It also includes frontages to several adjoining streets, including Inverness Terrace and Redan Place.

2.2 The Queensway Conservation Area adjoins the Bayswater Conservation Area to the west; Royal Parks Conservation Area to the south; Westbourne Conservation Area to the north; and the Hallfield Estate Conservation Area to the east.

Figure 1: Boundaries of the Queensway Conservation Area

3 HISTORY

3.1 Although first developed as part of the residential suburb of Bayswater in the early 19th Century, Queensway has more ancient origins, and follows a long established route across the countryside, originally called Westbourne Green Lane.

3.2 Roque's Map from 1745 (Figure 2) shows this lane running north from Bayswater Road and Kensington Palace, and across fields towards the small hamlet of Westbourne Green, one of the Parish of Westminster's earliest settlements. Just south of Westbourne Green, a footpath

is visible which provided a short cut to Paddington Green. This was eventually to become the present day Bishop's Bridge Road.

3.3 At this time, the whole area was farmland, most owned and leased out by the Bishop of London. Although not visible on Roque's Map, it is recorded that an inn, the Oxford Arms, stood at the east corner of the Lane and a gravel pit bordered the lane to the north of this. By 1751, the inn had been renamed The Black Lion and the Lane was subsequently renamed Black Lion Lane.



Figure 2: Roque's map, 1745 shows Westbourne Green Lane leading to Westbourne Green.

3.4 By the late 18th Century, the rural character of the area had begun to change. The Church Commissioners were empowered to grant building leases and plots began to be sold on a leasehold basis to speculative builders. Early development along Queensway took the form of spacious villas with gardens and its semi-rural location initially attracted wealthy residents, including a large number of artists.

3.5 George Gutch's Map of 1840 (Figure 3), shows the pattern of early development of Black Lion Lane. By this time, it had been renamed Queen's Road, to celebrate the young Queen Victoria's accession. The map shows houses along the west side of Queen's Road, known as Upper Craven Terrace, with more spacious villas further north called Westbourne Terrace. However,

the east side of the street was still largely open, with only a few large houses at the Bayswater Road end and fields, including the Hall Field can still be seen to the north. Pickering Place, which today forms the northern end of Queensway, had also been developed in the late 1820s and formed a compact block of cottages, set amid the fields to the south of Westbourne Green.

3.6 To the east of the area, the cutting of the Great Western Railway line across the middle of Westbourne Green was begun in 1836, providing further stimulus for the area's development. Since the railway obstructed the Paddington Green end of Bishop's Walk, the footpath to Paddington Green was replaced by Bishop's Road, which was then extended westward as Westbourne Grove.

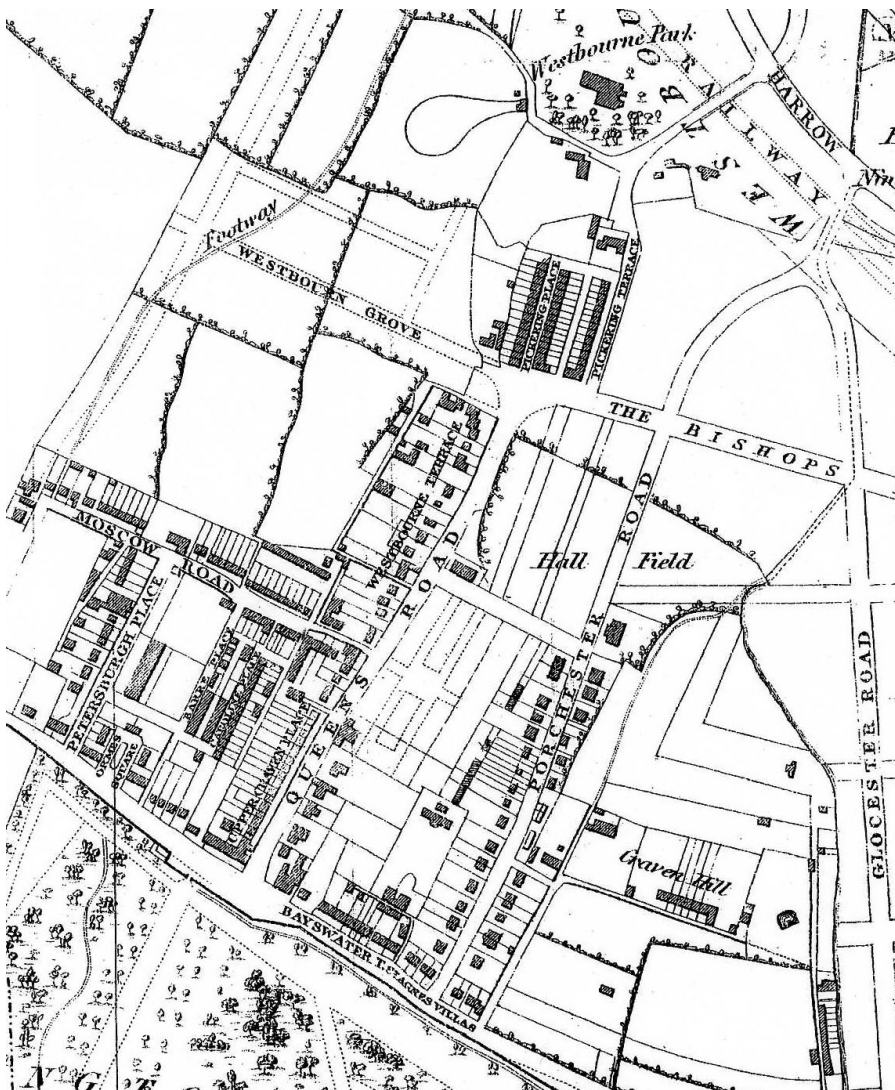


Figure 3: Gutch's Map, 1840

3.7 In the mid-late 19th Century development of the area intensified considerably and Bayswater's social character also grew more mixed. This led to the replacement of large villas and houses and infilling of open gaps and gardens to create terraced housing (Figure 4). The area also became increasingly commercial with the provision of more modern shops at ground floor level long Queen's Road as well as other facilities, including Paddington's first public baths in 1874, and the forerunner of Bayswater Underground Station (Queen's Road) in 1868. The Ordnance Survey map of 1870 (Figure 5) shows that within a period of only 30 years, the area had been transformed and become densely developed, with terraces lining most of the street.

3.8 Around this time, the growing wealth of the area and its good railway connections were also exploited by William Whiteley, who opened the original Whiteleys department store at 31 Westbourne Grove in 1863. Whiteleys proved extremely successful and by 1879 expanded southward from Westbourne Grove, acquiring premises in a row of shops next to the municipal baths on Queen's Road. This became London's first department store, described as 'the universal provider.'

3.9 Hotels, boarding or lodging houses, and apartments also multiplied in the area, perhaps partly due to the influence of Whiteley, who acquired staff dormitories in Queen's Road.

3.10 Many leases began to expire in the area in the early 20th Century, leading to much rebuilding and conversion. At the south-west corner a range including shops and the Coburg Hotel was built, this including the new Queen's Road Underground Station (later Queensway), in use from 1901. Mansion flats began to replace terraces with Beaumanor Mansions, an imposing range of flats over shops north of the corner of Moscow Road, built and occupied from 1904.

3.11 The first Whiteleys store, had been devastated by an enormous fire in 1897; this one of the largest fires in London's history. A large replacement building, on the site of the baths, was planned and opened in 1911 (Figure 7). It was the height of luxury at the time, including both a theatre and a golf-course on the roof. Its size next to the original terraces is clear from the Ordnance Survey map of 1910 (Figure 6).

3.12 Rebuilding also continued in the inter-war period, particularly to the north, where Pickering Place had become run-down.



Figure 4: Queen's Road 1905, lined with attractive terraced properties

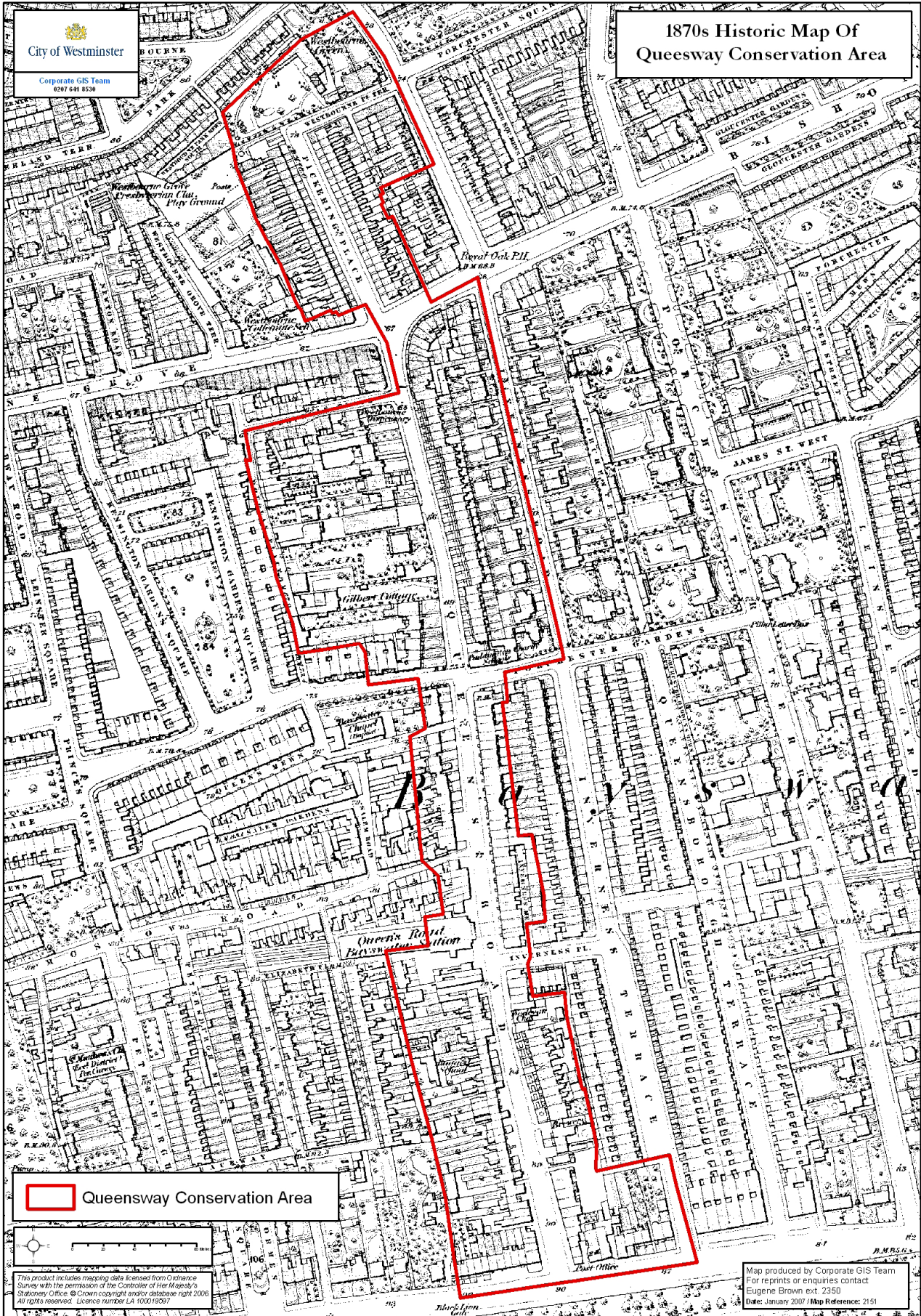


Figure 5: Ordnance Survey, 1870

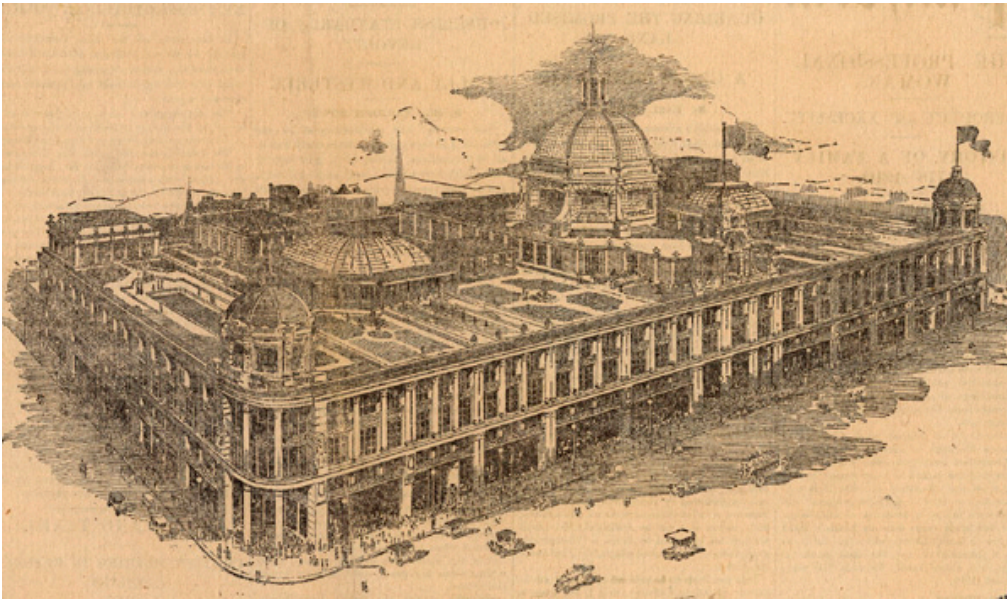


Figure 7:
Artist's impression
of proposed new
Whiteleys store, 1911

Notable changes included the building of civic buildings at the north end of the street: Porchester Hall, with its adjacent library and baths. Queen's Ice-Skating Club opened in Queen's Road in 1930 as London's only private skating club.

3.13 Nearby rebuilding produced blocks of private flats, including in the late 1930s, four blocks nearby: Arthur Court, and, facing it, Ralph Court, which backed Peter's Court in Porchester Road; whilst Claremont Court was converted from the fire station.

3.14 Among other piecemeal changes were demolitions to make way in 1934 for flats or offices over shops between Queen's Road and Inverness Terrace at the Bishop's Road end, where part of Inver Court had been finished before the Second World War. It was at this time that Queen's Road was again renamed as the name was felt to lack distinctiveness and it became Queensway.

3.15 During World War II, the north of the area was affected by bombing, clearing a large area between Bishop's Bridge Road and Porchester Gardens. This eventually led to the development of the Hallfield Estate, immediately adjacent to the conservation area.

3.16 Later 20th century rebuilding on

Queensway included Consort House, a ten storey tower of flats to the south of the area, 1968-72, by Owen Luder & Partners on the site of the former Usher's Wiltshire Brewery.

3.17 The latter years of the 20th century saw some decline in the area. Whiteleys department store closed down in 1982/3 and the building was purchased by the Whiteleys Partnership, which later sold it to the Standard Life Assurance Company. In 1989 Whiteleys was re-opened as a shopping centre, re-designed by the Building Design Partnership.

3.18 Queensway was designated as a conservation area in 2002.

HISTORY SUMMARY

- Original lane known as Westbourne Green Lane
- Changed name to Black Lion Lane, to Queen's Road, then to Queensway
- Main development between 1840 and 1870
- Whiteleys opened in 1863, rebuilt on Queensway in 1911
- Piecemeal rebuilding in early 20th Century, Interwar period and post war

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 Queensway is a small conservation area, but has a mixed character, with a rich variety of building types, styles and uses that contribute to its vibrant atmosphere.



Figure 8: Queensway, east side

4.2 The townscape has a very urban feel, being lined with an unrelieved built edge of terraces, later mansion and flat blocks, most having shopfronts at ground floor level. There are no open gaps and spaces, and relatively few trees; but the green spaces to either end of Queensway at Hyde Park and Porchester Square are important to its setting.



