

# CONSERVATION AREA AUDIT



REGENCY STREET

51



City of Westminster

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## **PREFACE**

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 54 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

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

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

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

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

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## **INTRODUCTION**

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

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

1.3 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide is a leaflet which provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information such as listed building descriptions. This has now been incorporated as part of the Audit providing an Appendix of factual information.

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

1.5 The Conservation Area Audit for Regency Street was adopted as Supplementary Planning Guidance by the Cabinet Member for Planning and Customer Service on 10 April 2006. The Conservation Area was first designated in November 1990. The designation reports can be found in the Directory at the back of this document.

## 2 Boundaries of the Conservation Area

2.1 Regency Street is a small Conservation Area located in the south of the City of Westminster. It is centred on Regency Street itself and has an irregular boundary, which includes the eastern side of Chapter Street, between Douglas House and the junction with Regency Street. Its northern boundary returns from this junction and runs along Montaigne Close. The eastern boundary is the rear building line of Gladstone Court and Peel House. To the south it includes Middleton House with the boundary at St John's Church on Causton Street, as well as 112 Regency Street on the western side.

2.2 The Millbank Conservation Area is located immediately to the south east; Vincent Square Conservation Area to the north-west; and Lillington Gardens Conservation Area is south-west, beyond the Vauxhall Bridge Road.

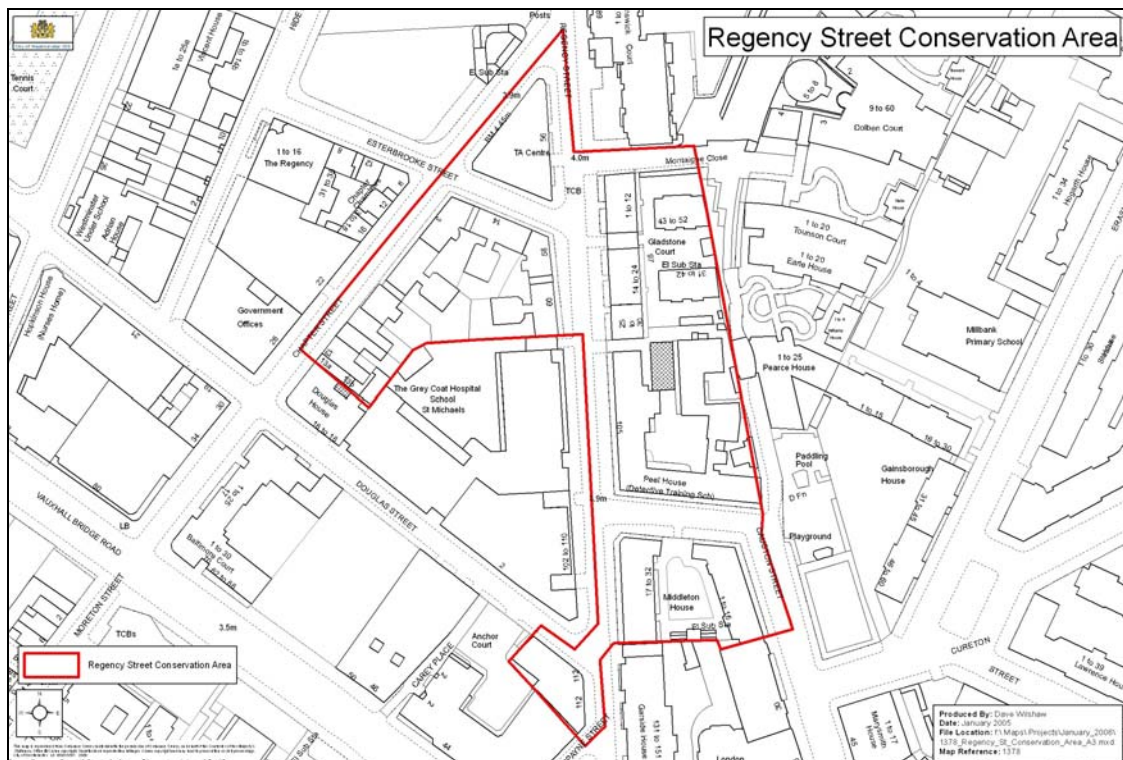


Figure 1: Regency Street Conservation Area



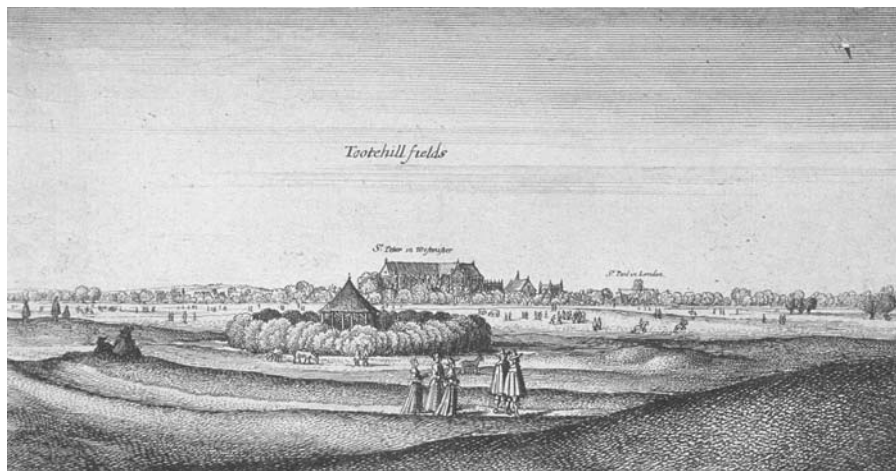
### 3 History

3.1 The site of the Regency Street Conservation Area lies between two tributaries of the River Thames: the Tyburn and the Westbourne. The Westbourne, to the west, followed the boundary of the City of Westminster, whilst the Tyburn ran through Mayfair and joined the Thames near Parliament Square. These two rivers caused the formation of a marshy delta between them, broken by occasional gravel islands. The most well known of these was the 'island of thorns', or 'Thorney Island', upon which Westminster Abbey stands.

3.2 While a succession of post-Roman palaces and churches have existed around Thorney Island, the landscape immediately south of here remained undeveloped until relatively late. Few prehistoric finds have been discovered within the locality, suggesting the area was not intensively exploited. Studies conducted in the area around Rochester Row, a little west of Regency Street, concluded the archaeological potential to be moderate to low through the prehistoric and Roman periods. Up until Saxon times, therefore, the Conservation Area would have been characterised by wild, marshy open land, intersected by water-logged channels.

3.3 It has been suggested<sup>1</sup> that a 'Toot Hill', the highest ground in an area which could be used as an observation post or for a beacon, was located just north of the Conservation Area; roughly at the junction of Regency Street and Horseferry Road. A charter of 979-1016 records a 'hlawe' (a Saxon word for an artificial mound) within the area, which could have been the Toot Hill.

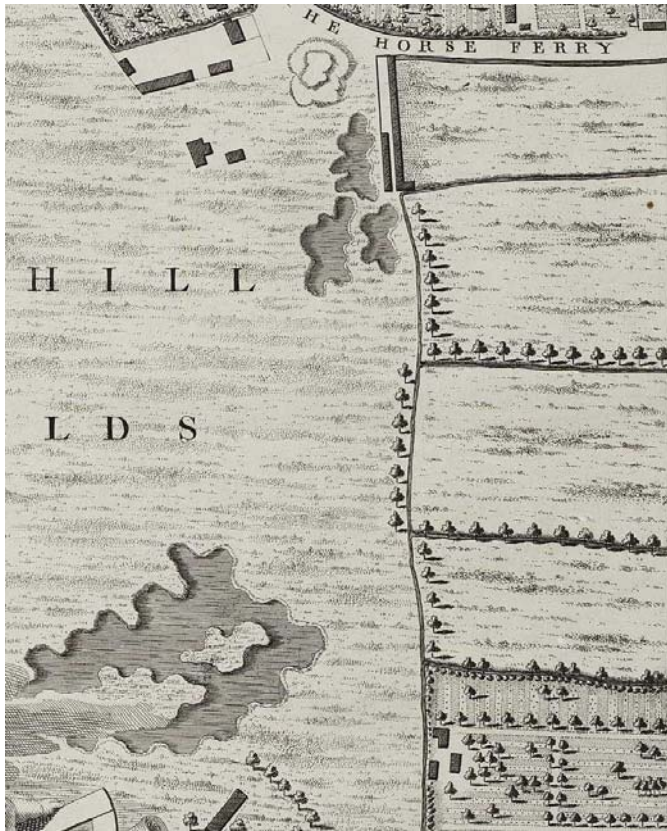
3.4 By Medieval times, the area of open ground extending north-west from Millbank and south of Westminster Abbey, including the Conservation Area, became commonly known as Tothill Fields (**Figure 2**). Tournaments were held in the fields by early kings living in the Palace of Westminster. The fields were also used for pasturing cattle, growing vegetables, horse racing, archery practice, military parades, bear and bull baiting.



**Figure 2:** Hollar's View of Tothill Fields, looking towards Westminster Abbey, c. 1650 (Copyright, Collage – Guildhall Library Collection)

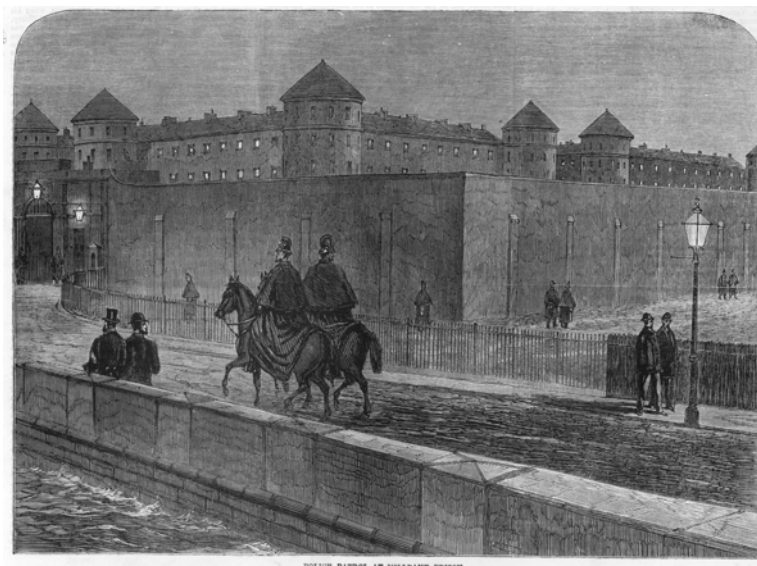
<sup>1</sup> From archaeological survey conducted by CgMs for the Rochester Row Police Station development

3.5 Roque's map of 1746 (**Figure 3**) shows the area still remains as undeveloped fields with a path leading down from the Horse Ferry Road which follows roughly the line of Regency Street today.



