



Soho Heritage and Character Assessment

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Quality information

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Table of Contents

| | | |
|----|---|----|
| 1. | Introduction | 5 |
| 2. | Approach | 6 |
| 3. | Public consultation | 6 |
| 4. | Context..... | 8 |
| | Location..... | 8 |
| | Natural Factors..... | 9 |
| | Planning Policy Context | 11 |
| 5. | Character Assessment..... | 21 |
| | Character Area Profiles..... | 21 |
| | TCA 01: NORTH SOHO..... | 23 |
| | TCA 02: SOHO CULTURE + LEISURE HUB | 31 |
| | TCA 04: CARNABY STREET AREA..... | 51 |
| | TCA 05: GOLDEN SQUARE..... | 59 |
| | TCA 06: SHAFTESBURY AVENUE | 66 |
| 6. | Managing Change..... | 74 |
| | Character management principles | 74 |
| | Next steps and sources of further information | 76 |
| 7. | References..... | 77 |
| | Appendix A - Historic maps Historic Map 1882 | 78 |
| | Historic maps Historic Map 1920 | 79 |
| | Appendix B Historic maps Historic Map 1938..... | 80 |
| | Appendix D - Schedule of heritage assets..... | 81 |

Figures

| | | |
|-----------|---|----|
| Figure 1 | Location and context..... | 9 |
| Figure 2 | Topography and Hydrology..... | 10 |
| Figure 3 | Character Area Overview..... | 22 |
| Figure 4 | Street Map | 13 |
| Figure 5 | Character Area Overview..... | 21 |
| Figure 6 | TCA 01 NORTH SOHO..... | 23 |
| Figure 7 | TCA 02 SOHO CULTURE AND LEISURE HUB | 31 |
| Figure 8 | TCA 03 CENTRAL SOHO..... | 41 |
| Figure 9 | TCA 04 CARNABY STREET AREA..... | 51 |
| Figure 10 | TCA 05 GOLDEN SQUARE | 60 |
| Figure 11 | TCA 06 SHAFTESBURY AVENUE | 68 |

1. Introduction

This report presents a summary of the history and character of Soho within the City of Westminster. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Soho Neighbourhood Forum and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as “..... *an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.*” This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

2. Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the “*Approach to Landscape Character Assessment*” (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Shaping Neighbourhoods: Character and Context (Greater London Authority (GLA) 2014);
- London View Management Framework SPD (GLA, 2012);
- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008);
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010); and
- Historic Environment: Good Practice in Planning Note 3 (Historic England, 2017).

This study also builds upon previous work carried out by the Soho Neighbourhood Forum and others including:

- Aspirations For Soho Report on 2017 Public Engagement (Soho Neighbourhood Forum 2017);
- Soho Survey 2016 (Soho Neighbourhood Forum, 2016);
- Soho Public Realm Study (Publica, 2014); and
- The West End. Vision 2030 - The West End Partnership.

The study is also supported by neighbourhood plan policy draft documents on the environment, housing, and culture, heritage and commercial activity prepared by Soho Neighbourhood Forum.

3. Public consultation

The Soho Neighbourhood Forum has conducted extensive public consultation as analysed and reported in the Soho Survey (2016) and Aspirations for Soho (2017). Consultation included social media, newsletters to businesses, resident groups and members clubs, as well as face to face contact through pop up stalls.

Members of the local community and local interest groups were again invited to share their knowledge and experience of the history and character of the area at a workshop held on the 29 December 2017. Observations made have been used to inform the study.

A number of key considerations emerged from the consultation, which have informed the preparation of the study. These are summarised below:

Positive

- Attractive place to live, work and visit;
- Historic associations being at the forefront of creative industries and an aspiration for these businesses to flourish in the future;
- Strong cultural associations particularly for live music venues and entertainment;
- Valued fine grain of the existing built heritage character;

- Active building frontages create vibrancy to the area;
- Vibrant cultural areas contrast with quieter residential areas;
- Relevance of transport in historical development; and
- Limited but highly valued open space.

Negative

- Amalgamation of floor plates and buildings into large offices, and a reduction in retail and other smaller commercial businesses;
- Loss of inner courtyards behind building frontages as a result of redevelopment;
- Loss of active frontages in new developments;
- Congestion due to deliveries and taxis in network of narrow streets;
- Noise pollution; and
- Changes to the area due to Crossrail which is scheduled to open in 2018 and the pedestrianisation of Oxford Street and resulting pedestrian traffic implications are a concern.

4. Context

This section of the report describes the location and context of the Soho area and summarises current planning policies which are relevant to the study.

Location

Soho is located in the heart of London in the City of Westminster, as shown in Figure. 1. The population of Soho consists of residents, business owners and employees and visitors, from London and around the world.

The study area falls completely within the Soho Conservation Area and is surrounded by Leicester Square, Haymarket, Regent Street, East Marylebone, Charlotte Street West and Hanway Street Conservation Areas to the north, south and west and the London Borough of Camden, by the Bloomsbury Conservation Area to the east.

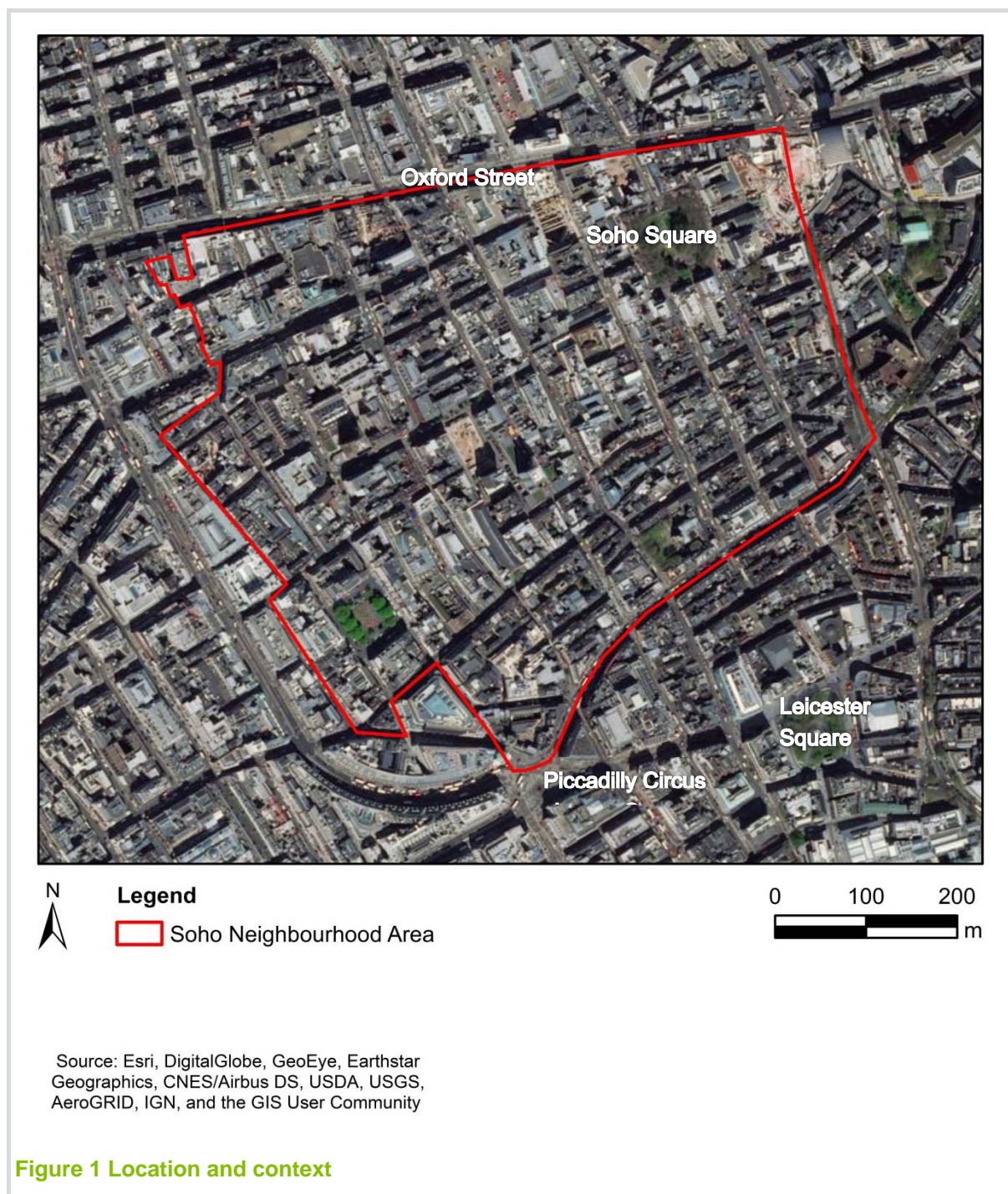
No London Underground stations are located within Soho itself; however Tottenham Court Road, Oxford Circus and Piccadilly Circus are easily accessible and the area is a five minute walk from Leicester Square. There are no bus routes through the area. These run along streets on the boundary, providing a degree of separation from the surrounding areas.

The main entrances into Soho are along Old Compton Street, Shaftsbury Avenue and Wardour Street. Streets connecting Soho with Oxford Street are relatively indistinguishable except for Soho Street and Soho Square which is a key landmark in north-east Soho. Small anonymous lanes provide access from Regent Street and Charing Cross Road. Liberty department Store on Great Marlborough Street, Carnaby Street and Golden Square are key landmarks in west Soho.

The street pattern still follows the irregular 17th century layout with wider routes connected by narrow alleys and lanes, providing a highly permeable urban environment, especially for pedestrians. Narrow pavements and slow traffic often however result in pedestrians sharing the road with cyclists and other vehicles.

The principal public spaces are Soho Square, Golden Square and St Anne's churchyard fronting Wardour Street. All contain mature trees and provide important open spaces within Soho's densely built up area.

The rich tapestry of buildings and built heritage with strong cultural associations form a special environment for the small businesses and restaurants in the area and creates vibrancy unique to Soho. The streets are a constant bustle, growing at lunchtimes and in the evenings with a vibrant night time economy particularly evident on weekends.



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Natural Factors

Geology and soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

The bedrock in this area is clay and silt formed from sedimentary bedrock approximately 48-56 million years ago in the Palaeogene Period. The sedimentary rocks are marine in origin. They are detrital and comprise coarse to fine grained slurries of debris from the continental shelf flowing into a deep-sea

environment, forming distinctively graded beds. The soil quality is loamy with naturally high groundwater. (UK Soil Observatory, 2017)

Topography and hydrology

The ground level gently slopes from north to south but the dense urban development obscures the change in levels. There are no above ground hydrological features.

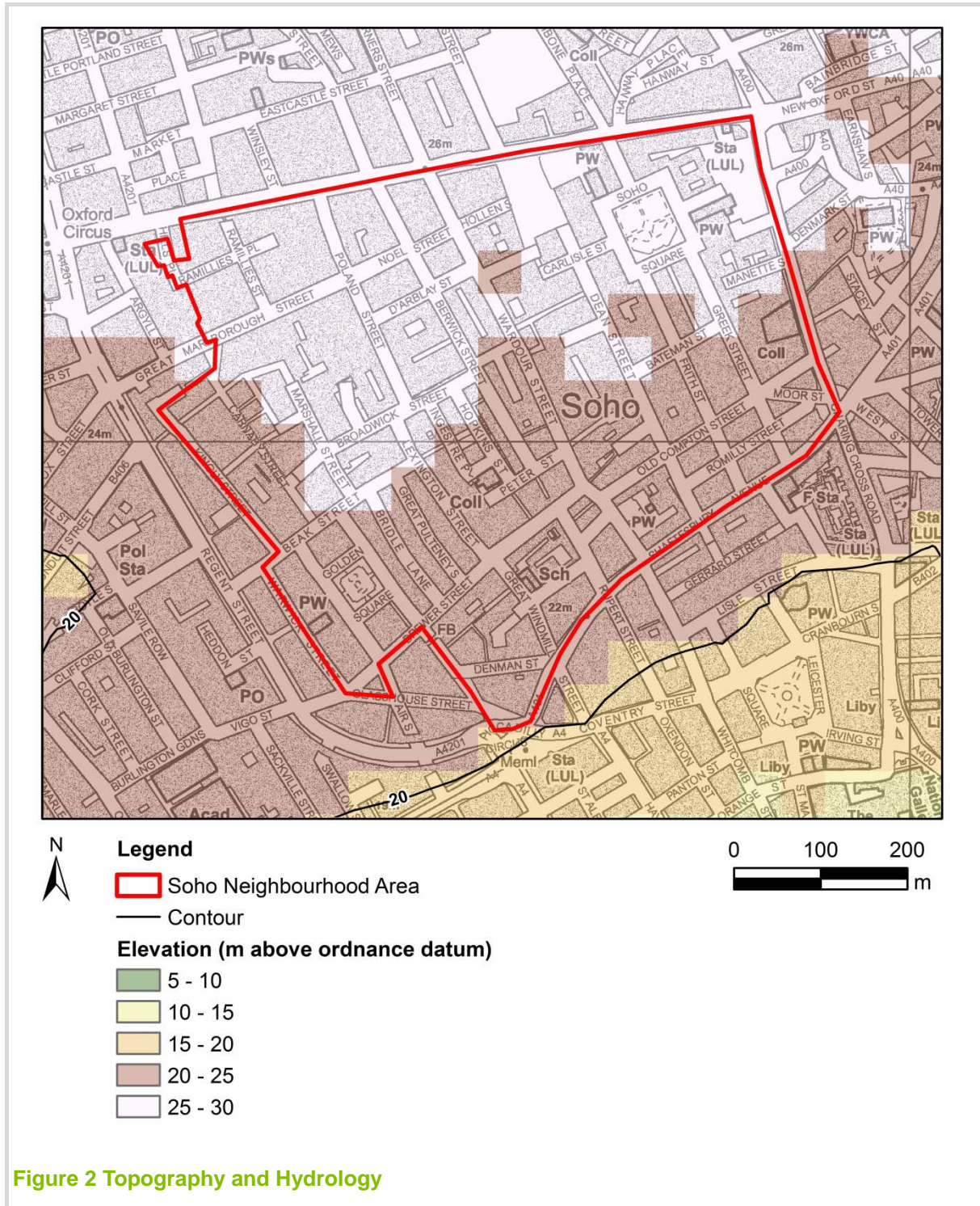


Figure 2 Topography and Hydrology

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Planning Policy Context

National planning policy

National Planning Policy Framework (NPPF), 2018

The NPPF sets out that a key objective of the planning system is “to contribute to the achievement of sustainable development”, which will be achieved through three overarching objectives including “an environmental objective- to contribute to protecting and enhancing our natural, built and historic environment...” (Ministry of Housing, Communities and Local Government, 2018).