Figure 9: The Bayswater Road Frontage

4.3 To the south, Queensway's character derives in large part from its commercial uses, with a diverse range of restaurants and shops at ground floor level contributing to a lively street scene. Most buildings have residential premises to the upper floors (Figure 8).

4.4 Moving north, the character of the street is increasingly dominated by larger scale buildings, with Whiteleys and the prominent later 20th Century insertions opposite occupying large plots. At the northern end, beyond Westbourne Grove, there is a further change in character. Here the street becomes quieter and more residential, with 1930s red brick mansion blocks predominating (Figure 10).



Figure 10: North Queensway

4.5 Behind the commercial frontages to the rear of Queensway are the surprisingly quiet enclaves of mews and other residential streets.

CHARACTER SUMMARY

- Lively mix of uses, particularly retail uses at ground floor levels
- Core of mid-19th Century terraces at heart of the area
- Vibrant mix of architectural styles to the rest of the street

Streets And Spaces

4.6 The historic street layout and the relationship of built form to open space define the overall framework of an area. Within this framework, the fine grain of the townscape, including sizes of plots and building lines are important in establishing the pattern and density of development. This has a significant impact on the character of an area, dictating the scale of development and level of enclosure or openness.

4.7 This is a small, linear conservation area, focused on Queensway itself, which forms the primary route in the area. A busy shopping street, Queensway is characterised by the density of its development. Whilst buildings to the south and centre tend to occupy small plot widths, many of the buildings to the northern half of the street occupy large plots.

4.8 Moving to the northern end of the street, the main traffic route diverts along Bishop's Bridge Road, another historic route through the area. The northern tip of Queensway was formerly the separate Pickering Place, and retains a different, more enclosed and quieter feel.

4.9 Bayswater Road, which forms the southern boundary to the conservation area, is another major thoroughfare. This ancient route originated as a Roman highway out of London and remains a primary traffic route into and out of the city. Hyde Park to the south, although not within the conservation area, is important to its setting and provides an expansive open space and contrast to the busy, urban character of Queensway.

4.10 Behind the main commercial terraces aligning Queensway and Bayswater Road, the conservation area includes frontages to smaller residential roads, including Inverness Terrace and Porchester Gardens. Here the scale drops slightly

from the buildings on Queensway and these form secondary routes within the conservation area.

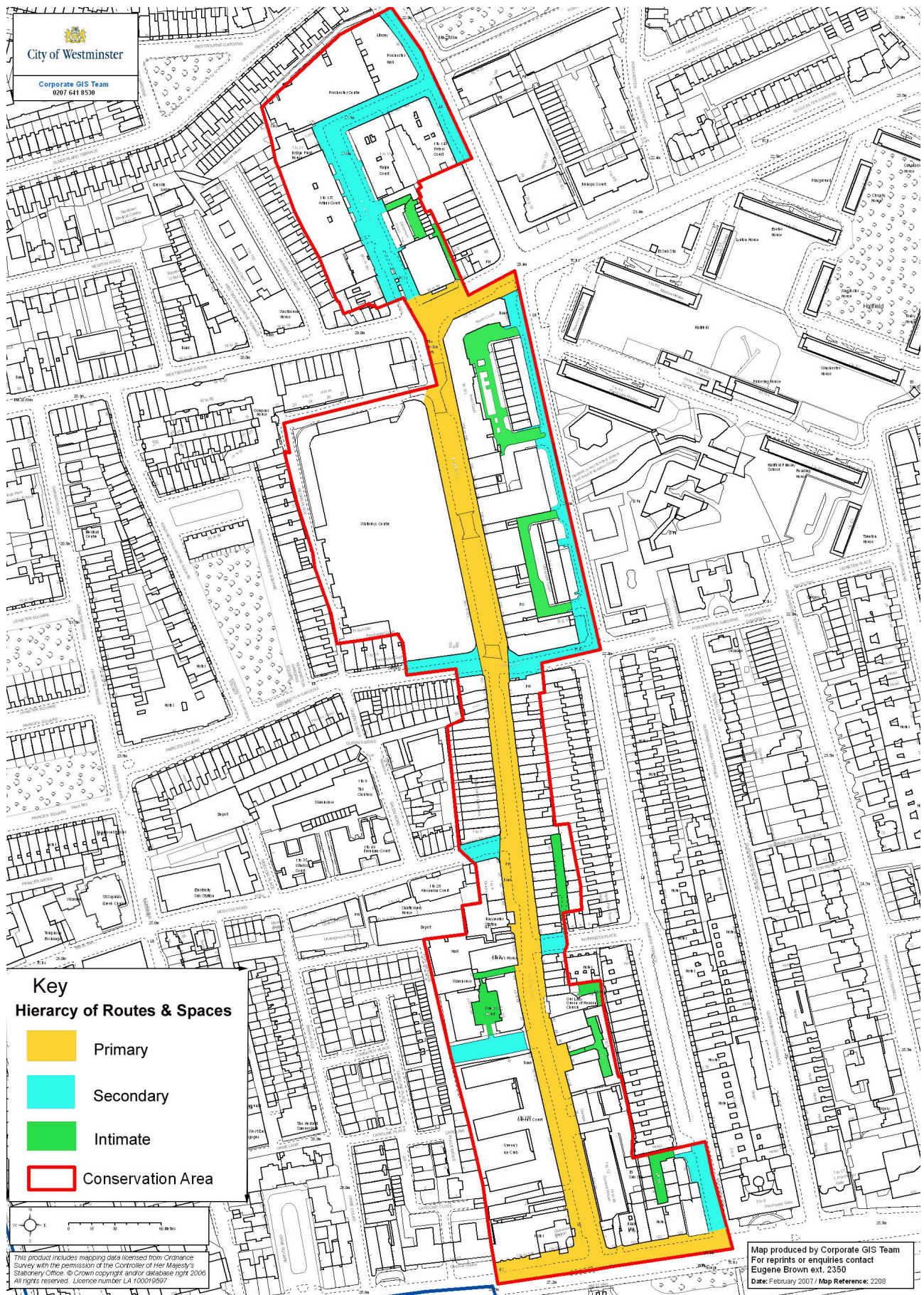
4.11 Finally, the two small mews (Fosbury and Inverness Mews) in the conservation area form surprising peaceful enclaves hidden behind the main thoroughfare. They have a private character; their intimate feel emphasised by the smaller scale of the buildings.

4.12 For the purposes of the Conservation Area Audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces; Intimate Routes and Spaces.

4.13 The map at **Figure 11** shows the hierarchy of routes and spaces within the Queensway Conservation Area.

Dominant street patterns and the character of spaces should be respected and where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES 1, 2, 4, 5, 7 and DES 12 should be consulted.

Figure 11: Hierarchy of Streets and Spaces in the Queensway Conservation Area



Architecture

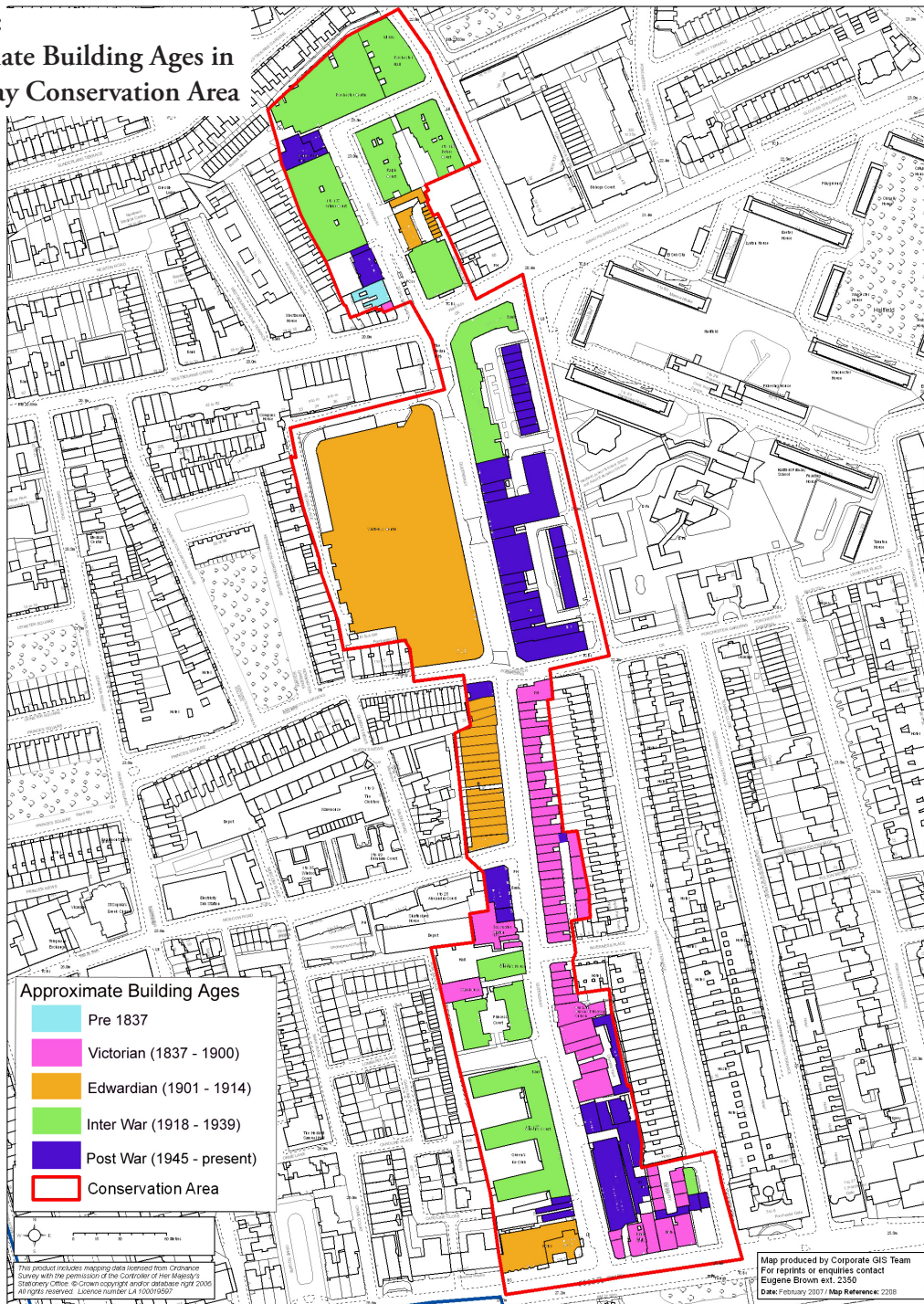
Overview

4.14 The buildings in the Queensway Conservation Area consist of a wide range of styles and ages, most dating from mid-late Victorian period and the early-mid 20th Century. Whilst scale and detail of individual buildings varies, the majority use a palette of yellow or red stock brick, with stucco or stone dressings.

4.15 Original 19th Century buildings survive mainly in the middle portion of the street, which has the most coherent architectural character. There are a number of large modern insertions, which also have a significant impact on the character, especially of the northern part of the area.

4.16 The map at **Figure 12** shows the approximate building ages in the conservation area. Buildings are described in more detail, block by block, below.

Figure 12:
Approximate Building Ages in
Queensway Conservation Area



Bayswater Road

4.17 Before entering Queensway itself, the southern boundary of the conservation area is formed by the varied frontage of the Bayswater Road (Figure 9). Tucked behind this, to the east, is Fosbury Mews, entered via Inverness Terrace.

4.18 To the south-east corner, is a short stretch of Inverness Terrace, containing three buildings on its west side. Nos. 1c & 1d Inverness Terrace are a pair of late 20th Century semi-detached town houses in a neo-Georgian style (Figure 13). Four storeys with roof hidden behind a parapet, the ground floor treatment is particularly unsympathetic, with garages and small, poorly proportioned, uPVC doors. The first and second floors are two bays wide while the top storey contains a single, central window opening.



Figure 13: 1c & 1d Inverness Terrace

4.19 No. 1b Inverness Terrace is in yellow stock brick, occupying a corner plot leading into Fosbury Mews (Figure 14). The building dates from c. 1935 and is two storeys high, with steep-pitched mansard in slate. The windows are timber sashes. The height and simple detailing are in keeping with the smaller scaled mews buildings behind it. However, iron security bars to the front of these have a detrimental impact

4.20 Fosbury Mews is a Victorian enclave



Figure 14: 1b Inverness Terrace

of two storey houses reached through an entrance way marked by large gate piers. With the exception of No. 1 (Figure 15) the houses are typical mews buildings of two storeys in yellow stock brick, though some have been painted to the west side. Most have had substantial ground floor alterations and have lost their original openings, to the detriment of the character of this part of the conservation area. The first floor windows, however, are largely original timber sashes, recessed, and set in arched openings. The shallow pitched roofs are largely hidden behind a parapet but have tall chimneys. Terminating the south end is a double-fronted modern insertion, which is relatively successful in blending with the traditional scale and character of the original Victorian properties. The mews also retains its original setts (see Townscape Detail).



Figure 15: No. 1 Fosbury Mews



Figure 16: Nos. 1-7 (odd) Fosbury Mews, east side

4.21 Beyond Inverness Terrace, the first stretch of the Bayswater Road is formed by the group at nos. 119 - 121, which includes the Royal Bayswater Hotel (Figure 17). Single storey shopfronts extend out to the pavement at ground floor level. The upper levels rise a further three storeys with steep-pitched slate mansards. The first, third and fourth bays each have full height bay windows. A continual cornice runs above the first and second floor windows and there are occasional plasterwork details. Much of the building is a poor state of repair (see Negative Features).



Figure 17: Nos. 119 - 121 Bayswater Road

4.22 No. 122 Bayswater Road is an attractive late Victorian building, rising three storeys, with attic storey, above a projecting shopfront and with a shaped gabled roof (Figure 18). In red brick, the front facade has decorative sandstone panels to the central canted bay. To the

west side, the front is curved to meet no. 121. A balustrade and stone finials decorate the slightly recessed stepped gable.



Figure 18: No. 122 Bayswater Road

4.23 The Black Lion at no. 123 Bayswater Road is a mid Victorian public house and just three storeys high, also with a ground floor projecting pub font (Figure 19). Four bays wide, in yellow stock brick, its roof is concealed behind a decorative cornice. Window surrounds, a string course below the second floor windows and a dentil cornice above are all in stucco.



Figure 19: The Black Lion, no. 123 Bayswater Rd.

4.24 The final building on the eastern stretch of Bayswater Road is no. 2 Queensway (Figure 20). This is an attractive red brick, arts and crafts style building. Above the unsympathetic modern shopfront, the building is four storeys with a single bay of windows. The first to third floors have a projecting bay while the top storey is flush, and windows have stone surrounds and mullions, some with intricate wrought cast iron pot retainers. The Queensway return is ornately detailed with a projecting bay and oriel window. The pitched roof is set behind a gable.



Figure 20: No. 2 Queensway

4.25 Nos. 126 - 134 Bayswater Road form the western most block along this frontage, and are occupied by the giant former Coburg Court Hotel (now Hyde Park Hilton), which reaches round into Queensway (Figure 21). Built in 1901-7, the symmetrical front, in brick and faience, it rises seven storeys high and spreads over eleven bays on the main front, with five on the Queensway return. The central entrance bay is articulated and crowned with a giant cupola, further cupolas cap side bays and corner turrets. The ground

floor, containing shops and Queensway Underground Station is classically detailed and has been painted.



Figure 21: The former Coburg Court Hotel, Bayswater Road

Queensway: 14 - 56 (even)

4.26 Entering Queensway itself the south-eastern side is dominated by Consort House (Figure 22). Built in 1972, by Owen Luder, this brutalist block is typical of its period. It occupies a vast plot and has a very horizontal emphasis, which ignores the original pattern of small plot widths along the street. It is constructed in concrete with red brick facing with a ten storey tower set on a five-storey podium, over an underground car park. There are shopfronts along the ground floor level, with flats above.