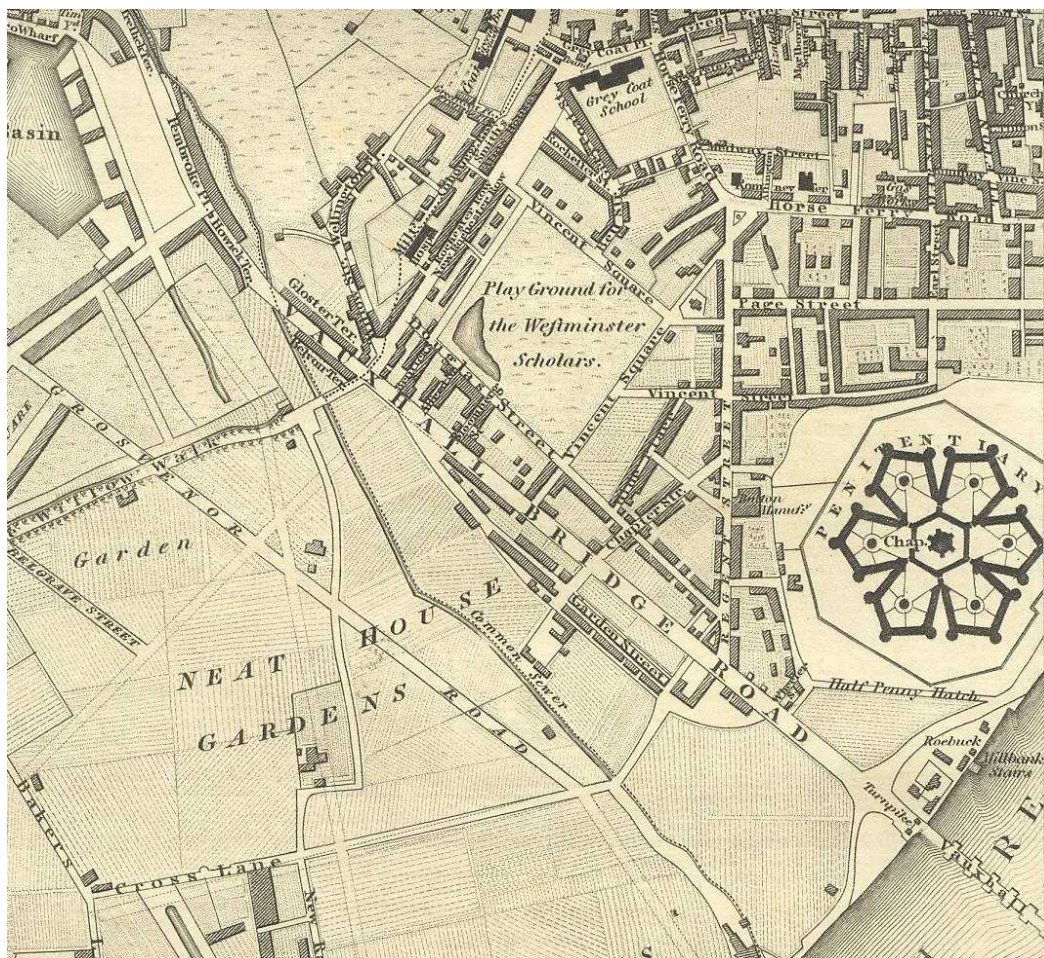
**Figure 3:** Roque's Map 1746  
(Copyright, Motco Enterprises Ltd)

3.6 The stimulus for development of this area was the opening of Vauxhall Bridge Road in 1816. Regency Street ran between the two major thoroughfares of Horseferry Road and Vauxhall Bridge Road. At this time the vicinity would have been dominated by the vast Millbank Penitentiary, the first national prison, constructed in 1813. Regency Street (then named Regent Street) ran along behind this. The ditch and high walls surrounding the penitentiary running along Causton Street and to the rear of what is now Peel House, would have had a significant presence in the area (**Figure 4**).



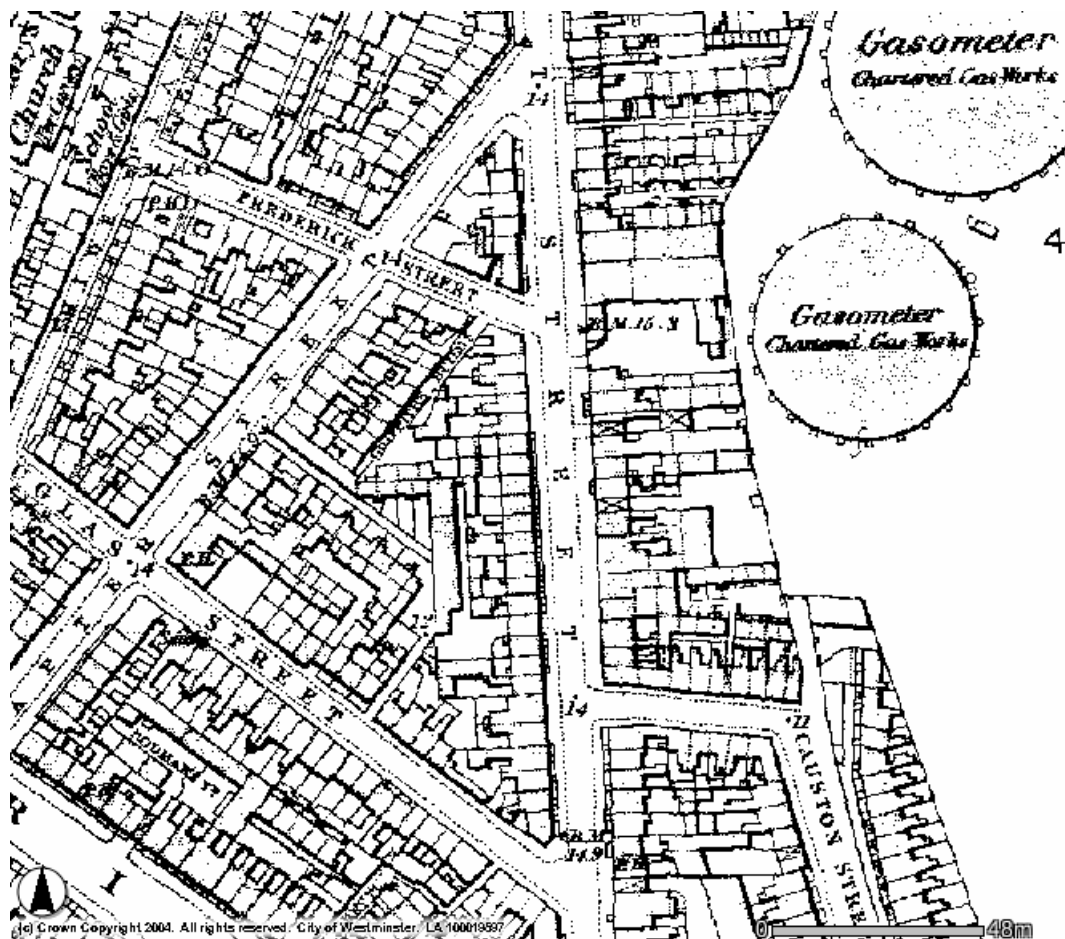
**Figure 4:**  
Millbank Penitentiary  
(Copyright, Westminster City Archives)

3.7 The penitentiary can also be seen on Greenwood's Map of 1832 (**Figure 5**). By this time the form of the Conservation Area today has emerged, with Regency Street and Chapter Street clearly visible. Although unnamed on this map, the routes of present day Causton Street and Esterbrook Street (previously Frederick Street) are also visible. However, at this time the area remained relatively underdeveloped with only a scattering of houses and industrial premises, plus a number of fields remaining amongst the housing.



**Figure 5:** Greenwood's Map 1832 (Copyright, Westminster City Archives)

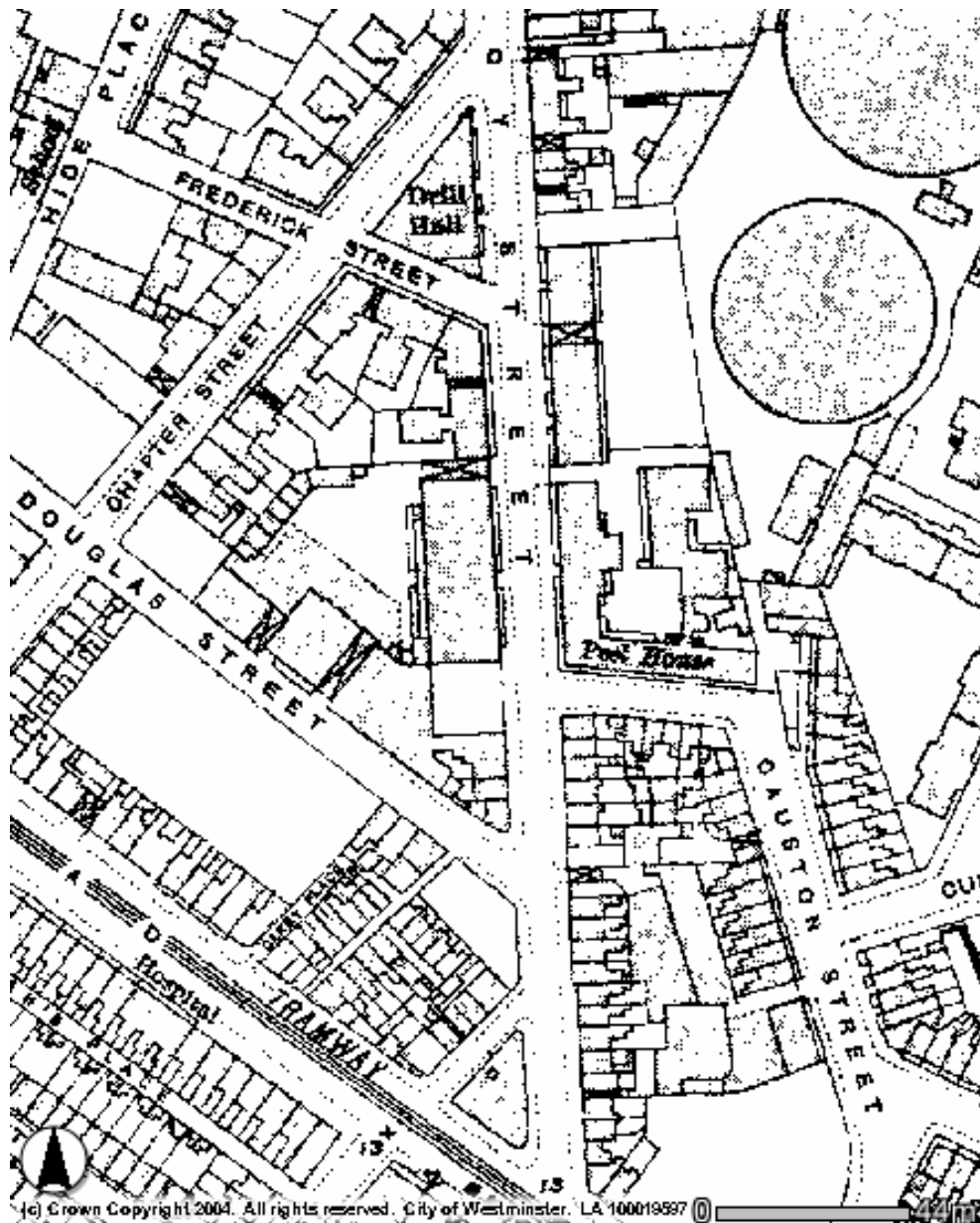
3.8 The next 40 years saw the rapid urbanisation of the area, and by the time of the Ordnance Survey map of 1870 (**Figure 6**), small scale terraced housing lined all of the streets. This was a poor area and by the end of the Victorian era the wider vicinity around Regency Street was overcrowded. In his notebooks of 1891, Booth observes that the east side of Regency Street had largely been demolished as part of slum clearance. The Millbank Penitentiary was itself demolished in 1890.



**Figure 6:** 1870 Ordnance Survey (Copyright, Westminster City Council)

3.9 The early 20<sup>th</sup> century witnessed substantial change throughout this area and most of the built form in the Conservation Area today dates from this era. Thus, the 1910 Ordnance Survey map (**Figure 7**) shows most of the small terraced houses have been demolished and replaced with larger buildings and flat blocks. The Drill Hall, forming the corner of Regency and Chapter House Street, was constructed in 1901 as the Electrical Engineer's Volunteer Corps Drill Hall. The Church Commissioner's housing fronting Esterbrook Street (formerly Frederick Street), Chapter Street and Regency Street also dates from 1901. Gladstone House and Peel House were built as police accommodation in 1902-3.

