

**CITY OF WESTMINSTER
CONSERVATION AREA
DIRECTORY No. 2**

REGENT'S PARK

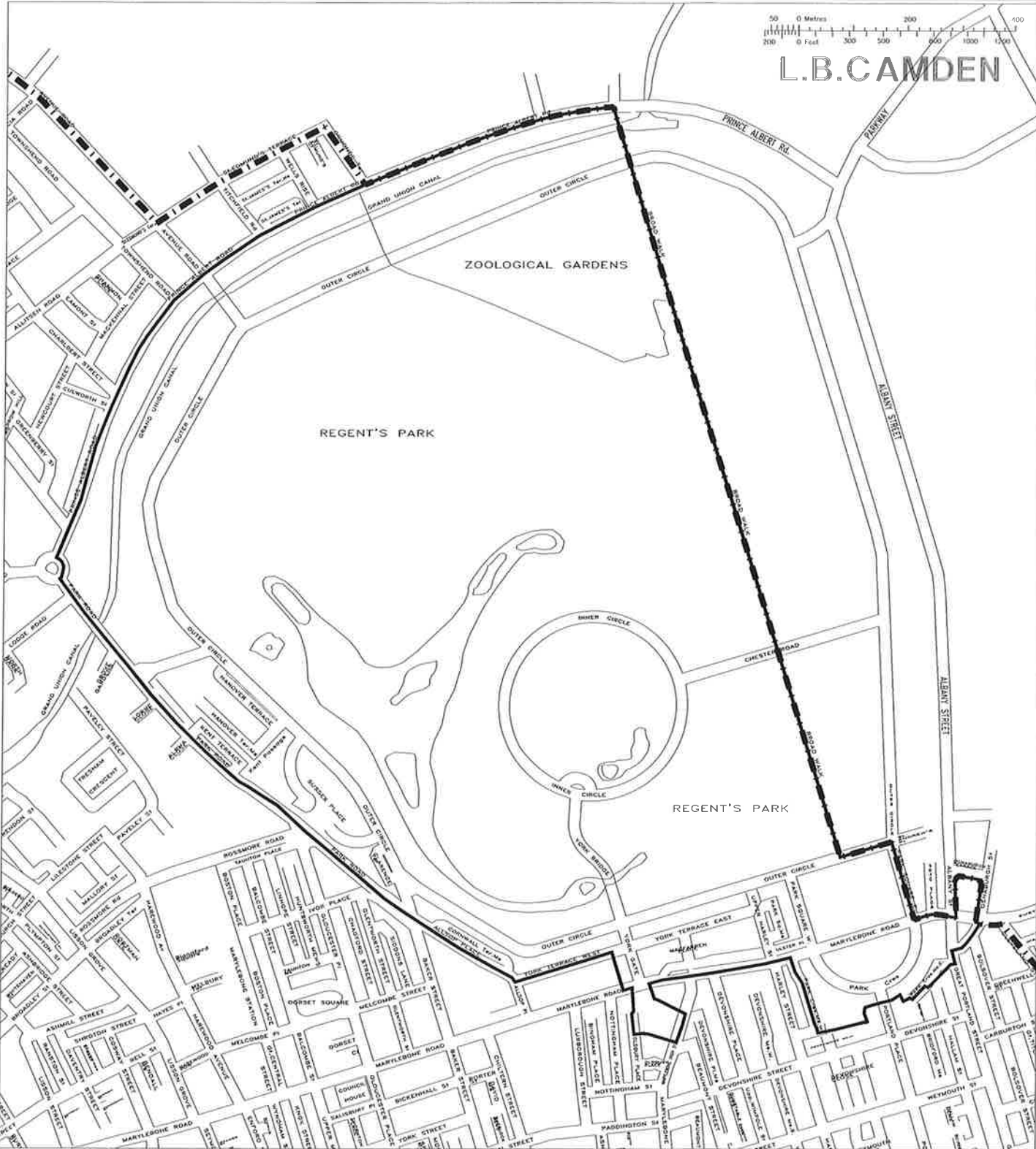
REGENT'S PARK CONSERVATION AREA DIRECTORY

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REGENT'S PARK CONSERVATION AREA DIRECTORY

1. Designation and Extension

REGENT'S PARK CONSERVATION AREA

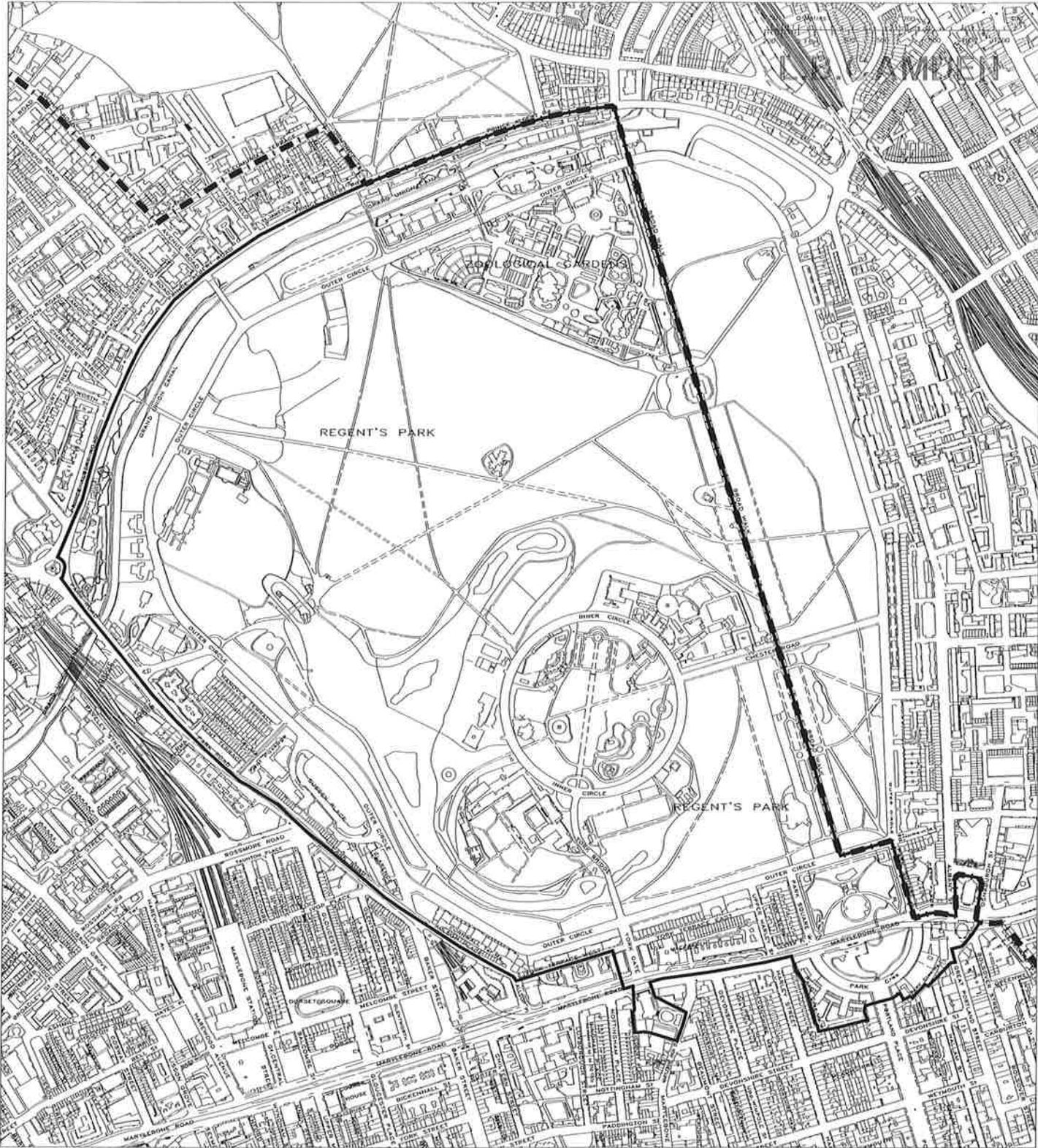


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CONSERVATION AREA NUMBER 2

Scale - None

REGENT'S PARK CONSERVATION AREA



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CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 7TH NOVEMBER, 1968

REGENT'S PARK TERRACES CONSERVATION AREA

REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

In accordance with a report accepted by the Committee on 29th June 1967, concerning the Civic Amenities Act, 1967, and conservation areas, studies have now been made of Regent's Park and adjoining streets. The area studied is bounded by Prince Albert Road, Park Road, Allsop Place, Marylebone Road and the City's boundary with the London Borough of Camden, including also the immediate surroundings of St Marylebone Parish Church and Park Crescent which lie south of Marylebone Road.

This area is part of a single development, the exploitation of Marylebone Park, which was let on farming leases reverting to the Crown in 1811. A smaller part of this area lies in the Borough of Camden. Some twenty years before reversion, in 1793, John Fordyce was appointed Surveyor-General of His Majesty's Land Revenue. He, with rare foresight, guided the development of the Park and was the true forerunner of Nash. Fordyce proposed that a competition should be held to produce a scheme for development; although this course was unsuccessful, ultimately in 1810 two sets of official architects were instructed to prepare designs, Leverton and Chawner of the Office of Land Revenue and Nash and Morgan of the Office of Woods and Forests. The plan prepared by Nash and his colleague was approved with amendments by the Treasury in October 1811.

Nash's amended design, substantially completed and still substantially intact, comprised stuccoed terraces of houses, each a grand composition in classical style, ringing the Park, with a highly-contrived "natural" scenery within containing several villas. Park Crescent was designed as the formal entrance at the end of "Royal Mile" linking Carlton House with the Park. Immediately to the south of Park Crescent, Portland Place was incorporated as an element of this "Royal Mile". It will be remembered that the Harley Street Area Conservation Area stops at the

north end of Portland Place as a convenient dividing line between the essentially eighteenth century urban character of that area and the Park development now under consideration. At this point therefore the Harley Street Area and the proposed Regent's Park Terraces Conservation Areas adjoin.

Park Crescent was begun in 1812, but work was held up by the bankruptcy of one of the undertakers so that only six houses were completed by 1819; the rest of the Crescent was finished by 1822. Park Square, intended originally to be the northern half of a circus, was built in 1823-5. The form of crescent or circus was designed to play down the interruption which would have occurred at a conventional intersection with the important Marylebone Road. Of the terraces westward from Park Square, Cornwall Terrace was the first to be built in 1821 and Kent Terrace behind Hanover Terrace was the last, in 1827.

Shortly before the construction of the terraces, the present St Marylebone Parish Church was built (1813-19, architect, Thomas Hardwick). York Gate was planned to link the new church with the composition of Regent's Park and the church is included in the proposed conservation area.

The eastern portion of the Park lies, as already mentioned, in the Borough of Camden; it is understood that studies are being made by that borough for the designation of a conservation area. It is therefore appropriate to include the church of Holy Trinity, Marylebone Road (1826-7, architect, Sir John Soane) with the City Conservation Area.

Although at one time there was a serious threat of demolition of some of the terraces because of their poor construction, out-dated accommodation and heavy maintenance, it is now the policy of the Crown Commissioners to retain the Park enclosure as designed by Nash, either by thorough renovation or by complete reconstruction behind the original facades. It is suggested therefore that the conservation area should take in the whole of the terraces facing the Park with the buildings immediately adjoining them, St Marylebone Parish Church and York Gate, Park Square and Park Crescent, and Holy Trinity Church. It is not considered that any useful purpose would be served by including the parkland itself; the canal or the zoo.

RECOMMENDATION

1. That the area outlined on Map No. CD.B.0001 be approved as suitable for designation as a conservation area, subject to consultations.
2. That the London Borough of Camden and the Greater London Council be consulted.
3. That the Crown Estate Commissioner be consulted.
4. That the Civic Trust, the Georgian Group and the St Marylebone Society be consulted.

F G WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

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3. That the Crown Estate Commissioner be consulted.
4. That the Civic Trust, the Georgian Group and the St. Marylebone Society be consulted.

F.G. WEST.

DIRECTOR OF ARCHITECTURE & PLANNING.

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 extensions to existing Conservation Areas and that the results of the consultations be reported back to Committee:

| <u>Proposed Conservation Area Designations/Extensions</u> | <u>Map No.</u> |
|---|----------------|
| 1) Lisson Grove NW1 | I |
| 2) Cleveland Street W1 | II |
| 3) Haymarket SW1 and WC2 | XXIV |
| 4) Fisherton Street Estate NW1 | IV |
| 5) Churchill Gardens, SW1 | V |
| 6) Lillington Gardens, SW1 | VI |
| 7) Hallfield Estate, W2 | VII |
| 8) Dorset Square C.A. Extension NW1 | VIII |
| 9) Bayswater C.A. Extension (Orme Court) W2 | IX a |
| 10) Bayswater C.A. Extension (Porchester Road) W2 | IX b |
| 11) Belgravia C.A. Extension W1 | X |
| 12) Stratford Place C.A. Extension W1 | XI |
| 13) Molyneux Street C.A. Extension W1 | XII |
| 14) Medway Street C.A. Extension W1 | XIII |
| 15) Soho C.A. Extension W1 | XIV |
| 15a) Soho C.A. Extension (Denman Street) W1 | XIV a |
| 16) East Marylebone C.A. Extensions | XIV |
| 17) Portman Square C.A. Extension (Baker Street) W1 | XV a |
| 18) Portman Estate C.A. Extension (Aybrook Street) W1 | XV b |
| 18a) Portman Estate C.A. Extension (Marble Arch) W1 | XV c |
| 19) Leicester Square C.A. Extension WC2 | XXIV |
| 20) Pimlico C.A. Extension SW1 | XVII |
| 21) Millbank C.A. Extension SW1 | XVIII |
| 22) Mayfair C.A. Extension (Park Street) W1 | XIX a |
| 23) Mayfair C.A. Extension (Avenfield and 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 21st November 1989 when “it was felt that a general review of conservation areas in the City should be undertaken”.
- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.
- 3.3 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 members at the next Committee.
- 3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have been grouped into areas of similar characteristics.

They are:

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 VIII)
- (9) (10) Bayswater Conservation Area Extension W2
(Orme Court, Map IXa and Porchester Road, Map IXb)
- (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 W1 (Map XIII)

D. Extensions to Conservation Areas to cover Prominent Sites

at:

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

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

A. New Conservation Areas

- (1) Lisson Grove, NW1 (Map I)

The proposal is centred on Bell Street and Lisson Grove and comprises mostly nineteenth century terraces with some twentieth century infill. It includes a variety of properties between Rossmore Road and Broadley Terrace, No 13-49 (odd)

Harewood Avenue an architecturally good but unlisted terrace of early nineteenth century houses and St Edwards Convent and Primary School. The convent is a listed building.

The area around Bell Street and Cosway Street is the setting for Christ Church which was designed by Philip Hardwick and built between 1824-25.

Ranston Street, which was redeveloped with model dwellings between 1891-96 by Octavia Hill replaced notorious slums. Parts of the area have been redeveloped in recent years but the scale of the redevelopment has not been destructive to the essentially domestic scale of the area.

(2) Cleveland Street W1 (Map II)

Cleveland Street follows the boundary between Westminster and the London Borough of Camden. It was mostly developed in the last years of the eighteenth century. Although most of the buildings on the Westminster side of the street have since been redeveloped, one short stretch of the street which gives an idea of the original appearance between Carburton Street and Greenwell Street is worthy of conservation area protection.

The block includes a terrace of original houses, Nos 139-149 (odds incl) and “The George and Dragon” public house which dates from 1850, all of which are “listed” grade II.

The developments opposite in the London Borough of Camden side of the street are of a similar scale and character.

(3) Haymarket, SW1 and WC2 (Map XXIV)

An area centred on Haymarket has been identified as being of sufficient merit to warrant designation as a new conservation. This area takes in Panton Street and the major part of Haymarket itself, which includes important landmarks, such as the

Odeon Cinema and the Carlton Theatre. The proposed area has for reasons of consistency, included two groups of buildings which were already in designated Conservation Areas, ie, the corner of Coventry Street/Haymarket (presently, part of the Regent Street Conservation Area) and the corner of Haymarket/Panton Street/Charles II Street (presently part of St James's Conservation Area). These are proposed to be renamed as parts of the Haymarket Conservation Area.

The area contains several listed buildings, notably 34 Haymarket (Grade II*) which is a fine 18th Century building with an intact interior and an exceptional shopfront. The designation of this area as a conservation area will preserve the ambiance and enhance the setting of this historic street and will enable the City Council to exercise careful control over any future redevelopment proposals.

B. New Conservation Areas to Protect Good Quality Housing Estates

To the present time conservation area policy within the City of Westminster has by and large been aimed at preserving and enhancing historic parts, and few areas built since 1920 have been included.

However, the Secretary of State has in recent years included in the List of Building of Architectural of Historic Interest not only those constructed in the 1920's and 1930's, but also a few built after 1945, such as the Royal Festival Hall (listed Grade I).

In this spirit it is appropriate that the City of Westminster should consider its own post-1920's developments for inclusion in conservation areas (more especially because two of them were won in competitions inaugurated by the City Council).

The areas are at:

(4) Fisherton Street Estate NW8 (Map IV)

Fisherton Street Estate was built for the former Borough of St Marylebone in 1924. It comprises seven four storey blocks of flats set formally around two adjoining

squares and is a particularly good example of the period, built in natural materials and subtly detailed.

It was designed by H.V. Ashley and F. Winterton Newman.

(5) Churchill Gardens Estate, Grosvenor Road/Lupus Street SW1 (Map V)

The Estate, which covers thirty acres, was built between 1946-1962 as a result of a competition that was promoted by the City of Westminster and won by the then newly formed practice of Powell and Moya. It provides 1,600 homes and includes many of the social amenities such as local shops and primary health care facilities which were subsequently omitted from many other similar schemes throughout the country. Despite a density of 200 persons per acre, the maximum permitted in London at that time, there is a pleasant feeling of openness between the blocks of crisp, light design, which is achieved by their skilful arrangement.

The first blocks of the scheme were awarded the R.I.B.A.'s London Architectural Bronze Medal in 1950 and in the same year Powell and Moya won the Festival of Britain Feature Competition with "the Skylon". The Estate also won a Civic Trust Award. The Practice was awarded the R.I.B.A. gold medal in 1974.

The Area also includes Nos 105-109 Grosvenor Road, an early nineteenth century terrace of houses which are Grade II listed buildings and two Victoria Public Houses.

It also includes the River frontage up to the border with LB Kensington and Chelsea.

(6) Lillington Gardens Estate, Vauxhall Bridge Road SW1 (Map VI)

The scheme which was built in three phases between 1964 and 1972 has won four major architectural awards and has become generally acknowledged as one of the most highly successful high density developments in central London. The design

which was the work of John Darbourne (who later formed the practice of Darbourne and Darke) won the open national competition sponsored by the Westminster City Council in 1961.

Darbourne and Darke's work is a re-statement of the virtues of humanely-scaled housing, strongly influenced by vernacular form and utilising traditional craft techniques and sympathetically planned landscaping.

(7) Hallfield Estate, Bishops Bridge Road, W2 (Map VII)

The Estate was built between 1951-59 by the firm of Drake and Lasdun on land that was partially cleared by war damage and comprises fifteen individual blocks and a primary school.

It was designed as a deliberate contrast to the architectural fabric of nineteenth century Bayswater.