Figure 22: Consort House, Queensway



Figure 23: Nos. 38 - 44 Queensway

4.27 Beyond Consort House is a group of classically detailed Victorian houses, dated 1855 (Figure 23). The central houses are taller and grander, with arched window openings to the central bay and third floor, decorative stucco banding and projecting porticos. An opening between them leads to Olympia Yard, which contains red brick and glazed offices of c.1990. The pairs of houses either side are two storeys plus mansard above projecting shopfronts. All have simple detailing, retain their original timber sashes and are stucco fronted.

4.28 Our Lady Queen of Heaven is one of three listed buildings in the conservation area (Figure 24). Built in 1860 in a Gothic style, the church is in stock brick with stone dressings. The end bays project slightly and have pointed arch doorways. The main central entrance is slightly recessed and reached up central steps. It is listed Grade II (see Directory for list description).

Figure 24: Our Lady Queen of Heaven



4.29 Before Inverness Place is a group of six terraced houses of c.1860 (Figure 25). Nos. 48 - 54 Queensway are in stucco, each two bays wide, with shops at ground floor. These have roofs set behind a straight continuous parapet line, nos. 52 and 54 have timber sliding sashes with pediments above their first floor windows, while the others have simple square surrounds. No. 56 is distinguished by its extra storey and is in fair faced brick, with stucco dressings.



Figure 25: Nos. 48 - 56 Queensway

Southwest Queensway: Nos 7-99 (odd)

4.30 The south-western side of Queensway is dominated by the c. 1930 Queen's Court (Figure 26) and the slightly later Princess Court (Figure 27). These large blocks contain shops at ground



Figure 26: Queen's Court

floor level with six storeys of flats above. Queen's Court is in brown brick with stone detailing, its mass broken up by projecting bay windows. The Queens Ice Rink has long historical associations with the area and is within the basement of Queen's Court. In yellow stock brick with stone details and timber sash windows. Princess Court has a rounded corner with slightly recessed pilastered detail to first floor above the entrance. An arch to the south with doric columns which separates the two wings of the buildings gives onto an area of trees and shrubs.



Figure 27: Princess Court, nos. 47 - 63 Queensway

4.31 Next to this is Queen's House a c.1935 red brick block with replacement windows (Figure 28). Adjacent to this is an attractive c.1880 Classical building in yellow stock brick, which relates more closely to buildings on the other side of the road. It is three storeys above a projecting ground floor with a roof concealed behind a cornice. The square-headed windows are topped with stone pediments or lintels and have large-pane timber sashes.

4.32 Bayswater Underground Station was

originally built in 1868 though it has been substantially altered (Figure 29). It is a single storey building in yellow stock brick with stone details and a replacement bottle balustraded parapet. A modern glass canopy extends over the highway.



Figure 28: Queen's House and 77-79 Queensway



Figure 29: Bayswater Underground Station

4.33 The final building on the west side, before Moscow Road, is the 1960s block Duke's Court. Containing shops at ground floor, this rectangular red brick block makes little contribution to the street scene (See Negative Features, Figure 91).

Central Queensway: 58-112 (even)

4.34 The terraced stretch of buildings between Porchester Gardens and Inverness Place (58-112 Queensway) consists of a relatively complete mid-Victorian terrace in yellow stock brick,

with Italianate detail (Figure 30). This terrace consists of shopfronts to the ground floor and three storeys above. Most of Queensway would originally have had a similar appearance and this stretch of buildings is therefore a particularly important reminder of how Queensway would have once looked.



Figure 30: 58-112 Queensway

4.35 Window openings are consistent along the length of the terrace, with stucco surrounds: larger and pedimented to the first floor; smaller with a shouldered architrave to the second, and smaller still with a plain surround to the third. A projecting moulded stucco cornice above the second storey provides further unity to the terrace, and a stucco roof level parapet has survived mostly intact.



Figure 31: Window detail

4.36 The parapet conceals, for the most part, the roof forms of the terrace. These are mainly unaltered butterfly roofs (see Roof Profiles), although there are

mansards to the corner buildings. The largely unbroken roofline of this terrace makes a valuable contribution to the character of this terrace.

4.36 Shopfronts in this stretch are almost all a single plot width. These are set below a continuous cornice and some have elements of their original shopfront surrounds (See Townscape Detail).

4.37 Windows are timber sliding sashes. Many buildings retain their original glazing pattern with margin glazing bars to first and second floor windows. Some, however, have lost their original glazing bar detail; and the reinstatement of the original glazing pattern will be encouraged. Second floor windows have cast iron sill guards, and some first floor windows have metal balconies (Figure 31).

4.38 The yellow stock brick Prince Alfred public house, a prominent building on the corner of Porchester Gardens, has similar proportions to the remainder of the terrace (Figure 32). Although slightly taller overall, its cast iron balcony, pedimented windows to the first floor and similar storey heights, are consistent with detail along the terrace. It has a timber pub front to ground floor. (See Townscape Detail).



Figure 32: The Prince Alfred

Inverness Mews

4.39 To the rear of nos. 58-80 Queensway, and part of Inverness Terrace, is Inverness Mews (Figure 33). This mews has survived with minimal alteration; though mansard roof extensions have been added. Window and door openings, including arched carriage door openings, have been maintained, and in one case the original carriage doors also survive. Windows are timber sashes, under gauged flat arches. A variety of lamps have been added and the large amount of plant to the western side has a negative impact (see Negative Features). However, overall these form an attractive group.



Figure 33: Inverness Mews

Nos 103-131 Queensway

4.40 The terrace of buildings between nos. 103 and 131 Queensway is less consistent in architectural detail, but nonetheless makes an important contribution to the area.



Figure 34: Beaumanor Mansions

4.41 The southern portion is made up of Beaumanor and Inverness Mansions dating from 1904 (Figure 34). This attractive red brick block consists of flats over shops. The main building line is slightly set back from the highway, with projecting shops at ground floor. Above these shopfronts are double height canted bay windows and the roofs are set behind brick gables.



Figure 35: 127-131 Queensway

4.42 At the northern end of the block numbers 127-131 (Figure 35) are built with a generous set-back, with single storey shop accommodation to the ground floor. The shopfront surrounds retain some of their Victorian detail, notably carved console brackets (see Townscape Detail). Shopfront heights here are not consistent, demonstrating the ad-hoc nature of Victorian development on this side of Queensway.

4.43 Plot widths and building heights are similar to those of the facing buildings across the road. These buildings however have projecting bay windows rising variously from the first to the third floors. Materials in this stretch also vary, using a mix of yellow and red stock brick.

Whiteleys

4.44 After Porchester Gardens is the former department store Whiteleys (Figure 36), which moved to its present site on Queensway in 1867, after it had outgrown its original location on Westbourne Grove.

The present building was completed in 1911, and was designed by Belcher and Joass. It is listed Grade II (see Directory for list description).



Figure 36: Whiteleys

4.45 The building is a massive steel framed construction designed, like many of the early department stores, to allow maximum glazing and display areas. This frame is hidden by the stone and granite frontage. Its twelve bays to the Queensway elevation are divided with massive Doric columns in Portland stone and granite, supporting a lintel on which a second order of massive Corinthian columns stands. Large display windows to the ground floor are shaded by canvas blinds, above which are recessed bronze balconies.

4.46 The roof contains three glazed structures – two domes and a rooflight. The central dome is said to be based on the dome of Santa Maria della Salute of Venice, it is visible in long views up Queensway from the south.

4.47 Midway up the Queensway façade, above a columned entrance, a low stone tower provides a similar landmark in views from the north (Figure 37).

4.48 Whiteley's was converted into a shopping centre in 1989.



Figure 37: Whiteleys detail

Nos. 114-186 Queensway

4.49 Opposite Whiteleys are a group of large-scale 20th Century buildings. These occupy wide plots and have a more monolithic character, which is quite different to the south of the street.



Figure 38: 114-155 Queensway

4.50 At nos. 114-155 (Figure 38) is a large 1970s mixed use development in red brick with shopfronts in a podium at ground floor level. Although only three storeys in height, the horizontal emphasis of the building accentuates its scale. To the rear, buildings drop in scale and Cervantes Court and the adjoining terraced houses have a more residential character, related to the terraced housing on Inverness Terrace.

4.51 Adjacent to this, and turning the corner with Bishop's Bridge Road, Inver Court and Riven Court (Figure 39) are also of large scale, but more finely detailed. These are also flats with shops to ground floor level and date from the 1930s; adopting a simpler, more distinctly modern style than other mansion blocks on Queensway. They are in red brick, with stone shopfront surrounds and have attractive steel casements, although these have been replaced to the Queensway elevations. An additional roof storey has been recently added. Despite its large scale, the mass of the block is broken down into sections, with projecting and recessed brick balconies providing relief to the facade. The entrance to Riven Court has an attractive simple projecting canopy.



Figure 39: Inver Court and Riven Court

North Queensway

4.52 At the northern tip of the conservation area, the section of Queensway beyond Westbourne Grove comprises an interesting grouping of mostly inter-war buildings.

4.53 Most prominent of these, and providing the termination to views from both Queensway and Porchester Square, is Porchester Hall and Centre, which is listed Grade II. This includes two buildings. The Porchester Centre contains the swimming pool and leisure centre. Porchester Halls and Turkish Baths are adjacent to this but front Porchester Road.

Both buildings are faced in Portland stone with brick to the Queensway elevation, and steel frame and slate roofs. The earlier building (Figure 40) to Queensway of 1923-5 by Herbert Shepherd, has a five bay frontage with recessed entrance set behind columned portico and below a pediment.



Figure 40: The Porchester Centre

4.54 The later building (Figure 41), fronting Porchester Road is nine bays, with a massive shell-hood canopy to its entrance supported on pilasters; the two bays to either sides with round-arched first floor windows. To the ground floor are large bronze tripartite windows which were originally intended as shopfronts. The list description for both buildings is in the directory at the back of this document.

4.55 Adjacent to these civic buildings are



Figure 41: Porchester Hall

a number of 1930s mansion blocks. These include three, seven storeyed red brick mansion flat blocks.

4.56 On Queensway is Arthur Court,



Figure 42: Arthur Court

dating from 1939 (Figure 42). Its massive 19-bay frontage with flat roof, gives it a somewhat stark appearance. However, projecting square bay windows provide vertical accent to the facade and windows are attractive critical casements. Facing it, Ralph Court, backed by Peter's Court in Porchester Road are also tall, red brick blocks (Figure 43). These have full height, curved bay windows to the front elevations and horizontal stone banding to break up their mass. Windows are timber sashes and the building has an attic storey with mansard in green tile.



Figure 43: Ralph and Peter's Court

4.58 Immediately south of Ralph Court, the scale of building drops. The attractive Claremont Court dates from 1904 and was originally the Bayswater sub fire station. It is set back from the road, also in red brick with stone dressings, and includes a slightly later block immediately adjacent to it, in brown brick. The roof is shallow pitched with tall chimneys. To the rear, accessed through an archway, are former stables, with timber coach doors, which formed part of the original fire station.



Figure 44: Claremont Court

4.58 On the corner with Bishop's Bridge Road, the former Queen's Cinema, dating from 1932 is by architects J Stanley Beard and Clare and is typical of cinema architecture of the period. It is simply detailed in brick and stucco with Art Deco



Figure 45: Former Queen's Cinema

style Egyptian detailing. Along the top of the building it has a zig-zag pattern and the name 'Queens' laid out in multi-coloured terrazzo. At the time of writing, the building was vacant (see Negative Features, below).

4.59 Opposite at nos. 177-181 is an earlier survival, a grouping of early 19th Century, modest brick terraced houses, much altered, with shopfronts at ground floor level, but which give an idea of the original scale of Pickering Place. These are extremely simply detailed with butterfly roofs set behind a straight parapet.



Figure 46: 177-181 Queensway

4.60 All new development proposals should complement the character and appearance of the Queensway Conservation Area and have regard to the materials, layout, height and scale of the existing townscape. Original architectural details should be retained and kept in good repair.

Any proposal should take into account the character of its context. Policies, DES 1 a should be consulted on the principles of Development, DES4 for infill development and DES5 should be consulted on alterations and extensions.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES 9 C encourages reinstatement of missing traditional features to the original design detail and materials.

Other relevant Supplementary Planning Guidance and Documents are noted throughout the audit.

Roof Profiles

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

4.62 The mixed architectural character, scale and uses within Queensway are, unsurprisingly, reflected in a variety of roof profiles.

4.63 The northern and southern edges of the conservation area have the largest variety in roof profiles and styles, and buildings are of more mixed scale. Here, there are a number of Edwardian buildings which display more eclectic roof forms than their mid Victorian predecessors, with a range of pitched, mansard and gabled roofs.



Figure 47: Flamboyant Late Victorian roofscape to 129 Bayswater Road

4.64 Fronting Bayswater Road, the former Coburg Hotel displays a typically flamboyant Edwardian roofscape of turrets domes and gables (Figure 47). Mansion blocks along the length of the street are generally tall at 6-7 storeys in height, and tend to have roof storeys and mansards, which form an integral part of their design. Some of the later 1930s mansion blocks, however, have flat roofs.

4.65 In the central section of the street, Victorian terraces predominate and these have the most consistent roofline. Thus, the eastern side of Queensway

includes groups of terraced houses with roofs set behind a continuous parapet (Figure 48). A smaller, early group at 177-181 Queensway, to the north of the conservation also forms a group with roofs set behind a straight parapet.



Figure 48: Victorian terraces with roofs set behind parapet cornice

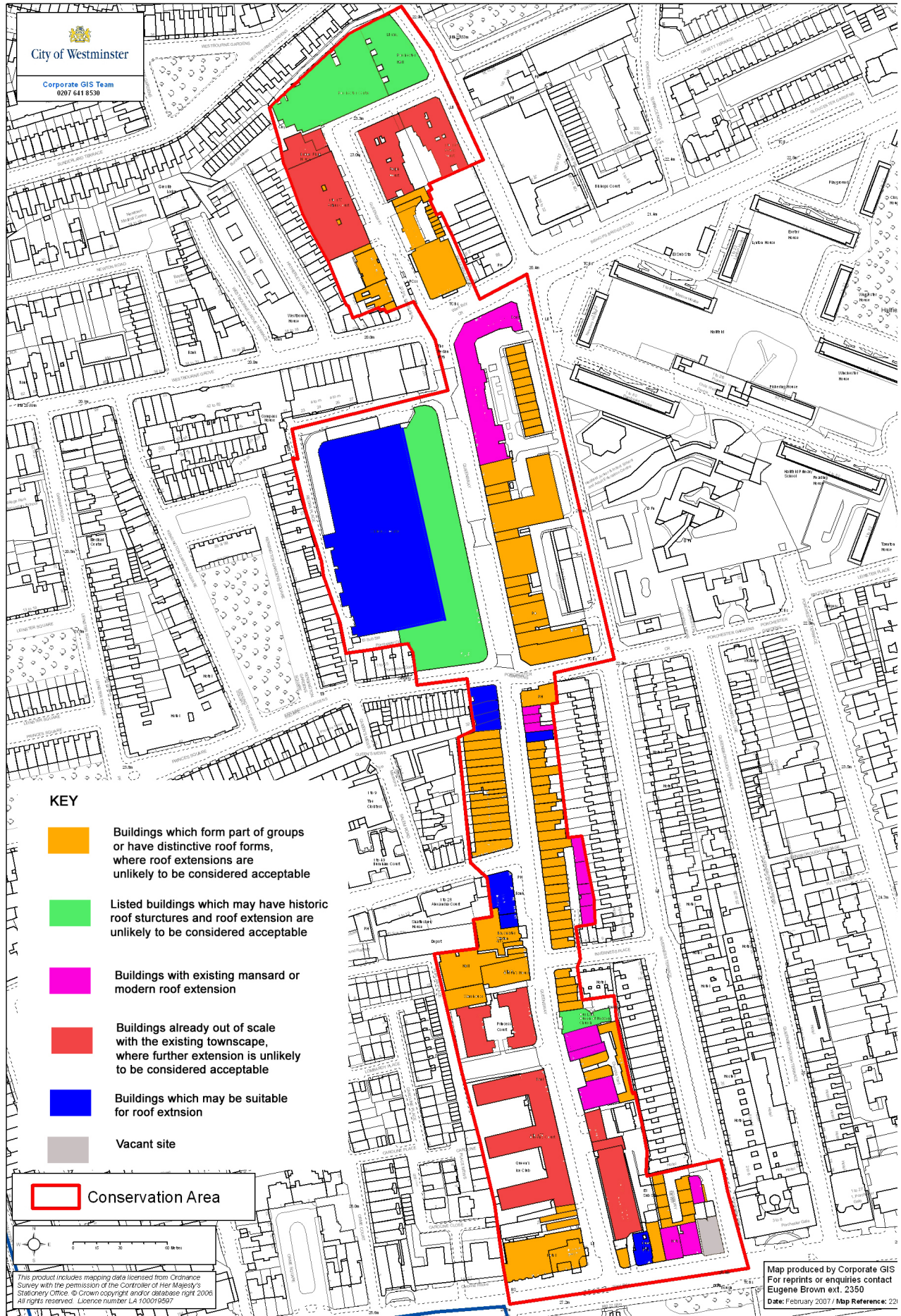
4.66 As part of the Conservation Area Audit, a survey of these roof profiles has been undertaken, identifying where buildings have already been extended, or are designed with an existing roof storey. This includes identifying where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roof is exposed to long views from public places. This survey has been undertaken from street level.