3.10 The site of 112 Regency Street is shown as vacant on the 1910 map. 112 Regency Street first appears in official documentation listed in the Post Office register for that year as the Wyndham Ashley Mission (believed to have been used as a school for underprivileged or disabled children, as part of the Ragged School Union). It was registered as a place of worship in 1947, by the Shaftesbury Society (formerly the Ragged School Union), and remained registered as such until 1967. The only other later buildings are the blocks forming Middleton House, which were also Church Commissioner's housing and date from 1931.



**Figure 7:** 1910 Ordnance Survey (Copyright, Westminster City Council)

3.11 The later twentieth century saw development around the fringes of the Conservation Area. The most significant impact comes from Hide Tower, dating from 1959-61 by Stillman and Eastman. It is just to the north of the conservation area and has a significant presence, standing 64.6m high.

3.12 Regency Street was designated as a Conservation Area in November 1990, following a petition by local residents. Today the Conservation Area has an almost entirely residential character, with most of the blocks having been converted into flats.

## 4 Character of the Conservation Area

### GENERAL

4.1 Regency Street is one of the smallest conservation areas in Westminster, with an Edwardian built form and character. Today it has an almost entirely residential character, with yellow and red brick residential flat blocks set in quiet streets. Almost all the flats occupy single blocks and are detailed as groups; the larger blocks being set around private open spaces and courtyards. To the east, the Conservation Area also backs onto the gardens and courtyard spaces of the Millbank Estate at Causton Street, giving it a relatively open setting. The immediate vicinity is also of interest for the numerous examples of social housing developments around it; notable developments include the Millbank Estate, Page Street and Lillington Gardens, all of which are visible from the Regency Street Conservation Area.



**Figure 8:** View along Esterbrooke Street towards Regency Street

Dominant street patterns and the character of spaces should be respected and where historic patterns remain, these should be protected and reflected in any proposed schemes. Policies DES1 A 2, 4, 5, 6, 7 and DES 12 should be consulted.

## ARCHITECTURE

### Overview

4.2 The architecture of Regency Street dates primarily from the Edwardian era and consists of residential flat blocks, mostly with relatively simple classical detailing. The scale of buildings is largest to the eastern half of the Conservation Area, where buildings are of 4-5 storeys, whilst those on the western side have a more intimate scale, generally 2-3 storeys. Each group of buildings is described in turn below:

4.3 **56 Regency Street** is effectively two linked blocks, at the northern tip of the Conservation Area. It has frontages to Regency Street, Chapter Street and Esterbrook Street; its triangular site giving it a distinctive presence at the entrance to the Conservation Area. Dating from 1900, it is by W C Waymouth and was formerly the Electrical Engineer Volunteer Corps Drill Hall. The front block (**Figure 9**) is three storeys with basement lightwell to Regency Street. South of this is the former Hall (**Figure 10**), which presents a single storey elevation to Regency Street and two-storey elevation to Chapter House Street. Both blocks are simply detailed, in yellow stock brick in Flemish bond, with red brick dressings. At ground floor level are large tripartite windows under gauged red brick arches. At first floor level the northern block has six over eight sashes under round red brick arches, and above these are square headed six over six sashes. The main entrance doorway is also to Regency Street and is set within an arched stucco surround topped with pediment, supported on console brackets. There is a mansard roof extension to the front block and glazed roof light to the rear block. Both date from 1998, when the block was converted to residential use.



**Figure 9:**  
56 Regency Street, front (northern) block



**Figure 10:** 56 Regency Street, rear (southern) block. Two tripartite windows flank a former entrance doorway, above which is a large semicircular window and raised, shaped gable

**4.4 Chapter, Esterbrooke and Regency Street Dwellings.** Fronting Chapter Street, Esterbrooke Street and Regency Street, these attractive small blocks of Church Commissioners housing date from 1901. All are of three storeys constructed of yellow stock in English bond, with red brick and stucco dressings. There are six different blocks; each demarcated by raised brick party wall upstands at roof level. Central bays are differentiated by the use of Italianate detail to the stucco door and window surrounds (**Figure 11**). Doorways are set between Tuscan pilasters, with moulded segmental pediment over and six over six sashes to either side. Above are tripartite Venetian windows; these arched to the centre and again set between Tuscan pilasters. To either side of the entrance bay are two storey projecting bays. These have square headed tripartite windows in stucco surround above these at second floor level. To the end bays are simple twelve over twelve timber sashes set back in painted reveals with gauged brick arches with central keystone above, and projecting sill and red brick aprons below.



**Figure 11:** 5-13 Chapter Street





**Figure 12:**  
Central entrance bay detail  
to 14 Esterbrooke Street

4.5 The adjoining **9-13 Chapter Street** also dates from 1901 and uses similar Italianate detailing to its neighbours. It is of three storeys, with shopfronts to the ground floor and a pitched roof set behind moulded dentil cornice. The central projecting bay rises to a triangular pediment, with dentil mouldings and central date stone. This has tripartite windows to the centre subdivided by brick piers, with arched stucco surround above. The two end bays also have tripartite windows at first floor level, this time with moulded stucco surrounds and sash windows subdivided by Tuscan pilasters. At first floor level each bay has four sashes united by a single projecting sill. A continuous moulded projecting cornice runs between first and second floors.



**Figure 13:**  
9-13 Chapter Street

4.6 **112 Regency Street** dates from around 1915 and comprises two linked blocks; the style reminiscent of late Victorian and Edwardian schoolhouse architecture. The taller of these, fronting Douglas Street, comprises five bays and two tall storeys, constructed of brown brick, with red brick window surrounds. It has a stone dentil cornice and high pitched roof of clay tiles, with shaped end gables containing small circular windows. Other windows are six over six sliding timber sashes, with red brick surrounds. To the ground floor these are arched with central stone keystone, whilst the upper storeys are square headed sashes, two of which are extended upwards to form flush dormers. The rear block is again of five bays and two storeys, constructed in brown brick with red brick dressings, but is lower in height with an unusual Dutch gabled roofline.



**Figure 14:** 112 Regency Street, elevation to Douglas Street



**Figure 15:** 112 Regency Street, elevation to Regency Street

4.7 **Peel House** dates from 1902-10 and has been attributed to Dixon Butler<sup>2</sup>, surveyor and architect to the Metropolitan Police. Dixon Butler was responsible for nearby Rochester Row Police Station, and worked on New Scotland Yard with Norman Shaw.



**Figure 16:** Peel House name plaque

4.8 Designed as Police accommodation, Peel House is a massive 'L' shaped block at the corner of Regency and Causton Streets, with a number of buildings ranged behind. It comprises two frontages to Regency Street, with differing architectural treatment. The main frontage, including return to Causton Street, is built in red brick. It is four storeys over a basement, with an additional attic storey. The roof is a very steeply pitched mansard with dormer windows.

<sup>2</sup> Bradley and Pevsner, 2003



**Figure 17:** Peel House

4.9 This is a large and relatively unadorned block and its scale and gives it a rather overbearing presence, particularly to Causton Street. However, the façade has been subdivided through the use of raised brick pilasters with rendered quoins to emphasise the corner and end pavilion blocks, and rendered plat bands and window surrounds to ground floor windows.

4.10 Windows in Peel House are exclusively timber sash windows, with several glazing patterns used; including four lights over four and six over six. The single door on the Regency Street elevations is understated for such a large building, and consists of timber panelled double doors under projecting moulded hood.

4.11 The northernmost block fronting Regency Street is also simply detailed and has a rather stark appearance. Of yellow stock, with red brick and stucco dressings, it has double height bay windows to ground and first floors. There is a continuous horizontal projecting stucco cornice above the fourth floor, with sheer attic storey above this. The central bay is framed by projecting brick pilasters. Its bulky roof plant is visible from street level (see negative features below).

4.12 Peel House is surrounded by elegant, square-sectioned railings. Rainwater goods are also in cast iron, and down-pipes help to provide vertical emphasis to the facades of the building, which otherwise has a monolithic character.

4.13 **Middleton House** dates from 1932. Designed by Cluttons for the Church Commissioners, it comprises a pair of neo-Georgian flat blocks. The plot tapers in plan, and the two blocks have short returns to the northern end, enclosing a courtyard garden. Each is four storeys with hipped, tiled roofs.

4.14 The blocks are of brown brick with red brick and stucco dressings. There are white rendered plat bands between ground and first, and third and fourth floors and a dentil cornice below the eaves. Otherwise the building is simply styled, with little decoration. Windows are timber sliding sashes, generally with a standard six over six pane detail but there are some three over six pane windows and some have a narrow, two light over two arrangement. Most windows have red brick arches above, with central keystone at ground and second floor level. At ground floor, two pairs of windows to Regency Street and one central pair of windows to Causton Street have rendered surrounds and entablatures with central key stone to suggest formal openings on this elevation. All access however is via the courtyard and the courtyard entrances are addressed with a similar surround and full height projecting brick pilasters to either side of each entrance bay.

4.15 Bin storage appears original to the building and forms the southern limit of the courtyard. The building is surrounded by plain cast iron railings, and has simple cast iron rainwater goods.



**Figure 18:** Middleton House; the corner of Causton and Regency Streets

4.16 **Harcourt, Gladstone and Douglas Houses** also date from the early 1900s. These three flat blocks form a single range along the eastern side of Regency Street, arranged around a courtyard to the rear. Built in red brick for the Regency Street façade and yellow stock bricks for the lesser elevations, the building is roofed in slate and has some relatively modest stucco enrichments.

4.17 The building rises to four storeys over a basement, and incorporates additional attic accommodation. The Regency Street elevation appears less massive in scale than the blocks to the south of it and features five full height projecting bay windows, which give a verticality to the façade. A central carriage arch itself forms a prominent feature on the elevation and is two storeys high with rusticated stucco surround. Over the carriage arch is a small bay corbelled out at second floor level. There is a continuous stucco floating cornice between second and third floors.



**Figure 19:** Gladstone Court

4.18 Windows to the flats are again timber sliding sashes, most six lights over six with brick arches above. Further timber decoration is applied to the eaves soffit, which is supported on oversized decorative brackets.



**Figure 20:** Gladstone Court, Carriage Arch



**Figure 21:** Gladstone Court, Entrance Detail

4.19 Three different window forms are used at roof level – the brick faced dormers, which are set above the projecting bays, and have segmental pediments, recessed square headed dormers of timber, and circular dormers.

4.20 The buildings have cast iron railings matching those at Peel House. From these railings rise decorative arched lamp brackets (**Figure 21**), with lanterns surviving in good condition. The arched lamp brackets reflect the semicircular arches of the porch hoods, which form a repeated feature to the building entrances. These hoods are simple in design; cantilevered out from the façade with lead above.

Any proposal should take into account the character of its context. Policies, DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions. DES4B should be referred to for scholarly replicas within terraces of unified townscape and/or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

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 states that the Council will not allow schemes which involve loss of original features and where these are missing their reinstatement to the original design detail and materials will be encouraged.

Relevant Supplementary Planning Guidance documents are noted throughout the audit document.

## Roof Profiles

4.21 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.

4.22 The buildings in Regency Street have a variety of roof profiles and materials but are of a similar scale, with none rising above five storeys. Most of the blocks have been designed with roof storeys, the majority with variations of pitched or mansard roofs. Other buildings, such as 56 Regency Street, have subsequently had an additional mansard storey added.