Part 12, Achieving well-designed places, states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”. Part 12 goes on to state: “policy and decisions should ensure that developments... are visually attractive... (and) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). An understanding of history and heritage is therefore important in developing neighbourhood plans to explain how this should inform future development.

Part 16, Conserving and enhancing the historic environment, states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (taking) into account: ...the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place”.

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “development should seek to promote character in townscape and landscape by

responding to and reinforcing locally distinctive patterns of development” and that the “successful integration of new development with their surrounding context is an important design objective”.

Planning Practice Guidance, 2014

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Regional planning policy

The Draft New London Plan 2017

The New London Plan was published 29th November 2017 and is currently in draft form, undergoing public consultation until 2nd March 2018. Although the New London Plan has not been formally adopted, it is a material consideration in planning decisions. Policy D1 states that proposals should “respond to local context by delivering spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions”. Proposals should also “respect, enhance and utilise the heritage assets and architectural features that make up the local character”. (GLA, 2017)

The London Plan 2016

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for development within the capital to 2036. Policy 7.4 of the London Plan clearly states that “development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features.”

Shaping Neighbourhoods: Character and Context Supplementary Planning Guidance (SPG), 2014

This SPG sets out an approach and process to help understand the character and context of a place (GLA, 2014). The results can inform the planning and design process and guide changes in ways which are responsive to place. The SPG states “*buildings, streets and open spaces should provide a high-quality design response that:*

- has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
- is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;

- allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and
- is informed by the surrounding historic environment.

The London View Management Framework, Supplementary Planning Guidance, March 2012

This document supports policies 7.11 and 7.12 of the London Plan which are concerned with the protection of twenty seven views of London. The following views cross the NP area: Viewing location 2A.2 + 2B.1 from Parliament Hill to the Palace of Westminster, and view 4A.1 from Primrose Hill to the Palace of Westminster.

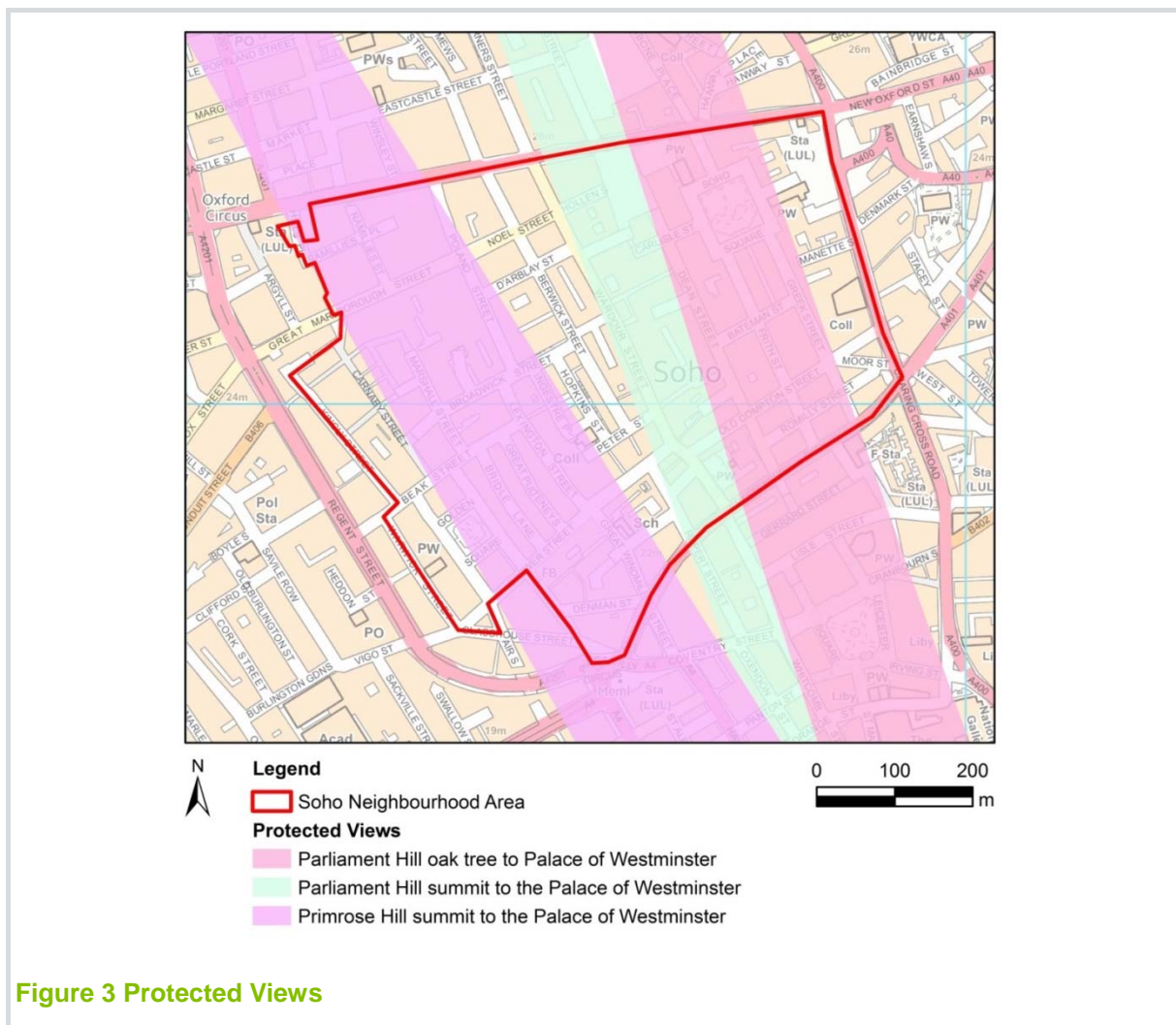


Figure 3 Protected Views

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Local planning policy

As well as the London Plan, The Westminster City Plan and the West End Vision both contribute to the planning policy of the NP area.

Westminster City Plan November 2016

The Westminster City Plan is the key policy document for determining planning applications in Westminster. It is the 'spatial expression' for the future vision of Westminster. Westminster's Spatial Vision is to remain a foremost world class global city. It states "A city which values its unique heritage and accommodates growth and change to ensure the city's continued economic success while providing opportunities and a high quality of life for all of its communities and a high quality environment for residents, workers and visitors alike".

Within the Westminster City Plan the following policies are of note:

Policy 2.16 states that "This planning framework must retain those unique characteristics that make Westminster what it is today: its heritage, vibrancy, and mix of activities and places".

Policy 2.25 states that "This historic environment is a national and international treasure, and intrinsic to Westminster and London as a whole. It must be the starting point for consideration of all proposals for change, so as to ensure that it is continually enhanced over the course of this plan and for generations to come".

The following urban characteristics policies are set out in the City Plan

Policy 2.55 "Development within Westminster over the lifetime of Westminster's City Plan will enhance the existing unique and extensive heritage assets and landscape characteristics across the city."

Policy 2.56 "In all cases, Westminster intends to continue to 'raise the bar' in terms of urban design and architectural quality. This will not only add to and enhance existing heritage assets, but will also support communities and foster civic pride in all parts of the city."

Policy 2.57 "Development and the management of the public realm will continue to have a focus on meeting the unique challenges of Westminster."

Policy 5.2 "The quality of the built environment has a direct impact on quality of life, and historic buildings and areas have an intrinsic value as a record of human achievement in the arts and construction. They are cherished for their aesthetic qualities as well as the links they provide to the past and sense of place they create."

Policy 3.24 relates to creative industries particularly within the NP area: "The West End, particularly Soho, has the highest concentration of creative businesses in the world. The central part of Westminster has one of the largest clusters of cultural and entertainment uses in the country centred on the West End. "

The City Plan also sets out policies regarding building heights and views within the borough. Policy 5.6 states that: "One of the key characteristics of Westminster is its human scale. Most buildings are less than six storeys high, even in commercial areas. Much of Westminster is inappropriate for the development of tall buildings because of their adverse impact on character and local distinctiveness of areas, and on important views".

This report is also informed by a number of other studies relevant to the local area as follows:

The West End Vision 2030

Diverse and long-established communities will flourish and enjoy as high a quality of urban living as any other world city.

Growth will be sustainable, having a positive impact on neighbourhoods, residents and businesses whilst at the same time enhancing the area's character.

With firm foundations in its history and heritage, the West End of the future will serve the needs of growing and thriving businesses and residential communities, and be a magnet for national and international visitors.

Soho Public Realm Study

This study examined the streets and public spaces of Soho. It sets out a strategy to inform future public realm improvements. It earmarks a number of streets and squares for upgrades in layout, cycling infrastructure, street furniture and material upgrades.

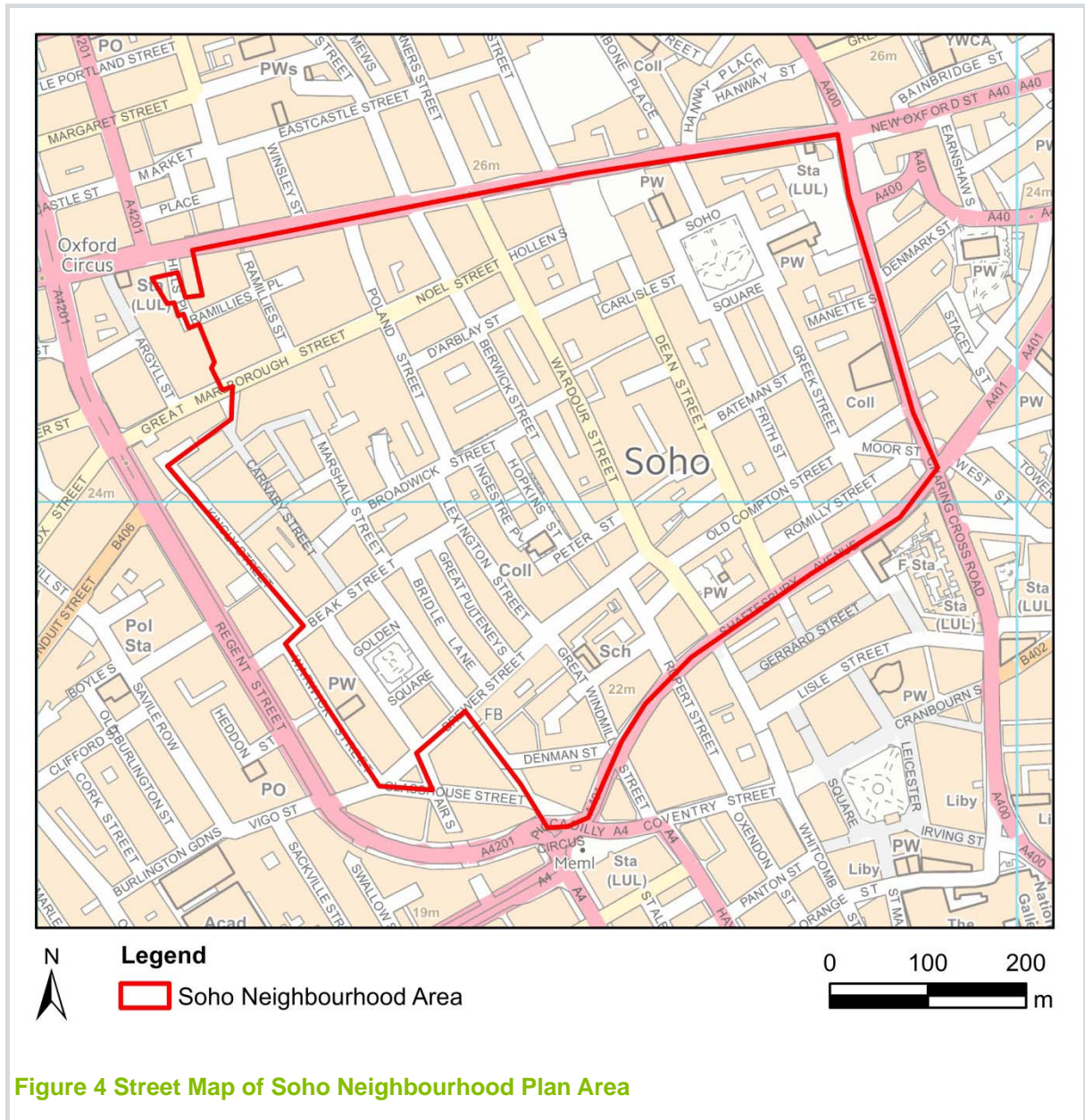


Figure 4 Street Map of Soho Neighbourhood Plan Area

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Historical development

St Giles Field's is an area west of the City of London, which became known as Soho. It was used as a hunting ground by local gentry who are reputed to have used "Soho" as a hunting cry, lending the name 'Soho Fields' to the whole area. It remained relatively undeveloped until the mid - late 17th century when Golden Square was laid out with houses for aristocrats, gentry and ambassadors. Everything to the east of Wardour Street was located within the parish of St Anne and everything to the west the parish of St James.

The land within the parish of St James was divided into small plots and fields with a variety of owners and tenures, which lead to the land being developed in a piecemeal fashion. The irregular street pattern, seen today generally follows the preceding field and plot boundaries with a variety of building styles constructed over a period of time.

In contrast, the area in St Anne's parish was a single estate known as Soho Fields. This single ownership resulted in the area being developed in a planned fashion creating an organised pattern of streets around Soho Square. These streets were wider than those built to the west.

These two forms of development have had a significant impact on the history and character of each area and both contribute to Soho's rich and diverse public realm character.

By the middle of the 18th century the whole district had been developed and the street pattern seen today had been established. In the east, Soho Square and Golden Square were largely populated by aristocrats and the upper and middle classes. Whereas in the west, the lack of a single landowner to control the quality of buildings and accommodation resulted in the area becoming popular with artisans, traders and immigrants. It became a mixed residential and commercial district.

In the latter half of the 18th century the area went into decline. The rapid pace of development and lack of control with often sub-standard workmanship and materials meant within a few decades buildings were in poor condition. Soho Square and Golden Square became occupied by people from poorer backgrounds.