4.67 Buildings where it is considered upward roof extension is unlikely to be acceptable are shown on the map at **Figure 49**.

Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable without proper justification.

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

Figure 49: Buildings where roof extensions are unlikely to be acceptable



Unlisted Buildings of Merit

4.68 There are only three listed buildings within the Queensway Conservation Area; these described in the architecture section above. The limited number of listed buildings reflects the predominantly late 19th and early 20th Century date of most of the buildings, a period from which only the very best buildings of their type are listed.

4.69 However, more modest unlisted buildings also contribute to the character and quality of the local area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in the audits as 'Unlisted Buildings of Merit'.

4.70 Within Queensway, a wide range of buildings are considered to contribute to the character of the area. Of particular note are the mid Victorian terraces at the centre of the area, which provide a reminder of the original scale of the buildings which once lined the whole of Queensway.

4.71 Later buildings are, however, also of interest in terms of the development of the area. The 20th Century mansion blocks, although often out of scale with earlier townscape, are good examples of their type. Examples include Claremont Court and Princess Court. Other individual buildings of interest include the Queen's Cinema, with its Art Deco detailing, the tube stations and the attractive public houses, all reflecting aspects of the area's history and development.

4.72 By definition these properties are considered to be of value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted.

4.73 Those buildings which have been identified as Unlisted Buildings of Merit are listed below and identified on the map at

Figure 50.

Bayswater Road

129-134, 122-125

Bishop's Bridge Road

96-98 (former Queen's Cinema)

Fosbury Mews

1-8

Inverness Mews

1-7

Porchester Road

Peter's Court

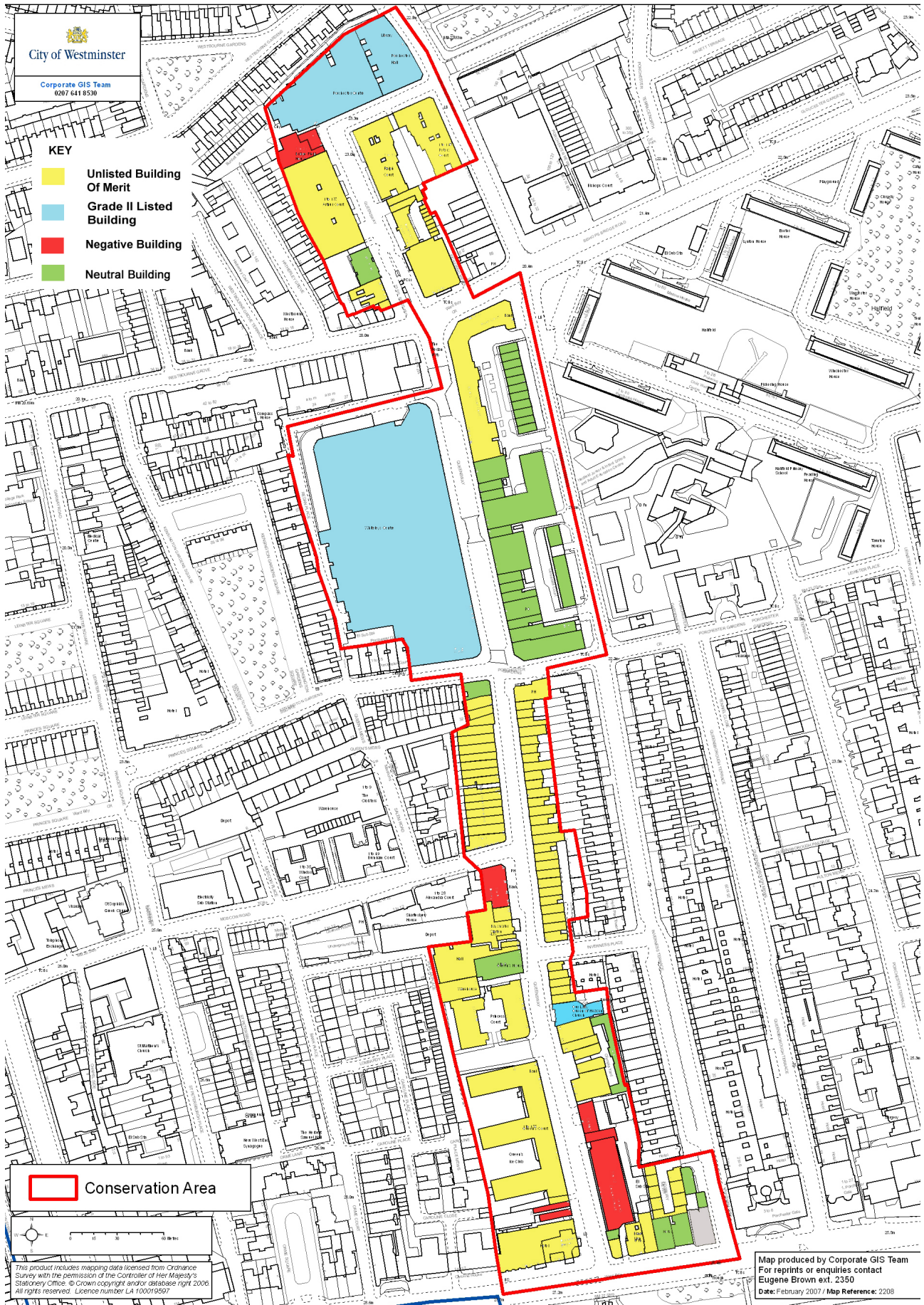
Queensway

30-44 (even), 48-112 (even), Inver Court and Riven Court, 85-89 (odd), 103-129a (odd), 175-181 (odd),

Claremont Court, Arthur Court, Ralph Court, Princess Court, Queen's Court, Queensway Underground Station.

Policy DES9 B states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute positively to the character and appearance of the conservation area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area. The requirement may be balanced against the City Council's other policy objectives.

Figure 50: Unlisted Buildings of Merit, Listed Buildings, Neutral and Negative Buildings



Landmark Buildings

4.74 Landmark buildings are those that due to their height, location and detailed design stand out from their background. They contribute significantly to the character and townscape of the area, being focal points or key elements in views.

4.75 Most of the buildings along Queensway are relatively simply detailed and designed, and there are therefore few prominent landmarks.

4.76 The most notable landmark building is **Whiteleys**, which stands out both as a result of the large plot it occupies and its historical significance within the area and as London's first department store.

4.77 On Bayswater Road, the former Coburg Court Hotel (now Hyde Park Hilton) at **129 Bayswater Road** is also considered to be landmark due to its flamboyant roofscape, prominent corner location and visibility over a large area and from Hyde Park.



Figure 51: 129 Bayswater Road

4.78 Occupying a corner site with Bishop's Bridge Road the **Queen's Cinema** also forms a landmark due to its striking design and prominent location.

4.79 At the north end of the Conservation Area, the **Porchester Centre and Porchester Hall** forms the termination of both Queensway and Porchester

Square and stands out due to its function as a public building, its Portland stone construction and more flamboyant architecture than its immediate neighbours. Landmark Buildings are shown on the map at **Figure 53**.

Views

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

4.81 Metropolitan views include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the river Thames. They also include views within and across Westminster, particularly views of famous London landmarks.

4.82 Local views are views of local importance, tend to be shorter, and can be of natural features, skylines, smaller landmarks and structures, as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.83 The densely developed character of this conservation area, means there are few long views and no metropolitan views have been identified within the conservation area.

4.84 However, there are several views of local importance. These are shown on the map at **Figure 53** and are listed below.

- View from Bayswater Road to the trees and open expanse of greenery in Hyde Park.
- View from the end of Queensway/ Porchester Road towards the mature trees and green space of Porchester Square, with the backdrop of listed terraced houses.
- View looking north up Queensway towards the Porchester Centre, which closes the vista.

- View from Queensway towards Whiteleys, which forms the most prominent landmark on the street.
- View from Inverness Terrace looking into the green open space of the Hallfield Estate.
- View to Queen's Cinema from Queensway

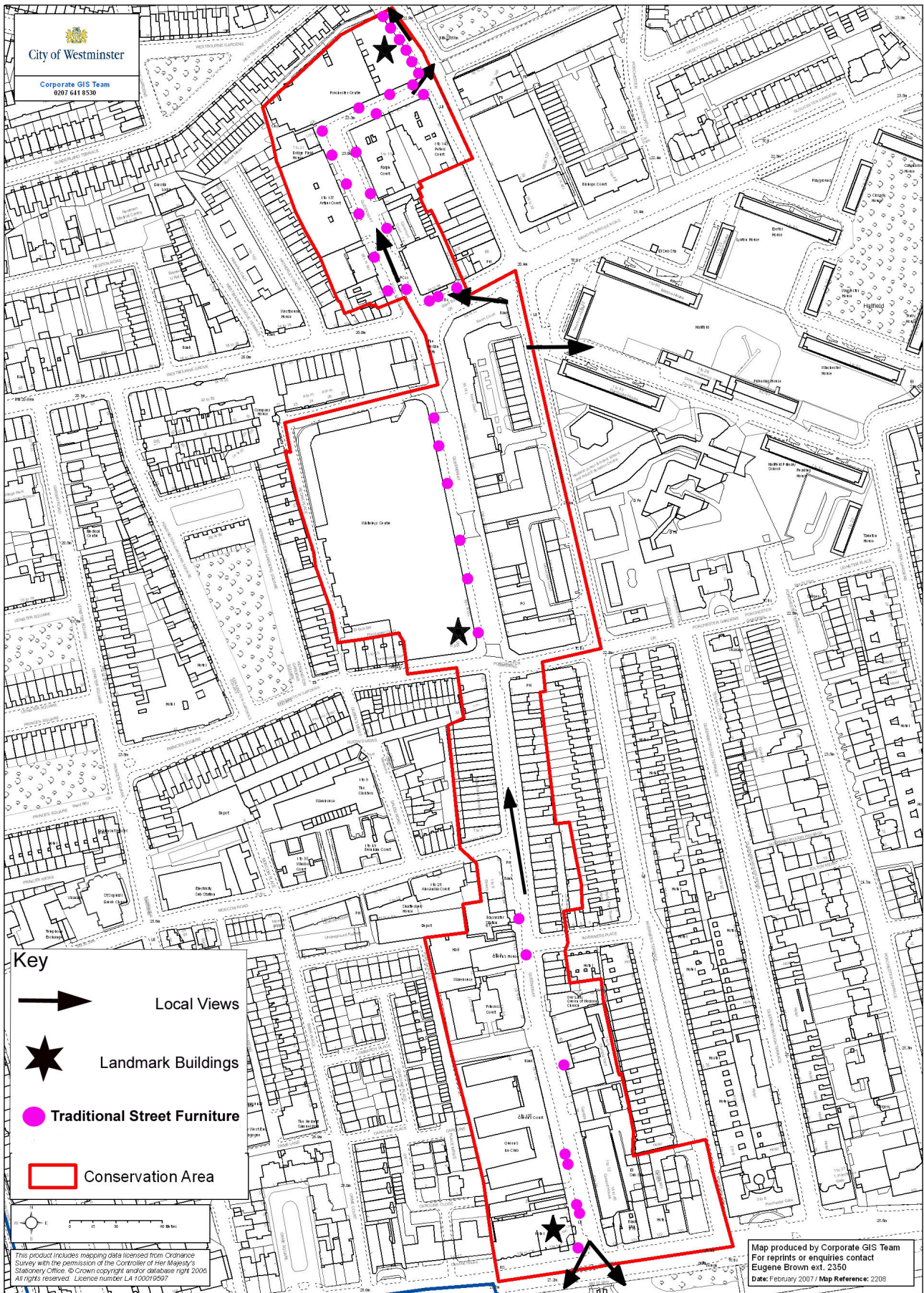


Figure 52: View into Porchester Square Gardens

In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views is set out in the UDP at DES 14. DES9 F seeks to protect the setting of conservation areas, having regard to local views into and out of the area.

Reference should also be made to the Greater London Authority's emerging View Management Framework and Westminster City Council's emerging Supplementary Planning Document on Metropolitan Views.

Figure 53: Views, Landmark Buildings and Traditional Street Furniture



Local Townscape Detail

4.85 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Westminster streetscape as well as enhancing individual areas of character within the City.

Street Furniture

4.86 Westminster has a fascinating collection of historic street furniture, some of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter from detracting from its setting.

4.87 Although it is a small conservation area, Queensway retains a rich variety of traditional street furniture. The range and quality of these smaller features adds an additional interest to the area.

4.88 Street lighting in Queensway comes in a variety of designs, with lampstandards ranging from historic examples to modern replicas of traditional designs, interspersed with contemporary standards. The map at **Figure 53** shows the positions of traditionally detailed or historic lampstandards. These are dispersed throughout the conservation area, with a particular concentration towards the north of Queensway.

4.89 Along Porchester Road, is a group of six attractive triple-head lampstandards (Figure 54). These ornate examples are contemporary with Porchester Hall, 1925-9.

4.90 Outside Whiteleys are two types of traditional lampstandards (Figures 56 and 57). These triple and single headed examples have octagonal cast-iron bases and may also be contemporary with the rebuilding of Whiteleys in 1908-12.



Figure 54: Triple-head lampstandards along Porchester Road



Figure 55: Lampstandard with Nico lantern outside Porchester Centre



Figure 56 and 57: Traditional lampstandards outside Whiteleys

4.91 There are modern, but sympathetically detailed lampstandards positioned at the north end of Queensway (Figure 55). Further south, outside the no. 36 Queensway is a single Windsor lampstandard.

4.92 Some traditional furniture affixed

to buildings also provides interest to the street scene in the conservation area. Outside Queensway Underground Station are finely detailed decorative brackets with slender drop lights (Figure 58). The Black Lion Public House also has an over-sized lantern outside its entrance. Whiteleys has a boxed clock projecting from first floor level.