**Figure 22:**  
Chapter, Esterbrooke and Regency Street, dwellings have pitched tiled roofs with overhanging eaves. Roofs are subdivided by stout brick chimney stacks

**Figure 23:**  
Middleton House has a pitched tiled roof, with stout brick chimney stacks punctuating the roofline. This aerial photograph shows that the east and west elements both have double ridged roofs, with valley between, while the northern returns have only a single span of roof





**Figure 24:**  
**112 Regency street** has an unusual roof form with a pitched roof to the front block and flat roof set behind Dutch Gables to the rear. The rear has permission for a roof extension



**Figure 25:**  
 East Regency Street roofscape. The scale of the buildings on the eastern side of the Conservation Area is much greater than to the west with mansard and flat roof forms to Peel House and mansard to Harcourt, Douglas and Gladstone Houses

4.23 Policy DES6 of the Unitary Development Plan highlights the instances where roof extensions are not considered acceptable. These include cases where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roofline is exposed to long views from public places and where important historic roof forms would be lost. In areas with a high concentration of listed buildings, such extensions can be particularly damaging and are seldom acceptable. This policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension does not harm the proportions or the architectural integrity of the building or terrace.



4.24 The majority of buildings within the Conservation Area have been designed with or have had roof storeys added and any further upward extension of such buildings would therefore be undesirable. The scale of buildings to the east-side of Regency Street is already substantial and as such further upward extension of these buildings is also unlikely to be acceptable.

4.25 In terms of materials, a variety of original roof coverings can be found within the area including Welsh slate and plain clay tiles. Roof coverings consistent with the date of the parent buildings should be retained wherever possible. The Council will not normally encourage the use of modern materials such as concrete tiles or artificial slate as they rarely meet the high quality, appearance or longevity of traditional natural materials.

4.26 Roof clutter, such as railings, antennae and satellite dishes, can also have a significant and detrimental impact on the character of an area, affecting both short and long-distance views, and careful consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front façade of buildings or other locations where it may be visually prominent (see negative features below).

Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable without proper justification. Further advice is given in the publication 'Roofs: A Guide to Alterations and Extensions on Domestic Buildings (1995).

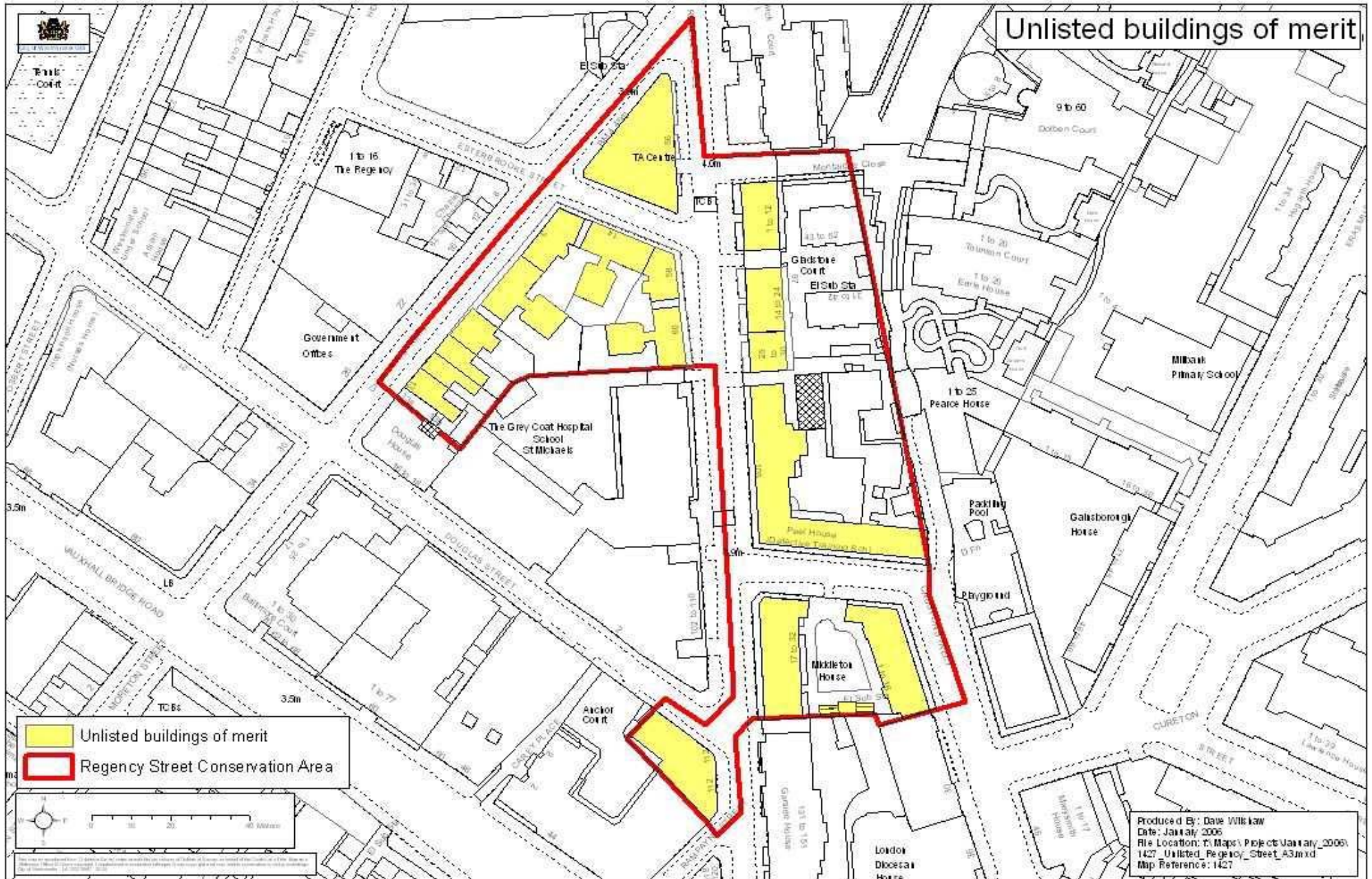
### **Unlisted Buildings of Merit**

4.27 The architecture in Regency Street is relatively simple and restrained and there are no listed buildings. However, unlisted buildings contribute to the character and quality of the local area. These are defined in the Audits as 'unlisted buildings of merit'. By definition these properties are considered to be of value to the character and appearance of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.

4.28 The buildings within Regency Street are all of a similar period and type, most dating from the early 20<sup>th</sup> century and all use a similar palate of materials. All of the buildings within Regency Street Conservation Area are therefore considered to contribute to the character of the area and have therefore been identified as 'unlisted buildings of merit'. These are shown on the attached map at **Figure 26**.

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 26



## LANDMARKS, METROPOLITAN AND LOCAL VIEWS

4.29 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.

4.30 Policy DES15 in the Unitary Development Plan also identifies the importance of more local views and defines two further categories of views which contribute to Westminster's townscape and historic character.

- Metropolitan views include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the river Thames. They also include views within and across Westminster, particularly views of famous London landmarks.
- Local views are by definition more localised and can be of natural features, skylines, smaller landmarks and structures as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.31 Regency Street is a small conservation area, with a generally consistent scale and type of buildings, none of which are flamboyantly detailed. As such, none of the buildings stand out as landmarks within the area. The size of the area also means there are few long views and no Metropolitan Views have been identified within Regency Street. However, the following views are identified as local views within the Audit:

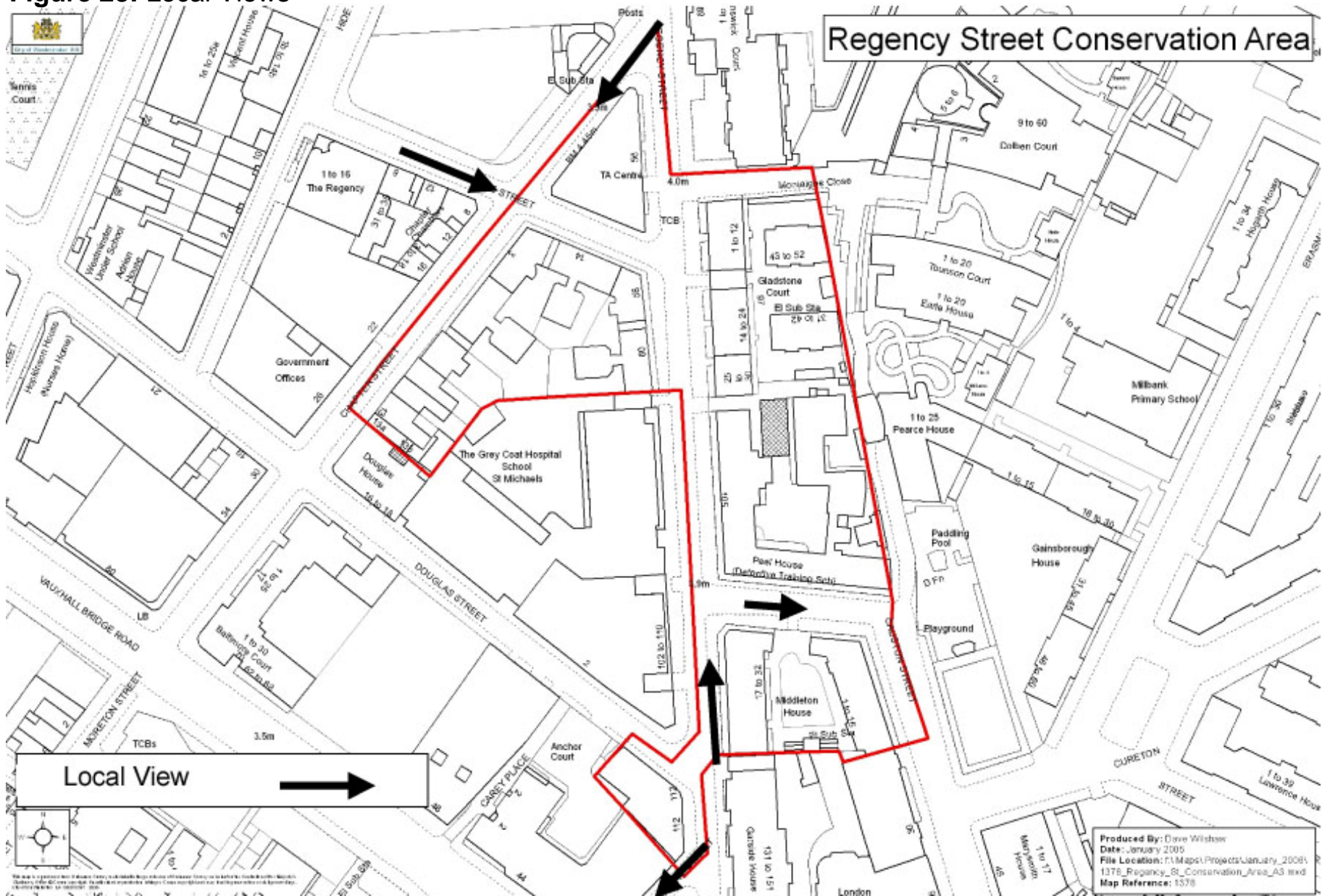
- View from the North looking towards Regency Street Conservation Area, the curved corner block of 56 Regency Street allowing views down both Regency Street and Chapter House Street.
- Views down Causton Street towards the backs of the buildings of the London County Council's Millbank Estate.
- View along Esterbrooke Street, looking toward the focal point of the carriage entrance of Gladstone Court, the smaller scale of Esterbrooke dwellings forming the foreground.
- View up Rampayne Street looking toward Lillington Gardens and Pimlico, with the spire of St Saviours visible in the distance.
- View down Chapter House Street, the chimney of Battersea Power Station just visible above the buildings on Vauxhall Bridge Road.



**Figure 27:** Local view, looking South into Regency Street Conservation Area

In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views.

**Figure 28: Local Views**



## LOCAL TOWNSCAPE DETAIL

4.32 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.

### Railings, boundary walls & enclosures

4.33 Railings and boundary walls can contribute significantly to the character of a conservation area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.

4.34 There are a variety of boundary treatments in Regency Street, most of which are modern.

4.35 Most interesting are the railings to Peel, Harcourt, Douglas and Gladstone Houses. These distinctive Edwardian designs are formed of square sectioned railings with two top rails and a bottom rail. They are of cast iron, painted in black. The standards are formed of pairs of thicker rails with flattened 'halberd' finials. These incorporate a grille reminiscent of a portcullis, or perhaps prison bars (**Figure 29**).