Soho has always been popular with refugees, fleeing wars and persecution in Continental Europe. The first major ethnic group were

Greeks escaping the Ottoman invasion of their homeland in the 1670s. Led by their priest Joseph Georgirenes, they began building a chapel from 1677 in Hog Lane. It had barely been completed when the Greeks relinquished it amidst legal and financial wrangles over the ownership of the premises. It continues to be remembered in the name of Greek Street which ran behind the chapel.

The next group of refugees were the Huguenots from France who arrived in the area from 1681, most of whom were craftsmen. By 1692 they had taken over the former Greek chapel in Hog Lane (today's Charing Cross Road) as well as founding the chapels Le Tabernacle in Milk Street (now Bouchier Street), another in Glasshouse Street, La Patente in Berwick Street and Le Quarre in a room at the rear of Monmouth House in Soho Square. Another chapel was in Berwick Street and it gave its name to the adjoining streets, which were known as Little Chapel Street and Great Chapel Street. (Little Chapel Street was later renamed Sheraton Street). By 1711 the population of the parish of St. Anne's, covering the Soho area, was slightly over eight thousand, of which between a quarter to a half were French. The strong cosmopolitan nature of the area continued into the 19th century.

The international culture and arts communities started to define Soho's character. This was enhanced by successive waves of fresh immigrants, despite increasing social deprivation. By the end of the 19th century the area had become famous for its international food culture, theatres and entertainment establishments.

In the 20th century, Soho was still at the heart of the creative arts, playing a key role in the British film industry after the First World War and becoming notorious for its music scene by the 1960s. With a thriving red light district, and blooming boutique shops and fashionable coffee shops, Soho's bohemian culture became the core of 'swinging London'.

From the latter half of the 20th century, Soho has become a major tourist attraction and increasingly commercialised. The loss of old trades lead to a desire to preserve Soho's unique qualities, and the area was designated as a conservation area in 1969.

Timeline

1585 – A plan of St Giles Field, as the area was then known, records the area as open, undeveloped land.

1660 – The area is developed for the first time after the restoration of Charles II, with piecemeal development beginning across a number of large estates. The area around Great Marlborough Street is amongst the last to be developed, by the 1730s. The area is defined by residential development. The grander houses were concentrated in Golden Square and Soho Square together with Great Marlborough Street and Great Pulteney Street. Elsewhere houses were modest often only two windows wide and three storeys high.

1700s – Soho, because of the general low quality of building and poor planning, becomes less fashionable. It becomes popular with people of lesser means, including artists.

Throughout the century Émigré communities are established, including Greek and Huguenot.

1723-40 – As the estate is broken up, extensive rebuilding takes place in Soho Fields. It causes a considerable increase in Soho's population.

1746 – Rocque's map records Soho's street pattern much as it appears today.

1770s – Berwick Street market is established, although is not officially recognised until 1892. The market remains open today, and is one of the oldest in London.

1780s - After 1784 the great houses are no longer in private occupation and by the end of the 18th century have begun to be redeveloped including Carlisle House and Monmouth House.

1780 – The Gordon Riots take place in London, beginning as anti-Catholic protests and resulting in riots and looting. It causes considerable damage to some parts of Soho.

In the latter half of the century Soho becomes known for its painters, sculptors and engravers.

19th century

1800s – Commercial activity booms as the area declines and property values fall. Wardour Street for example, becomes the centre of the antique furniture trade with both showrooms and workshops for repair and manufacture.

1813 – Designs for the new Regent Street are adopted, which separate the wealthy inhabitants of Mayfair from the working class communities of Soho.

1850s – Soho is one of the most densely populated areas in London but also one of the most deprived.

1850-75 – Six hospitals and other charity houses are established in Soho to provide shelter for the homeless and tackle the rising insanitary conditions in the overpopulated area.

Model dwellings are constructed in Brewer Street and Ingestre Street after slum clearance in the latter half of the century.

1860s-70s – Large number of Italians and Germans move into the area, followed by Polish and Russian Jews in the 1890s. Small businesses, particularly vibrant restaurants are established, chiefly French and Italian. It helps to establish Soho's reputation as a food and restaurant quarter.

1884-86 – Shaftesbury Avenue, followed by Charing Cross Road in 1887 are constructed through the south and east of the area to improve communication between Piccadilly and new Oxford Street. These two new streets help to define the area and improve access.

Several theatres are constructed on the newly formed Shaftesbury Avenue bringing new entertainment to the area. This is followed by other buildings associated with the entertainment industry. Their flamboyant style is replicated in contemporary commercial buildings in Soho, which often replaced residential buildings.

1880s-1910s – A number of major textile firms make the Golden Square area the location of their headquarters, an example being the former Dormeuil building on Golden Square.

20th Century

1918 – Wardour Street grows increasingly significant in the British film industry after the First World War.

1920s - Soho becomes a centre for music venues and night clubs. A decline in domestic servants increases the frequency of eating out and the popularity of restaurants.

1939-45 – After clubs such as The Windmill and Raymond's Revue Bar make openly erotic shows fashionable during the war, Soho's red light district gains increased notoriety.

1950s – After public soliciting is prohibited many small clubs are established reinforcing Soho's reputation as the UK's most famous red-light district.

Chinese communities begin to settle in Soho, particularly around Gerrard Street, establishing restaurants in what is now 'Chinatown' south of the Neighbourhood Plan area.

Soho gains a reputation for its jazz clubs, most famously Ronnie Scott's on Frith Street.

The open and inclusive atmosphere of Soho makes it a centre for London's gay community and continues to be a centre for gay culture to this day, centred on Old Compton Street.

The 1950s sees the emergence of the coffee bars, with their Formica fittings and Italian coffee machines, and becomes the centre of Bohemian youth culture. Bar Italia in its present form was opened as a cafe in 1949 by the Polledri family, and is still owned by Veronica and Anthony Polledri today. The Italian coffee bar culture, and new fashionable boutique shops make Soho a centre of 'Swinging London'; particularly around Carnaby Street with its boutiques.

1960s – High rise developments are constructed in Broadwick Street, Berwick Street and Ingestre Place in an effort to modernise what by some is seen as an outdated and overcrowded area.

1973 – Carnaby Street is pedestrianised.

1980s – Soho's red light district begins to decline after restrictive new licensing laws are introduced.

1980s – Berwick Street becomes known as the 'Golden Mile of Vinyl' for its independent record shops.

1990s -Present – Conservation plays a greater role in the area, as tourism and commercialisation threatens its unique character.

2002 – Soho is included within the West End Stress Area, restricting new night time licenses for business to limit saturation in the area.

2008 – The Crossrail Act is approved, giving permission for the construction of a trans-London railway line. This includes a new station at Tottenham Court Road in the north-east of Soho. This would result in the demolition of a historic block north of Goslett Yard.

2013 – Transport for London begins public consultation on Crossrail 2.

Heritage Assets

Scheduled Monuments

There are no scheduled monuments located in the Soho Neighbourhood Plan Area.

Listed Buildings

Buildings on the statutory list are considered nationally important and are protected by law.

Westminster has over 11,000 statutory listed buildings. They represent the best of the city's buildings of historical or architectural interest, and range from bollards and other street furniture to the Apollo Theatre in Soho and Buckingham Palace.

There are 226 listed buildings within the neighbourhood plan area.

Westminster Council has prepared information and guidance on listed buildings which can be found on the Council's website:
<https://www.westminster.gov.uk/listed-buildings>

Conservation Areas

Councils have the power to designate as conservation areas, "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", which receive protection as a statutory designated asset.

Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. Conservation areas have special protection under the law exempt from the normal planning controls.

There are 56 conservation areas in the City of Westminster, covering over three quarters of the city, and which includes the Soho Conservation Area. Supplementary information on the conservation areas of Westminster, including maps and audits, can be found at:

<https://www.westminster.gov.uk/conservation-area-audits>

Soho Conservation Area

The Soho Conservation Area was first designated as a conservation area in 1969, in recognition of the special architectural and historic interest of the area. It was subsequently extended in 1976, 1979, 1983

and 1990. The southern part of the conservation area was split in 2005 to form the Chinatown Conservation Area, which is located outside of the neighbourhood plan area.

The boundary of the Soho Conservation Area largely reflects the boundary of the neighbourhood plan area; approximately bounded by Oxford Street in the north, Charing Cross Road in the east, Shaftesbury Avenue in the south and parallel to Regent Street in the west along Kingly and Warwick Streets.

Soho is regarded as London's most central village; and with clearly defined and legible boundaries. The atmosphere of an enclosed village district separate from surrounding areas is still evident today.

The developmental history of Soho, which saw the creation of multiple coinciding planned estates from the 17th century and subsequent infill, clearances and redevelopments, has an overwhelming influence on the special character of the conservation area today.

The historic street pattern of narrow streets and alleyways, as well as more major thoroughfares which criss-cross the area, contributes to a labyrinthine character which contrasts to the surrounding areas of London. Upon entering Soho, the appreciable change in character from the open and manicured shopping streets of Oxford Street and Regent Street gives Soho a defined sense of place which is distinctly of its own.

Despite the somewhat coherent grid pattern across the area and the prevalence of surviving historic building plots, a lack of regulation in the early development of the area has given Soho a piecemeal and organic architectural character. Little of the 17th century character beyond its street plan survives, and the earliest element of the built environment which are readily legible are the 18th century terraces associated with large-scale piecemeal and speculative redevelopment of the area throughout the century. These are typically of brick construction, either stuccoed or exposed brick, and rarely exceed four storeys barring an additional storey within a mansard roof or London roof behind a parapet.

Victorian buildings within the core of Soho are of a mixed character, but generally keep to the small and domestic character of earlier buildings. This also includes notable public

buildings, such as the numerous public houses of the period to be found across Soho on street corners. The enclosed village character of the area is a result of tall Victorian developments of Charing Cross Road and Shaftesbury Avenue after 1877. This saw the construction of large scale buildings and a more open promenade-like streetscape which isolated the close grained streets of Soho from the east and south. These developments also influenced rebuilding in the heart of Soho which is reflected in the variety of late Victorian and Edwardian frontages across the area, although these are typically of a smaller scale than the larger buildings of Charing Cross Road and Shaftesbury Avenue.

The 19th century also saw the intensification of industry and commerce in the area. The legacy of which is the light industrial buildings and warehouses which are to be found scattered across the area.

While these developments largely respected the existing street layout and building plots, 20th century redevelopment has in many places resulted in the agglomeration of plots. Although this break in the traditional character of the area has in some places been of detrimental impact, a number of these more recent developments offer a positive contribution to the area and contribute to the dynamic and architecturally diverse nature of the area.

From the 18th century the greatest contributor to the character of the area today has been the diversity of peoples and activities which have made the area their home. This has resulted in a mix of domestic, commercial, retail, industrial, creative and leisure building uses. The density of business within the area, competing for space and the attention of passers-by, contributes to the seemingly chaotic and vibrant character which gives Soho its hard-working allure.

The streetscape of the conservation area is similarly diverse, and contributes to both the chaotic appearance of the area and its enclosed nature by restricting permeability. Paving treatments from traditional stone sets to concrete and mismatched asphalts, all of varying conditions, enhance the sense of organic and unmanaged development in the area. Likewise, street furniture contributes to this, ranging from grade II listed cast iron bollards to modern lamp posts be-shackled by multiple bicycles at a time and disguised under a layer of stickers and flyers.

The idiosyncratic characteristics of the conservation area define its special character and appearance; however these all present unique benefits and issues to those who inhabit and use the area. This requires careful management in order to conserve that special character, which is by its very nature dynamic, ever changing and unstifled by established conventions.

Further information regarding the Soho Conservation Area can be found in the Soho and Chinatown Conservation Areas Audit, produced by Westminster City Council.

Locally Listed Buildings

A locally listed heritage asset is a building, structure or designed space which is deemed to be of local architectural or historic interest and is included on the local list drawn up by the local planning authority. It is a local designation and separate from national listing which is undertaken by Historic England.

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play an essential role in informing the development of local plans and enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives) to be better taken into account in planning applications affecting the building, site or its setting.

Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application

Westminster Council has prepared an extensive list of Unlisted Buildings of Merit for the Soho Conservation Area, which is considered as the Local List. This is available in the conservation area audit produced by Westminster City Council.

Cultural associations

The London Compendium notes, *"If the City of London is the capital's historic and financial square mile, then Soho is its nightlife, social, and glamour centre"*. Soho has been one of the main entertainment districts in the capital since the 19th century.

The London County Council's "The Survey of London", 1963, describes Soho as *"the most famous of London's Cosmopolitan Quarters"* and English Heritage's 2016 *Blue Plaque Guide* notes that the area has more blue plaques than any other London District of similar dimension.

Westminster Conservation Area Audit: *"Soho today remains one of London's most colourful and vibrant neighbourhoods, its character is defined not just through its built form but by its many and varied uses and residents, and diversity of communities which use and occupy its spaces."*

Soho is unique in the range and diversity of its retailers, which, in turn, are a function of its special history and the diverse populations that have made their homes in Soho."

Carnaby Street became one of the coolest destinations associated with 1960's Swinging London, with bands such as The Who and The Rolling Stones frequenting the area.

Existing Landscape Character Assessment

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 112 Inner London (NE476), as defined by Natural England (Natural England, 2013). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- Predominantly urban, the character area lies at the centre of the Thames Basin in a broad flood plain which rises in gentle terraces, providing panoramic views of London's skyline.
- The character area is steeped in both historical and contemporary culture.
- A hub for business, tourism transport and recreation.
- Parks and green spaces scattered among the built environment provide highly valued pockets of perceived tranquillity

5. Character Assessment

Character Area Profiles

The results of the desk study and fieldwork have been analysed and six distinct townscape character areas have been identified, as shown in Figure 4. These have been informed by the following:

- Historical development - including street pattern, land use, conservation areas and heritage assets;
- Movement - including physical boundaries such as gateways, nodes and linkages;
- Urban structure and built development - including density and building height, enclosure, architectural style and detailing;
- Land use and levels of activity;
- Green space and public realm - including those with planning policy and statutory protection, and how this relates to buildings and spaces; and
- Views and their contribution to an understanding of character, including the identification of landmarks.