Figure 58: Ornate lamp brackets attached to Queensway Underground

4.93 At the southern end of Queensway is a free-standing clock (Figure 59); a replica of the original clock installed to direct people emerging from the station to Whiteleys. With an ornate cast-iron base and internally illuminated face, the clock adds local distinctiveness to the character of this end of Queensway.



Figure 59: Whiteleys clock, corner of Queensway and Bayswater Road

4.94 For such a small conservation area, Queensway contains a large number of red K6 type telephone boxes (Figure 60). These replicas of Giles Gilbert Scott's original 1936 design provide familiar and attractive elements in the street scene. Similarly, there are also a number of oval double aperture red pillar boxes.



Figure 60: Pair of K6 type phone boxes at the south of Queensway



Figure 61: Double pillar box outside Bayswater Underground

4.95 In addition to these more unusual examples, there is also a range of modern street furniture including City of Westminster Bollards, parking meters, modern lamp standards and traffic signs. The large amount of street furniture in the area contributes to a sometimes cluttered street scene (see Negative Features below).

Policy DES7 B intends to protect these historic and characteristic features of the street scene.

Street Surfaces

4.96 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well-designed, maintained and in high quality materials, contributes to the character of an area, providing the backdrop to the surrounding buildings.

4.97 Street surfaces in Queensway are predominantly made up of conventional modern paving slabs or Tarmac, with some granite kerb stones. There is very little remaining in terms of historic street surfacing, though that which exists adds to the character of the area.

4.98 Fosbury Mews has the best preserved traditional surfacing in the conservation area, consisting of granite setts. This adds a sense of intimacy to this more private space. A large York stone slab has been retained outside no. 56 Queensway, on the corner with Inverness Place.



Figure 62: Granite setts in Fosbury Mews

POLICY & FURTHER GUIDANCE

UDP policy DES7 E seeks to promote good quality paving materials by the Council and in private schemes.

For guidance on best practice relating to both street furniture and public realm works, the Westminster Way is the council's emerging public realm manual.

Railings, Decorative Ironwork & Boundary Walls

4.99 Decorative ironwork such as railings and balconies, along with distinctive boundary treatments, can contribute significantly to the character of a conservation area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.

4.100 The majority of buildings in the Queensway Conservation Area front directly onto the street, with no intervening boundary treatment and consequently there are few examples of boundary walls and railings.



Figure 63: Boundary treatment, Claremont Court

4.101 At the north end of Queensway, the street has a more residential character and the mansion blocks are set back behind low boundary walls. Claremont Court is set back behind a low brick wall broken with taller pillars with double gate and a mature hedge (Figure 63). At the opposite end of the conservation area, the separate character of Fosbury Mews is emphasised by stucco gate piers, these surmounted by acorn shaped urns (Figure 64).



Figure 64: Gate piers to Fosbury Mews

4.102 While there are few examples of boundary treatments in the conservation area, other forms of decorative ironwork do make an important contribution to character. At the northern end of Queensway, just beyond Bishop's Bridge Road is a below ground public toilet. This is surrounded by elaborate cast iron railings with the entrances covered by iron arches (Figure 65).



Figure 65: Public convenience, north Queensway

4.103 Other examples of decorative ironwork are the attractive balconettes and pot retainers affixed to the first and second floors of the Victorian terraces, particularly those on the east side of Queensway. Some have single balconettes outside each upper storey window while others have continual balconies across the building's length (Figure 66).



Figure 66: An finely detailed balcony at first floor level, 96 - 98 Queensway

The City Council will seek to preserve and repair boundary features of interest. Council policy in respect of these is DES7 C & D and further guidance can be found in the design guide 'Railings in Westminster: A guide to their Design, Repair and Maintenance.'

Shopfronts

4.104 Shopfronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and conservation areas as a whole, and can be of historic and architectural interest in their own right.

4.105 Given the commercial character of Queensway, the street has retained very few original shopfronts. However, remnants of traditional shopfront detail do remain, for example in decorative surrounds, fascias and pilasters. Such features add character and interest to the street and are often repeated along groups.

4.106 The display windows and surround to the Whiteleys store has retained much of its original character. The double-height display windows have leaded lights in the upper level and large openings to the ground floor, with bronze glazing bars and balcony detailing adding decoration to each opening, which are subdivided by giant Doric pilasters.

4.107 No. 101 Queensway, the ground



Figure 67: Whiteleys shopfronts detail, showing the traditional canvas blinds

floor of Inverness Mansions, has retained its original Edwardian surround (Figure 68). Although the shop frame itself is a modern insertion, the ornate plasterwork and Classical detailing is an important remnant of Queensway's former appearance.

4.108 The ground floor of the former



Figure 68: Original shopfront surround at 101 Queensway

Coburg Court Hotel next to Queensway Underground, has also retained much of its original stone surround with carved capitals and segmental arched openings, which form a group at the entrance to Queensway Station (Figure 21).

4.109 At 210a Queensway is an attractive but simply detailed surround from 1904, with stone stallriser and recessed entrance to the right of the display window (Figure 69).



Figure 69: Shopfront at 210a Queensway

4.110 Along both sides of Queensway, shopfronts retain parts of their original surrounds, with carved timber console brackets marking the original fascia levels and pilasters. Figure 70 shows a typical example.

4.111 The public houses in the



Figure 70:
No.127
Queensway

conservation area have retained their traditional fronts more completely than the shopfronts.

4.112 At the southern end of the conservation area, is the Black Lion (Figure 71). Although rebuilt, this has a long historical association with the site and Queensway. It fronts onto the Bayswater Road and has an angled entrance with a large overhanging lantern above the door. The dark granite stallriser supports multi-paned windows which are subdivided by red granite pilasters with Corinthian capitals. The glass fascia has etched black and gold lettering.



Figure 71: Black Lion pub front, Bayswater Road

4.113 Further north, the Prince Alfred occupies the corner plot with Porchester Gardens (Figure 72). This attractive pub

and former hotel has Classical detailing with a large portico forming the main entrance. A cast iron balcony runs along the top of the fascia. The timber stallriser support large windows subdivided by Ionic columns.



Figure 72: The Prince Alfred, Queensway

4.114 The city council seeks to retain original fabric wherever possible. In addition new signage should use materials and detailing sympathetic to the age and style of the building above and the conservation area as a whole. Within Queensway, many shopfronts have undergone unsympathetic alteration and this has had a significant impact on character. Further information on this is provided in 'Negative Features', Section 5.

The relevant City Council policy concerning historic shopfronts and the design of new ones is DES5 C. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992). Guidance specific to pubs and cafes can be found in 'Food and Drink Premises'

Public Art

4.115 Westminster has a high concentration of public art, both in its streets and open spaces, and integrated into its buildings. In Queensway, examples of public art are limited and those which do

exist tend to take the form of artistic details integrated into buildings, rather than the free-standing sculpture and fountains that are common in other parts of the city .



Figure 73: Decorative stone panels at no. 122 Bayswater Road

4.116 A number of the late Victorian and Edwardian buildings contain decorative relief panels which both enliven the building and the streetscape as a whole (Figure 73).

4.117 The Our Lady Queen of Heaven church at 46 Queensway contains a colourful mid-late 20th Century mosaic within a blind window. The mosaic depicts Jesus crowning Mary, along with a range of other Christian iconography (Figure 74).



Figure 74: Mosaic panel to Our Lady Queen of Heaven Church

4.118 The decorative treatment to Whiteleys includes a number of sculptural elements, both three dimensional and in relief. A large bronze sculpture at the northern entrance to Whiteleys depicts two

women, one in furs with ice skates and the



Figure 75:
Bronze sculpture,
Whiteleys



Figure 76: Trade,
Whiteleys

Figure 77: Industry,
Whiteleys

other with grapes, bearing a cartouche with the monogram WW (Figure 75).

4.119 Above the southern entrance are a pair of allegorical figures, carved in the same Portland stone as the rest of the facade. On the Queensway elevation is a female figure with trident and ship's prow, possibly Trade, and on the Moscow Road elevation is a figure with gear and anvil, probably Industry (Figures 76 & 77).

4.120 Other sculptural ornament on Whiteleys includes lions heads to the corner cupola, and a large relief carving of a coat of arms on the central tower.

4.121 Although not explicitly public art,

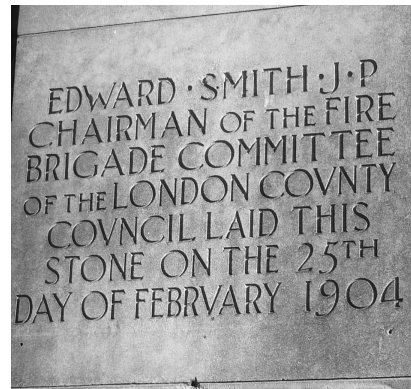


Figure 78:
Carved stone
outside
no. 210a
Queensway

some buildings in Queensway have small artist or craftsman designed details which make a positive contribution to the character of the area and also reflect the area's history. Outside no. 210a Queensway, for example, is a carved stone reflecting the existence of a fire station here (Figure 78). The mosaic detail to the Queen's Cinema is also an attractive reminder of the building's history.

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

Trees & Soft Landscape

4.122 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as bringing environmental benefits. Often a single tree can provide a focal point, whilst avenues or a group of mature trees may form part of an historic planting scheme or an estate layout.

4.123 Street trees form an important part of the character of Queensway, softening what is otherwise an unremittingly hard urban landscape. The majority of the trees are deciduous and the impact of the trees on the street scene is minimal during the winter months, but significant over the rest of the year.

4.124 There are four distinct groups of trees in the conservation area, each containing a different mix of species. All of them however are relatively young.

4.125 The southernmost group, stretching from Bayswater Road to Queen's Court, consists of London Planes, Hawthorns and Privets.

4.126 The stretch of Queensway adjacent to Whiteleys is well planted with a mixture



Figure 79: Trees make an important contribution to softening the townscape on Queensway

of Cherry, Alder and Ginkgo.

4.127 The L-shaped section of Queensway at the northern end is relatively densely planted with 17 trees, mainly Crab Apple. The trees on these three sections, with the exception of the Plane trees, are trees of small habit.

4.128 Finally, there are a number of trees along Inverness Terrace, including Ash, Plane, Ginkgo and Cherry.

4.129 On the corner with Inverness Terrace and Porchester Square Gardens is a small, raised-bedded garden, named Lady Samuel's Garden. Dedicated to Beatrice Countess Samuel, this is the only soft landscaping within the conservation area and provides a welcome contrast to the built character of the area.

4.130 Beyond the conservation area, at the north and south extremes, are the ample open spaces of Porchester Square Gardens and Hyde Park/ Kensington Gardens. Glimpses into these open spaces, and into the spaces of the Hallfield Estate, which contain mature trees and soft landscaping, helps to break up the predominantly urban landscape of Queensway.

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

Policy ENV 16 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area. Advice on trees and their protection is given in the City Council design guide: 'Trees and Other Planting on Development Sites.'

Characteristic Land Uses

4.132 Land uses also contribute significantly to the character and appearance of the conservation area. Uses have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of the public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of an area. Different users of buildings and spaces also change and influence the area's character over time.

4.133 The vibrant character of Queensway derives in large part from the mixture of land uses it supports. Although first development in the early 19th Century was for residential purposes, as it developed in the mid-19th Century, many commercial premises were built and Queensway quickly became synonymous with shopping; this in large part due to the presence of Whiteleys from the mid 19th Century.

4.134 Today, retail and commercial uses continue to dominate the ground floors along Queensway, and the area is identified within the Unitary Development Plan as a District Centre, recognising the importance of its retail function. Whiteleys was converted into a shopping centre in 1989 and remains the focal point for retail activity; its long historical association with the street being fundamental to the area's character.

4.135 Yet despite its reputation as a retail centre, Queensway also houses a large residential population both in the upper storeys of terraces and in the many large 20th Century mansion and flat blocks along the street.

4.136 There are also a range of restaurants and pubs. There are several purpose built public houses, as described in Townscape Detail above, which make a contribution to the character of the area.

Particular concentrations of Chinese and North-African and Middle-eastern restaurants are present to the south of the street and also contribute to the area's vitality and diversity.

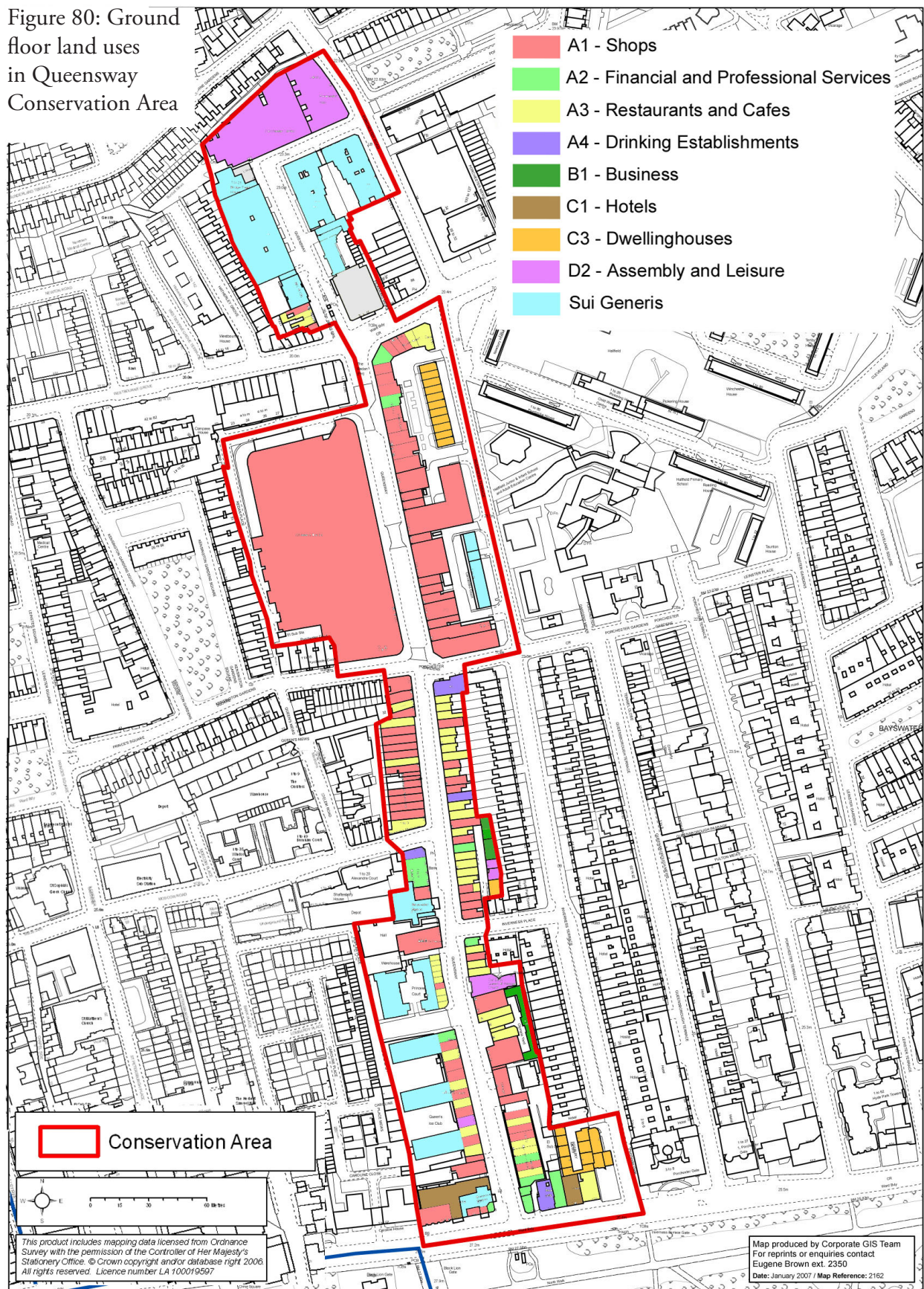
4.137 Recent years have seen a growing number of such restaurant, pub and entertainment uses within the conservation area. These have had a notable impact on the character of the area and the ground floor frontages, not all of which has been sympathetic. In recognition of the environmental impact of these uses, the Council has designated the Bayswater/Queensway stress area, to prevent undue proliferation of such uses, to the detriment of residential amenity.