Its quality lies in the architectural treatment of the elevation which is unusual and interesting for the period, in its use of contrasting textures and a typical design of (for example) the curved sloping balcony balustrades.

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

Below are proposed extensions to existing conservation areas. In most cases the areas are comparatively small and possess a similar character and architectural quality to the conservation areas which they extend.

(8) Dorset Square Conservation Area Extension NW1 (Map VIII)

It is proposed to extend the Dorset Square Conservation Area in an easterly direction to include Glentworth Street north of Melcombe Street, which is a street of good quality brick-built mansion flats of about 1900, and the "listed" church of St Cyprian's Clarence Gate; the corresponding frontages on the west side of

Baker Street and Park Road, including Abbey House, an early nineteenth century terrace of houses and shops, Rudolf Steiner House and Hall and Francis Holland School in Park Road, north of Ivor Place and which is “listed”.

The Area includes Chiltern Court, above Baker Street Station and Nos 218-226 a good Edwardian Baroque building on the east side of Baker Street.

- (9)&(10) Three Extensions to the Bayswater Conservation Area W2: Orme Court (Map IXa) and Porchester Road (2 separate areas, shown in Map IXb)

Three of these proposed areas have frontages to Porchester Road and comprise:

- (a) Nos 44-64 (evens) Porchester Road which are mid-nineteenth century shops, typical of the area.
- (b) the former British Railways Historical and Records Offices, a late nineteenth century building adjacent to the railway and Royal Oak Station.
- (c) Porchester Baths, Porchester Hall and Library, good quality buildings of around 1920 and No 1 Westbourne Gardens.
Nos 88-94 (evens incl) Bishops Bridge Road and Nos 3-23 (odds incl) Porchester Road which are good quality late nineteenth century buildings on the west corner of the two streets. The other is;
- (d) Nos 1-11 inclusive Orme Court, two excellent brick terraces of late nineteenth century “arts and crafts” houses, one terrace of which faces onto Bayswater Road.

- (11) Extension to the Belgravia Conservation Area, SW1 (Map X)

It is proposed to extend the Belgravia Conservation Area to the east to include nineteenth century properties on the east side of Ebury Street, most of which are listed, frontages on both side of Elizabeth Street, including the Victoria Coach Station of the 1930’s; both sides of Eccleston Street including the “listed” Chantry House and corresponding properties on the west side of Buckingham Palace Road,

including Nos 126-158 (evens incl) which forms a high quality “listed” brick terrace of about 1900.

(12) Extension to Stratford Place Conservation Area W1 (Map XI)

The domestically-scaled east side of St James’s Street which is associated with the St Christopher Place/Gees Court shopping area is already within the Stratford Place Conservation Area. The west side of the street is not of the same quality except at its junction with Picton Place and Picton Place itself. It is therefore proposed that this area should form a western extension of the Stratford Place Conservation Area. The area is proposed to include also the ‘Selfridges’ Building facing Oxford Street.

(13) Extension to Molyneux Street Conservation Area W1 (Map XII)

It is proposed to extend the Molyneux Street Conservation Area in north-westerly direction in to include properties of a similar character and scale and including “Our Lady of the Rosary” Roman Catholic Church.

(14) Extension of Medway Street Conservation Area SW1 (Map XIII)

The Committee may recall that in a report submitted to their meeting on 19th September 1989 on ‘Proposed Conservation Area Extensions’ the recommendation was accepted that consultations be undertaken with the aim of designating a conservation area of the street block bounded by Medway Street/Arneway Street/Horseferry Road. The same report mentioned that consideration had also been given to including additionally the street block bounded by Medway Street/Monck Street/Horseferry Road and Arneway Street and that on balance it was considered it fell short of conservation area quality. The report reasoned: “This block does not have the same cohesive scale of the adjacent block but the properties fronting onto Horseferry Road are domestic in scale and varied in design, though only about half are of nineteenth century origin. Behind this

frontage, and fronting onto Medway Street, are comparatively modern developments of a larger scale and of bland design”.

The Thorney Island Society on consultation welcomed the initial recommendation but subsequently asked that the additional block be reconsidered to give protection to the Horseferry Road frontage only.

In the light of the closely balanced recommendation to the 19th September Committee and the considerable local feeling expressed through the Thorney Island Society the matter has been re-considered and it is now proposed that the properties in this block fronting onto Horseferry Road should be included in an extension to the Medway Street Conservation Area.

D. Extensions to Existing Conservation Areas to Cover Prominent Sites

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

(15)& Soho Conservation Area Extension, W1 (Maps XIV and XIVA)
(15a)

To include a small area centred on Denman Street and with a frontage to Piccadilly Circus. (Map XIVA)

To include also the corner of Oxford Street/Poland Street (Map XIV) and a small area northwest of Soho Square (Map XIV).

All these three small extensions are proposed mainly for geographical consistency.

(16) Extension to East Marylebone Conservation Area (Map XIV)

A small addition to the East Marylebone Conservation Area is proposed at 116 to 122 Oxford Street W1. This street block consists of one mid 20th Century

building of very interesting architectural design. The building was formerly the Bourne and Hollingworth Store, which was one of the pioneers of 'department store' shopping.

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

Three extensions are proposed:

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

(19) Leicester Square Conservation Area Extension WC2 (Map XXIV)

Members will be aware of the designation of the Leicester Square Conservation Area following consultation on the 20th March 1990. The current proposal before

Committee is to include a small area incorporating the Leicester Square Theatre. This would afford further protection to a conspicuously located and culturally important building.

(20) Pimlico SW1 (Map XVII)

Extended to include the River frontage Claverton Street frontages and the whole of Dolphin Square. The west side of Aylesford Street and St Georges Square Mews. These streets are mostly contemporary with the rest of the Pimlico Conservation Area.

(21) Millbank (Map XVIII)

To include the River frontage, to ensure the setting of the existing Conservation Area may be protected against any inappropriate development to the river banks which may adversely affect the character of Millbank. Along with the proposed designation at Pimlico, SW1 (item 17 in this report), the whole of the City's River Thames frontage will be located within Conservation Areas.

(22) to (24) Mayfair Estate Conservation Area Extension, W1 (Park Lane, Map XIXa, Avenfield/Brook House (Map XIXb) and Old Park Lane (Map XIXc)).

To include frontages to Hyde Park in Park Lane.

Park Lane forms one of the boundaries of Hyde Park along which insensitive redevelopment can spoil views from the Park.

Most of the pre-1914 development and the Dorchester Hotel are already incorporated in the Mayfair Conservation Area but extensive pockets of post-1914 development, which for the most part are of undistinguished architectural quality, were excluded. Conservation area designation will assist the Council promoting high standards of design so that new buildings positively preserve or enhance the Mayfair Conservation Area as well as views from Hyde Park.

These extensions to the Mayfair Conservation Area are also proposed to include Avenfield House and Brook House (Map XIXb), two office blocks between Green Street and Upper Brook Street and the area adjacent to the S.E. corner of Hyde Park, dominated by the London Hilton Hotel and other characteristic and well detailed modern buildings on either side of Old Park Lane (Map XIXc).

- (25) Mayfair Conservation Area Extension (Oxford Street/Park Lane, Map XXIa) which comprises a most prominent area bounded by Oxford Street, Park Street, North Row and Park Lane; also,
- (26) The sites on ether side of Lumley Street facing Oxford Street (Map XXIc), and
- (27) The frontages on Oxford Street (301 to 351 odd) and including parts of Dering Street and Tenterden Street, as shown on Map XXIIa.
- (28) East Marylebone Conservation Area Extension W1 (Map XX)

To include Middlesex Hospital

Middlesex Hospital and The Samuel Augustine Courtauld Institute of Bio Chemistry to the north, comprise a substantial site on the Westminster/London Borough of Camden boundary. It is particularly conspicuous from the south as it ends the vista looking north up to Wardour Street, across Oxford Street and along Berners Street. It is almost entirely surrounded by conservation areas and it is proposed to include it as an extension of the East Marylebone Conservation area to help ensure that where appropriate replacement buildings of good design are achieved on redevelopment.

- (29, 30) Harley Street Conservation Area Extension, W1 (Maps XXIIa and b)

Harley Street's historic character is derived from its traditional use almost exclusively as a medical precinct. The fine 19th Century buildings which include several on the Statutory List of Buildings of Architectural or Historic Interest, form

a coherent entity. In recent years, as with many other areas of the City, Harley Street Conservation Area has faced increasing development pressures which threatened to undermine the preservation of the area. The designation of the two areas adjacent to the Conservation Area at Old Cavendish Street (Map XXIIa) and Oldbury Place/Marylebone High Street (Map XXIIb) will further enhance the Conservation Area and strengthen the position of the City Council in any re-development proposals. These extensions would also ensure that the use of these buildings would be appropriately controlled, to ensure the character of the Conservation Area is maintained.

(31) Regent Street Conservation Area Extension, W1 (Map XXIII)

A small area of Oxford Street, including numbers 217-229 (odds, inclusive) has been noted as being worthy of Conservation Area status. The area contains smaller-scale Victorian commercial development which offers an interesting contrast to the large-scale formality of the frontages to Regent Street and Oxford Street. As such, these buildings are worthy of the additional protection Conservation Area designation would provide.

(32) Extension to the Trafalgar Square Conservation Area, WC2 (Map XXIV)

A small addition is proposed to the Trafalgar Square Conservation Area, incorporating 30 Orange Street, WC2. This property is located adjacent to the Leicester Square Conservation Area and the proposed Haymarket Conservation Area. The exclusion of the property would prove conspicuous due to its location among three proposed or established Conservation Areas, and any future redevelopment would need to take account of the historic and architecturally important setting. It is therefore prudent to include it in the Trafalgar Square Conservation Area.

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.

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,
REGENT'S 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, conservation area extensions and authority to proceed with consultations leading to their proposed designation. They also asked for a number of associated matters to be investigated or undertaken, and in particular requested that a booklet be produced and made available to the public which explains the nature and extent of control exercised by the City Council within Conservation Areas.

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

2. RECOMMENDATIONS

- 2.1 The Committee resolve to designate the new conservation areas and conservation area extensions listed in Appendix 2 of this report and authorise the Director of Planning and Transportation to give notice of the designations in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of State for the Environment,

English Heritage and the adjoining Boroughs and to take such other steps as may be necessary to implement the designations.

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

3. BACKGROUND

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

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

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

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

3.5 The following changes are proposed as a result of queries raised by Members at the meeting on 3rd 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 this century. Planning permission has recently been granted for the redevelopment of the street block bounded by Nos. 135-151 (odd) Regency Street, through to St. Johns Church and No. 36 Causton Street. The area therefore proposed (Map XXVa) comprises the east side of Regency Street between the redevelopment site and Bronswick 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.

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

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

Also, a part of the Regent Street Conservation Area is to be included in the proposed Haymarket Conservation Area.

3.7 No further changes to the boundaries or naming of the Conservation Areas are proposed. In particular;

- (a) The inclusion of Council housing developments at Fisherton Street Estate NW8; Churchill Gardens Estate, SW1; Lillington Gardens Estate, SW1; and Hallfield Estate, W2 are still recommended.

In the report to the Committee in July it was stated that the Secretary of State has in recent years included in the list of buildings of Architectural and Historic Interest, not only buildings constructed in the 1920s and 1930s but also some built since 1945 such as the Economist Building in St. James Street. It is therefore appropriate that the City of Westminster should recognise the quality of its own developments of the period and the part the Councils of the former City of Westminster and Boroughs of St. Marylebone and Paddington took in promoting them.

Fisherton Street Estate is a modest humanly-scaled development, well designed and detailed in natural materials; it was built in 1924 for the Borough of St. Marylebone as part of a nation-wide programme to provide “homes for heroes”. It is symmetrically laid out, which is typical of the period, and provides an enclosed and therefore easily supervised, communal open space.

Both Churchill Gardens (built between 1946-1962) and Lillington Gardens Estates (built 1964-1972) have won numerous awards and were winners of competitions organised by the then City of Westminster. Their layout, social amenities and architectural expression represent two of the most significant estates of their period.

The Borough of Paddington undertook the Hallfields development. The work, designed in part by Sir Denis Lasdun, produced some of the most interesting elevational treatments of the time (1951-59). It is part of the Western European “Modern Movement” of the period in housing, and this is reflected by its layout, materials and detailing.

- (b) The extension of the Queens Park Estate Conservation Area to incorporate adjoining areas including the Mozart Estate is not recommended.

The existing Queens Park Estate Conservation Area comprises one of three estates of terraced houses by “The Artisans, Labourers and General Dwellings Company”. It was begun in 1875 and covers 76 acres with more than 2000 houses built in Gothic Style. The Estate possesses an architectural integrity and value which is not a quality of adjoining residential areas of similar age. The Mozart Estate built between 1971-77 of 734 dwellings and rising to 8 storeys is an example of the traffic segregated estates of the time, but is not of sufficient quality or interest to justify Conservation Area status.

- 3.8 Before and since the July Committee there has been further representation to designate a conservation area in the street block bounded by Marsham Street/Bennetts Yard/Tufton Street/Great Peter Street, SW1. Many of the representations are in support of the Fawcett Society’s campaign for the preservation of Nos. 35-37 Marsham Street which was once a “Women’s Service House” and the home of the Fawcett Society and Library. The Society considers that the building is of great historical interest as the headquarters of the women’s suffrage movement. A list of individuals and organisations supporting Conservation Area designation is attached as appendix 5 and a map identifies the area.

The area was last considered for Conservation Area status by the Committee in January 1989 when it was put forward as a possible extension to the Smith Square Conservation Area. It was then resolved not to include the above mentioned street block because:

- (i) The Christian Science Church is a grade II listed building and therefore cannot be demolished or altered without listed building consent and can be considered as ‘protected.’
- (ii) The architectural quality and cohesion of the area is not sufficiently good to be recommended for inclusion in a conservation area.

However, a draft planning brief for part of the area was agreed by Committee in June 1989 and ratified, following public consultation, by the Applications Sub-Committee early in 1990. The purpose of the brief was to give detailed guidance to prospective developers, following sale of the site by the City Council, to ensure that development proposals are of a

high quality and preserve and enhance the character of the area. The brief, which has now been published, states that:

“Whilst it is not considered that (conservation area status) could be justified, it highlights the importance of a sensitive and high quality design in any new development.... New buildings should respect existing building lines and should be clad in traditional materials..... to ensure that it is in accord with its surroundings and sympathetic to both the conservation areas and the listed church.”

Members considered that the publication of the brief in these terms provided adequate safeguards, and that Conservation Area designation was unnecessary.

In the light of previous Committee decisions, designation is not recommended by this report. Should Committee wish to reconsider its earlier decision not to recommend designation, further consultations could be undertaken later this year and a report considered at its January meeting.

- 3.9 A further report to Committee will be necessary to cover the possible designation of conservation areas adjoining the Grand Union Canal. Authority to undertake public consultation on these designations was given by Committee at its meeting in September.

4. FINANCIAL IMPLICATIONS

The cost of giving the necessary notices and taking such other steps as may be necessary to implement the designations 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 received as a result of public consultation, together with the responses of the City Council.

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APPENDICES

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

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

| A. <u>Proposed New Areas to protect the traditional fabric</u> | Map No. (displayed in the Committee Room) |
|--|---|
| (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. <u>Proposed New Areas to protect Good Quality Housing Estates</u> | |
| (4) Fisherton Street Estate, NW1 | IV |
| (5) Churchill Gardens | V |
| (6) Lillington Gardens, SW1 | VI |
| (7) Hallfield Estate, W2 | VII |
| | |
| C. <u>Proposed Areas Adjacent to Existing Conservation Areas to Include Good Quality Fringe Developments</u> | |
| (8) Dorset Square Conservation Area, NW1 <u>Bayswater Conservation Area, W2</u> | VIII |
| (9) (i) Orme Court | IXa |
| (10) (ii) Porchester Road | IXb |
| (11) Belgravia Conservation Area | X |
| (12) Stratford Place Conservation Area, W1 | XI |
| (13) Molyneux Street Conservation Area, W1 | XII |
| (14) Medway Street Conservation Area, SW1 | XIII |
| | |
| D. <u>Proposed Extensions to Existing Conservation Areas to cover prominent sites</u> | |
| <u>Soho Conservation Area</u> | |
| (15) (i) Oxford Street/Portland Street and 67-77 Oxford Stand 215-229 Oxford Street | XIV & XXIII |
| (15A) (ii) Denman Street | XIVa |
| <u>East Marylebone Conservation Area, W1</u> | |
| (16) (i) Oxford Street/Berners Street | XIV |
| (28) (ii) Middlesex Hospital | XX |
| <u>Portman Estate Conservation Area, W1</u> | |
| (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 |

| | | | |
|------|--|--|-------|
| | <u>Mayfair Conservation Area, W1</u> | | |
| (22) | (i) | Park Lane/Park Street | XIXa |
| (23) | (ii) | Avenfield and Brook House, Park Lane | XIXb |
| (24) | (iii) | Old Park Lane/Hertford Street | XIXc |
| (25) | (iv) | Oxford Street/Park Lane/Park Street | XXIa |
| (26) | (v) | Oxford Street/Lumley Street | XXIc |
| (27) | (vi) | Oxford Street/Dering Street/Woodstock Street | XXIIa |
| | <u>Harley Street Conservation Area, W1</u> | | |
| (29) | (i) | Oxford Street/Old Cavendish Street | XXIIa |
| (30) | (ii) | Oldbury Place | XXIIb |
| (19) | | Leicester Square Conservation Area, WC2 |) |
| (31) | | Regent Street Conservation Area, SW1 |) |
| (32) | | Trafalgar Square Conservation Area, WC2 |) |

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

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

A. Proposed New Areas to Protect the Traditional Fabric

| | | Map No. |
|-----|--|---------|
| (1) | Lisson Grove, NW1 No comments have been received on this proposal. | I |
| (2) | Cleveland Street, W1 The Fitzrovia Neighbourhood Association very much welcome the designation of this conservation area. | II |
| (3) | Haymarket SW1 and WC2 No comments have been received on this proposal. | XXIV |

B. Proposed New Areas to Protect Good Quality Housing Estates

| | | |
|-----|---|-----|
| (4) | Fisherton Street Estate, NW1 No comments have been received on this proposal. | IV |
| (5) | Churchill Gardens Estate, SW1 No comments have been received on this proposal. | V |
| (6) | Lillington Gardens Estate, SW1 No comments have been received on this proposal. | VI |
| (7) | Hallfield Estate, W2 The Princess Court Resident's Association found the proposal surprising but raised no formal objection. | VII |

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

- (8) Dorset Square Conservation Area, NW1 VIII
No comments have been received on this proposal.

Bayswater Conservation Area, W2 at:

- (9) (i) Orme Court IXa
(10) (ii) Porchester Road (three areas) IXb

Two replies have been received:

- (a) The Princess Court Residents' Association welcome the proposed inclusion of all four areas in the Bayswater Conservation Area. However they also "very much regret that the Coburg Hotel is not included in the Conservation Area", and hope that consideration will be given for its inclusion.
- (b) The Royal Borough of Kensington and Chelsea responded supporting the proposal to include Orme Court in the Bayswater Conservation Area, being adjacent to the Royal Borough's Kensington Palace Conservation Area.

- (11) Belgravia Conservation Area, SW1 X
See Mayfair Conservation for reply from Grosvenor Estates
- (12) Stratford Place Conservation Area, W1 XI
No comments have been received on this proposal
- (13) The Molyneux Street Conservation Area, W1 XII
The Harrowby and District Residents Association made no representations against the designation, but had comments on its extent.
- (14) The Medway Street Conservation Area, SW1 XII
No comments have been received on this proposal.