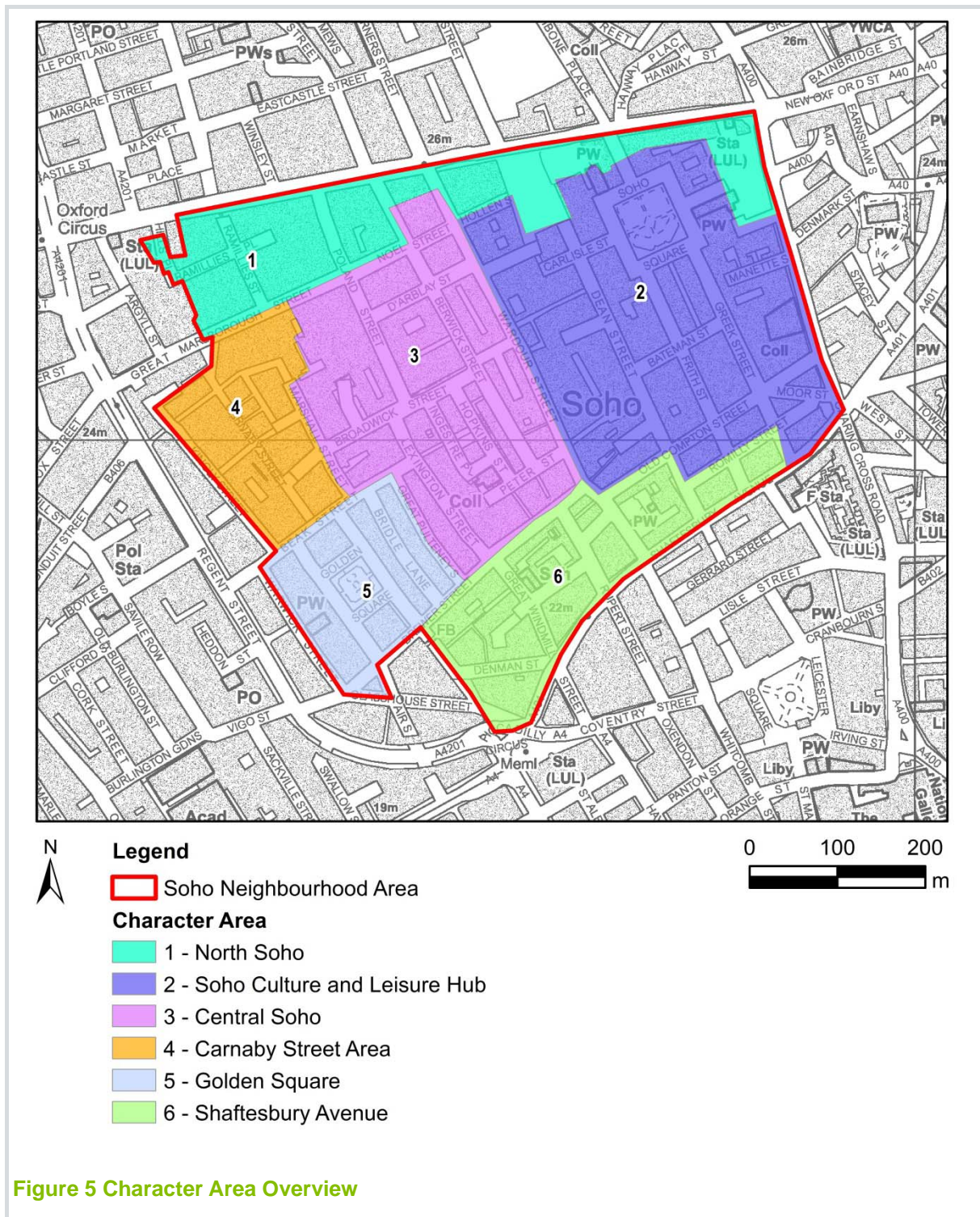


Figure 5 Character Area Overview

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TCA 01: NORTH SOHO

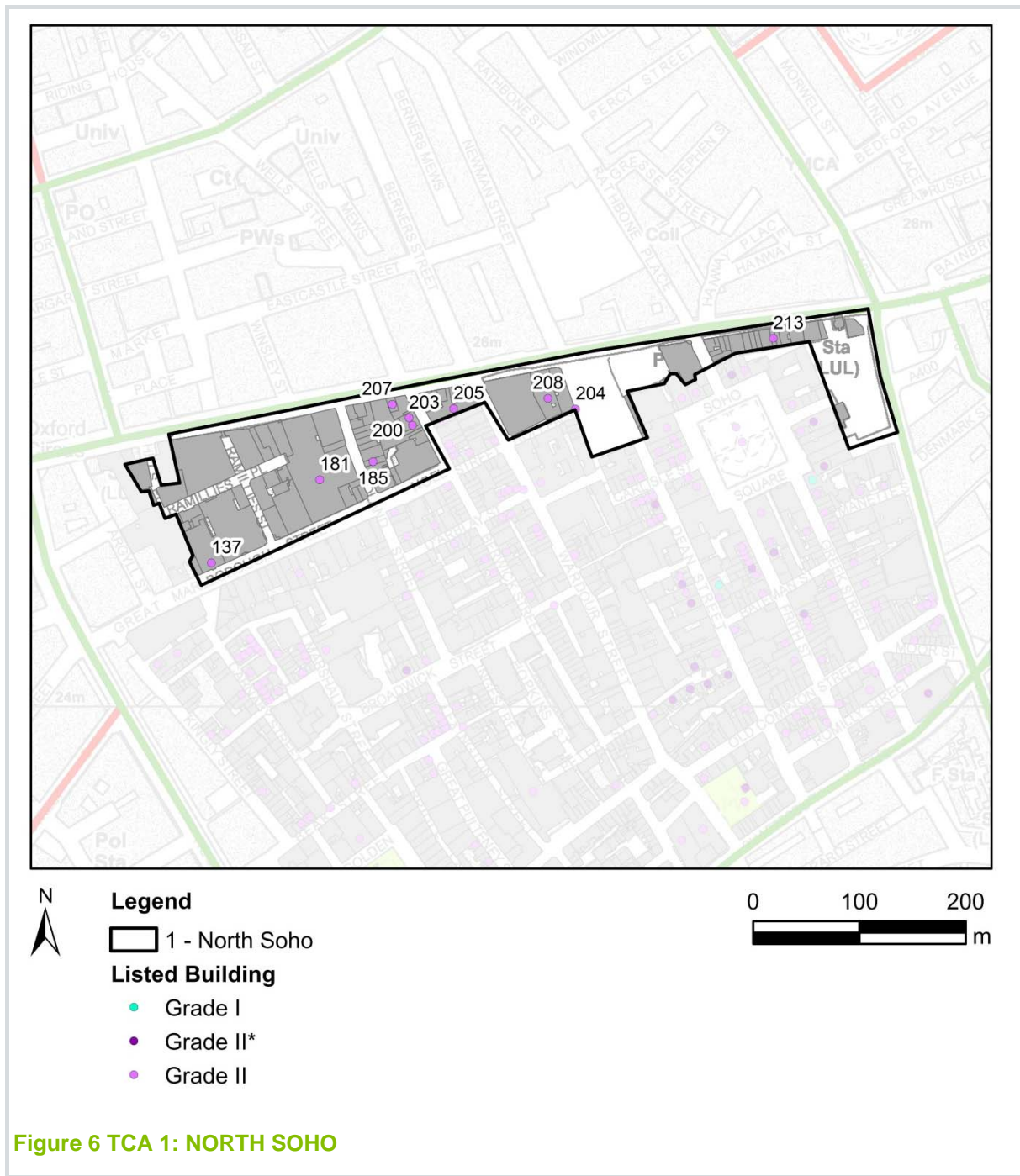
Key characteristics

The key characteristics of North Soho are as follows:

- Coarse grain development pattern;
- A variety of built form and architectural styles and periods;
- A mix of building heights, between 4 to 9 storeys. Buildings are consistently of a larger scale within this area compared to the other character areas;
- Varied and stepped roofline;
- Dominated by the threshold of Oxford Street;
- Topography gently falls from north to south;
- Narrow streets off Oxford Street into Soho are narrow, and of a local scale and character;
- No gateway or landmark features mark entrance points into the Soho neighbourhood plan area; and
- Service areas for buildings fronting onto Oxford Street are key features along northern boundary.



Great Marlborough Street



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Natural Factors

Topography and hydrology

The area gently slopes from north to south but this is obscured by built development. The most visible change in level is where Ramillies Street connects with Oxford Street. An approximate 1.5 metres level change is navigated by steps which connect the two streets. There are no above ground hydrological features.

Cultural and Social Factors

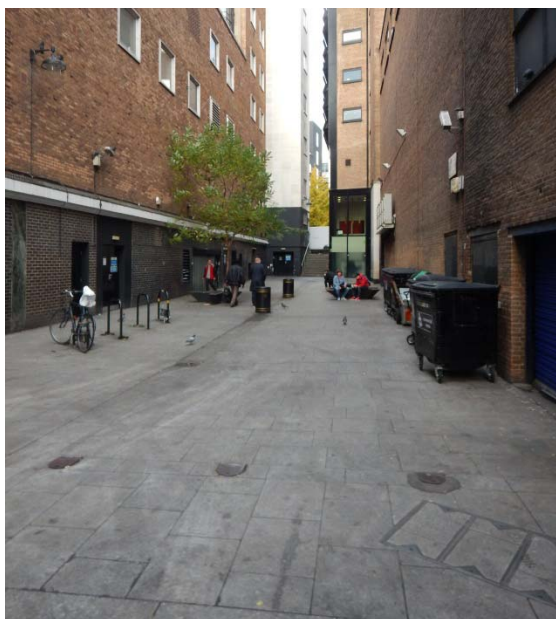
Movement and connectivity

The northern boundary of North Soho is Oxford Street. The streets connecting Soho with Oxford Street are generally low key with the exception of Soho Street with views into Soho Square. It is one of the primary routes into Soho due to its proximity to Tottenham Court Road. The main vehicular route is Wardour Street, which runs north-south through the entire length of Soho. Berwick Street and Poland Street are secondary vehicular routes, and provide access to North Soho and Great Marlborough Street which forms part of the southern boundary to the TCA 01.

As part of Crossrail 2, Dean Street is to be pedestrianised where it meets Oxford Street at the exit of the proposed Tottenham Court Road Crossrail Station. Ramillies Street also provides pedestrian access, where a set of steps lead from Oxford Street to a small public space next to the Photographers Gallery. It is a narrow lane, enclosed by tall buildings and provides an immediate contrast in pedestrian traffic compared to Oxford Street.

Tottenham Court Road Underground Station is located in the north-east corner of the TCA. Oxford Circus Underground Station is just outside the character area to the north-west at the junction of Oxford Street and Regents Street. A large amount of footfall in the area comes from these stations and this is expected to increase with the new Crossrail entrance at Dean Street.

The area is well used by cyclists and there is a London Bike docking station along Great Marlborough Street. Significantly there are no bus routes through the whole of the Soho neighbourhood plan area, and these can only be found along the boundary streets.



Ramillies Street towards Oxford Street



View South along Poland Street

Land use

As is common to Soho, the character area has a varied mix of land uses. North Soho is however the only character area dominated by large footprints of retail units that face onto Oxford Street. Offices are provided along Great Marlborough Street and Noel Street and there are important cultural destinations including The London Palladium Theatre on Argyll Street and the Photographers Gallery on Ramillies Street. Café's, restaurants, public houses and other retail units are scattered throughout the area with only a few residential properties.

Urban structure and built form

North Soho has a coarser grain than other TCAs, with buildings covering a large footprint and relatively few streets breaking up the area. This results in the area being somewhat impermeable from Oxford Street west of Poland Street with only a few narrow lanes linking with Great Marlborough Street, Ramillies Street being the primary route. North of Ramillies Place, it is a narrow street, enclosed by tall blank brick façades of adjacent buildings. South of Ramillies Place, the pavement and street are in poor condition, but the Photographers Gallery and other properties provide a more active frontage and high quality environment. Ramillies Place provide access to the surrounding residential blocks but has no active frontage. It is dominated by delivery and refuse vehicles servicing the retail units that face onto Oxford Street and Great Marlborough Street.

Buildings along Great Marlborough Street are mainly tall office and residential blocks with commercial ground floor premises. It is one of the widest streets within the Soho neighbourhood plan area and has wide pavements but is dominated by on-street parking and loading bays. The buildings display a range of architectural styles and materials. The large tall buildings are predominantly modern, but are an appropriate scale and design for the street. Ground floors are often vacant or office receptions which little active frontage.



The Photographers Gallery, Ramillies St.



Service entrances along Great Marlborough Street.



Textured townscape along Great Marlborough Street

The Oxford Street branch of Marks and Spencer extends onto Great Marlborough Street. A post war building, the façade of brick, polished stone and bronze framed windows is attractive, but the ground floor is dominated by two large service access doors in addition to the store entrance reducing the active street frontage.

North Soho becomes more permeable between Poland Street and Dean Street, and generally a finer grain of development. Great Marlborough Street runs into Noel Street which then runs into Hollen Street which terminates on Great Chapel Street. On the corner of Berwick Street a large post-modern office block sits on the junction. Eight storeys high, built of red brick with regular fenestration of windows and concrete panels, with distinctive redbrick columns. A good example of post-modern office architecture, the building extends for approximately fifty metres along Noel Street. While providing some active frontage at street level, it is one of the longest facades in the Soho neighbourhood plan area, which reduces the variety and texture along the street detracting from the character of the area.

A contemporary building at the junction of Wardour Street and Hollen Street has a large footprint. Four storeys high it maintains the consistent roof line within the area. The building is composed of buff stone and brass frame windows whose regular fenestration follows the local vernacular. The building only provides active ground floor frontage along Wardour Street and though attractive its scale of uninterrupted long facades is not consistent with the character of the area. Crossrail is currently under construction with changes to Tottenham Court Road Station on the corner of Oxford Street and Charing Cross Road and at the junction of Dean Street and Oxford Street. It is expected to increase permeability and footfall.



Three vacant ground floor units along Great Marlborough Street



Inactive frontages along Hollen Street



Poor active frontage within new development along North Wardour Street

Heritage assets

There are a total of 10 designated heritage assets located in the TCA, comprising nine listed buildings and the Soho Conservation Area.

Scheduled Monuments

There are no scheduled monuments located in the TCA.

Listed Buildings

Nine listed buildings are located in the TCA, all of which are grade II and reflect the historic domestic and retail character of the area in the 18th and 19th centuries. A notable exception however is the Henry Heath Hat Factory and offices (NHLE 1066036) on Oxford Street, constructed in 1887-8 in a Franco-Flemish Renaissance Style.