4.138 Other large land uses in the area include the hotels located to the Bayswater Road, and the Public Baths, Hall and Library at the north of the street. The Queens Ice Bowl is also an important recreational facility, which houses Westminster's only permanent ice rink.

4.139 A map showing ground floor land uses can be found at Figure 80.

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

Figure 80: Ground floor land uses in Queensway Conservation Area



5 NEGATIVE FEATURES & ENHANCEMENT

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

5.2 Throughout the Queensway Conservation Area, there are numerous examples of casual or thoughtless treatment of buildings, which has had an adverse impact on the character of the area.

Shopfronts and Signage

5.3 Queensway is notable for its shopfronts; the area once known as the 'Bond Street of the West'. Today almost every ground floor use south of Westbourne Grove is a shop, restaurant or bank. This means that the quality of shopfronts in Queensway has a significant effect on its character.

5.4 Many shopfronts are of poor quality: this in terms of their design detail, materials, signage, illumination, or presence of other clutter such as shutter boxes. Improvements to shopfronts therefore present a significant opportunity for enhancement, which the council will encourage through the development control process (see Management Proposals below).

5.5 At present, the design, materials and subdivision of shopfronts frequently fails to make reference to the building above. Whilst some shopfronts do retain elements of original detail in their surrounds, this has not been consistently kept across groups. Thus, at nos 58-112 Queensway, whilst the architectural treatment to the upper storeys

is consistent, and the shopfronts are set below a continuous line of balconies, the individual shopfronts vary and fail to respect the rhythm and character of the Victorian terrace above. This lack of a consistent approach to shopfront design contributes to a more chaotic street-scene.



Figure 81: This over large fascia has been affixed to the original stone surround, ignoring the proportions established in the design of the original building

5.6 Fascias along the street are of greatly varying proportions and materials. Many are poorly designed or oversized and these often use poor quality modern materials such as plastics and laminates. Figures 81 and 82 show some examples of over large fascia signs which are in poor materials and fail to reflect the framework set by the original building.



Figure 82: this shopfront to Bayswater Road has been built out, with a large unsubdivided fascia in modern materials which extends to the base of the window, overpowering and obscuring detail to Victorian building above.

5.7 The retention of original frontage widths, relating to the building above is particularly important and, in some instances, the amalgamation of units has ignored the original frontages, with fascias spreading across two units.

5.8 Proposals for new fascia signs should respect the design of the parent building to which they belong, and fascia sizes, depth and heights should be consistent within a single building type or groups.

5.9 The materials of the shopfront as a whole should also relate to the age and style of the building above. Thus, a traditionally detailed shop with painted softwood surround and stall riser may be most appropriate in a Victorian terrace, whilst other materials such as bronze or tile may be appropriate in 20th Century buildings. Subdivision of the shopfront and glazing should also reflect the detail of the building above. Modern design should be uncluttered in appearance. The diagram below shows the principal components of a shopfront, which should provide the framework for shopfront design.

5.10 Other signage also has a significant impact on the area. There are a large number of projecting box and hanging shop signs (Figure 83 & 84). Methods of illumination also have a significant impact on character. There are numerous internally illuminated signs as well as poorly sited or bulky external illumination. Internal illumination in particular has a brash appearance which detracts from the character of the area.

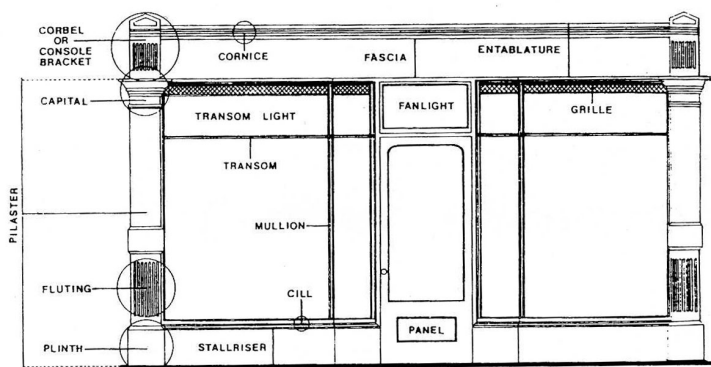
5.11 Other elements affixed to shop units contribute to visual clutter, for example plastic canopies and non-retractable Dutch blinds. Some shopfronts also have inappropriately designed security shutters with projecting box housing.



Figure 83: Projecting box signs contribute to visual clutter

The Principal Components of a Traditional Shopfront

The diagram below shows the elements which make up a traditional shopfront. These should be used as a framework for shopfront design, although different treatment of these and the choice of materials available offers scope variety in styles of shopfront, whether modern or traditional.



Fascia: should not be too dominant or extend beyond the shopfront frame

Pilasters: provide the vertical frame to the edges of the shopfront

Stallriser: Provides a solid base to the shopfront design.

Further advice on shopfront design can be found in the council guidance note 'Shopfronts, Blinds and Signs: A Guide to their Design' (1990).



Figure 84: Projecting box signs, oversize plastic lettering and blinds

5.12 Finally, there are a number of vacant and boarded up units, which create blank frontages and give the area a run-down feel (Figure 85).



Figure 85: Boarded up shopfronts have a negative impact on the character of the area

Clutter

5.13 The shop and restaurant uses prevalent also bring with them a large amount of other clutter which extends into the street. A wide range of A-boards, display stands merchandise and signage combine to create a cluttered street scene (Figure 86).

5.14 Further to this, some shops and restaurants in Queensway have had their forecourts built outwards to create a platform (Figure 87). This disrupts the unity

of groups of buildings, and also creates obstruction reducing the accessibility of shop units and the street. Features which project out into the highway including seating areas, signage and canopies will often be unacceptable. Fully openable shopfronts will also be resisted. Further advice can be found in the Council's Supplementary Planning Guidance on Tables and Chairs (2005) and Guidance on Food and Drink Premises (1999).



Figure 86: A-boards contribute to a congested streetscene



Figure 87: Shopfront with raised platform to the front

Poorly located Plant, services and air-conditioning equipment

5.15 The large number of restaurant uses on Queensway require a range of plant, flues and air conditioning, which has not always been carefully designed and sited. There are numerous examples of air-conditioning equipment, flues and other plant in obtrusive locations (Figure 88). Plant and flues should normally be located



Figure 88: Plant to the rear of Queensway

within the building envelope. Where plant must be sited externally it should always be sited in a position where it is least visually obtrusive and should be concealed in appropriate housing. See the council's 'Plant and Machinery' supplementary planning guidance for more detail.

5.16 Due to the amenity impact of plant, impacts on other commercial uses, adverse effects on the local environment and inappropriate change to the character and function of the conservation area, Queensway has been designated a Stress Area. This means that no new entertainment uses will be permitted except in exceptional circumstances (policy TACE 10, Unitary Development Plan 2007).

Satellite Dishes, aerials and Telecoms equipment.

5.17 Telecoms equipment can also contribute to visual clutter. Antennae and satellite dishes can have a significant and detrimental impact on both short and long distance views, whilst associated wiring, where poorly located, is unsightly. Such equipment should always be positioned to minimise its visual impact.

Building Maintenance and Minor Works

5.18 In some parts of Queensway, buildings are in a poor state of repair, with peeling paintwork leading to a rundown appearance and detracting from the area as a whole.

5.19 Other buildings have had brickwork painted for example in Fosbury Mews or have been rendered in unattractive cement render. The ground floor to the corner building at Queensway tube has been unsympathetically painted. Such painting can cause lasting damage to the brick or stonework, and is extremely difficult to remove.

Loss of architectural detail

5.20 Small elements of original architectural detail are very important to the character of individual buildings and the area as a whole. In particular loss of original windows and doors has an impact on character.



Figure 89: Replacement uPVC Window (left) and original steel framed window (right)

5.21 Fosbury Mews, off Inverness Terrace is a largely intact mews of seven two storey houses. There have been some instances however of the loss of original windows and changes to ground floor openings. While these changes are not always controlled by planning permission, owners are encouraged to retain original window forms where they survive, and to reinstate them where they have been lost.

5.22 There are also instances in the mansion blocks and terraces on Queensway of the replacement of original Crittall or sash windows with aluminium or uPVC double glazing (Figure 89).

Public Realm, Street Furniture and Clutter

5.23 There is a large amount of street furniture in the area in a variety of designs, not all of which contributes to the character of the area. Rationalisation of street furniture would be beneficial and help to reduce visual clutter and improve accessibility for all.

Individual Sites and buildings

5.24 In addition to these general issues, a number of individual buildings and sites on Queensway are considered to have a negative impact on the character of the area as a whole; this due to their scale, detailed design, alterations or materials which fails to respect their context. Most of them predate the designation of the Queensway Conservation Area in 2002. Negative buildings are shown on the map at **Figure 50**.

5.25 **7-9 Queensway** is a small infill (Figure 90) building in red brick between the stone clad Queens Court and the Hilton Hotel. Its very small scale in relation to the adjoining buildings, its detailing and oversize signage combine to have a negative impact on the area. Its solid roller shutter creates dead frontage outside of opening hours.



Figure 90: 7-9 Queensway

5.26 **Dukes Court (91-99 Queensway)** is a four storey 1970s block with a bank and public house to ground floor level (Figure 91). The building is a simple box of bland design and has been inserted without regard to the character or appearance of the adjoining buildings.



Figure 91: Duke's Court

5.27 **Consort House** at 6-26 Queensway is a 1972 podium and tower block by brutalist architect Owen Luder. Whilst the design is of some interest, the tower is out of scale with the southern end of Queensway, and is visible in long views from Hyde Park and the overall composition has an extremely horizontal

emphasis, which fails to respect the original small plot widths of the adjoining terraces.



Figure 92:
Bridge Field
House

5.28 Bridge Field House, adjacent to the Porchester Baths is an eight storey block clad in grey small unit tiles (Figure 92). Whilst the scale of this building is similar to the adjacent mansion blocks, it has blank utilitarian design next to these other more domestically detailed buildings. The large paned, aluminium framed windows and grey tiles contribute to its stark appearance.



Figure 93: Vacant site on Bayswater Road

5.29 Vacant Sites and Buildings: Bayswater Road. The redevelopment of the vacant site at the corner of Inverness

Terrace and Bayswater Road (Figure 93) presents an opportunity to improve the character and appearance of the conservation area. At the time of writing surrounded by hoardings, and flanked by the two blank end walls of adjacent buildings, the site is a derelict and unattractive corner to the conservation area. Permission has been granted for development of this site. Queen’s Cinema is also currently vacant and would benefit from re-use.



Figure 94: Rear of 138 - 142 Queensway

5.30 Rear of 138-142 Queensway, Inverness Terrace. The portion of Inverness Terrace opposite the Hallfield Estate includes some unattractive service areas which do not contribute to the character of the area. The rear of the supermarket at nos. 138-142 Queensway has a large blank wall which presents a particularly unattractive appearance (Figure 94). This stretch of Inverness Terrace would benefit from better maintenance and appropriate screening.

POLICY AND FURTHER GUIDANCE

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible. Any proposal will be judged against policies DES1 and DES9.

6 Management Proposals

6.1 It is expected that the effective management of the Queensway Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within this audit therefore identifies those elements the council will seek to protect, as well as negative features which may present opportunities for change or enhancement.

6.2 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the Conservation Area are listed in the Directory, which follows this section. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of Queensway Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 5.

Issue/ Negative Feature	Action
<ul style="list-style-type: none"> • Shopfronts 	<ul style="list-style-type: none"> • Where elements of original shopfronts exist, these should be retained and reinstatement of original design and missing detail will be encouraged as part of any refurbishment schemes • A higher standard of new shopfront design will be encouraged in all new proposals, specifically seeking to encourage use of higher quality of materials, seek to reinstate consistency of shopfront proportions across groups, retaining original frontage widths and ensuring fascias are set within the original shopfront framework and do not obscure architectural detail • Resist any further proposals for internal illumination • Undertake shopfront survey to establish where elements of interest remain and allow monitoring of future unauthorised works to shopfronts, pursuing enforcement action where possible • Increase circulation and availability of the audit and shopfront design guides to shop owners
<ul style="list-style-type: none"> • Proliferation of signage 	<ul style="list-style-type: none"> • Resist projecting box signage in future shopfront applications • Consider the designation of a Regulation 7 Direction for the Queensway area to control the proliferation of estate agent's boards

<ul style="list-style-type: none"> Public Realm/ Street Furniture 	<ul style="list-style-type: none"> Queensway is one of the streets selected to form part of the council's Civic Streets programme. This will identify and undertake improvements to the public realm. De-cluttering initiatives to be promoted to reduce street clutter and promote consistent approach to street furniture design
<ul style="list-style-type: none"> Plant, Wires and Flues 	<ul style="list-style-type: none"> Removal, re-siting or re-housing of any redundant or poorly located pipework, wires and alarms etc to be sought as part of any new development or refurbishment proposals Prepare new guidance note on Plant and Air conditioning to encourage awareness of best practice Enforcement action to be taken to secure the removal of unauthorised accretions where possible
<ul style="list-style-type: none"> Unsympathetic sites and infill development 	<ul style="list-style-type: none"> High quality schemes for redevelopment/ enhancement of sites identified as negative will be encouraged Any new proposals for infill development should be of a high design quality and reflect the historic plot widths, predominant scale, and architectural detail of adjoining buildings within the conservation area. Applications should include an analysis of the character and appearance of the conservation area, making reference to findings within the audit
<ul style="list-style-type: none"> Loss of Architectural Detail 	<ul style="list-style-type: none"> Reinstatement of original design detail to be encouraged as part of any refurbishment schemes Raise awareness of original design detail by increasing circulation of the audit and design guides to property owners and developers Enforcement action to be pursued on unauthorised works, where possible
<ul style="list-style-type: none"> Poor maintenance 	<ul style="list-style-type: none"> Raise awareness of best conservation practice and the importance of timely maintenance of historic properties through improving access to information and increasing circulation of the audit and design guides to property owners and developers Monitor condition of properties and if situation deteriorates liaise with owners and if necessary consider use of Section 215 Notices Monitor condition of Queen's cinema and promote appropriate re-use of the building

7 GLOSSARY OF TERMS

Acanthus

A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings

Accretions

A gradual build-up of small additions and layers

Aedicule

The framing of a door, window, or other opening with two columns, PIERS or PILASTERS supporting a GABLE, LINTEL, plaque or an ENTABLATURE and PEDIMENT

Architraves

The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window

Art Deco

From the Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes, 1925. An early 20th century movement in the decorative arts, architecture and fashion. Considered to be an opulent, eclectic style, influenced by a variety of sources. Characterised by use of materials such as aluminium and stainless steel and the use of bold forms, sweeping curves, CHEVRON patterns and sunburst motifs

Art Nouveau

Meaning 'New Art'. A movement that emerged at the end of the 19th century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.

Arts & Crafts

A major English aesthetic movement, at its height between 1880 - 1910. Inspired by the writings of John Ruskin, a reformist movement searching for authentic and meaningful styles as a reaction to the machine-made production of the Industrial Revolution. Its best known practitioner is William Morris, who founded the SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS.

Balconettes

A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more

decorative rather than functional

Baroque

An architectural style of the 17th and 18th centuries characterised by dramatic and exuberant decoration, using expansive curvaceous forms, large-scale and complex compositions. Used in palaces, churches and national buildings as a means of creating emotional involvement and a dramatic impression.