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

Soho Conservation Area, W1 at:

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

- East Marylebone Conservation Area, W1
- (16) (i) Oxford Street/Berners Street XIV
Two replies have been received:
- (a) The Fitzrovia Neighbourhood Association welcomes the proposed extension.
- (b) The Charlotte Street Association welcomes the proposed extension.
- (ii) Middlesex Hospital XX
Two replies have been received:
- (a) The Fitzrovia Neighbourhood Association replied stating that they particularly welcome the inclusion of the Middlesex Hospital in the East Marylebone Conservation Area and: “would urge that early attention be given to developing a planning brief for the site in order to inform the Health Authority’s consideration of the site”.
- (b) The North-East Thames Regional Health Authority have verbally stated their broad support for the proposed designation with the reservation that any suitable redevelopment proposal which they present for the City Council’s determination will not be adversely affected by the designation.
- (17) (i) Portman Square XVa
- (18) (ii) Aybrook Street XVb
- (19) (iii) Oxford Street/Marble Arch XVc
No comments have been received on these proposals.
- (20) Pimlico Conservation Area, SW1 XVII
Gerald Eve, Chartered Surveyors, acting on behalf of clients with an interest in Nos 130-132 Grosvenor Road which is within the proposed conservation area extension, make two points:
- (a) They question whether the proposed extension is in fact “mostly contemporary with the rest of the Pimlico Conservation Area”.
- (b) They question the statutory capacity of the City Council in designation of this area as a conservation area.
- (21) Millbank Conservation Area, SW1 XVIII
- Mayfair Conservation Area, W1 at:
- (22) (i) Park Lane/Park Street XIXa
- (23) (ii) Avenfield and Brook Houses Park Lane XIXb
- (24) (iii) Old Park Lane/Hartford Street XIXc
- (25) (iv) Oxford Street/Park Lane/Park Street XXIa
- (26) (v) Oxford Street/Lumley Street XXIc
- (27) (vi) Oxford Street/Dering Street/Woodstock Street XXIIa

Two replies have been received:

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

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

With regard to the proposed conservation area boundaries an explanation was requested regarding the inclusion of certain properties and the exclusion of others. The specific examples referred to were the inclusion of Brook House, Park Lane (which is included and Nos 455-497 Oxford Street (which is not). (See background papers: letter from Grosvenor Estate dated 9 August and WCC reply dated 20 August).

- (b) Clifford Chance, Solicitors, acting on behalf of their clients MEPC p.l.c. wrote objecting to the proposed inclusion of Brook House within the Mayfair Conservation Area, stating that it appeared that the current conservation area boundary was drawn specifically to exclude this property. MEPC plc believe they will be severely prejudiced if the conservation area boundary is realigned to include Brook House.

| | | |
|------|--|-------|
| | Harley Street Conservation Area, W1 at: | |
| (29) | (i) Oxford Street/Old Cavendish Street | XXIIa |
| (30) | (ii) Oldbury Place | XXIIb |
| | No comments have been received on these proposals. | |
| (19) | Leicester Square Conservation Area | XXIV |
| | No comments have been received on these proposals. | |
| (31) | Regent Street Conservation Area | XXIV |
| | No comments have been received on these proposals. | |
| (32) | Trafalgar Square Conservation Area | XXIV |
| | No comments have been received on these proposals. | |

Other Representations:

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

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

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

Summary of Respondents

1. With no objection - 15 respondents

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

2. With objections/Reservations - 4 respondents

Grimley J R Eve
Clifford Chance
MEPC
Grosvenor Estate Holdings

Total - 19 Respondents

REGENT'S PARK CONSERVATION AREA DIRECTORY

2. Historical Background

Historical Background.

The history relating to the area of London that regents Park occupies can be traced back through at least seven centuries of records and references when the land was part of the ancient forest land of Middlesex Forest. The manorial land holdings of the Tyburn and Rugemere held control over parcels of several acres which made up the area known as Regents Park. Five hundred years after the Norman conquest, pigs from the village of Tyburn, being very separate from the city of London were foraging for acorns in the forests that grew on this land.

Following the dissolution of the Monasteries, King Henry VIII acquired the Manor of Tyburn and enclosed a hunting ground in the North eastern sector which he named Marylebone Park. Throughout the reigns of both Charles the I and II the land remained in use as a wild area with patches of farmland which supplied the capital with dairy produce. In the Sixteenth Century this largely untouched area of woodland and arable fields was passed over to the Crown, and the area more widely known as Marylebone park was enclosed as a deer park. In 1554, Queen Mary I, her Government facing financial ruin was about to employ her policies for economic retrenchment by parcelling up the land and selling it off to the highest bidders. Fortunately this plan never came to fruition

Elizabeth I, Mary's successor enjoyed using the manor house that stood in the grounds for entertaining, and the buildings effectively took on the dual role of manorial residence and hunting lodge. Her Successor James I was a keen huntsman and so in terms of use and character 'Marylebone Park' changed very little during this period.

The political climate in England at this time had its advantages and disadvantages, Oliver Cromwell had taken power of the Crowns interests and in terms of mapping the history of England produced invaluable countryside surveys of the Crowns land. The following Roll of particulars is recorded for the park; 534 acres, 124 deer valued at £130 each and 16297 trees, of Oak, Ash, Elm, Whitethorn and Maple, 2805 of which has been reserved for the Navy.

From the outset the Park was tended well, with gamekeepers lodges and a ring mound being built to keep deer in and poachers out.

In 1651 the land was sold off to three officers. The Crowns arrears had mounted and tree felling commenced to pay for arrears. The felling was rapid and widespread as the perpetrators were constantly aware of the fact that the monarchy could at any moment be restored and their contract rescinded. Still more subdivision of land and tree felling took place to maximise revenue. By 1660 few of the 16297 trees survived with most of the roots being ploughed up and the land being given over to dairy farming. The park had changed in character dramatically, from a wild natural private park for Royal sport to an almost industrialised land for that period with open stretches of roughly ploughed plots and fields let over to the grazing of cattle and the like.

In the Eighteenth Century the land was leased to the Duke of Portland. He immediately set to work on schemes to develop this land which was rapidly gaining in value with the development of London lapping at its boundaries. There was a compact group of farmbuildings and outhouses almost directly located on the site of the Holy Trinity Church, opposite what is now the Great Portland Street Underground station. This consisted of loosely connected farm buildings around a cow yard with a public house, the 'Queen's Head

and Artichoke' and a few small cottages dotted along the road, no doubt for farm labourers. The pub was a ramshackle affair and was thought to have originally been a hunting lodge.

The rapid development of the Upper part of Marylebone in the 1750's, specifically the building of Hinde Street and Thayer Street meant an increase in the popularity of the area which put increasing pressure on to develop what was now subdivided farmland and smallholdings, some leased and others in the possession of the Crown. In 1753 a Gentleman named Fordyce accurately surveyed the area and recorded every building in the park. This was in preparation for a competition to be announced for the development of the area, the winner receiving £1000. The auction particulars paint a very clear picture of the holdings that available and extent of open land in 1789:

“The ESTATE lies exceedingly compact occupying the most valuable plot of land in Marylebone, immediately adjoining Portland Row Charlotte Street, Portland Place and Upper Harley Street, possessing the invaluable advantage of continuing the above Street parallelly and in right Lines to the Road; also on the opposite Side of the Road, an extensive Plot of Ground uncommonly well calculated for laying out a noble Square, and spacious leading Street, from which local Situation, Neighbourhood, and beautiful Prospects, is not to be equalled in the environs of London.”

Extract from records at Crown Estates Office [ref. 2/736]

Any action was superseded by the lands (Marylebone Park) reversion back to the Crown in 1811. Timing was perfect for three people to step into the fold and transform this part of London so dramatically into largely what is seen to this day. The three men were John Fordyce (an architect), the Prince Regent and a man who was to become synonymous with Regent's parks and its environs, John Nash.

Not for the first time in this Country's history, the Crown estate was once again called upon to restructure itself to make money and restore dwindling cash deposits held by the Crown. John Fordyce was the man who quickly recognised the importance of this site having seen the success of the other major estates; Grosvenor, Bedford and Portland in particular and went to work conceptualising a plan for the development of a road up to a new burial ground in the Marylebone Park area. On reflection this appears to be merely a scheme to provide easy access to the area known as Regent's Park.

A competition was held for the development scheme to which three entries were submitted, all by the same man. John White, an architect who lived in the park and was the Duke of Portland's surveyor, submitted a good solid practical design, whereby the edge of the park was to be developed, the park itself being crossed by two wooded winding drives with a curiously shaped lake in the centre. A number of White's ideas were later to be used by Nash, without, it has to be said any recognition of Mr White's concept from Nash.

Mr Fordyce in the mean time was working on his plans for a new thoroughfare. His reasoning was logical. Distance was best computed by time, and if the time taken to get from Marylebone to the Houses of Parliament was reduced, then the value of the development would be significantly increased. The best way of obtaining this saving would be to open a street from Marylebone to Charing Cross. It was down to John Nash and his vision of a 'scenery of Nature' combined with houses of a 'permanent construction' that finally made this a reality: He observed that the preferred parts of London were the Hyde Park, St. James

Park and Green Park, and that his vision was an extension of those areas with the added advantage of open space and access to markets and conveniences all built in to his plan for the park. The result was Regent Street which effectively changed plans for Regent's Park from vision into reality.

Nash wanted to create a miniature town along the lines of the manufacturing town of Chaux in France which was designed and published by Ledoux. His houses are similar in design to the villas that appear in Regent's Park. Ledoux in his doctrines stressed the importance of social factors affecting architecture and this is thought to have influenced Nash in his development of Regent's Park.

The plan for Regent's Park centred around two eccentric circles which would be accentuated by the roughly circular nature of the park. These two planned circles were to be the largest in Europe, and linked by broad tree lined avenues with villas set off. His concept was based around an Urban Architecture with an Urban landscape, houses set in their own sumptuous and apparent rolling grounds. This development would be unlike anything built in London to this date. He was to make town and country as one, mix the splendour of the Palace with the urbanity of the townhouse and make a new London from an old park.

His complete plan was not wholly received by the Lord Chancellor and a number of changes were insisted upon. These were specifically; reducing the number of villas, transferring the planned barracks further North and redirecting the canal round the outer ring of the park as the Trustees were feared that 'barges' may infiltrate the estate.

Notices to quit were served on the various farms, and the public houses were totally demolished or partly pulled down. The latter was the condition of the 'Queen's Head' before it mysteriously caught fire and burnt to the ground. Thus nothing was left of the small scale developments and settlements which made up Marylebone Park that was. The stage had been set for a development the scale of which had not been seen in England or indeed most of Europe.

From the outset the project ran into numerous financial problems with costs soaring to unprecedented levels. In addition to this the Country was fighting a war against Napoleon. It took nine years for the situation to improve, but Nash never lost hope, just as the Prince Regent never lost confidence in him.

John Nash intended to have many more buildings than were actually built (see Horwood's map of 1792 illustrating Metropolitan Improvements for the Regency) in fact less than half the intended buildings were actually built. This was due to a combination of financial difficulties and major parts of the plan not materialising. An important set back for Nash was the development of the canal. Nash instigated the cutting of an extension of the existing Grand Junction Canal from Paddington where it terminated in a basin to Limehouse. This was seen at the time as a shrewd commercial venture, effectively linking parts of London with the Thames as well as ultimately parts of the country with parts of London. Nash was particularly interested in the scheme as the waterway could be used in two ways:

1. The Canal could pass through the park creating an interesting landscaped feature from which water could be syphoned to supply an artificial lake contributing to the overall picturesque intentions of the park plan.

2. A branch could be formed bringing water down to a basin at the east end of the park, to serve a market selling fresh vegetables to the inhabitants of the park.

However neither of these functions were realised due to the Lord Chancellor's dislike and prejudice of a canal and the associated class of people that went with this kind of industrial development clashing dangerously with the upper classes of London's society.

Building began in 1812, the Napoleonic Wars had cost Nash and Company greatly, subsequently the grand circus planned and Portland Place never materialised. Instead only half was built, and known now as park Crescent it forms what one could almost call a planned grand entrance to the park, even though its existence is due more to fate than planning.

In 1820 Cornwall terrace was built and the existing terraces rapidly followed. The design was by John Nash with the money coming from a James Burton. Burton was one of a number of entrepreneurs who bought up the leases on offer for the various villas and terraces planned. This character is indirectly important to the development of Regents Park as his money made the building possible but his offspring played an equally important role. Decimus Burton went to work for John Nash as his pupil and went on to design a number of buildings in the Park as well as the Zoo.

All designs with a few exceptions were by Nash. The building work was carried out by a number of different people, looked over by a young Decimus Burton who also designed some of the more grander buildings within the park itself.

In addition to all the set backs encountered financially, the development evolved to an ever changing emphasis on not creating a completely separate grand scheme, but trying to tie in developments with existing features and street plans. For example, the residents of the Portman Estate were interested in gaining their own views of the park, by concluding the existing streets of Devonshire Place and Harley Street with gates, or an entranceway of some kind. Nash agreed to this but subject only to all the high brick walls in this street being pulled down and the end houses being stuccoed to accord with the Park terraces. It is unclear whether these conditions were met but in the end it was only Harley Street that won its coveted views of the Park.

John Nash was in charge of governing the quality of houses built in the park, and as such came in for a considerable amount of criticism and ridicule. The Holme was described by the Commissioners as 'ugly' although no reason for this opinion is offered. The only conclusion is that this was a personal attack and not an architectural one. But the criticism continued to come from closer to home. When Cornwall Terrace was built James Burton wanted the gardens and a sunken wall to complement the properties, but this was completely opposite to Nash's vision in which the buildings were hidden away so as to create a wild park area, hiding houses from view and not attracting attention to them by supplying suburban elements which would provide a too stronger urban context.

In John Burton's and Augustus Pugin's :Public Buildings of London, John Nash was attacked for his over the top grandiose style attached to average sized houses, having:

“...an inconsistency between the affected grandeur of the design and the poverty, in many instances, of the detail.”

But John Nash also had his supporters. Writing at the time a text by James Elmes on the subject of Regents Park describes how Nash has singlehandedly transformed:

“...its cowsheds into a rural city of almost eastern magnificence.”

...and how his quality of development had spared Regents Park from the mediocre development which ruined Camden Town, but secured the exclusiveness of the West End in Marylebone and Westminster and set the tone for future developments in Hampstead.

Building work was intense right up until 1826, when the Commissioners of Woods and Forests decided to bring the building programme to an abrupt halt. It was considered by this department that to introduce more buildings would spoil the pleasant open views towards Hampstead and Highgate.

This turn in historical development represents an important one as it represents possibly one of the earliest examples of development control in order to protect amenity. The open views which form such an important part of the character of Regents park were felt to be just as important in 1826, as a result of which we still enjoy the quirkiness of this park although it is not the civic landmark that Nash conceived.

The result was a long way from John Nash's initial vision. His concept of an essentially urban space with townhouses, had metamorphosed into a spattering of suburban retreats, the apex of which, the grand circus, was never built. He did however build a lake. This carefully planned feature was created after extensive excavation took place, the soil from which was piled up to create a further landscape feature in the Inner Circle. (see section 4:Key Features: contour map.)

Plans were altered throughout development because of the piecemeal funding and Nash's desire to incorporate existing townscape features. The most valuable vista that these changes produced was the incorporation of York Gate, producing an uninterrupted view from the park of St Mary-Le-Bone New Church as it was known.

“...the church will stand in the middle between the two ranges of buildings which I propose by continuing the colonnades of the buildings across the road as an enclosure for the iron railings and gates, so the whole will be one uniform front, 914 ft in length: the church and its steeple forming a magnificent centre.”

The colonnade was never built but the foresight by Nash has produced one of the most magnificent vista's in London.

Various plots within the park were sold to wealthy businessmen and this provided the opportunity for a young architect by the name of Decimus Burton to design detailed elaborate villa designs in the classical idiom set in their own extensive landscaped grounds. These were essentially polemics which hint at what the space could have been utilized as, namely broad avenues of houses with landscaped rural settings and a canal running through the centre.

Problems of a different nature manifested themselves during the construction of Park Crescent, half of which collapsed during construction. (see illustration) We can only assume that this was due to the speed of construction and the lack of necessary scaffolding and support structures. Other disasters to affect the park include an incident involving a Powder Barge carrying gunpowder, exploding and seriously damaging Macclesfield Bridge (1830) now listed Grade II

John Nash had a great love of Stucco as a render and decorative material and this characterises much of the classical buildings that Nash designed. These contrast dramatically with buildings to the east side of the park, where initially there stood a hospital for poor men and women with clerical connections. This hospital was founded by Royal Appointment and housed many workers from the Dock Company. The Institution was given £36,000 to commission an architect to prepare a scheme of housing for this institution. They chose Ambrose Paynter a young architect who had been trained by Nash and was thoroughly disliked by him. It is not clear whether this was mutual but as a consequence his development bears no resemblance to anything in the park, being Gothic in style with only a base of stucco.

At first, no part of the park was open except for the roads. Then in 1835, an eastern portion of the park and a strip adjoining the canal was opened and named The Regents Park. By 1841 as gradually more sections were made public, almost all the park that is seen today was declared open except for grounds relating to the individual villas, although there is evidence to suggest that these also have been significantly reduced.

Admission of the public encouraged gifts of sculpture and ornate drinking fountains, many of which are protected by Statutory listing. Slowly the park transformed into a public recreation space for Londoners regardless of class, it was a park for the people.

In terms of building development, the terraces themselves began to slowly evolve with the appearance of dormer windows, blind boxes and studio's tacked onto, in front of and to the rear of properties. The type of resident was also slowly changing. Where John Nash's plan was for only the highest ranking members of society to occupy the premises in and around the park, effectively creating a :

‘...perfumed abode of the aristocracy.’

... in reality the park developments attracted the wealthy common people; Doctors, Merchant Bankers and Lawyers.

In all the Regents Park of John Nash had changed dramatically from the original concept, in terms of town planning, social standing and scale of urbanisation. Towards the end of the Nineteenth Century the park and buildings went through a period of great change. In 1908, the South Villa became Bedford College, the first University for Women and St Dunstons Villa became St Dunstons Institute for the Blind. This change of use was to lead to a pattern of use throughout the buildings of Regents Park.

By 1931 houses in the terraces and specifically Park Crescent, stood unoccupied. The onset of the Second World War did not contribute to the well being of Regents Park. Barrage Balloons were moored around the Inner Circle making the buildings surrounding prominent targets for attack. There was scarcely a terrace which did not give the impression of hopeless

dereliction. With a report stating that two out of three properties were empty, the Commissioners of the Crown Estate would be instructed to give this problem their full attention.

Various bodies were consulted, including the Royal Fine Arts Commission, the London County Council and St. Marylebone Borough Council, the latter's view being that the terraces should be demolished and blocks of multi-storey flats of mixed character erected.

The decision eventually taken was to retain the buildings' facades at all costs, but to reconstruct the houses behind.

'...in the most advantageous and economical way, having regard to their post war requirement.'

All terraces showed signs of either bomb damage, subsidence or severe dry rot, necessitating the extensive rebuilding of dividing and internal walls. The reconstruction programme began with Park Crescent, which required complete demolition and rebuilding to the designs of John Nash. The opportunity at this stage was taken to remove all additional attic storey extensions and incongruous additions.