Conservation Areas

A single conservation area is located in the TCA, and comprises the Soho Conservation Area. Modern development in the TCA west of Poland Street is however not covered by the conservation area.

Key Streets:

Great Marlborough Street

In 1704 the Duke of Marlborough won a spectacular victory at Blenheim against the French army of Louis XIV and became a national hero. He was honoured in the name of Great Marlborough Street which was laid out that year. In its first decades the street was noted for its magnificent buildings and gardens, inhabited by people at the highest social level.

Much of the buildings dated from the 18th century have since been demolished, and from the 19th century a commercial and retail character has dominated Great Marlborough Street. Running parallel to Oxford Street in the north and adjoining Regent Street in the west, the street today is defined by a transitional character between these more open and manicured retail spaces and the mixed character of close grain streets of Soho. Whilst the grade II* Liberty's Building is not within the neighbourhood plan area, it forms an important gateway into the area.

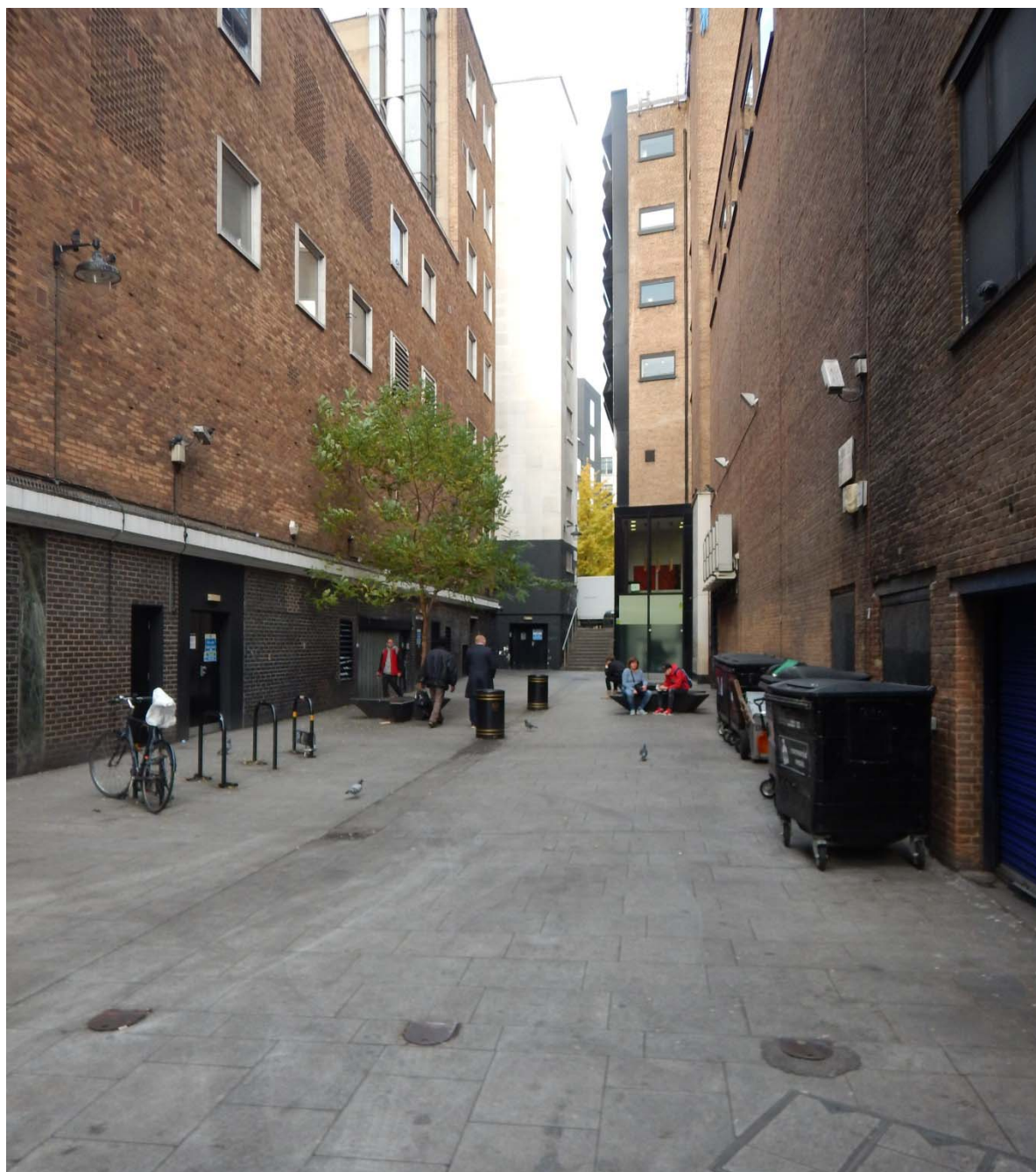
Further east on Noel Street is the 'Ode to the west wind' mural, painted on the gable end of a Georgian terraced house. Referring to an 1819 poem by the one-time Soho resident Percy Bysshe Shelley, the mural is a potent visual reminder of the relationship between the area and the arts.

Further information on the mural can be found at:

<http://londonmuralpreservationsociety.com/murals/ode-west-wind/>

Green space and public realm

There are few open spaces within TCA 01 North Soho. The forecourt of Tottenham Court Road Station is a busy area of public realm, with people entering and exiting the station and often buskers and dance troupes performing outside. A new public plaza on North Dean Street is proposed at the new entrance for Crossrail at Tottenham Court Road Station. A quiet pocket of public realm is provided on Ramillies Street, outside the Photographers Gallery. There are few other spaces except the wide pavements along Great Marlborough Street, which provide opportunities for outside seating for the cafes and public houses along its route.



3 Ramillies Street public space

Views

TCA01 contains few long views or distinct landmarks giving the sense of an enclosed, impermeable area, separate from the hustle and bustle of the rest of London.

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the following:

- The diversity of historic and modern building types, including domestic, commercial and industrial, makes the complex historical development and varied economic drivers of the area readily legible;
- Post-War development in the TCA is largely of good architectural quality and contributes positively to the character of the TCA, as well as informing the developmental history of the area;
- While a significant proportion of buildings are larger in scale, and reflect development to the north of Soho, a large number of Georgian and Victorian buildings of a domestic scale are preserved in the area. This enhances the transitional character of the TCA, which is a buffer between Oxford Street and the core of Soho;
- Street furniture is often of a consistent type and minimal in provision, in contrast to TCAs within the core of Soho. This fosters a more open and orderly streetscape, which is a positive contribution to the area and contrasts with the bustling and cluttered streets of Soho's core to the south; and
- The significance of undesignated heritage assets (especially locally listed buildings), although not benefiting from statutory protection, contribute with designated heritage assets to local distinctiveness and enrich the area.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the following:

- Improving access and permeability into Soho from Oxford Street;
- The lack of quality public realm within the area;
- Service areas for retail units on Oxford Street are often bland and of poor quality, offering little visual interest along streets;
- Poor quality signage and unsightly advertisements; and
- Narrow pavements in places with a lack of cycle racks / more opportunities to increase outdoor seats and tables.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the following:

- Change of use and alterations to properties, specifically the loss of active frontages with removal of commercial and retail units on the ground level;
- Development influenced by the character of Oxford Street to the north, which is inappropriate with the prevailing character of the TCA as a buffer zone between Oxford Street and Soho's core; and
- Incremental alterations to historic buildings to accommodate modern utilities and other services including air conditioning and bin storage.

TCA 02: SOHO CULTURE + LEISURE HUB

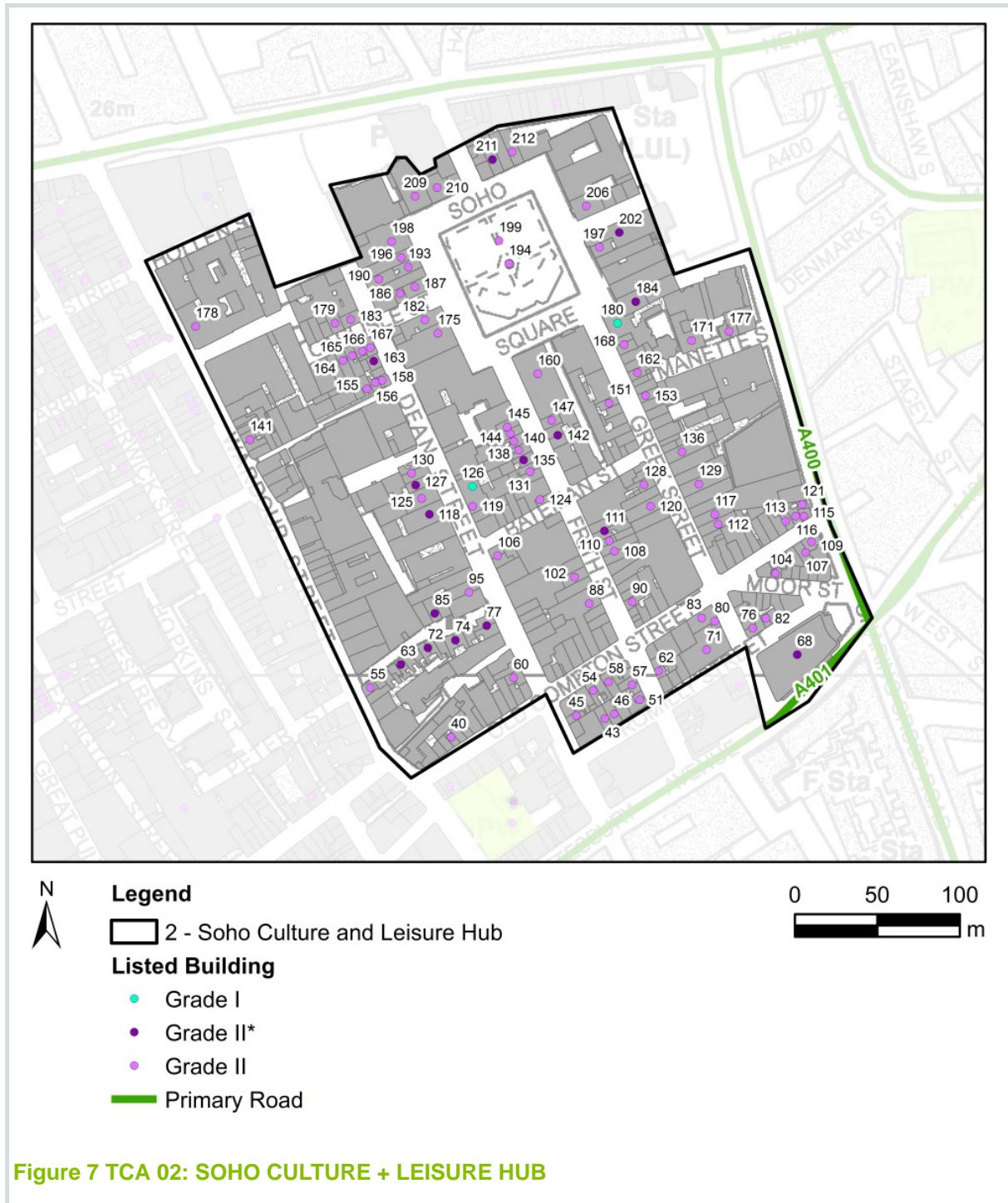
Key characteristics

The key characteristics of Soho Culture + Leisure Hub are as follows:

- An area notable for the prominence of its historic character manifested through a tight urban grain and brick buildings;
- Georgian in character, with regular fenestration detail;
- Buildings consistently four storeys with a slight stepped roof line;
- Historic buildings are predominantly two windows wide and three windows high above ground level;
- In the wider streets and squares Georgian houses typically have light-wells to basements and boundary railings of plain iron spears set directly into stone coping;
- Variety in façade materials and details at ground floor;
- Topography gently falls from north to south;
- Soho Square is a key landmark and green space within Soho and London;
- Greatest density of restaurants, cafés, bars and clubs than other TCAs, particularly to the south;
- Offices are concentrated around Soho Square and along Dean Street;
- Active night time economy due to presence of high number of theatres, bars and clubs;
- Narrow streets and pavements where cars, cyclists and pedestrians freely mix;
- Typically secondary streets have an east-west orientation; and
- Views are channelled along streets with glimpses of taller developments within Soho and the wider area.



Photo: Firth Street



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Natural Factors

Topography and hydrology

TCA02 gently slopes from north to south which is obscured by the built development. There are no above ground hydrological features.

Cultural and Social Factors

Movement and connectivity

Soho Street and Soho Square is the primary entrance and gateway into TCA 02 from the north and the wider area. The pavements along the street and square are narrow, and the area is dominated by parked vehicles. Old Compton Street and Moor Street are the primary routes into the area from the south-west corner of the character area. The Palace Theatre is a key landmark on the boundary of the TCA, at the junction of Shaftesbury Avenue and Charing Cross Road, forming a key gateway into the area. Pavements along Old Compton Street are narrow, and often are obstructed by large groups of people, particularly outside the larger venues and bars. It becomes very busy with vehicular traffic at night, due to taxi's servicing the night time economy in the area. Manette Street is a small lane connecting Greek Street to Charing Cross Road. Obscure and slightly hidden, it provides one of the few connections in and out of Soho on its eastern edge.

The primary vehicular routes run north to south, with Wardour Street forming the western boundary to the TCA as it runs the length of the neighbourhood plan area. Charing Cross Road forms the eastern edge to the character area. Dean Street, Greek Street and Firth Street are accessed via Soho Square or Shaftesbury Avenue. There is poor permeability from the northern and eastern edges of Soho. Generally smaller local streets and lanes run east-west, and form a distinctive characteristic to this character area.