**Figure 29** – Railings to Peel House

4.36 Middleton House also has a set of simply detailed cast iron railings, with slender, obelisk railing heads, and more substantial obelisk finials (**Figure 30**). As at Peel House, the railings sit on a bottom rail, which is only set into the plinth at around every eighth rail. This is a less expensive method than the traditional setting of every rail into the plinth, and indicates that these were not the highest status buildings.



**Figure 30** – Railings to Middleton House

4.37 56 Regency Street also has railings around its basement lightwell to the front elevation, though these are recent in date. Regency, Esterbrooke and Chapter House dwellings are surrounded by a modern dwarf red brick boundary wall. Other buildings in the Conservation Area front directly onto the street, with no intervening boundary treatment.

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

### **Street Furniture**

4.38 Westminster has a wide range of historic street furniture. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter from detracting from its setting.

4.39 In Regency Street there are two models of lamp standard, both based on historic designs. The 'Conservation Area Design' (**Figure 32**), combines the historic Windsor lantern (**Figure 31**) with a tall and slender standard. This design exists in only two locations in the Conservation Area, and is currently being phased out.

4.40 The second, and predominant, design is the Grey Wornum Lamp on the shorter Parliament Square column (**Figure 33**). Designed by architect George Grey Wornum in 1951, this style is found throughout the southern part of the City of Westminster.



**Figure 31:** Middleton House Lampstandard



**Figure 32:** Combination Windsor Lampstandard



**Figure 33:** Grey Wornum Lampstandard

### **Original Street Surfaces**

4.41 No original street surfacing remains within the Regency Street Conservation Area and pavements are surfaced with a variety of concrete paving, York stone paving and tarmac (see negative features below).

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

For guidance relating to both street furniture and public realm works, the Westminster way is the Council's emerging public realm manual.

### **Trees & Landscaping**

4.42 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.



4.43 Regency Street Conservation Area has a relatively urban character with few street trees or green spaces, and no front gardens or hedges. However, there are some young street trees on Chapter Street, which contribute considerably in helping to soften views and the character of the street. Middleton House is also set around a landscaped courtyard.

UDP policy ENV 14 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area. Advice on trees and their protection is given in the City Council design guide, Trees and Other Planting on Development Sites.

## CHARACTERISTIC LAND USES

4.44 Land uses also contribute significantly to the character and appearance of a conservation area. These not only have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of the public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of an area.

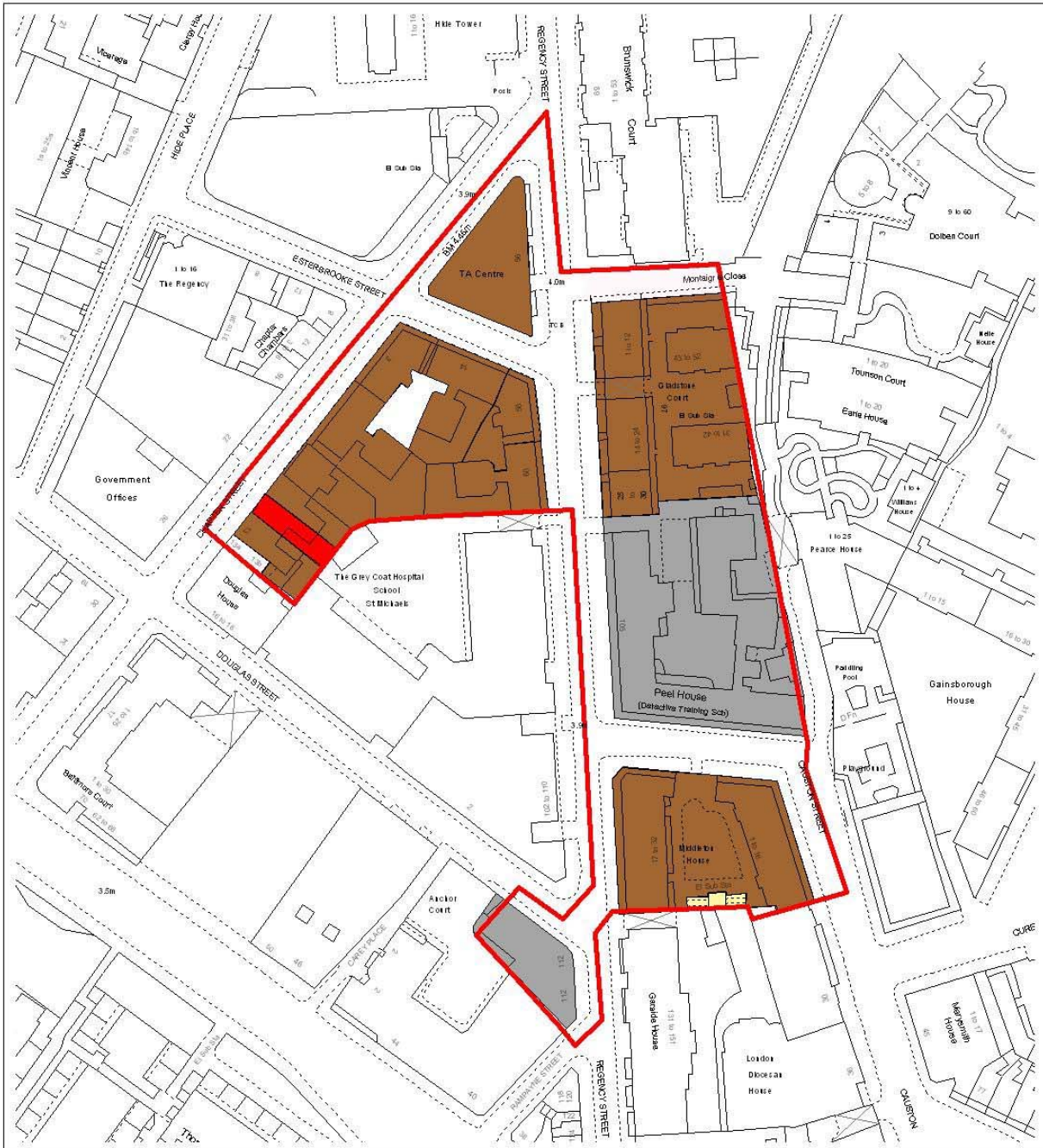
4.45 Historically, Regency Street has had a mixed land-use character, with residential dwellings interspersed with institutional buildings and some small offices and shops.

4.46 Today, the character of the Conservation Area is almost exclusively residential, mostly comprising blocks of flats. The only other uses in the Conservation Area are within the parade of small shops to Chapter Street. Two of the buildings within the Conservation Area were vacant at the time of writing: 112 Regency Street, which was formerly used as offices, and Peel House, formerly Police accommodation. **Figure 34** shows the pattern of land uses within the Conservation Area.

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

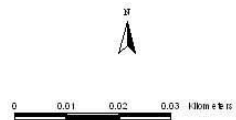
**Figure 34:**

**PREDOMINANT LAND USES WITHIN THE REGENCY STREET CONSERVATION AREA**



- Predominant Land Use**
- Residential
  - Shops, Restaurants & Bars
  - Utilities
  - Vacant

Source:  
Land Use Survey  
Property Gazetteer  
RUDP [As agreed December 2004]



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## 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 improvement may not be possible until the redevelopment of a particular site.

5.2 Overall there are relatively few negative features in the Regency Street Conservation Area. However, there are examples of small-scale alterations and accretions, which cumulatively have had a detrimental impact on the character of the area. Some of these are outlined below:

**5.3 Vacant/Boarded-up Buildings.** The most obvious negative feature within the Conservation Area currently results from empty properties. At the time of writing, both Peel House and 112 Regency Street were vacant, with doors and windows boarded up at ground floor level and boarding has also been affixed to the side gate entrance to Peel House. Whilst it is understood that this is temporary and a new use for these buildings is currently being sought, they currently present a blank and unattractive façade to the street. This creates an air of dereliction and a threatening environment.



**Figure 35:** Boarded up windows to Peel House

**5.4 Public Realm.** The public realm throughout Regency Street is also of a variable quality, with a mixture of tarmac, concrete and York Stone paving slabs. A unified treatment for all street surfaces should be sought. Items of street furniture such as the grit bin and electricity meter box in Causton Street visible at **Figure 36** should also be sited and carefully maintained to ensure they do not detract from the character of the area.



**Figure 36:** Street surfacing to Causton Street

**5.5 Security Measures.** The shopfront at 13 Chapter Street has a solid roller shutter. Security measures such as roller shutters have a deadening impact on the streetscene, creating a blank appearance to buildings and may contribute to an increased fear of crime.



**Figure 37:** Roller shutter at 13 Chapter Street

**5.6 Roof Plant, Satellite Dishes and Aerials.** Roofscapes are often subject to extensive additions of plant, antennae and satellite dishes. In a number of locations throughout the Conservation Area, roof clutter such as inappropriately sited aerials, telecommunications equipment and satellite dishes has become visually obtrusive from street level, affecting short and long distance views and ultimately impacting on the area's special character.

5.7 Peel House in particular has had large bulky plant affixed to the roof (**Figure 38**) which is highly visible from street level and forms an incongruous addition to the roofline.

5.8 As with all additions to buildings, careful consideration should be given to the siting of such equipment away from the front façade of buildings so as to minimise its visual impact.



**Figure 38:** Roof plant to Peel House      **Figure 39:** Peel House

5.9 **Small Alterations and Visual Clutter.** Even minor additions to buildings can incrementally detract significantly from the character of buildings and the area. Elements such as pipes, wires, security cameras, lighting fitments, aerials, flues and satellite dishes can combine to create an unacceptable accretion of clutter on a building.

5.10 **Figure 39** shows a modern security light fitted to the entrance doorway of Peel House, prominently located and obscuring the date stone.

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

#### 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 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. Each section 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. In addition, the following table provides a list of proposals, related specifically to those features identified as 'negative' in Section 5.

	<b>Issue/ Negative Feature</b>	<b>Location</b>	<b>Action</b>
1.	<b>General</b>		<ul style="list-style-type: none"> <li>Any new proposals for development should reflect predominant scale and architectural detail of the area, and include an analysis of the character and appearance of the Conservation Area, making reference to the findings of the Conservation Area Audit.</li> <li>Consideration to be given to the extension of the Conservation Area to protect its wider setting.</li> <li>Conservation Area Audit to be published on website to raise awareness of and increase understanding of conservation issues.</li> </ul>
2.	<b>Vacant Properties</b>	Peel House 112 Regency Street	<ul style="list-style-type: none"> <li>Appropriate re-use of vacant buildings to be encouraged.</li> </ul>
3.	<b>Maintenance</b>	General Esterbrook/ Regency and Chapter House Dwellings	<ul style="list-style-type: none"> <li>Increase circulation of audit and design guides to ensure owners are aware of importance of timely maintenance of historic properties.</li> <li>Monitor situation and if condition deteriorates, letters to be sent to the owner and consideration given to the use of section 215 notices where appropriate.</li> </ul>
4.	<b>Townscape Detail</b>	Esterbrook/ Regency and Chapter House Dwellings	<ul style="list-style-type: none"> <li>Encourage reinstatement of traditionally detailed railings around this block if possible as part of any future refurbishment works</li> </ul>
5.	<b>Shopfronts Security and Advertisements</b>	9-13 Chapter Street	<ul style="list-style-type: none"> <li>Original shopfronts, surrounds and detail to be retained as part of refurbishment schemes. <ul style="list-style-type: none"> <li>Encourage removal of unsympathetic signage as part of new applications received/ refurbishment proposals.</li> </ul> </li> </ul>
6.	<b>Public Realm</b>	General	<ul style="list-style-type: none"> <li>A consistent approach to street surfacing to be adopted.</li> </ul>
7.	<b>Minor alterations: Wires, Flues, Pipework and Burglar Alarms</b>	General Peel House	<ul style="list-style-type: none"> <li>Removal, re-housing or re-siting of visual clutter such as redundant wires, telecommunications equipment, roof plant and pipework to be sought as part of any new development/ refurbishment proposals.</li> </ul>