The agreed plan of action combined contributions from the private sector and institutions on the understanding that the buildings will consist of flats and institutional spaces to achieve maximum yield and thus pay for the cost of rebuilding. The crescent was the ideal location for Company headquarters and also presently houses the National Students Hostel.

Around the same time Denys Lasdun's Royal College of Physicians (1964) replaced Someries House, the Adult Asylum. This was felt to be a compromise. The Park Crescent had been saved from imminent removal and replacement and so by way of consolation Someries House was sacrificed.

The Zoological Society of London.

The Zoological gardens are an integral part of the history and character of Regents Park but warrant a separate section because of the unique history of building types and styles that are found within the boundaries of what John Nash in 1811 originally conceived as barracks and stables. The Zoological Society of London was founded in 1826 and was the first institution dedicated to the study and display of animals. In this year the society was granted the use of land by the Crown in the top corner of Regents Park and by 1827 had laid out its gardens.

Decimus Burton, who by now had established himself as an accomplished architect as a consequence of his Regents Park Villa commissions, was officially appointed Zoo Architect in 1830 although he designed a number of buildings in the initial layout plan. His early buildings have been described as :

'follies set in elegant gardens for entertainment and curiosity'

The site was initially split by the canal necessitating the building of a tunnel (now known as the East Tunnel) built under the road to link the two plots of land. A semi circular carriage sweep and terrace walk along the top of the canal's south bank are original features which survive intact to this day.

In 1828, Burton designed an Elephant House consisting of a thatched building in Gothic style. Burton was criticised for his display of 'Exhibition Architecture' which was showy, clever and popular but had no apparent thought for the concerns of the animals needs. An example of the architecture of Decimus Burton still remaining is the Giraffe House, although this has along with most of his buildings been substantially altered over the years.

Burton was succeeded by Anthony Salvin, Zoo architect from 1859 to 1878. He was responsible for some of the larger buildings for example the Antelope House (1859-61) and the Monkey House (1864) and designed housings in a loosely Classical Style. Salvin essentially deromanticised and domesticated the zoo, the rough unplanned rambling nature of the gardens gradually disappeared in favour of regularity, achieved by straight and four square buildings. Unfortunately no precedents for this type of building had been set. As a consequence cages were horribly small.

This was to radically change with the appointment of Sir Peter Chalmer Mitchell. (1902-1935) He was a social reformer who contributed to a significant amount of development within the zoo which has characterised the nature of the Zoological Gardens to this day. He was to push forward such buildings as the Mappin Terraces (1914) by Belcher and Joas and the Penguin Pool (1935) by Berthold Lubetkin.

The mappin Terraces have been described as:

'a Tour De Force of reinforced concrete construction'

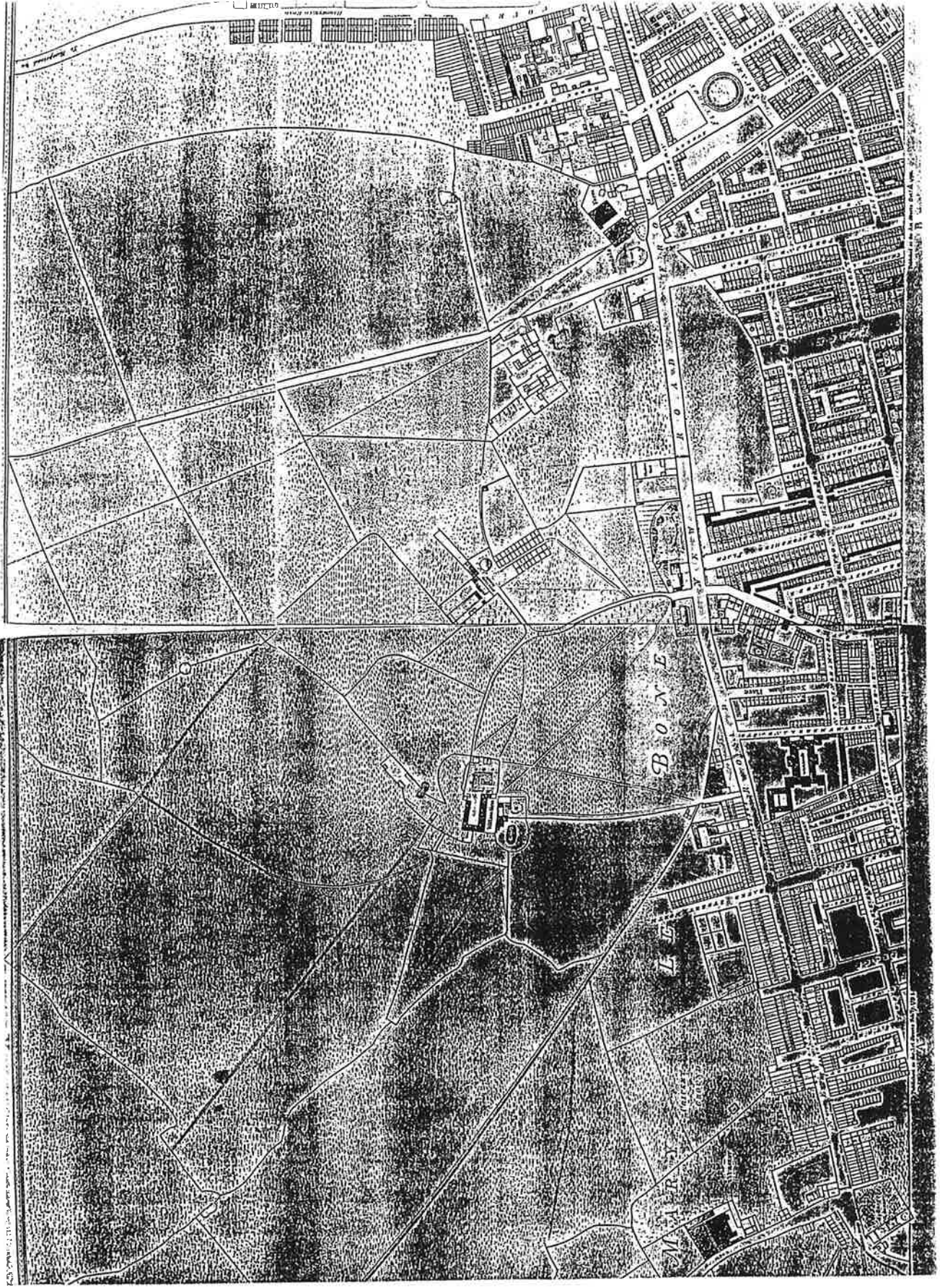
RCHME(1993)

The terraces incorporate new principles introduced by a Carl Hagenbeck, namely the breaking down of barriers by eliminating visible caging and actually simulating nature in natural landscaped 'panoramic' enclosures. the Mappin Terraces are superb examples of Hagenbeckian Naturalism. Lubetkin developed these ideas and incorporated a high degree of architectural design which transcended functionalism. This is well illustrated in the wide curving ramps of the Penguin Pool, adding elegance and style to a moderne strictly functional zoo enclosure.

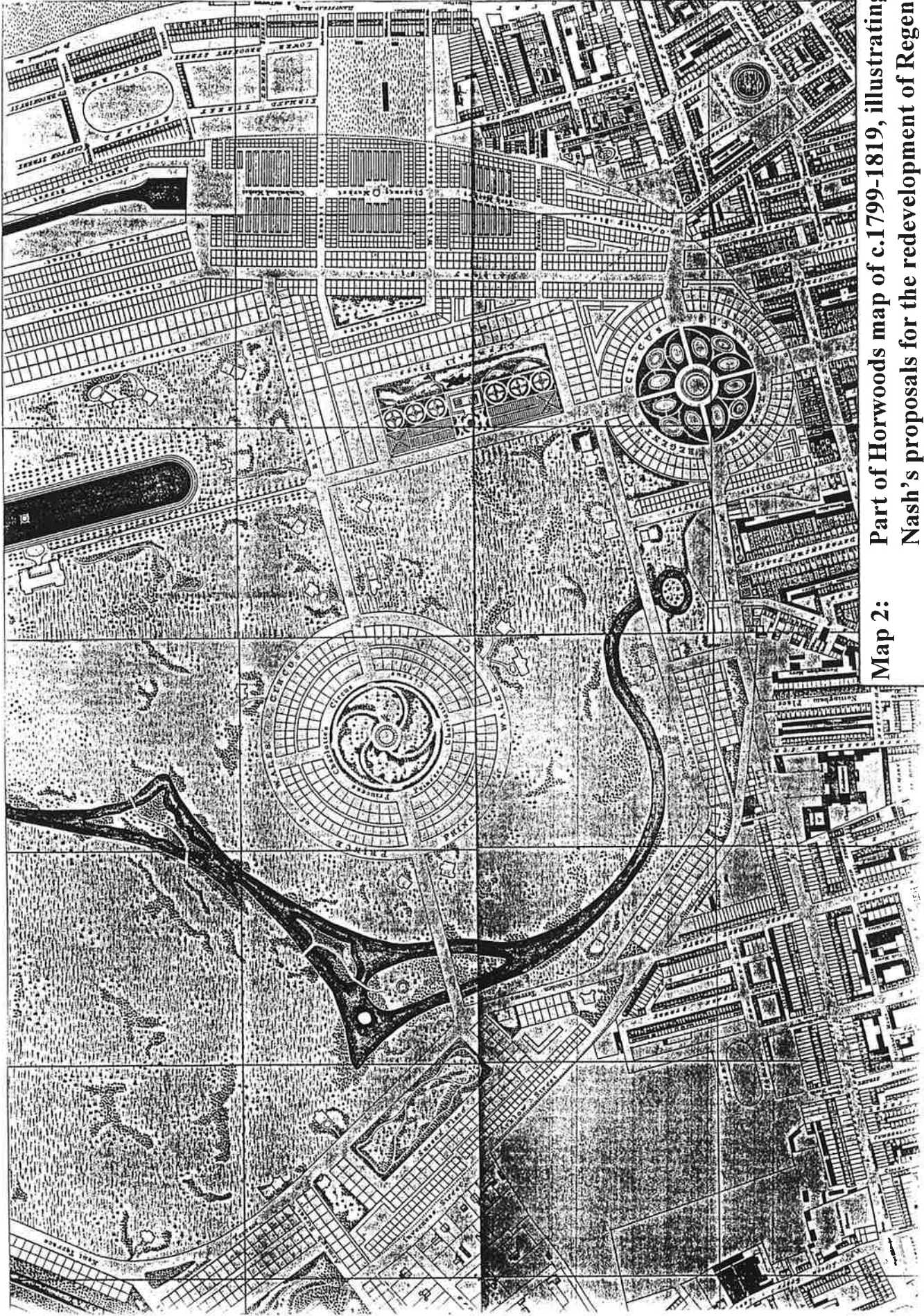
In 1958, the modern architect, Hugh Casson was drafted in to give impetus to a plan drafted in 1951 detailing the substantial redevelopment of the Zoo. This reverted to the idea of an informal plan with regrouping of sets of animals in a more methodical layout. Some more interesting buildings of this period are the experiments in New Brutalism incorporating the philosophy of Zoomorphism in the 1960's which produced such buildings as the Elephant and Rhino Pavilion and the North Aviary.

List of Maps

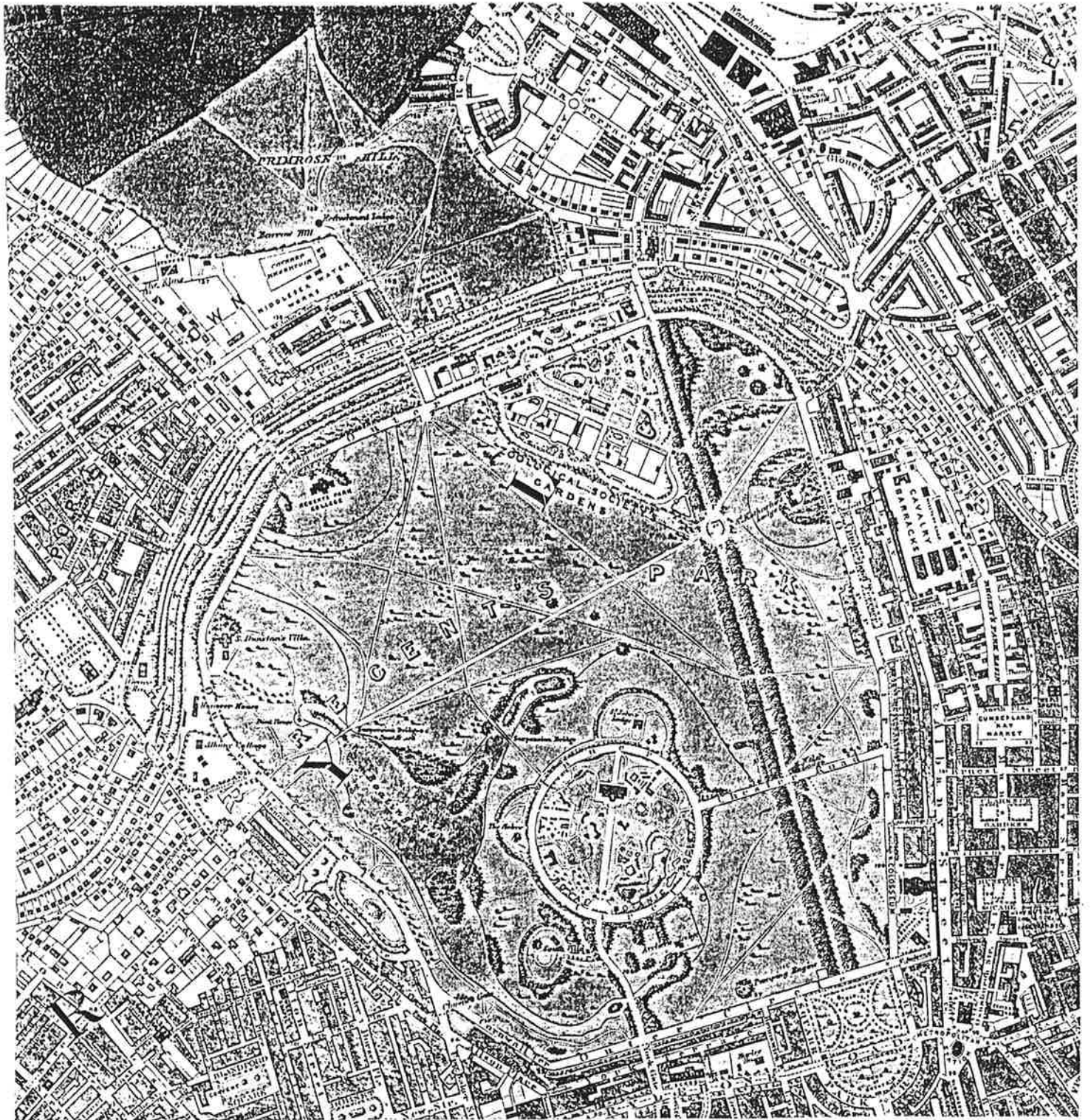
1. Horwood c.1792-1799
2. Horwood c.1799-1819
3. Crichley 1834
4. Stanford 1862
5. Cassells 1863
6. George Bacon 1888



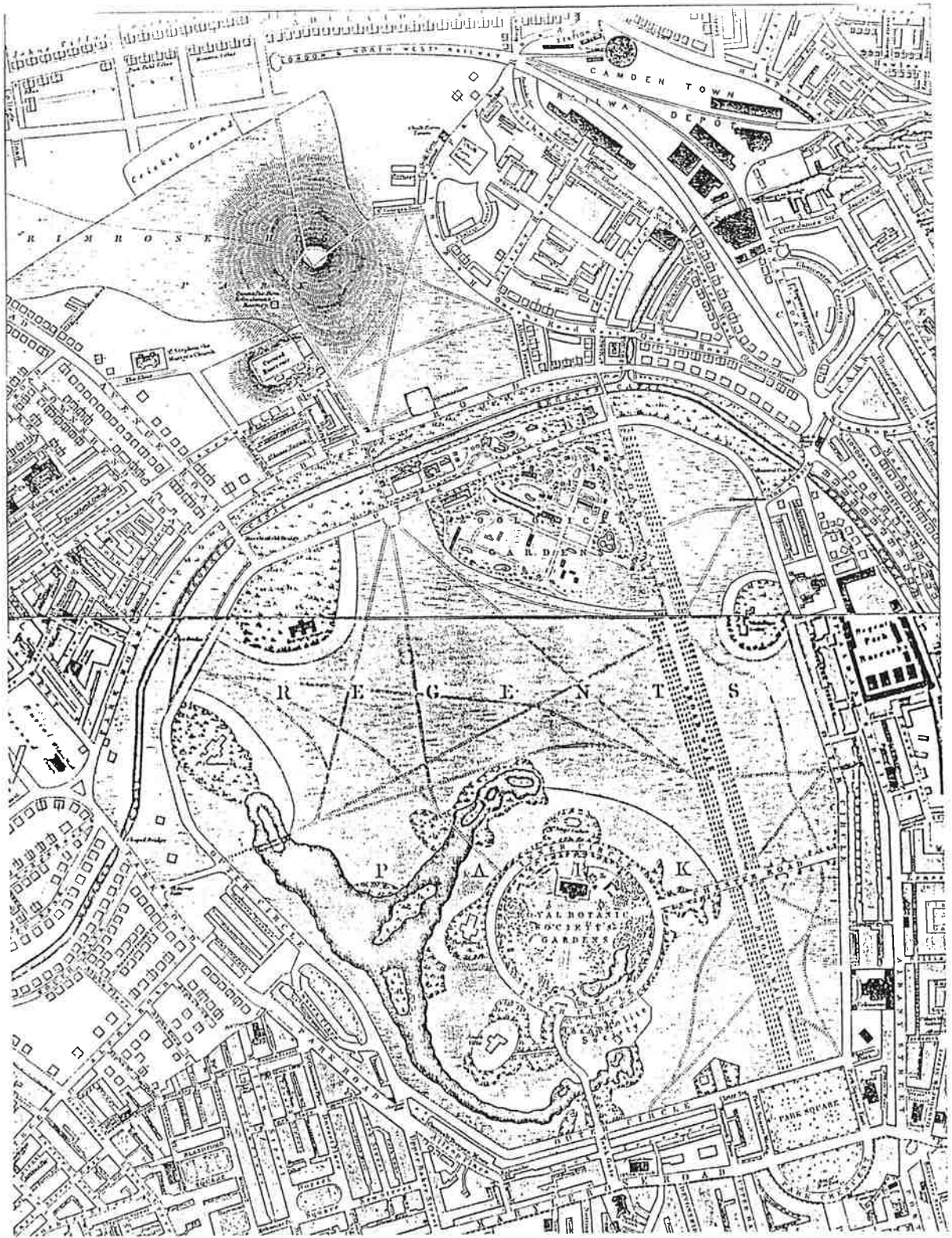
Map 1: Horwood c1792-1799



Map 2: Part of Horwoods map of c.1799-1819, illustrating Nash's proposals for the redevelopment of Regents Park. Note the two Circus developments, Regents and Princess Charlotte. Only half of Regents Circus came to fruition, as seen today.