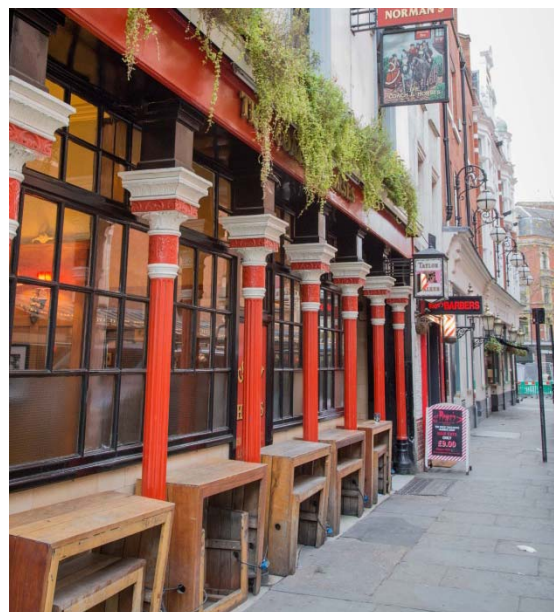
Photo: View east along Old Compton Street and Moor Street

Land use

The character area has a varied mix of land uses. Offices are chiefly located within the larger buildings around Soho Square. Whereas within the fine urban grain to the south, cafés, restaurants, public houses and bars can be found along Dean Street, Firth Street and Greek Street. Old Compton Street is the main focal point for London's [lesbian, gay, bisexual transgender queer \(LGBTQ\) community](#) in Soho and central London and features several gay bars.

The area has some significant cultural destinations including the Palace Theatre on Shaftesbury Avenue, The Prince Edward Theatre on Old Compton Street and the Soho Theatre on Dean Street. Firth Street hosts Ronnie Scott's famous jazz club, and The House of St Barnabas, a private members club at no. 1 Greek Street. This is an important cultural landmark in the area.

Within the finer grain of Georgian townhouses, upper storeys accommodate a mix of residential, offices, and hotels. Often previous single properties have been joined internally to create larger footprints. These can attract higher rents than the traditional smaller properties, which are common. The TCA contains the highest concentration of hotels within the neighbourhood plan area.



The Coach and Horses, Romilly Street



Prince Edward Theatre, Old Compton St.



The Dog and Duck Public House, Bateman Street

Urban structure and built form

Soho is characterised as ‘London’s most central Village’ (Soho & Chinatown Conservation Audit). This is particularly true of Central Soho, with its narrow streets and alleyways which contain a variety of restaurants, cafes and retail units along with 18th century houses. This area of Soho has an extremely dense and urban character. It has a late 17th century irregular grid of narrow streets which results in a very fine grain settlement pattern. The main streets run from north to south which is slightly wider than the smaller shorter streets which run east-west. Between the main streets there are some narrow courts and alleys.

The built form is mostly Georgian in character. Properties are generally four or five storeys in height, characterised by narrow plot widths and domestic scale with a roofline which is generally consistent in height and steps ever so slightly in response to slight differences in property heights. Only around Soho Square do buildings rise above five storeys, with only a few rising to eight or nine storeys tall. Low rise brick buildings with a small footprint, with regular fenestration and active ground floor units characterise the area, this has generally carried through into contemporary additions to the area which results in a unified townscape. Residential elements to Soho’s character prevent it appearing entirely commercial.

Soho Square is the main focal point in the north east of Soho. The square is generously proportioned and contains an open lawn and mature trees. Both Greek Street and Firth Street terminate on the square. The square offers relief from the dense urban character of the surrounding area. Buildings around the square are generally much larger than others within the character area, particularly a number of 20th century buildings. The Grade I listed No 1 Greek Street, St Patrick’s Catholic Church and another church (Eglise Protestante Française De Londres) bring a sense of elegance to the square.



Soho Square

Heritage assets

A total of 93 designated assets are located inside the TCA, including 92 listed buildings and the Soho Conservation Area.

Scheduled Monuments

There are no scheduled monuments located in the TCA.

Listed Buildings

A total of 92 listed buildings are located in the TCA, of which 74 are considered of special interest and are grade II listed and 16 are considered of more than special interest and are grade II* listed. These reflect the diverse character of the TCA, ranging from industrial and commercial buildings to those associated with the arts and entertainment, dating from the 18th century to the modern period.

The remaining two listed buildings are of exceptional interest and are grade I listed. The first of these comprises the Quo Vadis building; an 18th century terraced house, in which Karl Marx and his family resided between 1851-56. The second grade I listed building comprises the House of St Barnabas; the corner house on the east side of Greek Street meeting Soho Square. The exterior comprises a rather plain Georgian façade, while the carved wood and plaster interior is believed to be one of the finest preserved rococo interiors in London. The house is also notable for being the offices of the Westminster Commissioner for Works for Sewers in 1811 when Sir Joseph Bazalgette began his works on the construction of the London Sewerage System. Occupied from 1846 by The House of Charity, St Barnabas House also inspired the house of Dr Manette and Lucy in Charles Dicken's A Tale of Two Cities.

A further notable example is the grade II* listed Palace Theatre (NHLE 1066339) on Shaftesbury Avenue, built 1881-1891 as the Royal English Opera House. The theatre reflects the peripheral nature of this area of Soho, characterised by a larger scale of development which is increasingly permeable and open as one travels out from the area's core. A more detailed summary of Shaftesbury Avenue is found in TCA 06.

Conservation Areas

The Soho Conservation Area is located in the TCA, which covers the entirety of the area.

Key Streets:

Old Compton Street

Compton Street was developed between 1677 and 1683 and named after Henry Compton, Bishop of London, gaining the suffix 'Old' in the 1820s. From its earliest history the street had been inhabited by French Huguenots, granted asylum in England in 1681. By the end of the 18th century, it was a well-known centre of retail, restaurants and cafes, and a focus of creative uses.

Today the street is a cultural centre for the LGBTQ community, and is closed to vehicular traffic annually for the London Pride Festival.

The street is a key thoroughfare through Soho, from Wardour Street in the west to Charing Cross Road in the east, and can be seen within the wider context of Soho as of a medium scale street. While the size of buildings remains the same as much of Soho, around four storeys and of a mostly domestic scale, the more ample street width creates a more open and permeable character. Narrowing after the junction with Moor Street, a sense of fluctuation is felt in the townscape and importantly a sense of moving into new space as one travels out of Soho onto Charing Cross Road is created.

As with other Soho streets the Georgian house is a staple, typically with a ground storey shop or other retail space. Interspersed amongst these are far more decorative late Victorian buildings, as well as a number of modern buildings from the international modern to more contemporary styles which also positively contribute to the character of the street.

An atypical example is the Prince Edward Theatre constructed in 1930 in a muted art deco style. Taking over a number of smaller historic plots, and of a distinctly larger scale typical of such entertainment buildings, the theatre is an important landmark at the junction of Greek Street and Old Compton Street and contributes to the architectural diversity of the street.

Soho Square

Soho Square was initially known as King's Square. From around 1682 the Duke of Monmouth began building an extravagant residence on its south side, where he lived only briefly prior to his execution. In the north east corner stood Fauconberg House, home of the Earl of Fauconberg from 1683 to 1700. The small mews tucked behind the junction of Oxford Street and Charing Cross Road is still named Fauconberg Mews.

Soho Square was the centrepiece of the Earl of St Albans's late 17th century development in Soho and is still the focus of the north eastern part of the area. It is popular and well-used as one of the few green open spaces in the conservation area. The square itself is generously proportioned, with mature trees, which terminate the views along Frith Street and Greek Street and with a grade II listed small half-timbered arbour/tool shed (NHLE 1249910) constructed in 1925-6 in the centre forming a local landmark.

There are a considerable number of large-scale 20th century buildings in the square. Yet the remaining 18th century houses, including the grade I listed No 1 Greek Street, and the two handsome 19th century churches still give Soho Square an air of elegance.

Dean Street / Frith Street / Greek Street

Dean Street, Frith Street and Greek Street comprise three key north to south routes through Soho in the east, meeting Shaftesbury Avenue in the south. First developed from the late 17th century, the prevailing character of the streets today is Victorian though with a number of high quality Georgian terraced houses surviving. Excepting the notable example of the Prince Edward Theatre at the junction of Greek Street and Old Compton Street, and development in close proximity to Soho Square, very little development has taken place during the modern period which has resulted in the agglomeration of historic plots. Despite modern infill, and buildings from a range of dates and styles, the continuity in plot sizes gives the streets a sense of homogeneity which enhances the legibility of the historic streetscape.

While the ground storeys of most buildings are taken by retail and other commercial spaces,

the types of businesses resident here as well as relatively wide and permeable streets offer some relief from the more bustling nature of similar streets found in TCA 03 during the day. This offers a more relaxed and domestic feel, within the context of Soho, which defines the wider character of the TCA.

The three streets have long been associated with the arts and a number of notable figures, particularly in the literary and music scenes, who have resided there from the 18th century to the modern period. Associations with the streets range from Mozart's residence there to the emergence of the New Romantics at Billy's club.

Dean Street has also historically been associated with healthcare, with a number of hospitals including the Royal Ear Hospital and the Lock (venereal disease) Hospital having been located on the street. Today two sexual health clinics are still located on the street.

Romilly Street

Romilly Street was first developed from 1678, and failed to attract aristocratic residents in any numbers. The parish charity school was located there from 1703 to c.1734. The street did not however become the home of émigré communities, and by the early 19th century no recognisably foreign names appeared amongst ratepayers on the street.

Occupied by the rears of a number of late Victorian and modern buildings on the south of the street, and by typical Victorian and Georgian domestic scale building in the north, the street is divided in two. This element of its character uniquely illustrates the transitional character of Soho's peripheries, where the effects of larger scale development on Soho's boundary streets have the greatest effect. The street has a noticeably more private and domestic character than Old Compton Street to the north.

The junction of Romilly Street, Moor Street and Charing Cross Road, which is characterised by the narrow street plan, granite flags and setts and cast iron bollards, creates a distinctive entrance to Soho which creates intrigue. A solitary plane tree and two K6 telephone boxes diffuse views inwards towards Soho, creating a screened vista along Romilly and Moor Street.

Green space and public realm

Soho Square is the principal Green Space and area of public realm in the TCA. The garden dates back to 1681 (Survey of London, 1966). At the centre of the garden, there is a distinctive half-timbered gardener's hut. The square is a landmark within the area. It has a large lawn, and there are a number of mature plane trees with additional mixed species of semi mature trees and understory planting. The park contains a large number of benches which are popular in the summer and many people sit on the lawn. The square is less formal than Golden Square to the west. The square is surrounded by historic railings and on-street car parking. There is a London Bike docking station on the north side and a statue of King Charles II sits within the square. During the summer, Soho Square hosts open-air free concerts. The square is relatively tranquil and offers relief from the surrounding urban environment. Pavements surrounding the square are narrow and are dominated by the adjacent parked vehicles.



Soho Square

Views

There are few long views or landmarks within the area which give the sense of an enclosed and impermeable area, separate from the rest of London. Views along Firth Street and Greek Street terminate on Soho Square, which is a landmark used for orientation and navigation through the area.



View North of the BT Tower along Dean Street



View terminating on Soho Square from Firth Street

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the following:

- The fine grain of development, consistent, narrow widths of properties and building heights are distinctive to the area;
- A wealth and diversity of historic buildings of historical importance as can be observed by the large numbers of Blue Plaques, which provide reference to the history of the area and contribute both to the character and appearance of the area;
- The distinctive and consistent architectural style of high quality 17th century buildings; the use of brick as the primary building material and regular fenestration results in a unified townscape. The area is characterised by a number of small streets, mostly with domestic scale buildings. The similar appearance of many of these streets relates to the grid pattern and common direction of alignment, which contributes to the enclosed character which is distinct to the historic core;
- There is a sense of relative tranquillity within Soho Square, distinct from the high levels of activity in the surrounding area;
- Number of historic public houses, which are local landmarks and contribute to the character of the area;
- Vibrant music scene and night time economy;
- Building uses are incredibly varied, including film, theatre and other creative spaces, restaurants, bars and cafes, shops and other retail outlets;
- Shopfronts are individual in design and appearance, and employ a range of colours, contributing to the vibrancy of the area;
- Shop signs, clocks, canopies, hanging baskets and lamps, often historic, project from building frontages. These details contribute strongly to the rich character of the streetscape and reinforce a sense of enclosure and intimacy; and
- Where surviving, historic yards and rear plots are distinctly domestic in scale which differentiates Soho from other popular West End destinations.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the following:

- Pavements are narrow, cycle parking facilities and seating are limited;
- Amalgamation of buildings and interior floor-plates has reduced the floor space for small and medium creative businesses in the area;
- Vacant buildings and the loss of active ground floor units, particularly in relation to office lobbies;
- The dominance of parking around Soho Square;
- Poor quality shop fronts that lack attention to detail are incongruous with historic character and detract from vernacular of buildings;
- Litter, unsightly public waste bins and overflowing communal waste areas are prevalent in the area;
- Waste collection services in the early hours are noisy and disruptive for the local community;
- Pedestrians and cyclists often share narrow streets with traffic; and
- Modern infill development has reduced the number of yards and rear plots and permeability through areas off the main streets, reducing the legibility of the area's development history, and has resulted in the loss of historic spaces which are vital to the labyrinthine and organic character of the TCA.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the following:

- Building height remains typically low. The character of the area is sensitive to the introduction of developments that would be substantially taller than existing buildings, which would erode the intimate historic character of the area;
- Change of use and alterations to properties, specifically the loss of commercial and ground floor retail units;
- The diversity of shop frontages along the main street, typically limited to single

buildings. The character of the street is therefore sensitive to the amalgamation of buildings or plots to form long frontages;

- New signage and refitting of interior and shop fronts that damage or disregard the existing architectural structure and style; and
- The rears of historic buildings are susceptible to extensions which substantially increase the mass of the existing buildings and fill important gaps between buildings.

TCA 03: CENTRAL SOHO

Key characteristics

The key characteristics of Central Soho are as follows:

- internationally recognised, popular with tourists, notable for its historic character manifested through a fine urban grain and brick buildings;
- Buildings from the Georgian period are common, but with a greater number of Victorian and modern buildings than TCA 02, but with some unifying features such as the prevalence of brick walls and consistent building heights;
- Regular fenestration details to doors and windows;
- Buildings consistently four storeys with a slight stepped roof line;
- Historic buildings are predominantly two windows wide and three windows high above ground level;
- In the wider streets and squares Georgian houses typically have front areas with light-wells to basements and boundary railings of plain iron spears set directly into stone coping;
- A variety in façade materials and details;
- Topography gently falls from north to south, noticeable along some of the streets;
- Narrow streets and pavements where vehicles, cyclists and pedestrians freely mix;
- Typically secondary streets have a north-south orientation;
- Office, retail and residential properties are the predominant land use within the area; and
- Views are typically channelled along the streets and regularly include glimpses of taller buildings within Soho and the wider area.