## 7 Glossary of Terms

<b>Acanthus</b>	A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings
<b>Accretions</b>	A gradual build-up of small additions and layers
<b>Aedicule</b>	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
<b>Architraves</b>	The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window
<b>Art Deco</b>	From the Paris <i>Exposition Internationale des Arts Decoratifs et Industriels Modernes</i> , 1925. An early 20 <sup>th</sup> 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
<b>Art Nouveau</b>	Meaning 'New Art'. A movement that emerged at the end of the 19 <sup>th</sup> century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal
<b>Arts &amp; Crafts</b>	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
<b>Balconettes</b>	A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more decorative rather than functional
<b>Baroque</b>	An architectural style of the 17 <sup>th</sup> and 18 <sup>th</sup> 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
<b>Bay</b>	A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.
<b>Bay Window</b>	An angular or curved projecting window
<b>Beaux Arts</b>	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
<b>Bottle Balustrade</b>	A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase
<b>Butterfly</b>	A roof formed by two gables that dip in the middle, resembling



<b>Roof</b>	butterfly's wings. The roofs were particularly popular in Britain during the 19 <sup>th</sup> 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
<b>Buttress</b>	A mass of masonry or brick-work projecting from or built against a wall to give additional strength
<b>Canopy</b>	A projection or hood over a door, window etc
<b>Canted</b>	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
<b>Cantilevered</b>	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.
<b>Capital</b>	The head or crowning feature of a column
<b>Cartouche</b>	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed
<b>Casement Windows</b>	A metal or timber window with side hinged leaves, opening outwards or inwards
<b>Cast Iron</b>	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 chancier, though more brittle, than WROUGHT IRON
<b>Chevron</b>	A type of moulding forming a zigzag pattern
<b>Chimney Stack</b>	Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots
<b>Classical/Classicism</b>	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
<b>Coade Stone</b>	An artificial cast stone with a mottled surface, invented in the late 18 <sup>th</sup> century and used up to the early 19 <sup>th</sup> century for all types of ornamentation
<b>Coal Hole Cover</b>	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
<b>Colonnade</b>	A row of columns carrying an ENTABLATURE or arches
<b>Composite</b>	A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.
<b>Console</b>	An ornamental bracket with a curved profile and usually of greater height than projection
<b>Coping</b>	A capping or covering to a wall, either flat or sloping to throw off water
<b>Corbel</b>	A projecting block, usually of stone, supporting a beam or other horizontal member

<b>Corinthian</b>	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.
<b>Cornice</b>	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.
<b>Cresting</b>	An ornamental ironwork finish along the top of a screen, wall or roof.
<b>Cupola</b>	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.
<b>Curtain Wall</b>	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.
<b>Dentil</b>	Meaning 'tooth'. A small square decorative block used in series in CORNICES.
<b>Doric</b>	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.
<b>Dormer Window</b>	A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.
<b>Dressings</b>	Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature.
<b>Eaves</b>	The under part of a sloping roof overhanging a wall.
<b>Edwardian</b>	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.
<b>English Bond</b>	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.
<b>Entablature</b>	The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE.
<b>Faience</b>	A type of glazing used on ceramics.
<b>Fanlight</b>	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.
<b>Fascia</b>	The wide board over a shopfront, usually carrying its name
<b>Fenestration</b>	The arrangement of windows in a building's façade.
<b>Festoon</b>	A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends.
<b>Finial</b>	A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings.
<b>Flemish Bond</b>	A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of

	the wall.
<b>Fluting</b>	Shallow, concave grooves running vertically on the shaft of a column or PILASTER.
<b>Frieze</b>	A decorative band running between the ARCHITRAVE and CORNICE.
<b>Gable</b>	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.
<b>Gauged brick</b>	Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.
<b>Gault brick</b>	Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue bricks.
<b>Georgian</b>	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.
<b>Gothic</b>	A style of European architecture, particularly associated with cathedrals and churches, that began in 12 <sup>th</sup> century France. The style emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter buildings than was possible with older styles. A series of Gothic revivals began in mid-18 <sup>th</sup> century England and continued into the 20 <sup>th</sup> century, largely for ecclesiastical and university buildings.
<b>Grille</b>	A fretted metal band, often in shopfronts, to allow for the flow of air.
<b>Heterodox</b>	A six sided feature.
<b>Hipped Roof</b>	A roof with sloped instead of vertical ends.
<b>Ionic</b>	One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column.
<b>Italianate</b>	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.
<b>Keystone</b>	The central stone of an arch, sometimes carved.
<b>Lightwell</b>	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.
<b>Loggia</b>	A gallery open on one or more sides, sometimes pillared.
<b>Mansard Roof</b>	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.
<b>Mansion Block</b>	A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration.

<b>Mews</b>	A block or row of stables with living accommodation above, and subservient to grander buildings with which they were paired and serviced.
<b>Mezzanine</b>	A low storey between two higher ones.
<b>Modernism</b>	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.
<b>Modillion</b>	A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE.
<b>Mullions</b>	A vertical post or upright dividing a window or other opening.
<b>Oriel Window</b>	A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets.
<b>Parapet</b>	A low wall, placed to protect from a sudden drop – often on roofs
<b>Pediment</b>	A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure.
<b>Pentelic Marble</b>	A pure white, fine grain marble quarried from the Pentili mountain range in Greece.
<b>Pier</b>	A solid masonry support or the solid mass between doors and other openings in buildings.
<b>Pilaster</b>	A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one of the orders.
<b>Pitched Roof</b>	A roof consisting of two sloping halves that form a peak in the middle where they meet.
<b>Polychromy</b>	Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.
<b>Portcullis</b>	A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry.
<b>Portico</b>	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.
<b>Portland Stone</b>	A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.
<b>Queen Anne</b>	A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing.
<b>Quoins</b>	Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word <i>coin</i> meaning corner.

<b>Romanesque</b>	The dominant style of the 11 <sup>th</sup> and 12 <sup>th</sup> centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19 <sup>th</sup> century.
<b>Rustication</b>	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.
<b>Sash Window</b>	A window formed with sliding glazed frames running vertically.
<b>Soffit</b>	The exposed underside of any overhead component of a building.
<b>Stallriser</b>	A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.
<b>Stucco</b>	Plasterwork or an exterior render, often finished to imitate fine stonework.
<b>Terracotta</b>	Fired but unglazed clay with a distinctively orange/red colour.
<b>Terrace</b>	A row of attached houses designed as a unit.
<b>Triglyphs</b>	Blocks separating the square spaces in a DORIC FRIEZE.
<b>Tripartite Windows</b>	A window formed of three elements.
<b>Turrets</b>	A small and slender tower.
<b>Tuscan</b>	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.
<b>Venetian Windows</b>	A window with three openings, the central one arched and wider than the others.
<b>Victorian</b>	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.
<b>Wrought Iron</b>	Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of CAST IRON and enjoyed a renaissance during the revival periods of the late 19 <sup>th</sup> century. Wrought iron is not as brittle as cast and seldom breaks
<b>Stock Brick</b>	The most commonly used type of building brick found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.
<b>York Stone</b>	A natural stone used traditionally in for paving, laid in large slabs or 'flags.'

## **8 REGENCY STREET CONSERVATION AREA DIRECTORY**

**Designation and Extension**

**Audit Adoption Report and Statement of Decision**

**Statutory Designations**

**Design Guides and Planning Briefs**

**Further Reading & Sources of Information**



## **DESIGNATION AND EXTENSION REPORTS**

The Regency Street Conservation Area was designated in November 1990. The following reports have been edited to exclude irrelevant sections.



CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE  
COMMITTEE : PLANNING AND DEVELOPMENT  
DATE : 3 JULY 1990  
REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION  
SUBJECT : PROPOSED CONSERVATION AREA EXTENSIONS  
WARD : BAKER STREET, BAYSWATER, BELGRAVE,  
BRYANSTON, CAVENDISH, CHURCHILL, CHURCH STREET, LANCASTER GATE,  
MILLBANK, REGENTS PARK, ST. GEORGE'S, ST. JAMES'S, VICTORIA, WEST END  
BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

1.1 As part of the City Council's District Plan policy (Chapter 10, para 10.44(ii): 'To review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties' additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of conservation area boundaries.

1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed with the consultation necessary prior to final designation.

2. RECOMMENDATIONS

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

	Proposed Conservation Area Designations/Extensions	Map No.
1.	Lisson Grove, NW1	I
2.	Cleveland Street, W1	II
3.	Haymarket, SW1 and WC2	XXIV
4.	Fisherton Street Estate, NW1	IV
5.	Churchill Gardens, SW1	V
6.	Lillington Gardens, SW1	VI
7.	Hallfield Estate, W2	VII
8.	Dorset Square C.A. Extension NW1	VIII
9.	Bayswater C.A. Extension (Orme Court) W2	IX a
10.	Bayswater C.A. Extension (Porchester Road) W2	IX b
11.	Belgravia C.A. Extension W1	X
12.	Stratford Place C.A. Extension W1	XI

13.	Molyneux Street C.A. Extension W1	XII
14.	Medway Street C.A. Extension W1	XIII
15.	Soho C.A. Extension W1	XIV
15a.	Soho C.A. Extension (Denman Street) W1	XIV a
16.	East Marylebone C.A. Extensions	XIV
17.	Portman Square C.A. Extension (Baker Street) W1	XV a
18.	Portman Estate C.A. Extension (Aybrook Street) W1	XV b
18a.	Portman Estate C.A. Extension (Marble Arch) W1	XV c
19.	Leicester Square C.A. Extension WC2	XXIV
20.	Pimlico C.A. Extension SW1	XVII
21.	Millbank C.A. Extension SW1	XVIII
22.	Mayfair C.A. Extension (Park Street) W1	XIX a
23.	Mayfair C.A. Extension (Avenfield/Brook House) W1	XIX b
24.	Mayfair C.A. Extension (Old Park Lane) W1	XIX c
25.	Mayfair C.A. Extension (Oxford Street/Park Lane) W1	XXI a
26.	Mayfair C.A. Extension (Lumley Street) W1	XXI c
27.	Mayfair C.A. Extension (Dering Street) W1	XXII a
28.	East Marylebone C.A. Extension W1	XX
29.	Harley Street C.A. Extension (Old Cavendish Street) W1	XXII a
30.	Harley Street C.A. Extension (Oldbury Place) W1	XXII b
31.	Regent Street C.A. Extension W1	XXIII
32.	Trafalgar Square C.A. Extension WC2	XXIV

### 3. BACKGROUND

3.1 This report stems from the Planning and Development Committee of 21 November 1989 when 'it was felt that a general review of conservation areas in the City should be undertaken'.

3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.

3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.

3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to member at the next Committee.

3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have grouped into areas of similar characteristics.

They are:

A. New Conservation Areas to Protect Areas of the Traditional Fabric

at:

1. Lisson Grove NW1 (Map No. I)
2. Cleveland Street W1 (Map No. II)
3. Haymarket SW1 and WC2 (Map XXIV)

B. New Conservation Areas to Protect Good Quality Housing Estates

at:

4. Fisherton Street Estate NW1 (Map IV)
5. Churchill Gardens SW1 (Map V)
6. Lillington Gardens SW1 (Map VI)
7. Hallfield Estate W2 (Map VII)

C. Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

at:

8. Dorset Square Conservation Area Extension NW1 (Map VII)
- 9&10. Bayswater Conservation Area Extension W2 (Orme Court, Map IX a and Porchester Road (Map IX b))
11. Belgravia Conservation Area Extension SW1 (Map X)
12. Stratford Place Conservation Area Extension W1 (Map XI)
13. Molyneux Street Conservation Area Extension W1 (Map XII)
14. Medway Street Conservation Area Extension SW1 (Map XIII)

D. Extension to Conservation Areas to cover Prominent Sites

at:

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

4. OTHER AREAS

4.1 An area centred on Regency Street and Chapter Street was considered for conservation area status as a result of a petition received from 79 residents on 28 February 1990. It was suggested that the area (shown as Map XXV) be included in the Vincent Square Conservation Area.