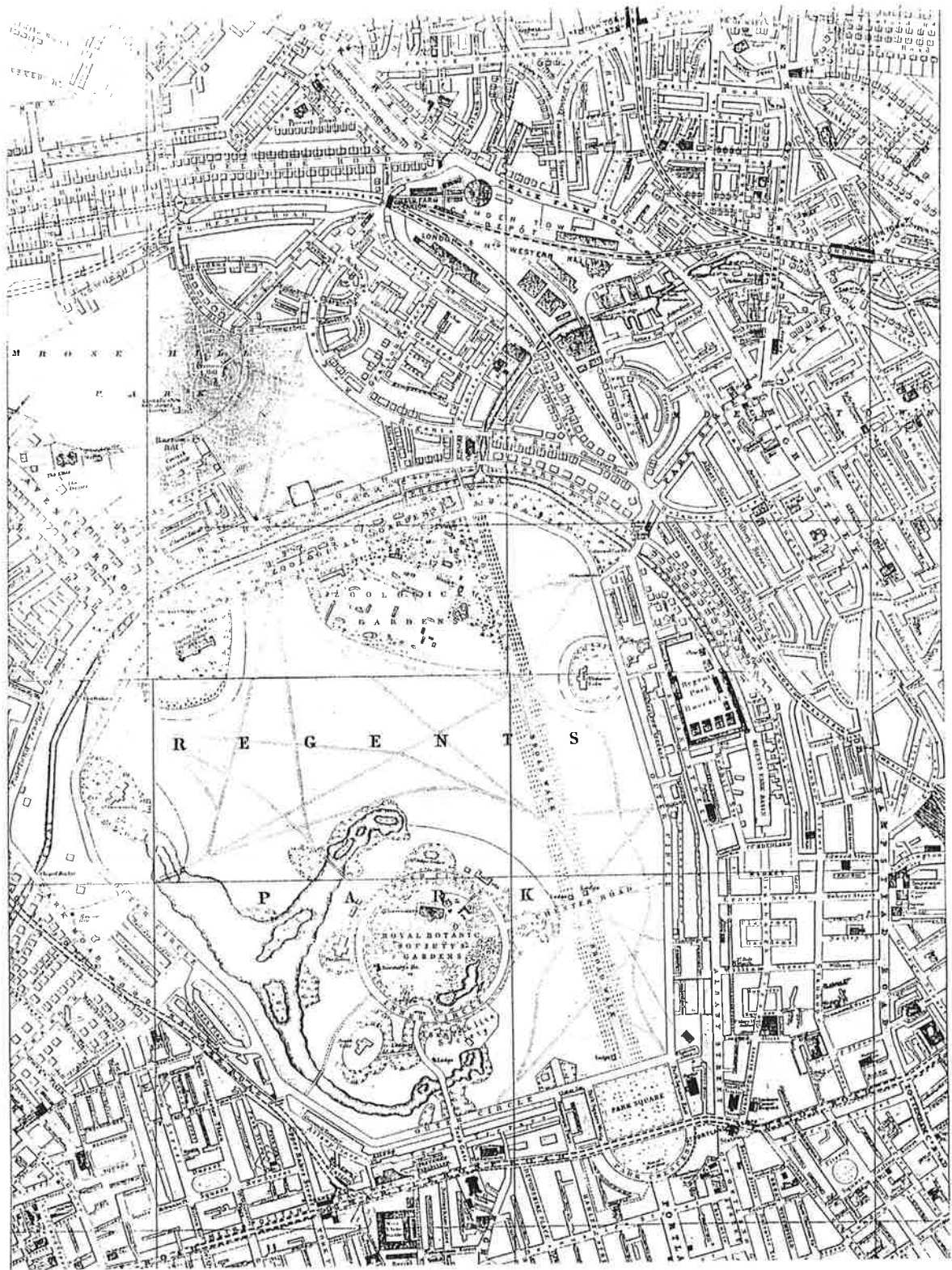
Map 4: Stanford 1862



Map 5: Cassell 1863



Map 3: Crichley 1834

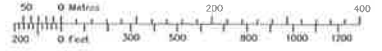


Map 6: George Bacon 1888

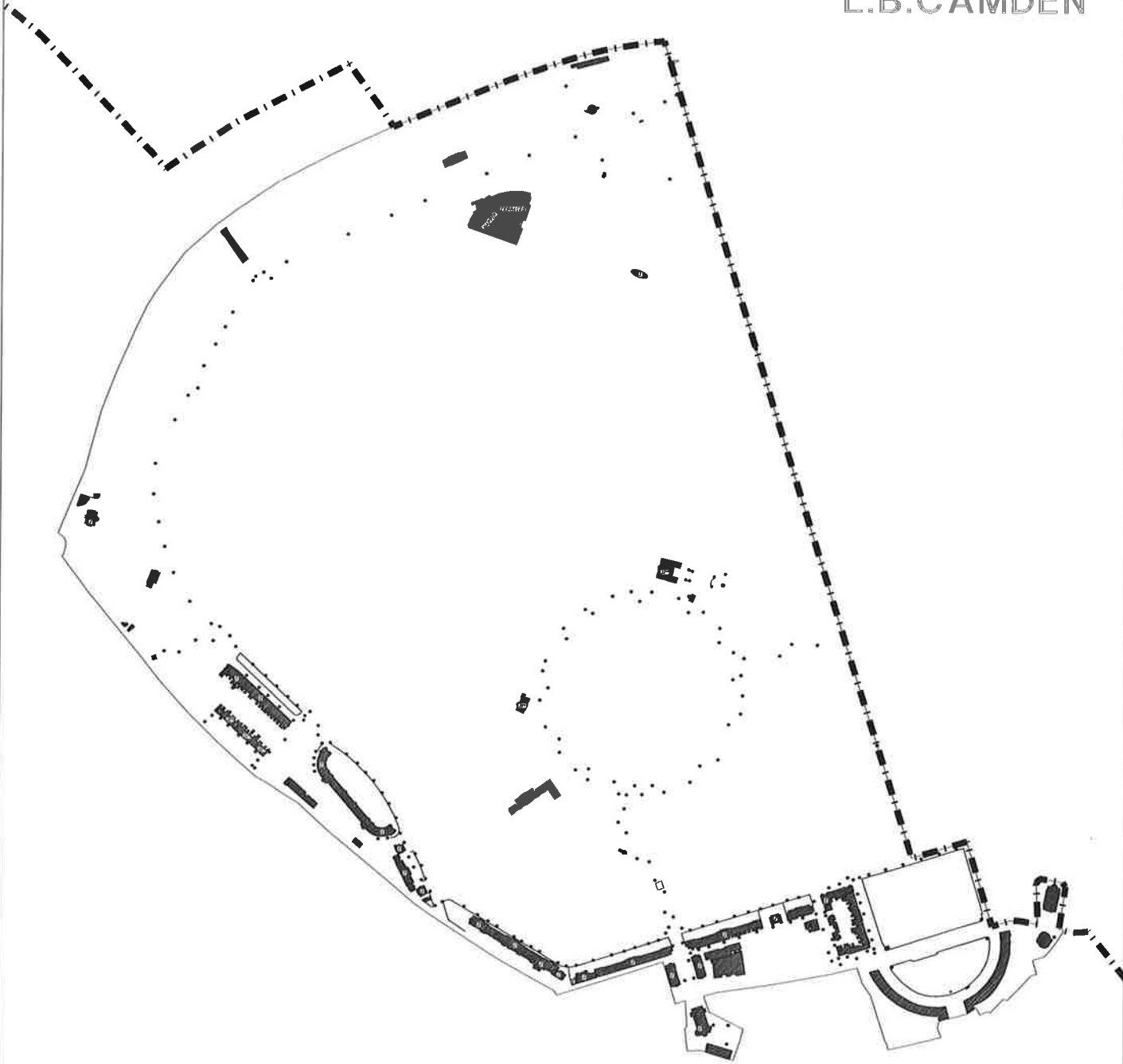
REGENT'S PARK CONSERVATION AREA DIRECTORY

3. List of Buildings of Special Architectural and
Historic Merit

REGENT'S PARK CONSERVATION AREA DISTRIBUTION OF LISTED BUILDINGS



L.B. CAMDEN



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (c) CROWN COPYRIGHT (YEAR AS MAP DATE). WESTMINSTER CITY COUNCIL LA 086 582

CONSERVATION AREA NUMBER 2

Scale - None

Distribution of Listed Buildings

Listed statues, lamp-posts etc. are indicated thus: ⊙

Statutory list of historic buildings in the Regents Park Conservation Area

| Address | Type | Date | Grade |
|---|---------------------|---------------|-------|
| Broad Walk | | | |
| Drinking Fountain South East of Zoological Gardens. | Drinking Fountain | 1896 | II |
| The 'Boy and Dolphin' Fountain, | Drinking Fountain | Late C19 | II |
| Chester Road | | | |
| 5 lampstandards | Lampstandard | Early/mid C19 | II |
| Clarence Gate | | | |
| Clarence Gate Lodge | Gate Lodge | c1823 | II |
| Garden railings to Clarence Gate Lodge | Garden Railings | c1823 | II |
| 2 gate piers with lamps flanking road, | Gatepiers and Lamps | c1823 | II |
| Clarence Terrace | | | |
| Nos 1 to 43 consec. | Terrace Block | 1823 | I |
| 3 Lampstandards | Lampstandards | Mid C20 | II |
| Forecourt garden railings | Garden Railings | c.1823 | II |
| Cornwall Terrace | | | |
| 1 to 21 (consec) | Terrace | 1821-23 | I |
| Gate piers and garden railings to No.1 | Garden railings | c1821-23 | II |
| Forecourt garden railings to nos.20 and 21 | Railings | c.1821-23 | I |
| Great Portland Street | | | |
| Drinking fountain o/s Underground Station | Drinking Fountain | Late C19 | II |
| Underground station | Underground Station | c.1912 | II |
| Hanover Gate | | | |
| Hanover Gate Lodge | Gate Lodge | c1822-23 | II* |
| 4 Lampstandards | Lampstandards | Mid C19 | II |

| Address | Type | Date | Grade |
|--|--------------------|---------------|-------|
| Hanover Terrace | | | |
| 1 to 20 (consec.) | Terrace Block | 1822-23 | I |
| Forecourt Garden Railings and Gate Piers to Nos 1 to 20(consec.) | Garden Railings | 1822-23 | I |
| 6 lampstandards to forecourt drive of Nos 1 to 20(consec.) | Lampstandards | c.1830-37 | II |
| Inner Circle | | | |
| The 'Hylas' Fountain in formal Garden to east of .. | Fountain Sculpture | 1894-1895 | II |
| The Holme | Villa | c1819 | II* |
| St. John's Lodge | Villa | 1818-19 | II* |
| Gate Lodge to St. John's Lodge | Gate Lodge | 1818-19 | II |
| Pair of Gate Piers on North Side of St. John's Lodge Forecourt | Gate Piers | c.1846 | II |
| Pair of Gate Piers on South Side of St. John's Lodge Forecourt | Gate Piers | c.1846 | II |
| St. John's Lodge Garden: 2 Piers linked by steps.... | Piers | c.1846 | II |
| Statue of St. John the Baptist, St John's Lodge Garden... | Statue | 1931 | II |
| 40 Lampstandards, | Lampstandards | Early/mid C19 | II |
| Kent Passage | | | |
| Bollard at North end of ... | Bollard | c1827-30 | II |
| Bollard at South end of ... | Bollard | c1827-30 | II |
| 3 Lampstandards opp. flanks of No.1 Hanover Terrace... | Lampstandards | Early/mid C19 | II |
| Kent Terrace | | | |
| 1 to 18 (consec) | Unified Terrace | 1827 | II* |
| 9 lampstandards to forecourt drive of nos 1 to 18 (consec) | Lampstandards | c.1827-37 | II |

| Address | Type | Date | Grade |
|---|----------------|---------------|-------|
| Marylebone Road | | | |
| Royal Academy of Music, (North side) | Academy | 1910-11 | II |
| Church of St. Mary, (South side) | Parish Church | 1813-18 | I |
| 3 Lampstandards in St Mary's Marylebone Churchyard, (South side) | Lampstandards | Late C19 | II |
| Holy Trinity Church (Society for the promotion of Christian Knowledge) (north side) | Church/Offices | 1824-28 | II* |
| Outer Circle | | | |
| 27 lampstandards from Hanover gate north and east to the Camden LB boundary, (South side) | Lampstandards | Early/mid C19 | II |
| 6 lampstandards along North side of Park Square Gardens, (South side) | Lampstandards | c1830-37 | II |
| Lampstandards in centre of road by Park Square, (South side) | Lampstandards | c1912 | II |
| 2 Lampstandards in front of Ulster Terrace, (south side) | Lampstandards | c1830-37 | II |
| 9 Lampstandards in front of York Terrace East, (South side) | Lampstandards | c1830-37 | II |
| 2 Lampstandards in centre of road at York Gate junction, (South side) | Lampstandards | Mid C19 | II |
| 7 Lampstandards in front of York Terrace West, (South side) | Lampstandards | c1830-37 | II |
| 10 Lampstandards in front of Cornwall Terrace, (south west side) | Lampstandards | Early/mid C19 | II |
| 5 Lampstandards in front of Clarence Terrace, (South west side) | Lampstandards | Early/mid C19 | II |
| 18 Lampstandards in front of Sussex Place and returned to rear, (South west side) | Lampstandards | Early/mid C19 | II |
| 1 Lampstandard in centre of road opp. Kent Passage, (South west side) | Lampstandard | Early C20 | II |

| Address | Type | Date | Grade |
|--|------------------------------|---------------|-------|
| Outer Circle (continued...) | | | |
| 6 lampstandards in front of Hanover Terr. (South west side) | Lampstandards | Early/mid C19 | II |
| 2 lampstandards in centre of road opp. Hanover Gate, (South west side) | Lampstandards | Early C20 | II |
| 1 Lampstandard in centre of road, on axis with footbridge to Chalbert St (South west side) | Lampstandard | Early C20 | II |
| Park Crescent | | | |
| 1 to 6 (consec) 8, 10, 12 and 14 (including no.98 Portland Place) (east side) | Quadrant of Town Houses | 1812 | I |
| East Lodge in corner of Crescent Gardens, (east side) | Lodge | 1812 | II |
| Cattle Trough on garden-side pavement, opp. no.14, (East side) | Cattle and horse trough | Late C19 | II |
| 16 and 18 to 26 (consec) (including Quadrant of the former no.27) Includes no.83 Portland Place, (West side) | Town Houses | 1812 | I |
| West Lodge in corner of Crescent Gdns, (West side) | Lodge | 1812 | II |
| Railings around Crescent Gardens, | Railings | 1812 | II |
| Statue of Edward Augustus, Duke of Kent on the south edge of the Crescent gdns. axial to Portland Place, | Statue | c1820-27 | II |
| Park Road | | | |
| 38 to 42(even) (East side) | Terraced Houses | c1822 | II |
| 76 to 96 (even) (East side) | Terrace of Houses with shops | c1822-30 | II |
| K2 Telephone Kiosk o/s 1-10 Hanover Gate Mansion, (West side) | K2 Telephone Kiosk | 1927 | II |
| 98 (The Windsor Castle Public House) (East side) | Public House | c1822-30 | II |
| 150 (Hanover Lodge) (East side) | Villa | c1827 | II* |

| Address | Type | Date | Grade |
|---|---------------------------------|----------|-------|
| Park Road (continued...) | | | |
| South Lodge at drive entrance to no.150 (East side) | Gate Lodge | c1827 | II |
| North Lodge at drive entrance to no.150 (East side) | Gate Lodge | c1827 | II |
| 1 to 29 (odd) (West side) | Terrace of Houses | c1820 | II |
| Francis Holland Church of England School, (West side) | School | 1915 | II |
| No. 35 (Rudolph Steiner House and Hall) | Hall, Offices and meeting rooms | c1924-32 | II |
| Park Square | | | |
| South West Lodge, | Lodge | 1812-25 | II |
| South East Lodge, | Lodge | 1812-25 | II |
| Railings surrounding garden of sq, | Railings | 1823-25 | II |
| Park Square West | | | |
| 1 to 12 (consec) | Terrace of Town Houses | 1823-25 | I |
| 6 Lampstandards, | Lampstandards | 1830-37 | II |
| 2 Bollards flanking junction with Outer Circle, | Bollards | c1823-30 | II |
| Prince Albert Road | | | |
| Nuffield Lodge, (East side) | Villa | 1822-24 | I |
| Palm House to Nuffield Lodge, (West side) | Palm House | c1824 | II* |
| Archway screen linking Palm House with Studio Stable Block at Nuffield Lodge, | Archway-Screen | c1824 | II |
| Studio-Stable Block to Nuffield Lodge, (West side) | Stable block | c1824 | II |

| Address | Type | Date | Grade |
|--|------------------------|----------|-------|
| Regents Canal | | | |
| Boundary Stone at TQ 2805 8361, (North side) | Boundary Stone | c1821 | II |
| Boundary Stone at TQ 2805 8361, (North side) | Boundary Stone | c1842 | II |
| Footbridge to W of Cumberland footbridge, | Footbridge | Mid C19 | II |
| Regents Park | | | |
| Drinking Fountain (approx. 2m north -east of Childrens Boating Pond) | Drinking Fountain | 1878 | II |
| Macclesfield Bridge on Avenue Road axis including north gate, | Canal Road Bridge | 1815-16 | II |
| Primrose Hill Canal Footbridge, | Canal Footbridge | c1864 | II |
| Cumberland Footbridge, | Canal Footbridge | 1864 | II* |
| “Boy with a frog” fountain in the south west segment of Queen Mary’s Gardens east of west lodge, | Fountain Sculpture | 1936 | II |
| Ulster Place | | | |
| 14 to 26 (even) | Terrace of Town Houses | c1824 | I |
| 5 Lampstandards from outside No 14 to outside No 26 on both pavements, | Lampstandards | Mid C20 | II |
| Ulster Terrace | | | |
| 1 to 8 (consec) | Terrace of Town Houses | c1824 | I |
| Upper Harley Street | | | |
| 1 to 4 (East side) | Town Houses | 1824 | II |
| 5 (East side) | Terraced Villa | c1824 | II |
| Nos 6 and 7 (West side) | Town Houses | 1824-26 | II* |
| 7 Lampstandards from outside No.22 York Terrace to outside No 26 Ulster Place, | Lampstandards | c1824-30 | II |
| Bollard on corner of Park Square Mews, | Bollard | c1824-30 | II |

| Address | Type | Date | Grade |
|--|-----------------------|-----------------|-------|
| York Bridge | | | |
| York Bridge over lake, | Bridge | c1818-20 | II |
| The Lodge to Bedford College, | Lodge | c1827 | II |
| North West wing of Bedford College, | College Building | 1910-13 | II |
| 10 Lampstandards, | Lampstandard | Mid C19 | II |
| York Gate | | | |
| 1 to 5 (consec) | Unified Terrace Block | c1821-22 | I |
| 8 to 12 (consec) | Unified Terrace Block | 1821-22 | I |
| 5 Lampstandards from o/s No.6 York Terrace west to o/s Nos 1 to 12, | Lampstandards | c1824-30 | II |
| York Terrace East | | | |
| 1 to 18 (consec) (including No.6 York Gate) | Terrace Block | 1824-26 | I |
| Garden Railings to park front of Nos. 1 to 18 (consec.) | Railings | c1821-26 | I |
| 19 and 20 (Doric Villa) | Semi-Detached Villas | c1821-26 | I |
| Park front garden railings to nos. 19 and 20 | Railings | c1821-26 | I |
| 21 and 22 | Town Houses | c1821/post 1945 | II |
| Park front garden railings to nos. 21 and 22 | Railings | c1822-24 | II |
| No. 23 | Terraced House | c1822 | II |
| 42 to 48 (consec) | 4th rate houses | c1822 | II |
| 10 Lampstandards from outside No.1 to outside No.22 on north Pavement, | Lampstandards | c1822-30 | II |

| Address | Type | Date | Grade |
|---|----------------------|----------|-------|
| York Terrace West | | | |
| 1 to 33 (consec) (including No.7 York Gate) | Terrace Block | c1821-26 | I |
| Garden railings to park front of Nos 1 to 33 | Railings | c1821-26 | I |
| No. 34 | Terraced Town House | c1824-26 | I |
| 35 to 46 (consec) | Terraced Town Houses | c1824-26 | I |
| No. 47 | Terraced Town House | c1824-26 | I |
| Garden railings to park front of Nos. 34 to 47 (consec) | Railings | c1824-26 | I |
| Zoological Gardens | | | |
| Raven Cage, | Ornamental Cage | c1827 | II |
| East tunnel beneath roadway of outer circle, | Pedestrian Tunnel | c1829 | II |
| The Gorilla House (chimps Breeding Colony) | Gorilla House | 1932-33 | I |
| K3 type Telephone Kiosk Underneath the portals of the Parrot House, | K3 Telephone Kiosk | 1929 | II |
| The Clock Tower (formerly listed as Camel House), | Camel House | c1830-31 | II |
| Giraffe House and Hippopotamus House on the cotton terraces, | Giraffe House | c1836 | II |
| Penguin Pool, | Penguin Pool | 1934 | I |
| North Entrance Gate, Keeper's Office Storage Kiosk and Canopy | Gate Keepers Office | 1936-37 | II |
| The Mappin Terraces, including the Mappin Cafe, | Artificial Mountain | c1914-27 | II |

TQ 2782 SE
34/21

CITY OF WESTMINSTER

CLARENCE TERRACE
REGENT'S PARK, NW1

9.1.70

Nos. 1 to 43 consec
(formerly listed as Nos. 1 to
12 (consec))

G.V..