Broadwick Street

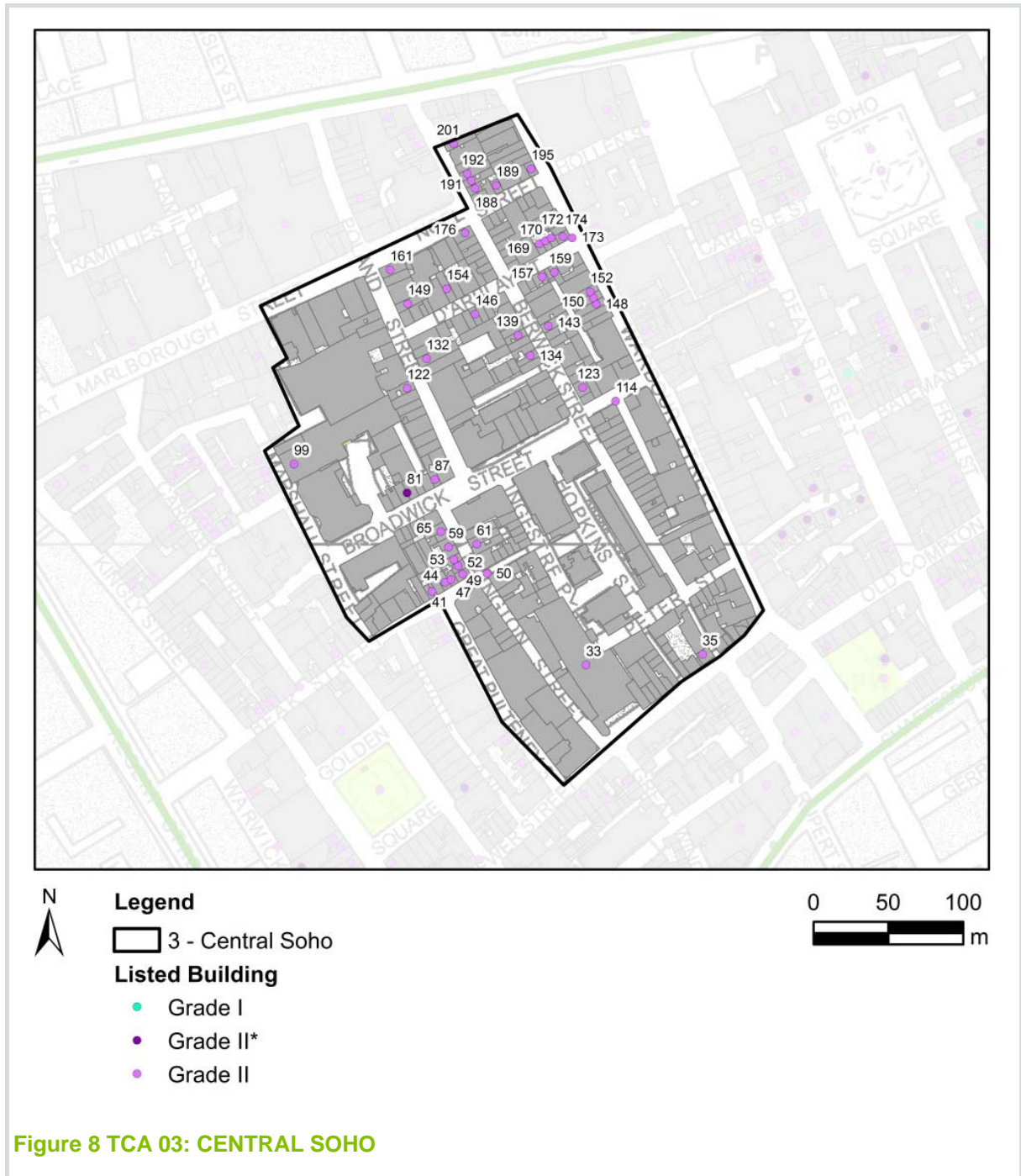


Figure 8 TCA 03: CENTRAL SOHO

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Natural Factors

Topography and hydrology

The land gently slopes from north to south, although the dense urban development makes it difficult to perceive any significant change in levels. There are no above ground hydrological features.

Cultural and Social Factors

Movement and connectivity

Wardour Street forms the eastern boundary and the primary north-south route through the area. It is a busy street with high volumes of vehicles, pedestrians and cyclists. Pavements are narrow and there is a significant amount of on street parking. The junction of Wardour Street and Old Compton Street is a clashing point between different users, and the priority of vehicular traffic is disproportionate considering the amount of pedestrian traffic through the area. Great Marlborough Street forms part of the Northern boundary to, and gateways into, the area via Berwick Street, Poland Street, which are the other primary north-south routes through the area.

Broadwick Street is the central east-west route through the area. It is uncharacteristically wide for the area, and a useful point for wayfinding through Soho. Broadwick House at the junction of Broadwick Street and Berwick Street form a landmark to the centre of Soho. The area is well used by cyclists and there is a London Bike Docking Station along Broadwick Street.

Berwick Street is the main pedestrian route, opening out to provide space for market stalls during the day, which brings activity and vibrancy to the area.



Market Stall along Berwick Street

Land use

Central Soho has the largest amount of residential properties within the study area, with Ingestre Place and Hopkins Street and Durfour's Place having relatively large residential populations. Offices are also common, particularly along Poland Street and Lexington Street. There are some historic commercial and retail associations, such as the Haberdashery and clothing stores along Berwick Street.

There is a greater mix of retail stores along with cafés and restaurants than in TCA02, particularly on the ground floor. The area also contains a leisure centre on Marshall Street and some other community facilities associated with the larger residential units.



Berwick Street Market

Urban Structure and Built Form

Central Soho shares many of the characteristics of TCA 02 but contains a greater range of post war and contemporary development. It has a dense and urban character and its late 17th century irregular grid of narrow streets has largely been retained, resulting in a very fine grain settlement pattern. The primary streets run east-west and north-south. Between the main streets there are secondary streets, and some narrow courts and alleys. Like TCA 02 the historic built form is mostly Georgian. Properties are generally four or five storeys in height and are characterised by narrow plots and a domestic scale.

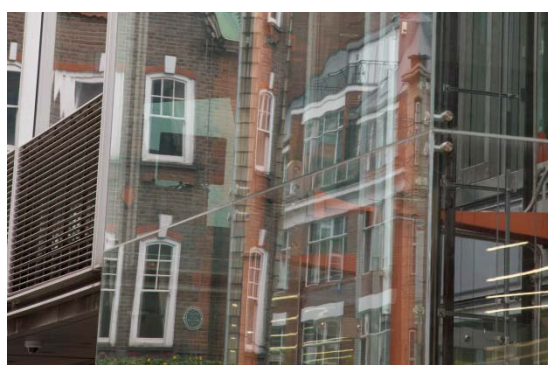
Broadwick Street, which is one of the primary east-west routes through the study area lies in the middle of the character area. The street is particularly wide for Soho, which is in distinct contrast to the strong sense of enclosure experienced within the other streets in the area. The carriageway is cobbled, flanked by wide pavements with street trees planted intermittently on both sides. There is a fine row of Georgian terraced townhouses of the same design along the street, with regular fenestration, historic railings with sunken basements along the street. Other buildings along this street are typically large, and of a different scale and character to the rest of the area. The street contains modern, post modern and contemporary architecture.



Haberdashery store along Berwick Street



Vacant lobby along Broadwick Street



Broadwick House designed by Richard Rogers

Most notable are Broadwick House, which was designed by Richard Rogers. The building, which is six storeys high, is composed of glass and steel and typical of modern architecture. It sits at the junction of Berwick Street, and is a landmark within the area. 31 Broadwick Street which terminates Poland Street is a six storey high building with a symmetrical design, with pillars framing the main entrance. The building is composed of blue tinted glass and stone panels. The building is a good example of the post-modern era. Many modern buildings have long façades which are not in keeping with the historic character of the area, particularly at ground level, where many of the ground floors are empty office lobby's which provide no active frontages or vibrancy along the street.

The area has a number of post war, contemporary and modern buildings which form landmarks in the area. These include the post-war building of Ingestre court, a fifteen storey apartment tower block composed of dark buff tile panels and timber frame windows. The block contains a community space at the ground floor which hosts events and art exhibitions; the building is a particularly fine example of post war modern construction. Ingestre Place and Hopkins Street are two of the few streets within the area which have very little commercial activity at ground level, and are more residential in character.

William Blake House is a sixteen storey concrete tower block, set back from the street; it has a two storey base which includes commercial units. The architecture has less richness in its materiality and detailing than the surrounding commercial streets.

100 Berwick Street, formerly Kemp House, is another post war tower block of 13 storeys which sits on a three storey podium which covers the majority of the western edge of Berwick Street's pedestrianised area. The building is currently under refurbishment to become a hotel. Berwick Street has a vibrant street market. Properties east along the street date from the late 18th and early 19th century and generally all preserve the original small plot sizes.



100 Berwick Street (Kemp House)



Ingestre Court

Heritage assets

Listed Buildings

A total of 43 listed buildings are located in the TCA, and all but one are considered of special interest and grade II listed. A single example is considered of more than special interest and is grade II* listed. This comprises 48-58 Meard Street; a row of red brick terraced houses constructed 1722-23, with gauged brick dressings and stuccoed ground storey. The houses were noted when first listed in 1958 for their well-preserved interiors and their association with the noted landscape architect Charles Bridgeman from 1723-38.

Grade II listed buildings, largely comprise Georgian terraced houses, dated from the 1720s to the mid-19th century, many now with boutique shops, cafes, restaurants or other business premises occupying the ground floor within historic shopfronts. These reflect the mixed commercial and domestic uses of the area, which have historically characterised the heart of Soho. A number of cast iron bollards, such as those located at the junction of Broadwick Street and Duck Lane (NHLE 1066378), are also grade II listed which reflect the significance of street furniture, both historic and modern, to the character of the area.

A notable example of a grade II listed building is the Brewer Street Multi Storey Car Park (NHLE 1063903), constructed to the designs of Robert Sharp and J.J. Joass in 1929 with a glazed ceramic façade in the moderne style. The former 'Lex Garage' as it was originally known, was constructed to alleviate motor vehicle congestion already affecting the West End in the 1920s. It represents one of the earliest examples of a multi-storey car park design.

Conservation Areas

The Soho Conservation Area covers the entirety of the TCA.

Broadwick Street

Broad Street was laid out in 1686, but the name was changed in 1936 to Broadwick Street to distinguish it from others of the same name. In 1854 the street had been the centre of an outbreak of cholera, the source of which was traced by Dr. John Snow to a water pump there. Snow's findings, based on the removal of the pump handle and subsequent end of the outbreak, proved that the virus was water rather than air borne, and represented a leap

in the science of epidemiology. A replica pump stands in the street in memorial to the event.

Broadwick Street is divided in two by a dog-leg junction with Berwick Street, which runs north to south. Buildings are typically Victorian and early to mid-20th century in date in the east. The street plan is typically narrower than that to the west. While much redeveloped, buildings in the east have largely respected historic plot sizes and more closely reflect the character of streets in neighbouring TCA 02.

The west of Broadwick Street is distinctly large scale and modern in character, and while this element of the street may not appear as sensitive to the historic character of the area it is an important visual clue to the lived in and hard-working character of the area as well as the continuing evolution of space there.

Berwick Market

When the Catholic James Pollett laid out Berwick Street in 1688-1689 he named it after his patron, the Duke of Berwick, illegitimate son of James II.

The southern part of Berwick Street has a vibrant street market. The buildings in this part of the street are very mixed and overall the area is characterised by its sometimes chaotic and slightly down-at-heel feeling. Most of those on the west side are modern and form the podium for the 1960s tower block, Kemp House. Those on the east side are very modest and many are in poor condition, but some date from the later 18th or early 19th centuries and all preserve the original small plot sizes.

Wardour Street

Wardour Street represents one of the earliest streets in Soho, originally a lane through fields south of Oxford Street known as Colmanhedge Lane. Wardour Street was created, following the exact alignment of Colmanhedge Lane, in 1686 and named after the local landowner Sir Edward Wardour. During the 19th century the street was known for furniture and antiques sellers, reputedly from the lower end of the market. Throughout the 20th century, however, the street was at the heart of the British Film Industry, with 20 companies including British Pathé occupying buildings here. Companies were at first attracted by cheap rents, necessary due to the high insurance costs owing to the flammability

of celluloid film, and numbers reached 40 companies by 1926 and around 100 by the 1940s establishing a creative cluster. While greatly reduced in number today, a number of media companies still call Wardour Street home.

The film industry has had a lasting impact on the built environment of Wardour Street and, while elements of the Georgian and Victorian character survive, the street today is dominated by the early to mid-20th century offices of the film industry, which are interspersed amongst earlier buildings. These buildings were often built in the international and art deco styles, with notable examples including Hammer House, Film House, National House and Pathé House. While typically the same height as earlier buildings, the larger office buildings associated with the film industry embraced Portland stone and modern materials and abandoned the domestic scale of the street's historic character. This stark contrast between 20th century and earlier buildings gives Wardour Street a unique character in Soho.

Green space and public realm

There are no formal open green spaces or squares within this HCA. Broadwick Street provides the largest piece of public realm. The carriageway is cobbled, and wide Pavements on the north of the street provides space for the restaurants and cafes to spill out with seating and tables which help animate the street. The street contains underground lavatories and intermittent street trees, which are rare in this part of Soho and add visual interest. Apart from restaurants and cafés, there are few places to sit within the area, and on-street vehicle and cycle parking are scattered throughout the area.



View West along Broadwick Street

Views

There are few long views or views of landmarks within the area due to the narrow streets and density and height of buildings. This contributes to a strong sense of enclosure and place, separate from the rest of London. Views south along Wardour Street contribute to very clear boundaries between the character areas. Views east along Broadwick Street terminate on the elegant façade of the Blue Post Public House, a fine four storey building which marks the junction with Berwick Street.