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window

An angular or curved projecting window.

Beaux Arts

Translated as "Fine Arts". A classical architectural style taught at the Ecole des Beaux Arts in Paris 1885-1920. Depended on sculptural decoration along conservative modern lines, using French and Italian BAROQUE and Rococo formulas with an impressionistic finish.

Bottle Balustrade

A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase.

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof, an essential part of CLASSICAL architecture, but accommodated Britain's wet climate.

Buttress

A mass of masonry or brick-work projecting from or built against a wall to give additional strength.

Canopy

A projection or hood over a door, window etc.

Canted

Architectural term describing part, or segment, of a façade which is at an angle of less than

90° to another part of the same façade.

Cantilevered

A horizontal projection (e.g. a step, balcony, canopy or beam) supported by a downward force. Without external bracing and appears to be self-supporting, cantilever construction allows for long structures without external bracing.

Capital

The head or crowning feature of a column.

Cartouche

An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed.

Casement Windows

A metal or timber window with side hinged leaves, opening outwards or inwards.

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand cast or mould rather than hammered into shape by a blacksmith. The allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chunkier, though more brittle, than WROUGHT IRON.

Chevron

A type of moulding forming a zig-zag pattern.

Chimney Stack

Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical

A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued in successive waves up to 1930s.

Coade Stone

An artificial cast stone with a mottled surface, invented in the late 18th century and used up to the early 19th century for all types of ornamentation.

Coal Hole Cover

A circular, metal or wooden plate covering a hole in the pavement where domestic coal deliveries were dropped into a vaulted bunker beneath the pavement

Colonnade

A row of columns carrying an ENTABLATURE or arches

Composite

A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.

Console

An ornamental bracket with a curved profile and usually of greater height than projection.

Coping

A capping or covering to a wall, either flat or sloping to throw off water.

Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member.

Corinthian

One of the CLASSICAL orders, which is an enriched development of the IONIC CAPITAL. Featuring stylized ACANTHUS leaves, which sometimes appear blown sideways. Unlike the DORIC and IONIC column capitals, a Corinthian capital has no neck beneath it, just a moulded ring or banding. The Corinthian column is almost always fluted.

Cornice

In classical architecture, the top projecting section of an ENTABLATURE. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it

Cresting

An ornamental ironwork finish along the top of a screen, wall or roof.

Cupola

A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.

Curtain Wall

A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include

windows and spaces between.

Dentil

Meaning 'tooth'. A small square decorative block used in series in CORNICES.

Doric

One of the CLASSICAL orders. Doric columns historically stood directly onto the flat pavement without a base; fluted and topped by a smooth CAPITAL that carried an ENTABLATURE.

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.

Dressings

Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.

Eaves

The under part of a sloping roof overhanging a wall.

Edwardian

Edwardian period refers to the reign of King Edward VII, 1901–1910, although is sometimes extended to include the period up to the start of World War I in 1914.

English Bond

A method of laying bricks so that alternate courses or layers on the face of the wall are composed of headers (end) or stretchers (long edge) only.

Entablature

The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.

Faience

A type of glazing used on ceramics.

Fanlight

A window, often semi-circular, over a door, in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia

The wide board over a shopfront, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Festoon

A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends

Finial

A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings

Flemish Bond

A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall

Fluting

Shallow, concave grooves running vertically on the shaft of a column or PILASTER.

Frieze

A decorative band running between the ARCHITRAVE and CORNICE.

Gable

The upper portion of a wall at the end of a PITCHED ROOF. Can have straight sides or be shaped or crowned with a PEDIMENT, known as a Dutch Gable.

Gauged brick

Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work

Gault brick

Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue brick.

Georgian

The period in British history between 1714 - 1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III.

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter

buildings than was possible with older styles. A series of Gothic revivals began in mid-18th century England and continued into the 20th century, largely for ecclesiastical and university buildings.

Grille

A fretted metal band, often in shopfronts, to allow for the flow of air.

Heterodox

A six sided feature.

Hipped Roof

A roof with sloped instead of vertical ends.

Ionic

One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.

Italianate

Describes the style of villas which developed in England as a result of the Picturesque Movement of the 1840s. A rebellion against the CLASSICAL styles of architecture. The style includes lavish exterior ornamentation such as extended CORNICE mouldings, QUOINS, PORTICOS and floral designs.

Keystone

The central stone of an arch, sometimes carved.

Lightwell

A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms windows and natural light.

Loggia

A gallery open on one or more sides, sometimes pillared.

Mansard Roof

Takes its name from the French architect, Francois Mansart. Normally comprise a steep pitched roof with a shallower secondary pitch above and partially hidden behind a PARAPET wall. The design allows extra accommodation at roof level.

Mansion Block

A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.

Mews

A block or row of stables with living accommodation above, and subservient to grander buildings with which they were paired and serviced.

Mezzanine

A low storey between two higher ones.

Modernism

A cultural movement that emerged in France before 1914, rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are glass for the façade, steel for exterior support, and concrete for the floors and interior supports. Floor plans were functional and logical and the style became most evident in the design of skyscrapers.

Modillion

A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.

Mullions

A vertical post or upright dividing a window or other opening.

Oriel Window

A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.

Parapet

A low wall, placed to protect from a sudden drop – often on roofs.

Pediment

A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.

Pentelic Marble

A pure white, fine grain marble quarried from the Pentili mountain range in Greece.

Pier

A solid masonry support or the solid mass between doors and other openings in buildings.

Pilaster

A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one

of the orders.

Pitched Roof

A roof consisting of two sloping halves that form a peak in the middle where they meet.

Polychromy

Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.

Portcullis

A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.

Portico

A roofed space, open or partly enclosed forming the entrance and centre-piece of the façade of a building, often with detached or attached columns and a PEDIMENT.

Portland Stone

A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.

Queen Anne

A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERRACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing.

Quoins

Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word coin meaning corner.

Romanesque

The dominant style of the 11th and 12th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19th century.

Rustication

Masonry cut in massive blocks separated from each other by deep joints. Used in lower parts of exterior walls. Effect often imitated using STUCCO renders.

Sash Window

A window formed with sliding glazed frames running vertically.

Soffit

The exposed underside of any overhead component of a building.

Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Stucco

Plasterwork or an exterior render, often finished to imitate fine stonework

Terracotta

Fired but unglazed clay with a distinctively orange/red colour.

Terrace

A row of attached houses designed as a unit. Triglyphs
Blocks separating the square spaces in a DORIC FRIEZE.

Tripartite Windows

A window formed of three elements.

Turrets

A small and slender curved tower.

Tuscan

One of the CLASSICAL orders. A stocky simplified version of the DORIC order. The column has a simpler base and was unfluted, while CAPITAL and ENTABLATURE are without adornments.

Venetian Windows

A window with three openings, the central one arched and wider than the others.

Victorian

Period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era.

Wrought Iron

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of CAST IRON and enjoyed a renaissance during the revival periods of the late 19th century. Wrought iron is not as brittle as cast and seldom breaks.

Stock Brick

The most commonly used type of building brick

York Stone

found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

York Stone

A natural stone used traditionally in for paving, laid in large slabs or 'flags'.

8 CONSERVATION AREA DIRECTORY

Designation and Extension Reports

List of Buildings of Special Architectural and Historic Merit

Other Designations

Design Guides and Planning Briefs

Further Reading

SPD adoption documents, Sustainability Appraisal and Statement of Consultation

DESIGNATION REPORT

Queensway Conservation Area was designated in 2002. The following copy of the designation report has been edited to exclude sections relating to the extension of the Bayswater Conservation Area:

City of Westminster

Decision-maker	Date	Title of Report
CABINET MEMBER FOR CITY DEVELOPMENT	18 December 2001	Bayswater Conservation Area Boundary Review
CLASSIFICATION FOR GENERAL RELEASE	Report of Director of Planning and Transportation	
Wards Involved	Bayswater, Lancaster Gate	
Policy Context	The Civic Review Initiative has a target to adopt 12 Conservation Area Audits as supplementary planning guidance by 2002/03 in order to implement the programme to prepare audits for the City's 52 conservation areas. The review of conservation area boundaries forms part of this process	
Financial Summary	There are no financial implications arising from this report at this stage.	

1 Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 52 conservation areas and to consider the designation of further ones. The Council is reviewing its work programme to complete this three stage process. The earlier programme saw the adoption of the Bayswater Conservation Area Audit following a public meeting where boundary extensions to the conservation area and the designation of new conservation areas were proposed and received general support. This report takes on board comments received on a report on the Bayswater Boundary Review put forward put to the Cabinet Member for City Development in January of this year.

2 RECOMMENDATIONS

2.1 That the Cabinet Member for City Development resolves to agree the designation of extensions to the Bayswater Conservation Area and the designation of the Queensway Conservation Area as listed in Appendix 1 of this report under the provisions of section 69 of the Planning listed Buildings and Conservation Areas) Act 1990.

2.2 That the Director of Planning and Licensing be authorised to publish a notice of the designation, with the effects of the designation specified, in the London Gazette and at least one local newspaper circulating in the area: to give notice to the Secretary of State for the Environment, Transport and the Regions, English Heritage and the adjoining Boroughs and

take such steps as may be necessary to implement the designations.

3 Background Information

3.1 A report was put to Sub-Committee on 13 July 2000 recommending the adoption of the Bayswater Audit and to undertake the formal designation process for the extension of the existing Bayswater Conservation Area and the designation of two new conservation areas; Queensway and Paddington Station.

3.2 Overall the proposed new Queensway Conservation Area and extensions to the Bayswater Conservation Area were welcomed and a summary of the representations was included with the report of 13 July 2000. Formal analysis was then undertaken of these areas, and further ones suggested during the consultation process.

3.3 A report was put to the Cabinet Member for City Development identifying and describing the areas considered suitable for designation as conservation areas and seeking authority to formally consult on the proposals. This was agreed on 29 January 2002. Formal consultation has now been undertaken on these proposals (As shown on the plans in Appendix 1 and described in the text in Appendix 2). The responses received are considered in Appendix 3.

3.4 As part of the formal consultation the Council sent out 69 letters with the relevant extracts from the Cabinet Member Report to national bodies, local amenity groups, Ward Councillors and individuals who have expressed an interest in the proposals. 6 letters were received in response. A press notice was also issued asking for comments on the proposed Queensway Conservation Area. There were no responses to this.

3.5 Generally there has been support for the proposals particularly from the local amenity groups. There have been three objections which are considered in Appendix 3. These are however not considered to be of sufficient note to change the recommended proposals for areas to be designated; particularly in view of the letters of support received.

4 Detail

Queensway Conservation Area

4.7 The Queensway has extraordinary vitality and a memorable townscape with several buildings of considerable architectural interest, most notably Whiteleys. There is a mixed age and style of development, with an assortment of 19th century buildings surviving, the majority having commercial ground floors.

4.8 Porchester Hall and Centre, at the northern end of Queensway, are currently in the Bayswater conservation area and these are now to be included in the Queensway Conservation Area as their date and architectural character are more in line with the buildings to the south.

5 Financial Implications

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

6 Legal Implications

6.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority “shall from time to time determine which parts of their area are

areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. Planning Policy Guidance Note 15 ‘Planning and the Historic Environment’ interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

7 Consultation

7.1 A comprehensive programme of consultation was undertaken, see para. 3.4 above, and this report is in accordance with the original representations. The formal consultation involved English Heritage, national amenity societies, local resident groups, ward Councillors and anyone who has expressed an interest as part of the Audit consultation.

8 Human Rights Act 1998

8.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

9 Conclusion

9.1 Formal consultation has been undertaken on the proposed extensions to the Bayswater Conservation Area and the designation of the Queensway Conservation Area and detailed analysis has been undertaken of the original areas put forward for designation following public consultation. Overall there has been strong support for their designation as conservation areas.

9.2 The areas put forward for designation in this report are considered to meet the necessary criteria and would benefit directly from conservation area status. The alternative is not to designate the proposed extensions and new conservation area. These areas would then not benefit from the application of conservation area policies and legislation leaving them vulnerable to unsympathetic proposals.

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

BACKGROUND PAPERS

1. Conservation Area Directory, adopted 22 October 1998.
- 2 Bayswater Conservation Area: recommended extensions and new designations, May 1999 (as revised July 2000), by Alan Baxter and Associates.
- 3 Report to Planning and Development Committee, 13 July 2000
- 4 Bayswater Conservation Area Audit, adopted 13 July 2000
- 5 Member for City Development Report, 29 January 2002

APPENDIX 1

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

Map No.(see attached map) Extensions to Bayswater Conservation Area

Monmouth Road and Hereford Road	CD/CO/0004C
Moscow Road	CD/CO/0004D
Queensborough Terrace	CD/CO/0004E
Gloucester Terrace southern end	CD/CO/0004F
Praed Street	CD/CO/0004G
The Church Commissioners' Hyde Park Estate	CD/CO/0004H
Designation of Queensway Conservation Area	CD/CO/0053

APPENDIX 2

DETAILED DESCRIPTION OF AREAS TO BE DESIGNATED

2 Queensway Conservation Area

The Queensway has extraordinary vitality and a memorable townscape with several buildings of considerable architectural interest, most notably Whiteleys. Unaltered mansion blocks and intact uniform terraces of a variety of ages provide a strong and coherent townscape to the upper floors.

The boundary to the west adjoins that of Hallfield Estate and Bayswater conservation area along its length including the frontage to Bayswater up to the centre of Inverness Terrace. The eastern boundary runs south from Porchester Gardens and takes in the curtilage of the properties facing Queensway and adjoins the proposed extension to the western section of the Bayswater conservation area. To the north of Porchester Gardens it adjoins the Westbourne Grove Conservation Area Boundary up to the former Porchester Baths.

Southern end west side

The turn of the century feature building (incorporating the Queensway London Underground Station) at the junction with Bayswater Road is of red brick with faience detailing in a toned down baroque style.

This is followed by two 1930s mansion blocks running almost up to the Bayswater London Underground Station. Queen's Court is the larger of the two with Princess Court the second block to the north. Of a similar design they are of brick construction with stone detailing. Both retain their original timber sash windows.

Beumar Mansion to the north of the Bayswater London Underground Station is an Edwardian terrace which forms an intact group up to Porchester Gardens with commercial ground floors. To the north of this is the listed Whiteleys the corner tower of which is evident in views from the south.

Southern end east side

Consort house of 1972 by Owen Luder consists of a ten storey terrace over a five storey podium is at the southern end on the eastern side. This is followed by a mixture of

properties dating from the mid 19th century, some finished in stucco . There is also the Our Lady Queen of Heaven Catholic Church of stone construction.

To the north of Inverness Place there is a long run of terraced properties circa. 1860s built of stock brick with stucco detailing including typical Italianate window surrounds. This block has strong townscape value and a number of original shopfronts.

To the north of Porchester Gardens opposite Whiteleys there is a late 50's early 60's mixed use development with residential flats to the upper floors retaining a uniform appearance above a retail frontage.

Northern end

It is proposed that the boundary should include both sides of the street from Bayswater up to and including the old Fire Station and TGI Fridays north of the junction with Westbourne Grove and Bishop's Bridge Road. Porchester Hall and Centre (the former Porchester Baths) at the northern end of Queensway are currently in the Bayswater Conservation Area. They will now be included in the Queensway Conservation Area as their date and architectural character are more in line with the buildings immediately to the south.