I

Unified terrace block. 1823 by Decimus Burton under Nash's supervision, as part of Nash's Regent's Park Crown Estate development and built by James Burton (completely reconstructed 1965). Stucco; slate roofs. Graeco-Roman 'palace' in the Nash manner, composed in 3 blocks with hexastyle portico to centre of main range, lower links set back behind colonnade screens and advanced flanking pavilions with pilaster order. 3 storeys and dormered mansards. 15 window wide main range, 3-window links and 3 window fronts to flanking pavilions with 5-window returns. Enclosed pilastered porches to inner returns of flank pavilions; doorways behind screen in links and to main portico podium. Channelled podium-ground floor with semi-circular arched windows; segmental arched openings to podium of screens; architraved and corniced 1st floor windows. The hexastyle portico has a giant Corinthian order with the main entablature broken forward over it surmounted by shallow pediment. The screens in front of links have giant paired Ionic columns carrying entablature. The flanking pavilions have 1st and 2nd floors dressed with giant Corinthian pilastered paired to angles. Balustraded parapet to main range which has geometric patterned 1st floor balcony, balconettes to links. Tasselled spearhead area railings.

John Nash: John Summerson.

TQ 2782 SE and 2882 SE
34/46; 35/25

CITY OF WESTMINSTER

CORNWALL TERRACE
REGENT'S PARK, NW1

9.1.70

Nos. 1 to 21 (consec)

G.V.

I

Long unified terrace with Nos. 20 and 21 as an additional pair in conformity. 1821-23 (restored 1980) by Decimus Burton under Nash's supervision, and the first of the terraces to be built (by James Burton) in Nash's Regent's Park Crown Estate development. Stucco; slate roofs. The terrace gives straight on to road, with a garden only to the north pavilion end and in front of Nos. 20 and 21. Graeco-Roman with the main lines devised by Nash, the long range punctuated by "palatial" porticoed pavilion compositions to centre and ends, the return of No. 1 having feature of caryatid-bow and Nos. 20 and 21 as a porticoed pair developed from the south pavilion. 3 storeys, with attic storeys to pavilions and dormered mansards between; basements. Square headed recessed shallow porches with tripartite openings and square headed doorways in channelled ground floor; recessed glazing bar sashes in shallow architraves, with 1st floor cornices to main ranges. The pavilion compositions have, in centre, a giant hexastyle Corinthian portico with links to slightly advanced wings with pilasters and columns in antis while the end pavilions have tetrastyle porticoes and pilastered wings; the central pavilion has portico pediment set on main entablature against attic whilst the end pavilions have plainer pedimented attics above porticoes; the wings in each case have inscribed Venetian windows to 1st floor. The north return of No. 1 has 2 storey bow to centre with caryatids flanking the sashes on 1st floor. Balustraded parapets screen the dormers of the main ranges. Similar details to Nos. 20 and 21 with coupled doorways in portico. Cast iron geometric patterned 1st floor balcony to main ranges and similar guard rails to porticos. Spearhead area railings.

John Nash: John Summerson.

TQ 2782 NE and NW

CITY OF WESTMINSTER

HANOVER TERRACE
REGENT'S PARK, NW1

23/18; 24, 4

14.1.70

Nos. 1 to 20 (consec.)

G.V.

I

Unified terrace block. 1822-23 by John Nash (built by J.M. Aitkens) as part of his Regent's Park Crown Estate development. Stucco; slate roofs. Long "palace" terrace set back behind garden with drive, with central and terminal Roman Doric porticoed pavilions and ground floor screened by loggia maintaining the palatial illusion. 3 storeys and basement. 3 windows per house. The projecting segmental arcaded rusticated loggia approached by short flights of steps, screens, ground floor doorways and windows. Recessed architraved glazing bar sashes, those on 1st floor with pediments. Doric entablature overall with roundels in metopes and dormers behind blocking course. Central hexastyle pedimented Roman Doric portico over loggia with high-relief subject in tympanum and 3 acroteria statues. Similar tetrastyle porticoes to terminal pavilions. Grecian cast iron balustrade to loggia. Nos. 1 and 20 have porches to their returns.

John Nash: John Summerson

TQ 2882 NW
25/3

CITY OF WESTMINSTER

INNER CIRCLE,
REGENT'S PARK, NW1

17.03.94

Statue of St John the Baptist,
St John's Lodge Garden, on
edge of Rond Point, north of
'Hylas' fountain

G.V.

II

The address shall be amended to read "Statue of a Shepherdess, St John's Lodge Garden, north of 'Hylas' fountain" and the description shall be amended to read as follows:-

Statue of a woman carrying a lamb and staff. 1931 by C L Hartwell R A, signed. Bronze, on Portland stone base with granite plinth. Inscription reads: "Erected in honour of Gertrude and Harold Baillie Weaver by the National Council for Animals' Welfare with the generous co-operation of the sculptor, 1931."

Located at the north point of the circular garden laid out round the 'Hylas' fountain (q.v.).

TQ 2782 NE
24/6

CITY OF WESTMINSTER

INNER CIRCLE,
REGENT'S PARK, NW1

5.2.70

The Holme

G.V.

II*

Villa C1819 by Decimus Burton for his father the builder, and one of his earliest designs, as part of Nash's Regent's Park Crown Estate development and one of the least altered of the surviving park villas. Stucco; slate roof. Graeco-Roman, Nash inspired design with Corinthian portico east entrance front and west front towards lake with bow. 2 storeys on basement. 5 windows wide with extensions to left and right. The tetrastyle Corinthian portico rises straight from ground and screens architraved consoled doorway with flanking windows and first floor sashes. The outer bays have architraved sashes, with cornices on consoles to ground floor. Modillion cornice with balustraded parapet and pediment over portico. The west front has central, tripartite, pillared bow window. Cast iron geometric pattern guard rail to area on entrance front. With its grounds and lawn sloping down to the lake, The Holm most faithfully preserves the Repton-esque landscape setting for the villas intended by Nash.

TQ 2782 NE
24/7

CITY OF WESTMINSTER

KENT PASSAGE
REGENT'S PARK, NW1

14.1.70

Bollard at north end of Kent
Passage

G.V.

I

Bollard. C.1827-30. Cast iron bollard in the form of a Greek Doric column.

TQ 2782 SE
34/4

CITY OF WESTMINSTER

KENT PASSAGE,
REGENT'S PARK, NW1

14.1.70

Bollard at south end of Kent
Passage

G.V.

II

Bollard. C1827-30. Cast iron bollard in the form of a Greek Doric column.

TQ 2782 NE and SE
24/9; 34/4

CITY OF WESTMINSTER

KENT PASSAGE,
REGENT'S PARK, NW1

9.1.70

3 lampstandards opposite
flanks of No. 1 Hanover
Terrace No. 1 Hanover
Terrace Mews and No. 1
Kent Terrace.

G.V.

I

Lampstandards. Early to mid C19. Cast iron octagonal standards with mid. c20 Nico-type lanterns.

TQ 2782 NW, NE
and SE
23/19; 24/11; 34/1

CITY OF WESTMINSTER

KENT TERRACE,
REGENT'S PARK, NW1

14.1.70

Nos. 1 to 8 (consec)

G.V.

II*

Unified terrace block. 1827, by John Nash (built by William Smith) and one of the last terraces to be built as part of Nash's Regent's Park Crown Estate development. Stucco; slate roofs. Grecian-Palladian composition dressed with giant Ionic order in antis to centre and terminal features which are slightly advanced; the only major Regent's Park terrace to face away from Park, backing on to Hanover Terrace Mews and set behind forecourt gardens to Park Road. 4 storeys (including attic storey) on basements. 2 and 3 windows per house behind facade; centrepiece 5-bay colonnade in antis with one bay in antis, pediment-attic flanks and similar one bay terminal pavilions; link ranges with tripartite window bays each end. Coupled segmental arched doorways and segmental arched ground floor windows recessed for one order; architraved 1st and 2nd floor windows, with cornices on 1st floor, and attic windows recessed for one order; the terminal window bays with tripartite sashes segmental arched on 1st floor. Link ranges have plat band over 1st floor and 2nd floor sill course with narrow aprons; main cornice over 2nd floor and attic cornice and blocking course. Cast iron continuous pendant palmette patterned balcony to link ranges, centrepiece and end pavilions with stucco balustrades. Tasselled spearhead area railings.

John Nash: John Summerson

TQ 2782 NW, NE
and SE

CITY OF WESTMINSTER

KENT TERRACE,
REGENT'S PARK, NW1

23/20; 24/10; 34/3

14.1.70

9 lampstandards to forecourt
drive of Nos. 1 to 18
(consec)

G.V.

II

Lampstandards. c1827-37 and later replicas. Cast iron octagonal standards with single ladder bars and Nico lanterns; some monogrammed G.R.IV, W.R.IV and E.R.II.

TQ 2882 SW
35/37

CITY OF WESTMINSTER

MARYLEBONE ROAD,
W1 (North side)

2.10.87

Rocal Academy of Music

II

Academy. 1910-11 by Sir Ernest George and Alfred B Yeates. Red brick with generous stone dressings, channelled stone ground floor and stone faced centrepiece; slate roofs. Large symmetrical composition with centre block and projecting wings designed as a scaled up free version of an English baroque country house. 5 storey and basement centre block with dormers in steeply hipped roof and wings with podium-ground floor and double height upper storey. Centre block 6 windows wide with 2-window centrepiece and 3-bay wings. Ground floor of centrepiece built out to form large porch with semi-circular arched keystoned entrance and 1st floor sill band carried over as cornice. Recessed glazing bar casements, semi-circular arched with keystones on ground floor; the 1st to 3rd floor windows vertically linked by stone architraves and aprons with bold segmental pediments over those on 2nd floor to flanking bays and triangular pediments in centrepiece; attic storey with segmented arched windows in centrepiece and stone framed corniced and keyed ceils-de-boeuf in flanking bays. Rusticated quoins; centrepiece main floors flanked by giant Ionic pilasters rising to deep entablature carried across block and returned to sides and attic eaves cornice with bold segmental pediment on consoles over centrepiece containing oeil-de-boeuf framed by 2 large reclining figures. Casemented dormers and symmetrically grouped lofty stone banded and corniced arch panelled chimney stacks. The wings balance but differ slightly; left hand one with central, vertically linked stone architraves, 1st floor window and 2nd floor console pedimented half dormer, flanking carved panels; the right hand wing (housing Duke's Hall) with advanced quoined and pedimented centrepiece with semi-circular arched windows; both wings have angle quoins, vases on parapets and steep, almost pyramidal slate roofs with same tall chimney stacks as main block, to flanks.

TQ 2882 SE
36/23

CITY OF WESTMINSTER

PARK CRESCENT, W1
(east side)

5.2.70

Nos. 1 to 6 (consec) 8, 10,
12 and 14 (Including No. 98
Portland Place).

G.V.

I

Quadrant of town houses forming eastern half of crescent. 1812 (restored after war damage) by John Nash and the earliest feature of his Regent's Park development. Stucco faced; slate roofs. Simple spacious Grecian detailing distinguished by the unifying sweep of the ground floor colonnade. 4 storeys (including attic storey) and basement. 3 window-wide fronts, the end houses have very slightly advanced fronts as terminal pavilions with returns to Marylebone Road and Portland Place respectively, the latter with colonnade returned as well. The colonnade of coupled Ionic columns on square plinths uniformly screens the basement areas and ground floors with balustraded parapet to terrace over dentil corniced entablature; the channelled ground floor has square headed recessed doorways (some altered to windows) and recessed glazing bar sashes. Between the end pavilions the 1st floor glazing bar sashes are semi-circular arched and recessed for 2 orders; square headed recessed glazing bar sashes to 2nd floor and attic storey. The end pavilion houses have square headed windows in shallow architraves, with cornices over on 1st floor, and semi-circular arched attic storey windows; similar fenestration to their returns but the ground floor windows to Marylebone Road also semi-circular headed. Cornice and blocking course over 2nd floor; attic cornice and balustraded parapet over the intervening houses and shallow block pediments with acroteria to terminal pavilions. Cast iron spear head area railings in the intercolumniations. Park Crescent is Nash's sweeping introduction to Regent's Park, via Park Square q.v., from the axis of Portland Place and is the southern half of the vast projected circus in his 1811-12 scheme.

John Nash: John Summerson
History of the King's Works: VI

TQ 2782 NW
23/12

CITY OF WESTMINSTER

PARK ROAD, NW1
(East Side)

2.5.70

South Lodge at drive
entrance to No. 150

G.V.

II

Gate lodge. c1827 by Nash. Stucco; slate roof. Designed as one of a pair with gate pier flanking drive entrance to Hanover Lodge. 1 storey. 1 bay to Park Road and 2-bay return to drive with doorway to right. Square headed doorway with panelled door and fanlight. Rectangular bay window with glazing bar casements to left. Blind window to Park Road. Coved cornice and pediment gable end to Park Road; cornice and blocking course to return.

TQ 2782 NW
23/11

CITY OF WESTMINSTER

PARK ROAD, NW1
(East Side)

2.5.70

North Lodge at drive
entrance to No. 150

G.V.

II

Gate lodge. c1827 by Nash. Stucco; slate roof. Designed at one of a pair with gate pier flanking drive entrance to Hanover Lodge. 1 storey. 1 bay to Park Road and 2-bay return to drive with doorway to left. Square headed doorway with panelled door and fanlight. Rectangular bay window with glazing bar casements to right. Blind window to Park Road. Coved cornice and pediment gable end to Park Road; cornice and blocking course to return.

TQ 2782 NE

CITY OF WESTMINSTER

REGENT'S PARK, NW1

24/13

Drinking Fountain
(approximately 2 m
north-east of Children's
Boating Pond)

II

Drinking fountain. Installed 1878 by the Metropolitan Drinking Fountain and Cattle Trough Association. Polished pink granite. Hexagonal base with niche accommodating semi-circular dog bowl; circular pedestal with circular top having 4 D-shaped inset basins and central fluted urn with spouts. All set on an hexagonal stone ground with 4 rectangular grey granite standing blocks for children. Founded in 1859 the Metropolitan Free Drinking Fountain Association (Cattle Trough added 1867) provided free fresh water to many humans and beasts at a time when ale and spirits were easier to obtain than water and most supplies contaminated. The Christian Association of water and purity of spirit led evangelical Victorians to become patrons of the Association which provided a catalogue of functional designs although some wealthy patrons used their own.

TQ 2883 SW
15/1

CITY OF WESTMINSTER

ZOOLOGICAL GARDENS
REGENT'S PARK, NW1

5.2.70

Raven cage

II

Ornamental cage. d1827 by Decimus Burton for the Zoological Society. Cast and wrought iron. Picturesque octagonal cage with tented top and finial. Decimus Burton landscaped the gardens and designed the original zoo buildings for the Society, from 1826 - 41, influenced by the Paris Jardin des Plantes.

TQ 2883 SW
15/2

CITY OF WESTMINSTER

ZOOLOGICAL GARDENS
REGENT'S PARK, NW1

5.2.70

The clock tower (formerly
listed as Camel House)

II

Former Camel House. c1830 - 31, by Decimus Burton for the Zoological Society, rebuilt mid 1960's. Stock brick; tiled gable end roof. 1 storey. 3 bays with centre bay between 2 pointed arched openings on east side. Overhanging eaves. Ridge surmounted by timber framed and pilastered clock tower with copper cupola. Decimus Burton landscaped the original gardens and designed the zoo buildings for the Society between 1826 - 341, influenced by the Paris Jardin des Plantes.

TQ 2783 NE and SE
5/3; 14/1

CITY OF WESTMINSTER

ZOOLOGICAL GARDENS
REGENT'S PARK, NW1

5.2.70

Giraffe House and
Hippopotamus House on the
cotton terraces.

II

Giraffe House. c1836 by Decimus Burton for the Zoological Society (restored). Stock brick; slate roofs. Central pavilion for giraffes with lower east wing as the original Hippopotamus House and balancing west wing a matching addition (probably by Salvin). 1 storey pavilions, each of 3 bays. Central pavilion has semi-circular arched tall stable doors with linking impost string. Flanking pavilions have similar semi-circular arched stable doors. Central pavilion has pediment gable ends to roof and deep bracketed eaves. Flanking pavilions have cornice band and blocking course. Decimus Burton landscaped the original gardens and designed the zoo buildings for the Society between 1826 - 41, influenced by the Paris Jardin des Plantes.

TQ 7883 SW
15/3

CITY OF WESTMINSTER

ZOOLOGICAL GARDENS
REGENT'S PARK, NW1

14.9.70

Penguin Pool

II

Penguin pool. 1934, by Lubetkin and Tecton with Ove Arup as consultant structural engineer to the architects and Felix Samuely as consultant engineer to the contractors, J.L. Kier. The Penguin pool was the second commission Lubetkin and Tecton received from the Zoological Society, followed the same year with work for the society at Whipsnade. Reinforced concrete; interior surfaces have slate-paved steps, "plastic rubber" (cork chippings, rubber and cement) to flat pool surrounds and exposed concrete finish to ramps. Elliptical pool, with cantilevered interlocking spiral ramps and elliptical enclosure with parapet rising to form framed viewing aperture canopies at one end. The 2 interlocking but independent ramps are cantilevered over 14.021 metres without intermediate support, their depth ranging from 152 mm to only 76 mm. At the head of one of the ramps is a glass fronted diving tank. The concrete of the ramps was designed to be permanently wetted by a revolving fountain. A key symbol of British (and International) Modern Movement Architecture and of notable structural and technical virtuosity for its time, the design pursues the behaviourist and environmental research programme of the Gorilla House q.v. as the basis for creating a dynamic and almost abstract architectural showcase for the display of the penguins' antics.