4.2 On balance, it is felt that the area is insufficient merit to warrant designation as a conservation area. The urban form of the area and architectural quality and fabric of the properties is generally of unexceptional quality and would detract from the Vincent Square Conservation Area's architectural integrity.

## 5. FINANCIAL IMPLICATIONS

5.1 Apart from the initial costs of advertising the designations, the additional yearly expenditure for advertising planning applications 'on site' and in local newspapers should not exceed £1,000.

Local Government (Access to Information) Act 1985

Background Papers

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

ITEM NO. 5  
CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 20 NOVEMBER 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : RESULTS OF CONSULTATIONS AND OTHER  
MATTERS CONCERNING PROPOSED CONSERVATION AREA EXTENSIONS

WARD : BAKER STREET, BAYSWATER, BELGRAVE,  
BRYANSTON, CAVENDISH, CHURCHILL, CHURCH STREET, LANCASTER GATE,  
MILLBANK, REGENTS PARK, ST. GEORGE'S, ST. JAMES'S, VICTORIA, WEST END,  
WESTBOURNE, QUEENS PARK

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

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

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

2. RECOMMENDATIONS

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

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

3. BACKGROUND

3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July 1990.

3.2 A schedule of consultees is attached as Appendix 3 at the back of this report, together with a summary of the contents.

3.3 Overall the proposed new conservation areas and conservation area extensions were welcomed by 15 out of 19 respondents. These 15 included local amenity societies as well as national and regional public bodies.

3.4 A minority of the respondents, however, who had developed interests in specific properties in the proposed extensions to the Pimlico, Belgravia and Mayfair Conservation Areas, had reservations as to the merit of some of the buildings and streets to be included. These representations have been considered carefully, but no modifications are proposed as the buildings and areas queried either contribute significantly to the special historic and architectural integrity of existing conservation areas or are located in areas of significant townscape merit where insensitive redevelopment would positively harm the character and appearance of these areas. Appendix 4 contains the observations of the Director of Planning and Transportation on the responses received.

3.5 The following changes are proposed as a result of queries raised by Members at the meeting on 3 July (see map XVII).

- a. The east side of Claverton Street and west side of Aylesford Street is now to be within the Pimlico Conservation Area, not the proposed Dolphin Square Conservation Area.
- b. The street block bounded by Lupus Street, Claverton Street, Ranelagh Road and Johnsons Place is now to be within the Pimlico Conservation Area, not the proposed Churchill Gardens Conservation Area.
- c. The River Frontage opposite Dolphin Square is to be within that conservation area, and land to the east of Dolphin Square within the Pimlico Conservation Area.
- d. The Regency Street/Chapter Street area has been reconsidered for conservation area status, and its designation is recommended.

The area is of mixed development with some pleasant brick buildings, built mostly in the first third of the century. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odd) Regent Street, through to St. John's Church and No. 36 Causton Street. The area therefore proposed (Map XXV a) comprises the east side of Regency Street between the redevelopment site and Holcroft Court, together with the T.A. Centre and the residential and shop developments between the west side of Regency Street and the east side of Chapter Street.

#### 4. FINANCIAL IMPLICATIONS

The cost of giving the necessary notices and taking such other steps as may be necessary to implement the designation is of the order of £3,000.

Local Government (Access to Information) Act 1985

Background Papers

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

## Appendix 2

### AREAS TO BE DESIGNATED AS CONSERVATION AREAS

#### A. Proposed New Areas to protect the traditional fabric

	Map (displayed in the Committee Room)	No.
1. Lisson Grove, NW1	I	
2. Cleveland Street, W1	II	
3. Haymarket, SW1 and WC2	XXIV	
3A. Dolphin Square	XVII	
3B. Regency Street/Chapter Street	XXVA	

#### B. Proposed New Areas to protect Good Quality Housing Estates

	Map (displayed in the Committee Room)	No.
4. Fisherton Street Estate, NW1	IV	
5. Churchill Gardens	V	
6. Lillington Gardens, SW1	VI	
7. Hallfield Estate, W2	VII	

#### C. Proposed Areas Adjacent to Existing Conservation Area to Include Good Quality Fringe Developments

	Map (displayed in the Committee Room)	No.
8. Dorset Square Conservation Area, NW1	VII	
Bayswater Conservation Area, W2		
9. i. Orme Court	IXa	
10. ii. Porchester Road	IXb	
11. Belgravia Conservation Area	X	
12. Stratford Place Conservation Area, W1	XI	
13. Molyneux Street Conservation Area, W1		
14. Medway Street Conservation Area, SW1	XIII	

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

	Map (displayed in the Committee Room)	No.
Soho Conservation Area		
15. i. Oxford Street/Poland Street 67-77 Oxford Strand 215-229 Oxford Street	XIV and XXIII	
15A. ii. Denman Street	XIVa	

East Marylebone Conservation Area, W1

- |     |     |                              |     |
|-----|-----|------------------------------|-----|
| 16. | i.  | Oxford Street/Berners Street | XIV |
| 28. | ii. | Middlesex Hospital           | XX  |

Portman Estate Conservation Area, W1

- |      |      |                                 |       |
|------|------|---------------------------------|-------|
| 17.  | i.   | Portman Square                  | XVa   |
| 18.  | ii.  | Aybrook Street                  | XVb   |
| 18a. | iii. | Oxford Street, Marble Arch      | XVc   |
| 20.  |      | Pimlico Conservation Area, SW1  | XVII  |
| 21.  |      | Millbank Conservation Area, SW1 | XVIII |

Mayfair Conservation Area, W1

- |     |      |  |       |
|-----|------|--|-------|
| 22. | i.   | Park Lane/Park Street                        | XIX   |
| 23. | ii.  | Avenfield and Brook House, Park Lane         | XIXb  |
| 24. | iii. | Old Park Lane/Hertford Street                | XIX   |
| 25. | iv.  | Oxford Street/Park Lane/Park Street          | XXIa  |
| 26. | v.   | Oxford Street/Lumley Street                  | XXIc  |
| 27. | vi.  | Oxford Street/Dering Street/Woodstock Street | XXIIa |

Harley Street Conservation Area, W1

- |     |     |   |       |
|-----|-----|---|-------|
| 29. | i.  | Oxford Street/Old Cavendish Street      | XXIIa |
| 30. | ii. | Oldbury Place                           | XIIb  |
| 19. |     | Leicester Square Conservation Area, WC2 | XXIV  |
| 31. |     | Regent Street Conservation Area, SW1    | XXIV  |
| 32. |     | Trafalgar Square Conservation Area, WC2 | XXIV  |

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

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

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

		Map (displayed in the Committee Room)	No.
Soho Conservation Area, W1 at			
15.	i.	Oxford Street	XIV and XXIII
15a.	ii.	Denman Street	XIV



## **AUDIT ADOPTION REPORT & STATEMENT OF DECISION**

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

## 1. Summary

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

## 2. RECOMMENDATIONS

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

## 3. Background Information

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

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

3.3 A public consultation exercise has now been undertaken for Regency Street Conservation Area Audit. A summary of all consultation responses received and the Council's response is outlined below. The conservation area audit has been amended further to the consultation responses received, and these changes are highlighted in the attached draft (Appendix 4).

## **4. Detail**

### **Consultation**

4.1 Public consultation consisted of a two stage process: a workshop to inform consultees of the preparation and content of the audit and to gain input from interested parties, followed by a formal written consultation. Letters were sent on the 13<sup>th</sup> February 2006, inviting consultees to a public meeting to introduce the draft audit.

4.2 The consultee group for this audit consisted of residents and businesses at every property in the conservation area, plus residents groups, national bodies, ward Councillors and other organisations. A list of written consultees is attached at appendix one.

4.3 The workshop was held on 21<sup>st</sup> February 2006, as part of the South Area Forum. The forum was chaired by Councillor Dominic Schofield and there were in the region of 15 attendees at the workshop, including local residents and planning consultants. A list of attendees is attached at Appendix 2, though it is incomplete, as many people declined to leave their names. Details of the discussion at the workshop can be found at Appendix 3.

4.4 The formal written consultation was sent on the 23<sup>rd</sup> February 2006 to all of the principal consultees, attendees of the meeting, and other parties who had expressed an interest.

### **Main Comments Received**

4.5 The feedback at the public meeting was positive with the attendees generally supportive of both the Council's approach to conservation and the Conservation Area Audit process.

4.6 English Heritage wrote in support of the audit but no other written responses were received with regards to Regency Street.

4.7 Comments received at the public meeting fell into two distinct categories – maintaining the quality of the street scene, particularly with regard to the section of

the audit entitled Local Townscape Detail, and reassessing the boundaries of the conservation area.

### **Boundary Changes**

4.8 The suggested boundary amendments that arose as a result of the meeting were the merging of the Regency Street Conservation Area and Vincent Square Conservation Area, to include the buildings that currently fall between the two, and the inclusion of Douglas House within the Regency Street Conservation Area.

4.9 It is not considered appropriate to merge Regency Street and Vincent Square (the area marked A at Appendix 2) into one large Conservation Area, due to the different character of the two areas. It is nonetheless considered that the buildings that lie between the two areas are of sufficient architectural interest to consider their inclusion in a conservation area. The possibility of either extending the Vincent Square Conservation Area to cover these buildings or Regency Street will therefore be considered as part of a further report.

4.10 Douglas House (the area marked B at Appendix 2), the other building proposed for inclusion in the conservation area, is also considered to be a building of some interest, which may warrant inclusion within the conservation area. This is the subject of a recent planning application which granted permission for some quite substantial works to the facade of the building, which may alter the character of the building. The extension of the Conservation Area will therefore be given consideration in a separate report, which will be subject to further public consultation.

### **Townscape**

4.11 Other comments related to both the maintenance of the Church Commissioners housing and a desire to see railings reinstated around buildings in their ownership at Esterbrooke, Regency and Chapter House dwellings. It is not within the power of the Council to insist on reinstatement of railings to the properties in question. We will however add both the need for better maintenance and the encouragement of works to reinstate railings to the management plan as desired outcomes, to assist in the determination of future applications and comments will be passed on to the Church Commissioners.

4.12 Other comments related to street lighting and satellite dishes. It was considered the lighting had been improved in the area and there was support for better protection of lamp standards. There was also some discussion with regards to satellite dishes and the rules that apply. One resident felt there had been significant improvement to the appearance of the area following removal of a large number of satellite dishes from the front elevations of buildings in the Conservation Area.

### **Presentation**

4.13 Presentation of the final document including page and figure numbers and quality of photos will be reviewed prior to printing and a new front cover prepared. The directory, as with all the audits, forms an appendix to the final document.