APPENDIX 3

COMMENTS RECEIVED

Consultation Responses		Council response	
Consultee	Comment	Agree/ Do not agree	Justification
Mrs K Wilson-Smith Moscow Road	5.12.01 Supports inclusion of Moscow Road, particularly north side, as an extension to Bayswater.	Agree	Welcome support
Ms Rosemary Devine Claremont Court	12.2.02 Welcomes extensions to Bayswater Conservation Area and the designation of the new Queensway Conservation area	Agree	Welcome support
SEBRA & Bayswater Residents Association	3.3.02 Maintain full support for proposed extensions and designation of new Queensway Conservation Area	Agree	Welcome Support
Consort House Residents Association	7.3.02 Fully support extensions to Bayswater Conservation Area and are particularly pleased by proposed designation of Queensway Conservation Area	Agree	Welcome Support

<p>Ms Frances Gordon Bark Place</p>	<p>5.3.02 Objects to inclusion of east side of Bark Place as properties are not inkeeping with the area in general as they are not of any particular architectural or historic interest. Also thinks it would be wrong to continue with proposals as not all local householders were consulted</p>	<p>Do not agree</p>	<p>Whilst these properties are not of as much historic interest as the older properties in the area they remain of a relatively uniform appearance and are of a sympathetic scale. Constructed of traditional materials they are good examples of their type. National legislation and guidance recognises that conservation areas can include neutral areas where there is a need for protection from unsympathetic development.</p> <p>The areas put forward for designation as part of this report are a result of a programme of consultation that has spanned over 2 years. Many of the areas included were suggested by local groups during a public meeting held on 23 March 2000, or as part of their response to the Conservation Area Audit consultation. The Council does not have a statutory duty to consult on the designation of conservation areas but has endeavoured to involve as many local people as is practicable in the adoption of the Conservation Area Audit and the boundary</p>
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<p>Ms Maria Kedros Bark Place</p>	<p>Objects to inclusion of Bark place as the Council does not have a duty to designate it a conservation area.</p>	<p>Do not agree</p>	<p>Whilst these properties are not of as much historic interest as the older properties in the area they remain of a relatively uniform appearance and are of a sympathetic scale. Constructed of traditional materials they are good examples of their type. National legislation and guidance recognises that conservation areas can include neutral areas where there is a need for protection from unsympathetic development.</p>
<p>Montagu Evans on behalf of Royal Bayswater Hotel (119-122 Bayswater Road)</p>	<p>11.3.02 Consider the existing hotel buildings do not make a contribution to the locality, and the adjoining vacant site No 117 detracts from the area, "In particular, we would draw your attention to the unattractive ground level retail and the rear façade."</p> <p>Also consider the inclusion of above sites would "Pose greater restrictions upon redevelopment which would lessen the opportunity for the comprehensive development supported by the City Council"</p>	<p>Do not agree</p>	<p>This is in a prominent location and it is considered the main properties at present do contribute to the character of the area. Whilst the ground floor retail facades may be of a poor design the designation of this area as a conservation area will ensure that any proposed alterations or redevelopment schemes are of a quality design and appropriate. This would be a prime consideration in assessing proposals for the site, particularly due to its dominance in views from Hyde Park. The Council is also seeking the retention of one of the buildings on site which is considered to contribute positively to the character and appearance of the area.</p>

LISTED BUILDINGS

At the time of publication, there were three listed buildings within the Queensway Conservation Area. As new buildings are constantly being listed, this list should not be treated as definitive. These are:

1. The Porchester Centre
2. Whiteley's Store
3. Our Lady Queen of Heaven Church

The list descriptions are provided below:

TQ 2581 SE TQ 2580 NE CITY OF WESTMINSTER QUEENSWAY W2

50/26 63/9 (west side)

5.2.70 Whiteley's Store

GV IZ

Department store. 1908-12. Belcher and Joass. Steel framed with Portland stone facing. Roof not visible. Three storeys and mezzanine. Twelve main bays to Queensway, each with three subdivisions to upper storeys. Giant fluted Doric order of columns to ground floor and mezzanine; plate glass windows; bronze balconies. Superimposed giant order to largely glazed second and third storeys with projecting bay windows between. Small panes, leaded lights. Low central tower with stepped massing, above arched niche containing entrance. Modillion cornice. Dome to south-east corner with entrance below. Interior not seen.

TQ 2S80NE CITY OF WESTMINSTER QUEENSWAY

63/35 Our Lady Queen of Heaven

II

Church (formerly nonconformist). Circa 1860. Stock brick atone dressings. Roof not visible. Gothic revival manner. 4 storeys including basement. Facade to Queensway of 3 bays, the outer bays slightly advanced, with pointed arched entrances to ground floor. Centre bay with steps up to recessed entrance set in pointed arched loggia, central gable. Windows mostly lancets with pointed arched heads. Central window to upper floor of 4 lights with

geometrical tracery. Quatrefoil balustrade to parapet. Interior with two tiers on balconies on cast iron columns with Corinthian capitals.

Amendment
No. 118



SCHEDULE

The following building shall be added:

TQ 2581 SE PORCHESTER ROAD, W2

(west side)

1900-/50/10059 Porchester Centre

II

Public baths and wash-house, 1923-5 by Herbert Shepherd, a local architect for Paddington MB. Turkish (steam) baths, library and assembly rooms added in 1927-9 by Shepherd and H A Thomerson. Portland stone and brick with steel frame, slate roofs.

The earlier phase constructed as a First World War memorial, with large and small pools, a wash-house and a first-floor committee room (now offices). Five-bay frontage to Queensway with dentiled cornice and set-back three-bay first floor under high cornice and parapet. A symmetrical composition with rusticated stonework and three bays of paired columns in antis marking steps to recessed entrance. Two pairs of small windows to either side. All windows of bronzed metal with glazing bars. Entrance via elaborate memorial gates commemorating Paddington MB to round-arched doorways with keystone and mahogany double doors set either side of projecting bay window with foundation stone under, all beneath decorated coffered ceiling. These doors originally provided separate male and female entrances either side of ticket office. First floor with central Venetian window flanked by two square windows, all under heavy keystones. Separate entrance to wash-house with glazed brick doorways and original doors reached down private side road and not now used.

The interior is particularly elaborate for a public baths complex of the 1920s. Entrance hall a double-height rectangular space decorated with glazed terracotta, teak woodwork, panelled plasterwork and a marble floor. Against one wall an apsed niche houses a World War I memorial, with above it tiled spandrels decorated with the arms of the Abbey and City of Westminster who once owned the land. Stone sculpture of maiden on marble base. Staircase with bronzed, neo-classical balustrade and teak handrail under glazed dome leads to first-floor, balcony, offices and committee room. This latter panelled in teak with domed ceiling and fibrous plaster frieze depicting galleons in a rough sea. First class baths lined in glazed terracotta with decorative swags, first floor balcony with curved balusters and teak handrail; clerestorey in barrel-vaulted ceiling. Second-class baths have false ceiling; slipper baths also survive.

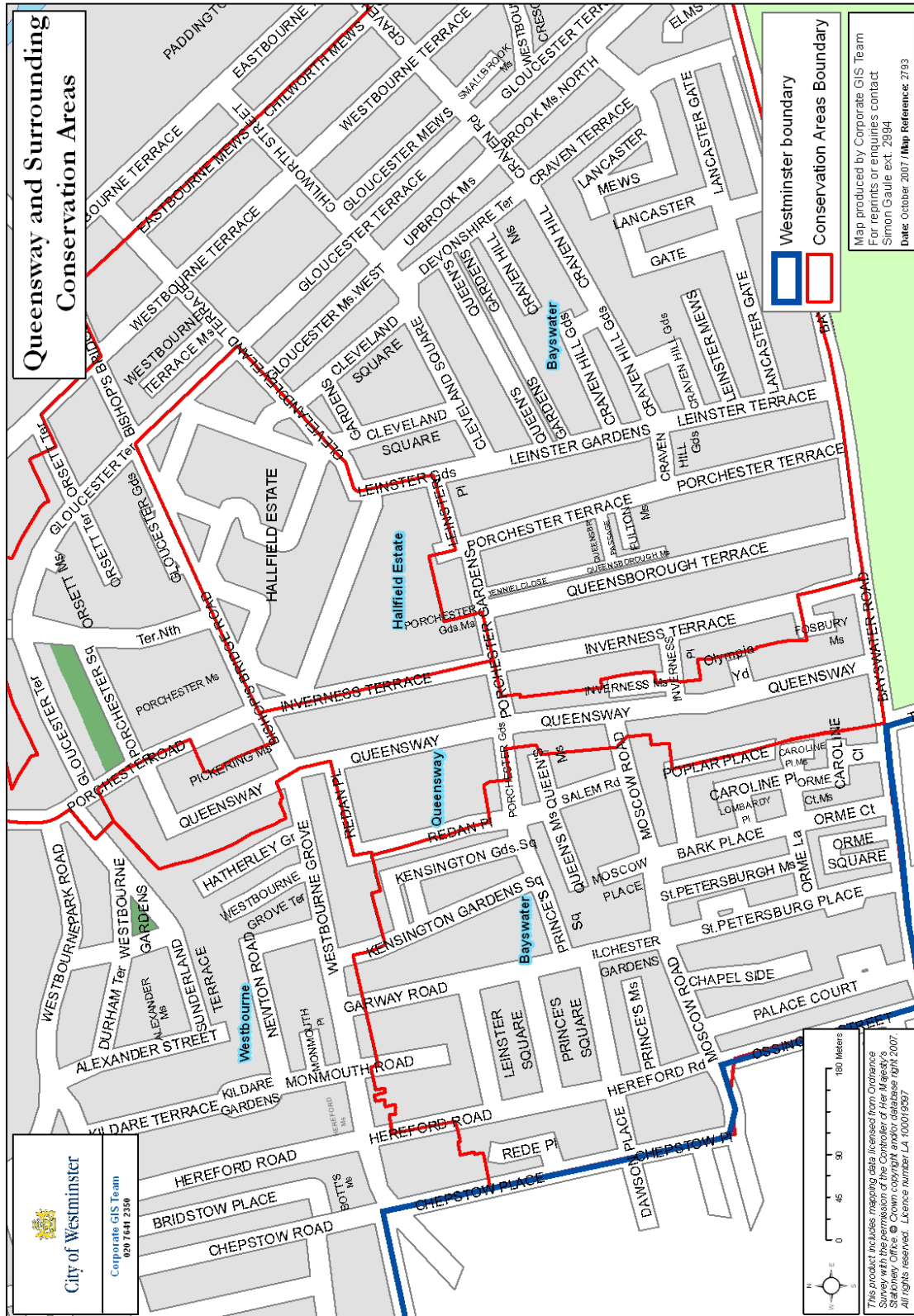
The later phase fronting Porchester Road has Turkish baths to south (with separate entrance on corner) and library to north. In the centre a grand stair leads to first floor

assembly rooms and other rooms for hire. A symmetrical composition of nine bays to Porchester Road, with rusticated stonework. Three storeys. Centre five bays with round windows to second floor. Entrance bay recessed behind massive shell-hood canopy supported on pilasters; the two bays to either sides with round-arched first floor windows and ground floor large bronzed margin-light tripartite top-opening casements intended as shopfronts - but never so used, as space behind incorporated as hall and reading room instead. High parapet with some balustrading over modillion eaves cornice. Five-bay elevation of brick and stone to both side returns, the three-bay brick centrepiece with first-floor round-arched and second-floor circular windows with linked stone mouldings all done in a manner inspired by Hampton Court. Large sill band over ground floor links the compositions of all these elevations. The interior is still more sumptuous. Separate corner entrance with original teak doors, screens and paybox leads to Turkish baths. Relaxation or 'cooling' area on ground floor is square, with terracotta tiling under coffered ceiling, and central staircase set between square columns which support a groined plaster vault. Much plaster enrichment. Turkish baths with original marble slabs not inspected but said to be remarkably unaltered. Original entrance to public library at north end of site now blocked and the plain interior of the library is now reached via main central entrance, which retains original teak doors and screens. Ancillary hall reached on left of this entrance. In the centre, grand staircase of two straight flights leads with broad marble steps, wrought-iron and bronze balustrading under large glazed dome. This leads to double-height assembly hall on the first floor, with stage and ancillary serving rooms. Tripartite coffered ceiling with hefty modillion plaster decoration and original light fittings. Oak and walnut panelling, the sides treated as two tiers of arcading. The whole effect exceptionally sumptuous and surviving remarkably preserved. The complex is recommended for listing as an unusually elaborate complex of public rooms which survive with little alteration. The Turkish baths complex is now exceptionally rare, and is thought to be the best surviving example, whilst the hall is an unusually rich example of its date. Sources:

The Builder, 30 November 1923; 14 August 1925; 11 October 1929 Greater London Record Office: GLC/AR/BR/19/4249 and /3291.

ADJACENT CONSERVATION AREAS

The Queensway Conservation Area is surrounded by other conservation areas; adjoined by the Bayswater, Royal Parks Hallfield Estate and Westbourne Conservation Areas. These are shown on the map below.



WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

Unitary Development Plan

Planning policies are explained in the adopted City of Westminster Unitary Development Plan.

This can also be viewed on-line at:

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

Design Guides and Publications

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

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. A Guide to Providing Access for All
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Conservatories : A Guide to Design and Planning Procedures.
8. A Guide to the siting of Satellite Dishes and other Telecommunications Equipment
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. Public CCTV Systems – Guidance for Design and Privacy
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. Façade Cleaning - The removal of soiling and paint from brick and stone facades
14. Stucco: A Guide to its Care and Maintenance.
15. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
16. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
17. Public Art in Westminster
18. Trees and Other Planting on Development Sites
19. A Brief Guide to Planning Enforcement
20. The Listing of Historic Buildings : A Guide for Owners and Occupiers.
21. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
25. Advertisement Design Guidelines.
27. Strategic Views in Westminster.

Specialist Advice on Repairs and Alterations to Historic Buildings

For lists of specialist historic buildings consultants, building contractors and suppliers, the Building Conservation Directory can be found at www.buildingconservation.com.

Further Reading

1. Bradley, S and Pevsner (2003), The Buildings of England. London 6: Westminster. Yale University Press
2. 'Paddington: Bayswater', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989)
3. Weinreb and Hibbert (1983) The London Encyclopaedia Papermac

Local History

For information on all aspects of local history contact:

City of Westminster Archive Centre
10 St. Ann's Street
London SW1P 2XR

General Enquiries: Tel: (020) 7641 5180

Historic Maps & Images

Motco Enterprises Ltd www.motco.com

Collage – Guildhall Library Collections www.guildhall-art-gallery.org.uk

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For lists of specialist historic buildings consultants, building contractors and suppliers, the Building Conservation Directory can be found at www.buildingconservation.com.

WESTMINSTER CITY COUNCIL CONTACTS LIST

General Planning Information

Tel.: (020) 7641 2513
Fax: (020) 7641 2515
E-mail: PlanningInformation@westminster.gov.uk

Or write to:

North Area Planning Team
Development Planning Services
Department of Planning and City Development
Westminster City Council
City Hall, 64 Victoria Street,
London SW1E 6QP

One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on access and design matters. The address is:

62 Victoria Street, SW1 (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

Trees

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

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

Further Information

For contacts regarding other frequently used services refer to the City Council's booklet 'A-Z Guide, Your Guide to Council Services' available from One Stop Services, Libraries and Council Information Points or by contacting: Tel: (020) 7641 8088 or Fax: (020) 7641 2958

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Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Écrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ بھجوانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، سچے دہے گئے پتہ پر لکھیں۔

Farsi

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

Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rođaka ili prijatelja koji bi mogli da vam prevedu ovaj tekst, mi vam možemo poslati prevod. Molimo vas da napišete pismo na dole pomenutu adresu i da u njemu navedete vaše ime, adresu i maternji jezik.

Conservation Area Audit
Department of Planning and City
Development
Westminster City Council
64 Victoria Street
London SW1E 6QP

The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact: (020) 7641 8088.