Lubetkin and tecton, architecture and Social responsibility: Peter Coe and Malcolm Reading

TQ 2883 NW

CITY OF WESTMINSTER

ZOOLOGICAL GARDENS
REGENT'S PARK, NW1

6/2

North Entrance Gate,
Keeper's Office, Storage
Kiosk and Canopy

II

Gate Keeper's office and kiosk, under canopy. 1936 - 37, by Lubetkin and Teton, built as a refreshment bar and intended as a component element in a complete reconstruction scheme for the North Entrance to the Zoo. Canopy of reinforced concrete undulating slab on 4" steel columns. Kiosk beneath, and office, of dark red brick. Low, plain kiosk pavilion of 4 rooms, 4 windows wide, with 2 doors all in projecting concrete frames. The counter, finished in cream faience, has concave east return. Similar plain details to detached office. The 2 component elements are visually linked and covered by the canopy, which has pierced slits to "eaves" each end. The design is a development of the 1934 -38 kiosk and shelter at Whipsnade Zoo and this canopy concept was further elaborated by Lubetkin and Tecton in their entrance pavilion to Dudley Zoo.

Lubetkin and Tecton, Architecture and Social Responsibility: Peter Coe and Malcolm Reading

TQ 2783 SE
14/5

CITY OF WESTMINSTER

ZOOLOGICAL GARDENS
REGENT'S PARK, NW1

21.02.89

The Mappin Terraces,
including the Mappin Cafe.

II

Artificial mountain built to house and display zoo animals, and cafe. Mappin Terraces of 1914; cafe constructed in 1920/27. Designed by Belcher and Joas with Alexander Drew of Somerville's as Consulting Engineer. Terraces of reinforced concrete construction on Kahn system, with concrete cladding; cafe of brick with low pitched pantile roof. Quadrant ground plan with cafe to apex, and terraces rising upwards towards outer edges in a picturesque composition forming four ranges of goat mountains. Three concentric viewing terraces reached by steps along south and west sides of quadrant. Cafe also quadrant shaped; of 1 storey with 3 corner pavilions of 2 storeys having pantiled pyramidal roof; Open colonnade to curved side facing Mappin Terraces, having paired Tuscan columns; paired Tuscan columns applied between bays to 2 other sides. Floor to ceiling glazing with 4 lights to each window with timber transom to each; casement windows; small panes; timber glazing bars.

The Mappin Terraces is an early and ingenious example of reinforced concrete construction. It was also innovative in its period in its attempt to place animals in a 'natural' environment.

Architectural Review, April 1911.

The Builder, 22 May 1914

Pantechmicon

ALBANY NEWS

Baptist Chapel
Baptized for 1850

PARK SQUARE

PARK SQUARE

PARK SQUARE NEWS

ORDNANCE
SURVEY
1870

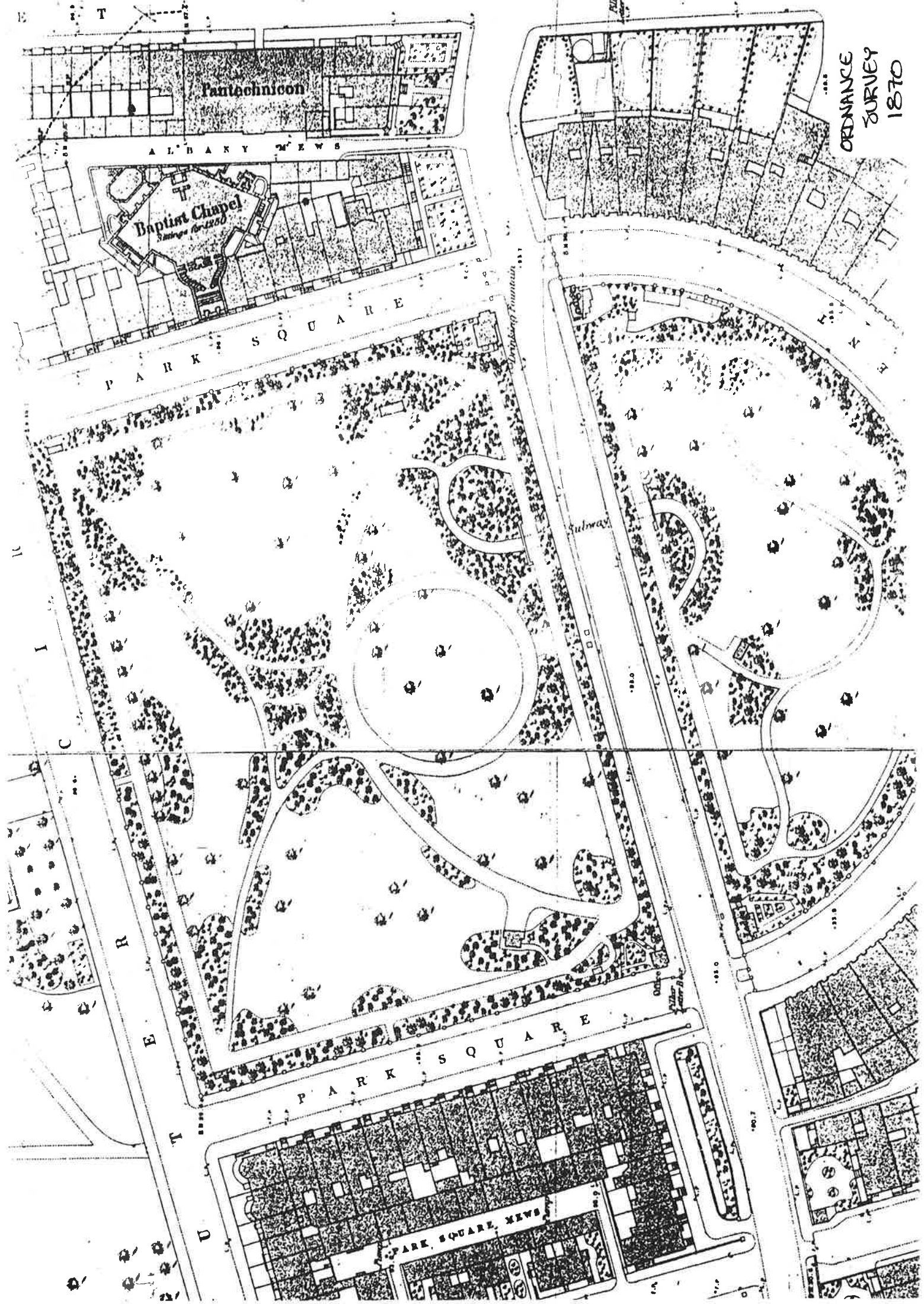


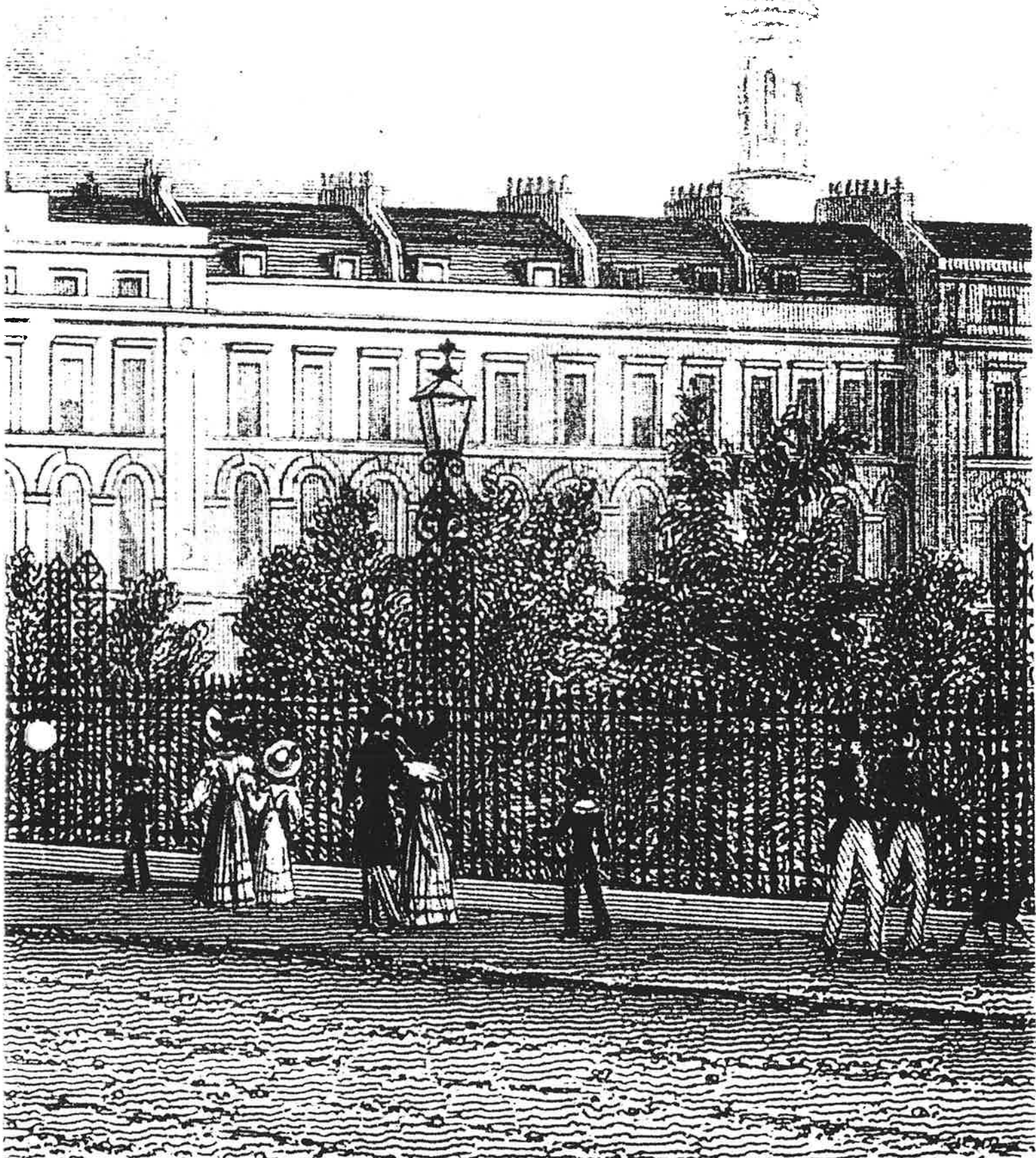
FIGURE 1.

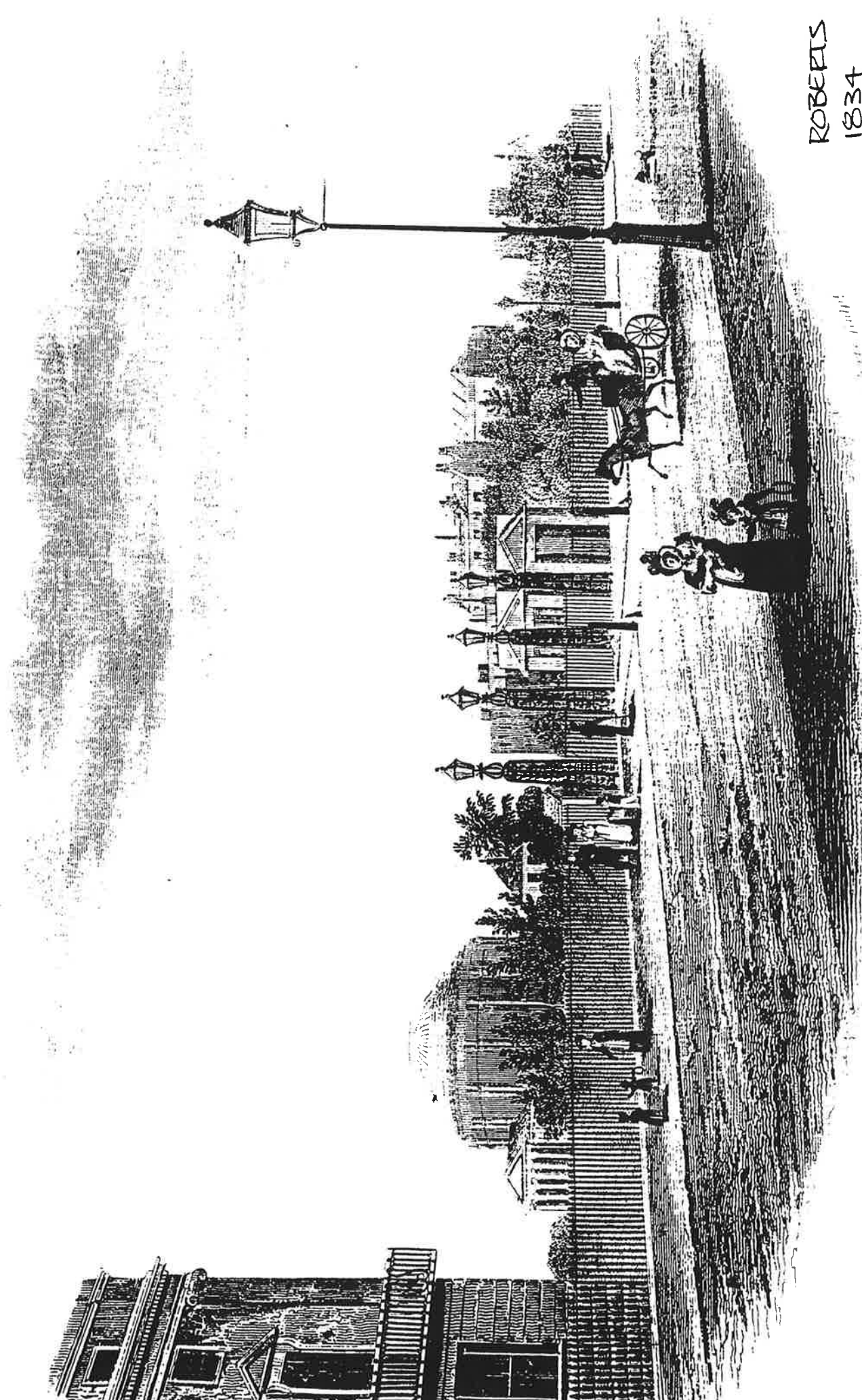
1829.

TOWARDS

THE S. & EAST

DIC. 7 AM. H.





ROBERTS
1834

W. H. WOOD

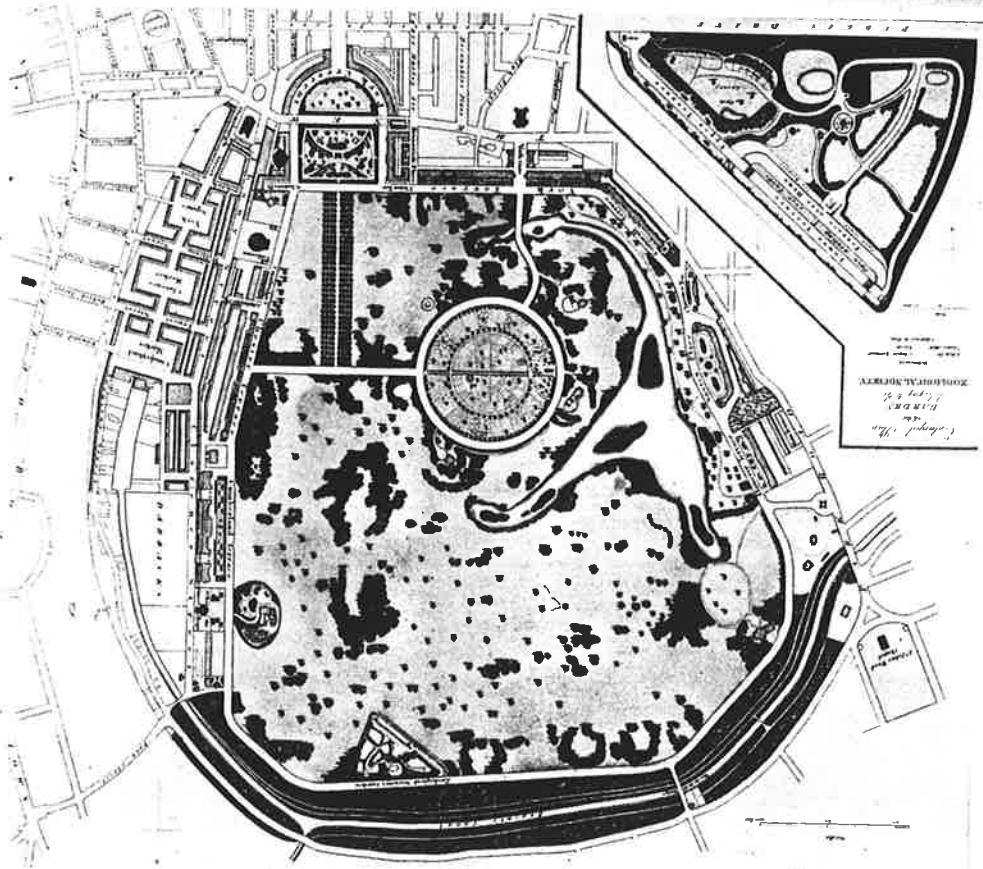


Plate 16. Plan of the Regent's Park Zoo occupies the land where the there are far fewer villas and the Circle, the canal encircles the Park, there are no buildings in the Inner this with Nash's plan (Plate 15) - by Edward Mogg, 1828. Compare

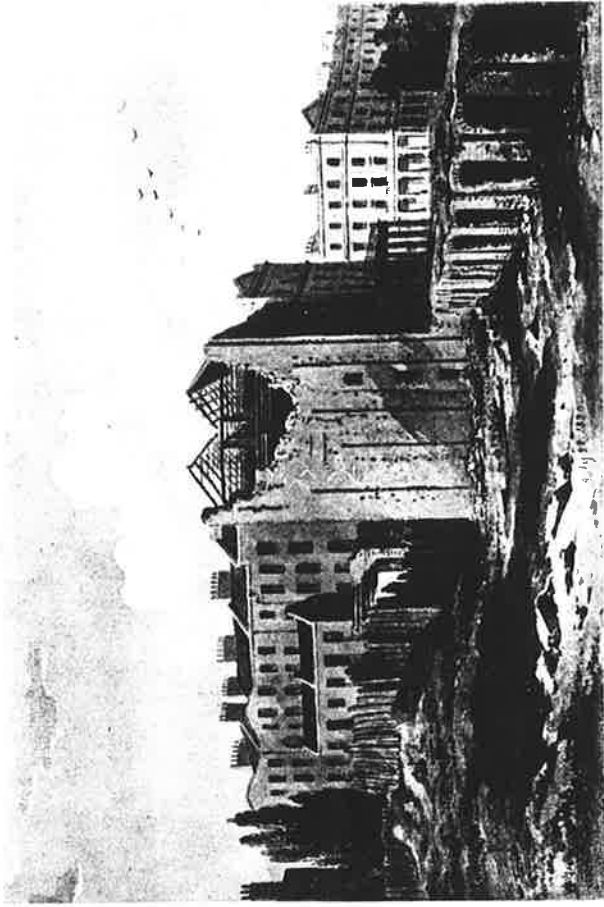
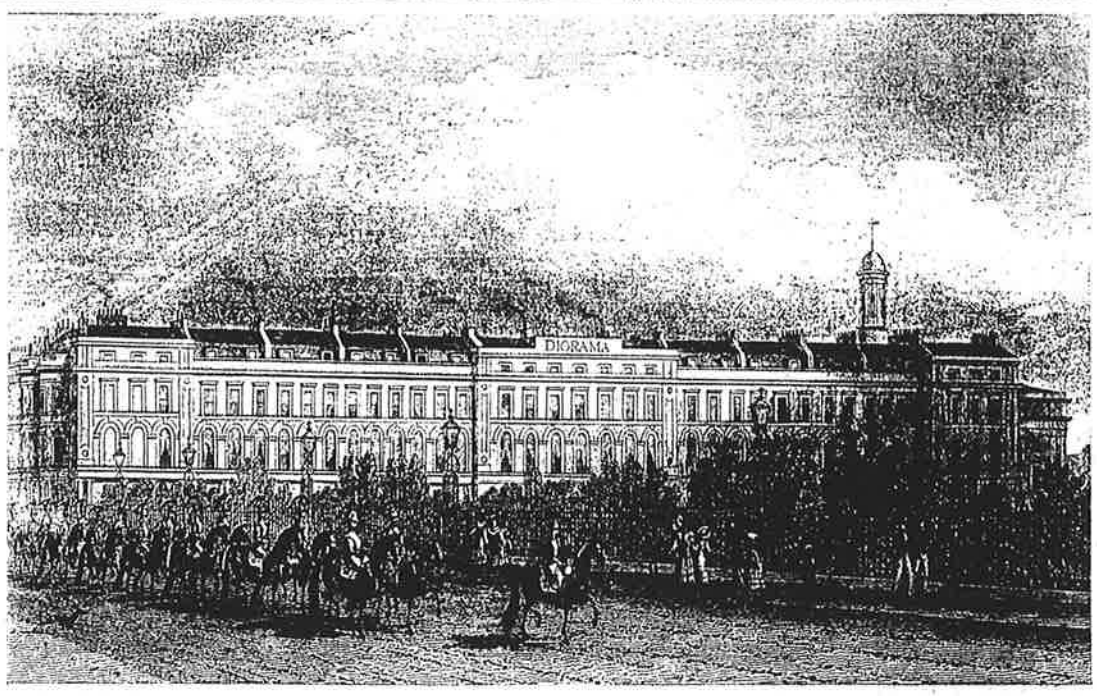


Plate 17. Park Crescent having collapsed during building, 1820. Wash drawing by an anonymous artist (British Museum, Crace collection, Views portfolio XXX, no. 135).