## **5. Financial Implications**

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

## **6. Impact on Health and Well-being**

6.1 The conservation area audits make no recommendations with effects on health and well-being.

## **7. Legal Implications**

7.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority “shall from time to time determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. Planning Policy Guidance Note 15 ‘Planning and the Historic Environment’ interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

## **8. Conclusion**

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT JANE HAMILTON ON 020 7641 8019; EMAIL ADDRESS <a href="mailto:jhamilton@westminster.gov.uk">jhamilton@westminster.gov.uk</a> ; FAX NUMBER 020 7641 2338
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## **BACKGROUND PAPERS**

- 1 Regency Street Mini-guide.
- 2 Regency Street Conservation Area Directory
- 3 E-mail from English Heritage

## **APPENDIX 1: LIST OF WRITTEN CONSULTEES**

**English Heritage**

**The Victorian Society**

**Westminster Property Owners Association**

**The Westminster Society**

**The Diocese of Westminster**

**The Georgian Group**

**The Thorney Island Society**

**Ward Councillors, Westminster City Council**

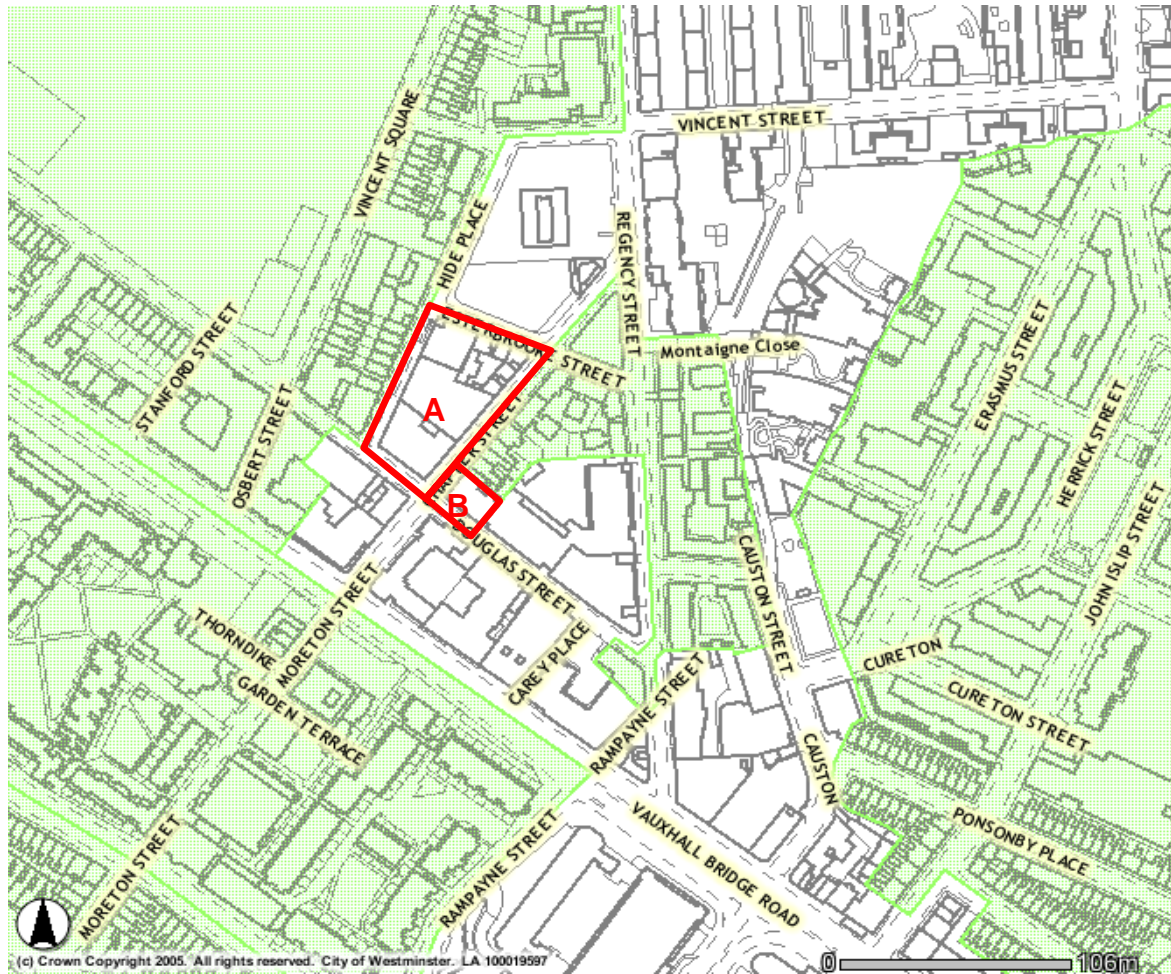
**English Churches Housing**

**DP9 (agents for current application)**

**Candy and Candy Property Developers**

**All residential properties within Regency Street Conservation Area**

## APPENDIX 2: EXTENSIONS PROPOSED DURING THE CONSULTATION PROCESS



## APPENDIX 3: MINUTES OF PUBLIC MEETING

Discussion relating specifically to the Regency Street Conservation Area is highlighted.

GROSVENOR GARDENS, REGENCY STREET CONSERVATION AREA AUDIT  
PUBLIC CONSULTATION WORKSHOP: **SOUTH AREA FORUM**  
**21 FEBRUARY 2006 6.30pm**

<u>Attendees:</u>	<u>Westminster City Council:</u>
Michelle Bingham (Westminster Partnership for Race Equality) Ken Martin (Resident) Michael Goldschmidt (Resident) J.M. Halcrow (Resident)	Rosemarie MacQueen, Head of City Development (Planning & Design) Jane Hamilton, Area Design & Conservation Officer Toby Cuthbertson, Design & Conservation Officer
(Not all of the attendees wished to sign the attendance sheet, other attendees are unrecorded)	

The purpose of this workshop was to introduce the Conservation Area Audits for Regency Street and Grosvenor Gardens, and the main issues raised within these.

**Introduction** explained:

- What constitutes a Conservation Area and an audit and why we do these.
- The general audit contents, the format taken from English Heritage Guidance.
- The contribution public comments will make to the audits and the ultimate aim to have the draft audits adopted as Supplementary Planning Guidance.

Each conservation area was considered in turn. Discussion was structured around each section of the audit document, focusing on elements contributing to the character of the Conservation Area i.e.: unlisted buildings of merit, architectural detail, roof profiles and extensions, townscape detail, views and vistas, and then looking at negative features and proposals to manage the areas. Each section was summarised and questions taken on these. The main issues arising were as follows:

Maps were tabled showing where **Unlisted Buildings of Merit** have been identified and where it is likely **roof extensions** may not be permitted.

**Views and vistas** identified in the audit were also shown in map format and discussed. It was explained that where this has most relevance is in the area around the Conservation Area. Developments mooted for Victoria Station may impact on local views.

The first question raised was with regards to **traffic plans around Victoria Station**. It was explained that so far nothing has been planned but all plans would need to be scrutinised by Transport for London.



Concern was expressed by one resident about **interiors of historic buildings** in conservation areas and their protection. Do the council have the power to stop ripping out interiors of buildings within conservation areas? It was explained that if a building is not listed then the interior is not protected but residents can request that buildings are listed. The process for doing this was discussed. It has to go to the secretary of state and English Heritage.

Several questions were also asked about the **role of the Mayor** in the planning process. The mayor does have strategic planning and transportation role so would get involved in schemes such as Victoria Station but not other schemes that might be within a conservation area like Grosvenor Gardens

There was then some discussion of **negative features**; those identified in the audit include inadequate surface treatments, security shutters, projecting signs, or proliferation of satellite dishes.

**Traffic** was identified as one of the major negative issues affecting Grosvenor Gardens and this led onto further discussion of negative features and their management.

With regards to Regency Street one resident felt that the **lighting** is very good and in general things have been addressed. There was some discussion with regards to **satellite dishes** and whether these would be allowed in the area and the process for obtaining permission for these.

The status of the **wall around the Church Commissioner housing** was discussed. This is not popular with many of the residents. There were railings here and this would be preferable. It was explained that it isn't possible to say railings must be put back but it would be possible to use this document to say it would be desirable if these were in a design appropriate for the area and we would encourage this. One resident felt that the installation of railings around Hide Tower had helped the appearance of the local area.

The **boundaries of the Regency Street Conservation Area** were discussed. One resident felt that as Regency street is close to Vincent Square, the two areas could be merged. This would depend on the existence of buildings of interest linking the two. Another asked what the advantages of this might be and this was discussed. Conservation Area status can give greater certainty of quality and means that the requirements to notify residents of proposals are greater. One resident felt that Douglas House, which is outside the conservation area, might be appropriate to include and it was agreed the Council will consider these issues in reviewing the audit.

A list of the main outcomes and issues for officers to investigate further was noted, as follows:

- **The possibility of a conservation area extension to cover the area between Vincent Square and Regency Street conservation Area**

- **Would like to encourage reinstatement of railings outside the church commissioners properties**
- **Would like to ensure the protection of lamp standards**
- **Encourage the better maintenance of Church Commissioners' buildings. What steps can be taken to do this?**
- **Review wording re roof clutter on Victoria Square, particularly the reference to TV aerials**

## **STAUTORY DESIGNATIONS**

### **LISTED BUILDINGS**

There are no listed buildings within the Conservation Area.

### **ARTICLE 4 DIRECTIONS**

There are no Article 4 Directions in the Conservation Area.

### **REGULATION 7 DIRECTION**

There are no Regulation 7 Directions covering the Conservation Area.

### **STRATEGIC VIEWS**

No strategic views cross the Conservation Area.

## **PUBLICATIONS & SOURCES OF FURTHER INFORMATION**

## **Westminster Publications and Design Guides**

### **Unitary Development Plan**

The adopted City of Westminster Unitary Development Plan 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004).

This can also be viewed on the Internet at:

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

### **Design Guides and Publications**

Some of the 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. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
5. A Guide to the Siting of Security Cameras and Other Security Equipment
6. Design Matters in Westminster – Supplementary Planning Guidance on creating good City architecture
7. Designing out Crime in Westminster
8. Façade Cleaning - The removal of soiling and paint from brick and stone facades
9. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
10. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
11. Public Art in Westminster
12. Public CCTV Systems – Guidance for Design and Privacy
13. Railings on Domestic Buildings in Westminster
14. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
15. Trees and other Planting on Development Sites
16. A Brief Guide to Planning Enforcement
17. Advertisement Design Guidelines

## Further Reading

1. Bradley and Pevsner (2003), *The Buildings of England. London 6: Westminster* Yale University Press
2. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd
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](http://www.motco.com)

Collage – Guildhall Library Collections [www.guildhall-art-gallery.org.uk](http://www.guildhall-art-gallery.org.uk)

## WESTMINSTER CITY COUNCIL CONTACTS LIST

### Planning Information

For general information, to obtain planning application forms and copies of publications, to find out if a property is listed or in a conservation area or to make an enforcement complaint, contact:

Planning Records (Customer Service Centre)

Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**

Email: [PlanningInformation@westminster.gov.uk](mailto:PlanningInformation@westminster.gov.uk)

### Planning Advice

For advice about planning permission, conservation area, listed building or advertisement consent, restrictions in Article 4 and regulation 7 Direction Areas and design advice contact the area planning team:

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

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

Email: [SouthPlanningTeam@westminster.gov.uk](mailto:SouthPlanningTeam@westminster.gov.uk)

Or write to:

**Development Planning Services**

**Department of Planning and City Development**

**Westminster City Council**

**City Hall, 64 Victoria Street,**

**London SW1E 6QP**

### One Stop Services

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

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

**317 Harrow Road, W9** (Open 8am - 5pm Monday, Wednesday & Friday; 8am - 7pm Tuesday & Thursday)

**91-93 Church Street, NW8** (Open 8am - 5pm Monday, Tuesday, Wednesday & Friday; 8am - 7pm Thursday; 9am - 3pm Saturday)

Tel: **(020) 7641 2618** or Fax: **(020) 7641 2959**

### Further Information

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

Alternatively you can ring the City of Westminster General Inquiries number for assistance. Tel: **(020) 7641 6000**

## Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

### Spanish

Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducirselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

### French

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

### Portuguese

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

### Chinese

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

### Bengali

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

### Arabic

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

### Urdu

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

### Farsi

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

### Serbo Croat

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

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

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