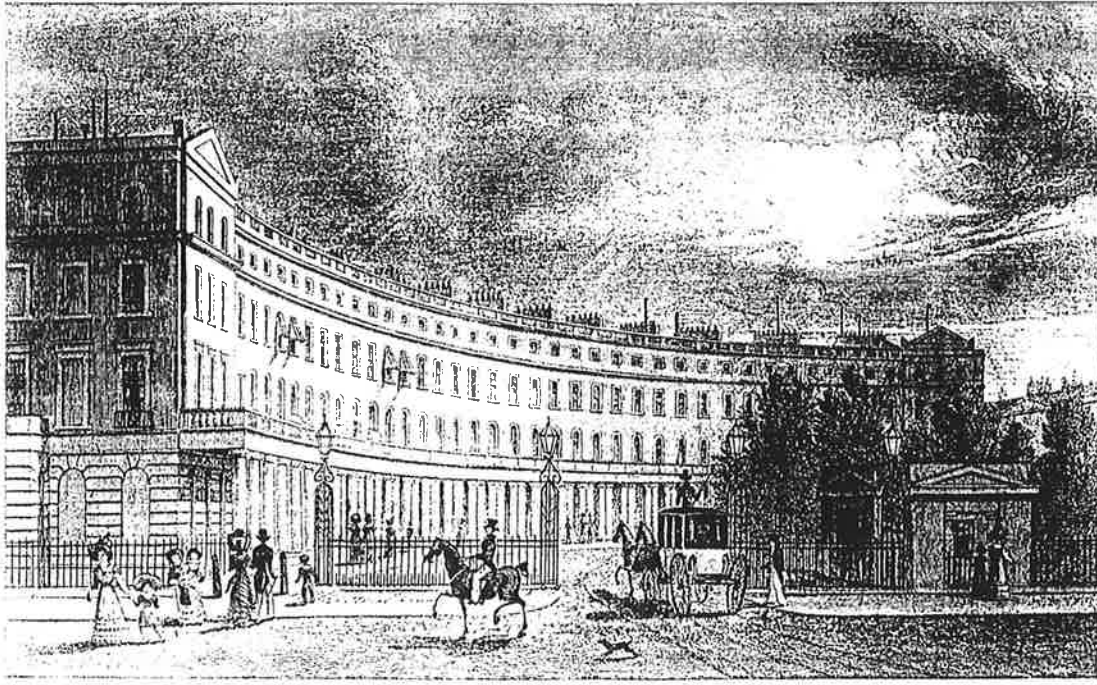


Plate 18. The Crescent, Portland Place. Aquatint by Rudolf Ackermann, 1822. The trees, which today grow high and obscure the Crescent, were only saplings when this engraving was made and the elegant line of Nash's masterpiece can be seen clearly. The parish church is visible in the distance.



Engraved by G. S. [unclear]

Engraved by W. Watkins



Engraved by J. Newby

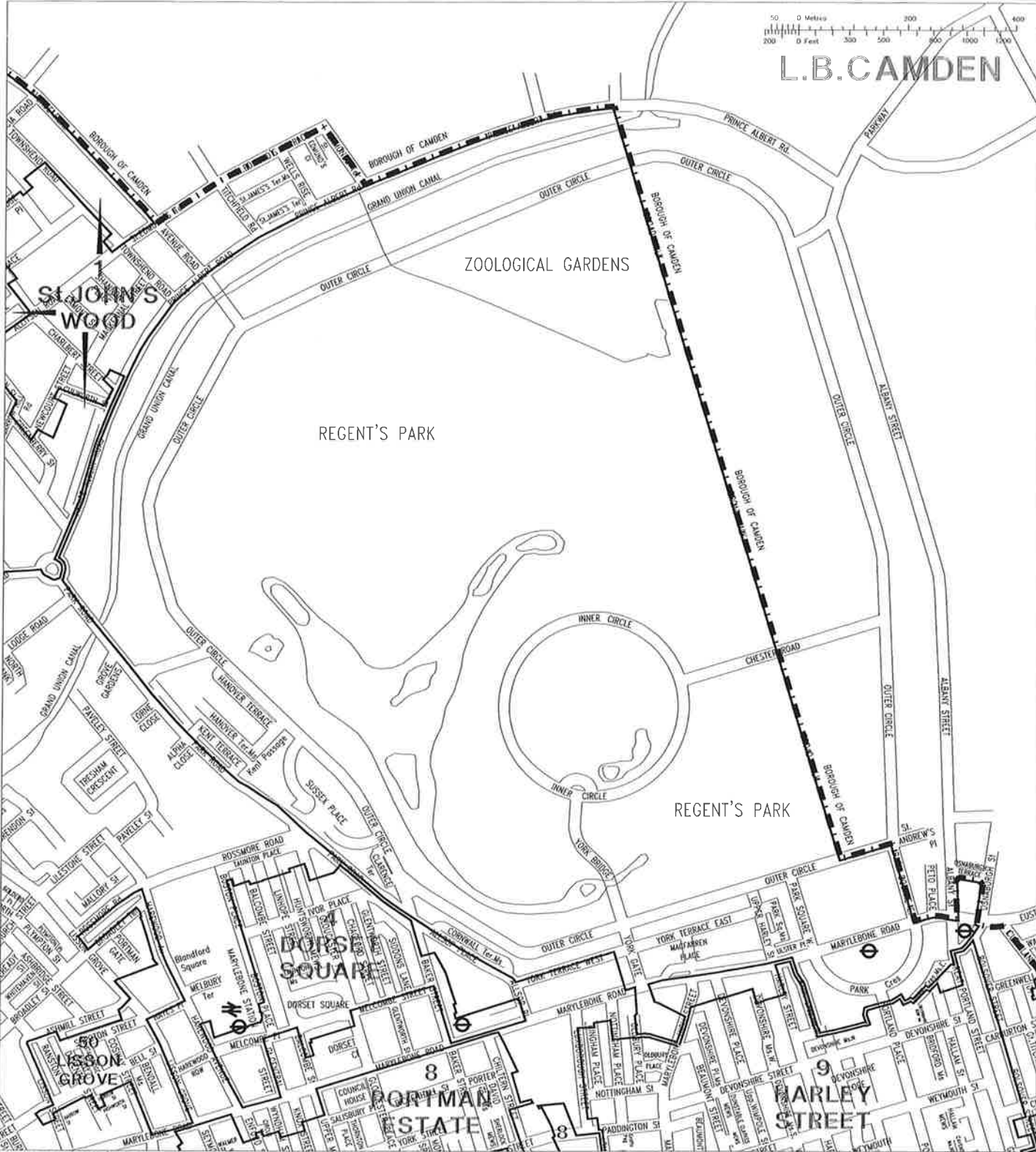
REGENT'S PARK CONSERVATION AREA DIRECTORY

4. Key Features

REGENT'S PARK CONSERVATION AREA DIRECTORY

5. Adjacent Conservation Areas

REGENT'S PARK CONSERVATION AREA ADJACENT CONSERVATION AREAS



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (C) CROWN COPYRIGHT (YEAR AS MAP DATE). WESTMINSTER CITY COUNCIL LA 086 592

CONSERVATION AREA NUMBER 2

Scale - None



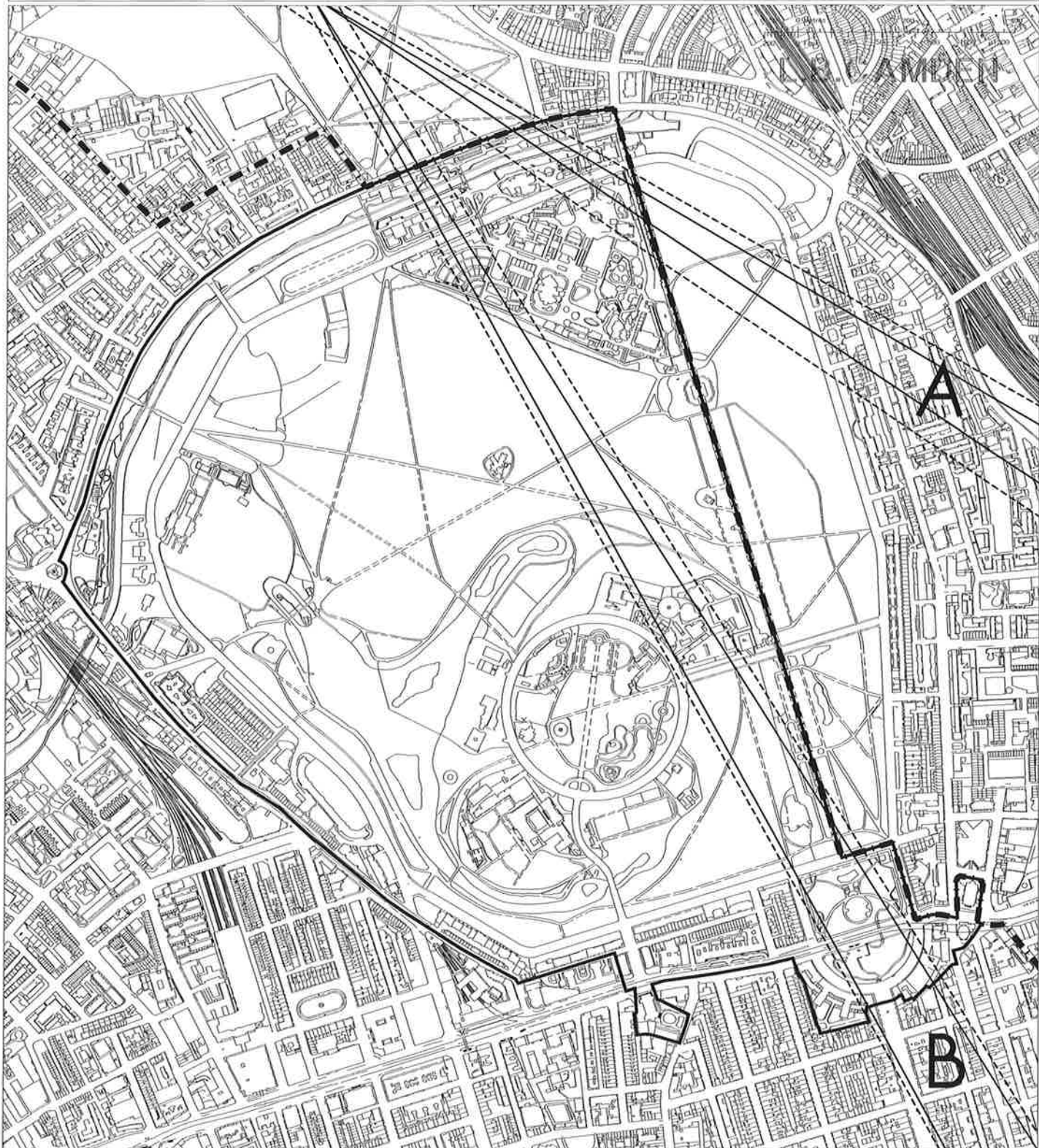
*Adjacent Conservation Areas -
 the following conservation areas adjoin this conservation area:
 St. JOHN'S WOOD (1), DORSET SQUARE (4), HARLEY STREET (9).*

1 Map made by Ian Hembury
 Acadname: LOWCAB02.dwg TA
 Date: 06 Nov 95

REGENT'S PARK CONSERVATION AREA DIRECTORY

6. Strategic Views

REGENT'S PARK CONSERVATION AREA STRATEGIC VIEWS



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (c) CROWN COPYRIGHT (YEAR AS MAP DATE), WESTMINSTER CITY COUNCIL LA 086 592

CONSERVATION AREA NUMBER 2

Scale - None

STRATEGIC VIEWS CROSSING THIS CONSERVATION AREA:

- A** *Primrose Hill to St. Paul's.*
- B** *Primrose Hill to Palace of Westminster.*

- Height Limitation Area.*
- Wider Setting Consultation Area.*

REGENT'S PARK CONSERVATION AREA DIRECTORY

7. Areas of Special Archaeological Priority

None of the Areas of Special Archaeological Priority as defined in the Unitary Development Plan (Modifications as placed on deposit July 1995) affect the Regent's Park Conservation Area.

REGENT'S PARK CONSERVATION AREA DIRECTORY

8. Article 4 Directions

Article 4 Directions

There are no **Article 4 Directions** which affect the Regent's Park Conservation Area at present

REGENT'S PARK CONSERVATION AREA DIRECTORY

9. Regulation 7 Directions

There are no **Regulation 7 Directions** which affect the Regent's Park Conservation Area at present.

REGENT'S PARK CONSERVATION AREA DIRECTORY

10. Design Briefs and Guidelines

Design Guides and Planning Briefs specific to Regent's Park

1. Regent's Park Conservation Area No. 2 : General Information Leaflet
(Dec.1993)

General Policies and Design Guides relating to Regent's Park Conservation Area.

1. City of Westminster District Plan (as approved 1982)
2. City of Westminster Unitary Development Plan (as placed on deposit 1995)
3. A Guide to Roof Alterations and Extensions.
4. Design Guidelines for Shopfront Security.
5. Shopfront Blinds and signs.
6. Boardwatch (a Guide to Regulation 7 Requirements)
7. Refuse Storage in New Developments
8. Standards for Residential New Building, Conversion and Rehabilitation Schemes.
9. Mobility Guide: Access for all.
10. Stucco: A Guide to its Care and Maintenance.
11. Trees: Planting and Care.
12. Conservatories: A Guide to Design and Planning Procedures.
13. Conservation Areas: A Guide to Property Owners.
14. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
15. Westminster's Architectural Heritage: Guidance about Architectural Theft for Owners of Historic Buildings.
16. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment.
17. Plant and Air Conditioning Equipment: Guidance Notes
18. The Placing of Tables and Chairs on the Highway.
19. Lighting Up the City: A Good Practise Guide for the Illumination of Buildings and Monuments
20. Public Art in Westminster.

21. The Protection of Historic Buildings in Westminster- A Guide to Structural Alterations for Owners, Architects and Developers.
22. Facade Cleaning
23. A Guide to the Siting of Security Cameras and Other Security Equipment.
24. Strategic Views in Westminster.
25. A Guide to Building Conservation Grants in the City of Westminster.
26. Trees: Legislation and procedure.
27. Mews: A Guide to Alterations

REGENT'S PARK CONSERVATION AREA DIRECTORY

11. Further Reading

Further Reading

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| Regent's Park: From 1086 to the present. Second edition (revised) | 1918 | Ann Saunders, Bedford College |
| John Nash, Architect to King George IV | 1949 | Sir John Summerson |
| Georgian London | 1988 | Sir John Summerson |
| A Prospect of Westminster: The continuing development of this historic City. | 1989 | Tony Aldous |
| The Buildings of England, London 3: North West | 1991 | Bridget Cherry and Nikolaus Pevsner, Penguin Books. |

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1993

Royal Commission on the
Historical Monuments of
England.

Peter ~~Geir~~ Guillery.

CITY OF WESTMINSTER.TOWN PLANNING COMMITTEE - 13TH FEBRUARY, 1969.DESIGNATION OF CONSERVATION AREA.

A/23/69

REGENT'S PARK CONSERVATION AREAREPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING.

On December 19th, 1968 the Committee considered a revised proposal for Regent's Park Conservation Area and authorised consultations with the London Borough of Camden, the Crown Estates Commissions, the Ministry of Public Building and Works, the Royal Zoological Society and London University.

Map No. CD.B.0001R attached to this report shows the boundaries of the area approved by the Committee; this map to a larger scale, (No. CD.CO.0012) will be on display.

The following observations have been received:

(1) London Borough of Camden.

The Town Planning Committee of Camden having considered the revised proposals has no observations to make. (A complementary conservation area, covering the rest of Regent's Park is now being considered by Camden for designation; see separate report).

(2) Crown Estates Commissioners.

The letter from the Crown Estates Commissioners states that their comments in detail would not be available until late February, and that "The Civic Amenities Act 1967 does not, of course, bind the Crown, but the Commissioners as a matter of policy will wish to comply with the spirit of the Act so far as this is consistent with their duties under the Crown Estate Act, 1961".

(3) Bedford College (London University).

The college, to whom the City Council's letter to London University was referred, "does not wish to offer any observations on the proposals".

(4) Georgian Group.

The Georgian Group whose views were not available previously, have expressed themselves verbally as satisfied with the City's proposals.

No comments have been received from other bodies consulted.

RECOMMENDATIONS:

- (i) That the Committee decide whether to await the observations of the Crown Estate Commissioners whose comments in detail will not be available until late February.
- (ii) That subject to (i) the officers be authorised to carry out the statutory consultations with the Greater London Council and request its comments within two months and, subject to any observations received within the specified period, to proceed with the designation (under Section I of the Civic Amenities Act 1967) of the Regent's Park Conservation Area as shown edged in black on plan No. CD. CO 0012.

F.G. WEST.
DIRECTOR OF ARCHITECTURE AND PLANNING.



Map No. CD. D. 5001R

Conservation
Map

Regents Park