View East along Broadwick Street

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the following:

- A large number of historic buildings, most of which are of a domestic scale. These vary greatly, and are mixed amongst modern buildings of similar scales as well as far larger post-war buildings in the south-west of the TCA;
- The fine grain to development, consistent narrow plot widths of properties and consistent building heights are distinctive;
- Irregular grid street pattern, with narrow alleyways and courtyards connecting some of the main streets;
- The influence of historic commerce and industry is still visible in the area, particularly along Wardour Street which is synonymous with early 20th century Cinema, and the presence of music and haberdashery stores along other streets;
- Variety of building uses results in great commercial diversity, including the Marshall Street Leisure Centre;
- Number of historic public houses, which create landmarks and contribute to the character of the area;
- Where surviving, historic yards and rear plots contribute strongly to the prevailing back street and domestic scale character which differentiates Soho from other popular West End destinations;
- Shopfronts are individual in design and appearance, and employ a range of colours, contributing to the vibrancy of the area;
- Shop signs, clocks, canopies, hanging baskets and lamps, often historic, project from building frontages. These details contribute strongly to the rich character of the streetscape and reinforce a sense of enclosure and intimacy;
- High quality areas of public realm, busy during the day and at night;
- Pedestrians have tended to claim the streets, which are relatively free of traffic, and the hustle and bustle of people contributes to the lively atmosphere of the place; and

- Diversity of pavement treatments results in a mixture of textures and colours which link the buildings and adjoining public realm.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the following:

- Vacant office lobbies on the ground floors of properties reduce active frontages and the visual interest along street. This is particularly noticeable along Broadwick Street;
- Amalgamation of buildings and interior floor-plates has reduced the floor space for small and medium creative businesses in the area;
- Restaurants and cafés which take up entire ground floor units of new developments are incongruous with the historic retail and commercial character of the area;
- Long, continuous façades are out of scale and do not reflect the pattern of smaller, narrow buildings which give rise to the mix of uses characteristic of Soho;
- Litter, unsightly public waste bins and overflowing communal waste areas are prevalent in the area;
- Waste collection services in the early hours are noisy and disruptive for the local community;
- Lack of green space or amenities, such as children's play facilities; and
- Modern infill development has reduced the number of yards and rear plots and permeability through areas off the main streets, reducing the legibility of the area's development history, and has resulted in the loss of historic spaces which are vital to the labyrinthine and organic character of the TCA.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the following:

- Buildings do not generally exceed five storeys in height. The character of the area is sensitive to the introduction of developments that would be substantially

taller than existing buildings, which would erode the intimate historic character of the area;

- Change of use and alterations to existing buildings, specifically the loss of commercial and retail units to the ground level of properties;
- The character of the street is sensitive to consolidation of buildings or plots to form long, continuous frontages;
- As commercial buildings are redeveloped they are susceptible to incremental change or damage. This can include the fitting of new signage and refitting of interior and shop fronts that damage or disregard the existing architectural structure and style;
- The rear of historic buildings are susceptible to extensions which substantially increase the mass of the existing buildings and fill important gaps between buildings; and
- The significance of undesignated heritage assets (especially locally listed buildings), although not benefiting from statutory protection, contribute with designated heritage assets to local distinctiveness and enrich the area.

TCA 04: CARNABY STREET AREA

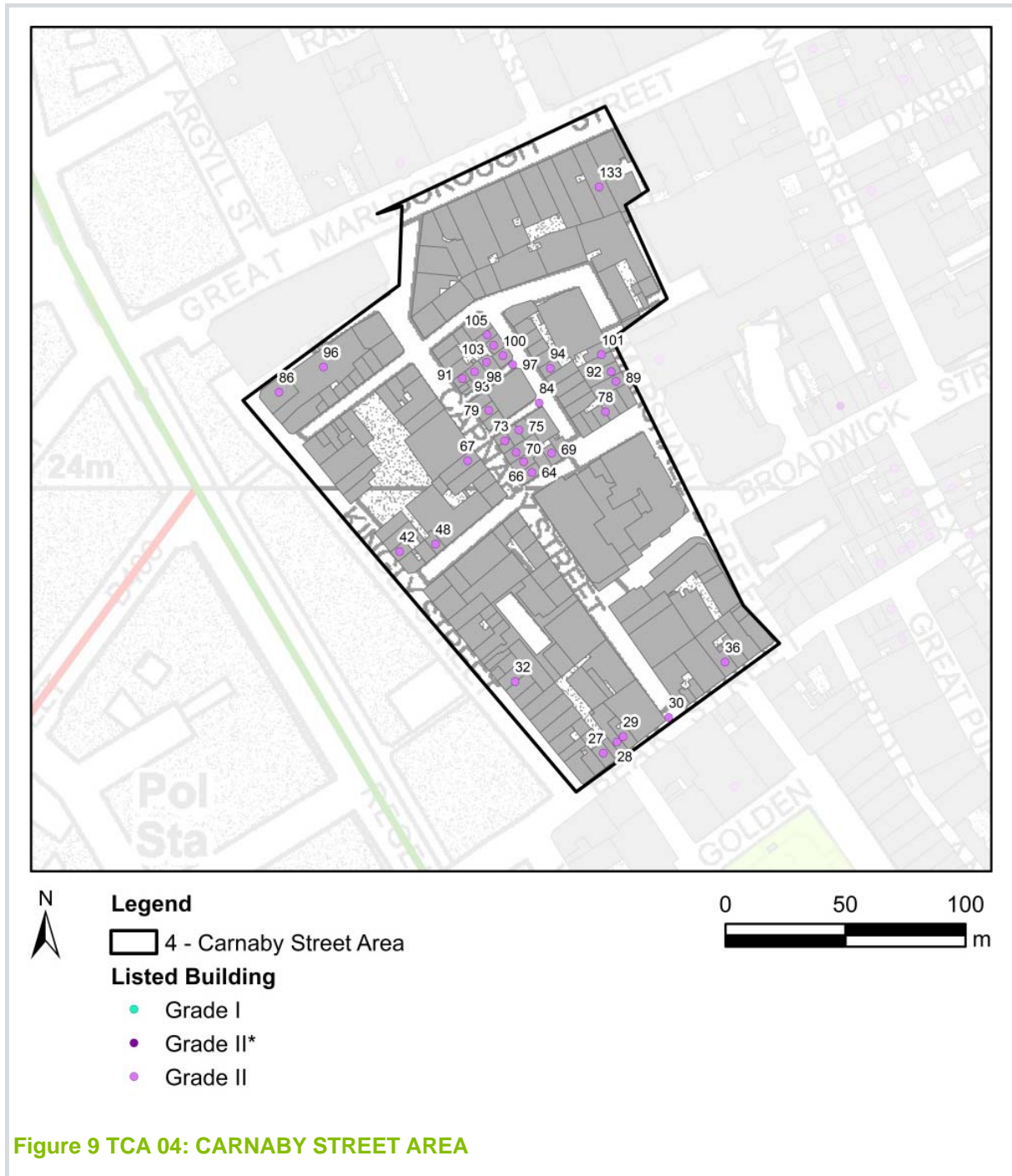
Key characteristics

The key characteristics of the Carnaby Street Area are as follows:

- An area internationally recognised as a retail and leisure destination;
- Tight urban grain with a broadly consistent building height and roofline;
- A richness and variety to street frontages and façades;
- Celebratory feel to the public realm, with colourful and interesting street decoration and artwork;
- Buildings date largely from the Georgian through to the Victorian period, with a stepped roofline, variety in design and detail, but unified through the use of brick and regular fenestration;
- Very high levels of pedestrian activity, particularly during the day, with the area largely pedestrianised;
- Secondary streets have an east-west orientation; and
- The backs of buildings which line Regent Street back on to the area, creating a monotonous façade and boundary to the character area.



Carnaby Street



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Natural Factors

Topography and hydrology

There is not any significant change in topography within Soho. It gently slopes from north to south and the dense urban development makes it difficult to perceive any significant change in levels. There are no above ground hydrological features.

Cultural and Social Factors

Movement and connectivity

This area is primarily pedestrianised, with controlled vehicular access to commercial streets to supply stores, restaurants and other commercial units. The primary route through the area is the world famous Carnaby Street. The northern edge of the character area is formed by Great Marlborough Street and The Liberty Department Store, which is a key landmark and forms a distinctive gateway to the area. Its Southern edge is formed by Beak Street. The secondary streets of Kingly Street and Marshall Street form western and eastern boundaries to the HCA respectively. The Western edge of Kingly Street is dominated by service entrances for Regent Street stores, creating quite poor gateways into the area. Along Marshall Street pedestrians and vehicles mix freely. Tertiary streets run East-West, are generally pedestrianised and link the secondary commercial streets with Carnaby Street.

Commercial activity is primarily located to the very northern and southern sections of Marshall Street. The street is not pedestrianised and so pedestrians and vehicles often share the carriageway, there is a large amount of on street parking, and commercial delivery vehicles are common in the area.



Ganton Street



View north along Kingly Street

Land use

Carnaby Street is the primary focus of retail within Soho. It is dominated at ground level by high street retail units, with some independent stores throughout the area. Kingly Street and Kingly Court are composed mostly of café's, restaurants and public houses. Marshall Street has a greater mix of offices, restaurants and residential properties.

Urban structure and built form

The narrow, pedestrianised streets of colourful terraces and shopfronts result in a very enclosed, fine grain street pattern with a highly distinctive and strong sense of place. Carnaby Street is lined by four storey Georgian brick terraces, some of which are painted in vibrant colours. Colourful shop fronts at ground level with individual designs and window displays provide the main visual interest along the street, creating a vibrant and textured streetscape. The roofline is broadly consistent in height, stepping slightly in response to topography. Street decorations hang between properties and along with planted window boxes to the first floor of properties and a few young street trees provide added visual interest along the street. The character of Carnaby Street spreads into the adjoining Ganton Street, Foulberts Place and Newburgh Street, which runs parallel to Carnaby Street.

There are a few recent building additions to the street. The most notable is the large block between Ganton Street and Broadwick Street. The building incorporates an electrical substation, the blank façade of which faces onto Marshall Street and Ganton Street. A piece of urban street art adorns the Ganton Street façade, which enlivens an otherwise blank wall. Marshall Street has a coarser grain than the other streets in the area. In addition to the sub-station, William Blake House is a sixteen storey concrete tower block which lies on the eastern side of the street. Although part of TCA 03, it has a significant effect on the character of the street and the area.



Cafes along Kingly Street



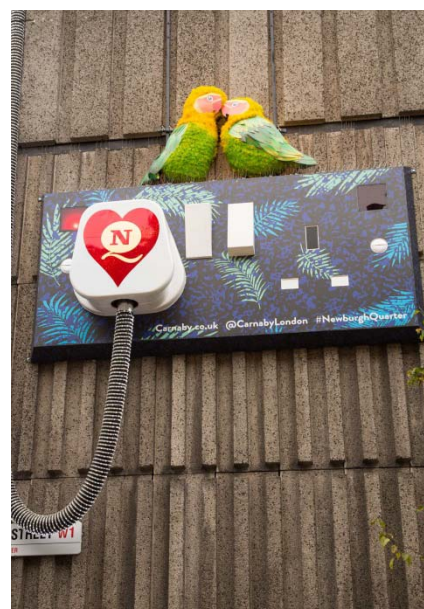
Kingly Court



Tenison Court connects to Regents Street

Kingly Street and Marshall Street contain a greater variety of built form, of varying heights using a greater variety of building materials. Kingly Street is narrow with buildings rise to six storeys, particularly on its western edge. This results in a highly enclosed character. There are a number of contemporary additions to the street, particularly number 25 Kingly Street. There are a few landmark buildings along the street, particularly the public houses. The Blue Post, which is particularly distinctive, is a five storey redbrick building. The building rises two floors above the adjacent buildings, with a turret and decorative balconies to its roof and façade. As a consequence, it has a strong presence at the junction with Ganton Street.

Kingly Court, which has entrances on Kingly Street and Carnaby Street, is one of the main destinations in the area. An enclosed and covered semi-private courtyard is not immediately visible from the street. The courtyard is formed by the decorative, vibrant façades of restaurants and cafés which surround it, which results in a highly enclosed intimate environment. The complex is laid out over three tiers with balconies projecting over the open courtyard. The courtyard is filled mostly with outdoor café tables and chairs, creating a vibrant social environment during the day but particularly at night. Contemporary additions to the area are generally in keeping with the character and scale of the area and provide active frontages along the streets.



Heritage assets

Listed Buildings

A total of 32 listed buildings are located in the area, all of which are of special interest and are designated grade II listed. 20 of these represent Georgian terraced houses within the boutique shopping quarter around Carnaby Street. These are typically three or four storeys, constructed of red, brown or stock brick, with a shop space and glass and cast iron shop front in the ground storey. While they can be characterised by a certain homogeneity in their broader architectural style, differing brick types and variations in proportion and style of architectural features reflect a piecemeal development of the area as well as subsequent phases of redevelopment. Other notable assets in the area comprise the 'exuberant' renaissance style The Clachan public house (NHLE 1061360) built in 1898 on Kingly Street, and 10 early 19th century bollards at the south of Carnaby Street.

The grade II listed Liberty's Warehouse reflects both the transitional character of the east of the character area, closer to the larger scale shopping destination of the Regent Street area, and the back street character of Soho. While a prestigious building with clear architectural merit, the rear facing façade of this service building for the grander grade II*Liberty's Store (outside of the Neighbourhood Plan Area) reflects the true character of Soho's edges. This being a character of narrow streets, historic and sometimes tired in appearance, which feel somewhat forgotten at the rear of the established retail anchors of Regent Street and Oxford Street.

Conservation Areas

The Soho Conservation Area covers the entirety of the area.

Carnaby Street

Carnaby Street has an illustrious history dating from the 1600's and takes its name from Karnaby House, the first house built on the street. In the 1720s the area became a market for meat, fish and vegetables. The Shakespeare public house, which still stands, was built in 1735.

Carnaby Street adjoins the old Carnaby Market area to the east, which was built-up with new houses in the 1820s. Carnaby Street remained a quiet backstreet until the 1960s

when it established itself as an icon of Swinging London with a large number of small clothes boutiques. It was a vibrant clash of colours, new cultures, exciting music and rebellion. Jimi Hendrix, The Beatles, The Rolling Stones and the Kinks, amongst many others, all visited Carnaby Street. This reputation persists and the retail function has now spread into the adjoining streets, including Newburgh Street, where there are many traditionally detailed timber shopfronts.

Carnaby Echoes, a walking tour app, traces the vibrant music history from the opening of Jazz club Murray's on Beak Street in 1913 through to the present day. Artist Lucy Harrison has brought people who worked in the music-connected buildings where history was made, back to the places as they are now to talk about their memories. Contributors include Boy George, Mark Ellen, Lloyd Coxson and Dynamo.

The app is available via a free download at carnabyechoes.com, the App Store or [Google Play](https://play.google.com/store/apps/details?id=com.carnabyechoes).

Green space and public realm

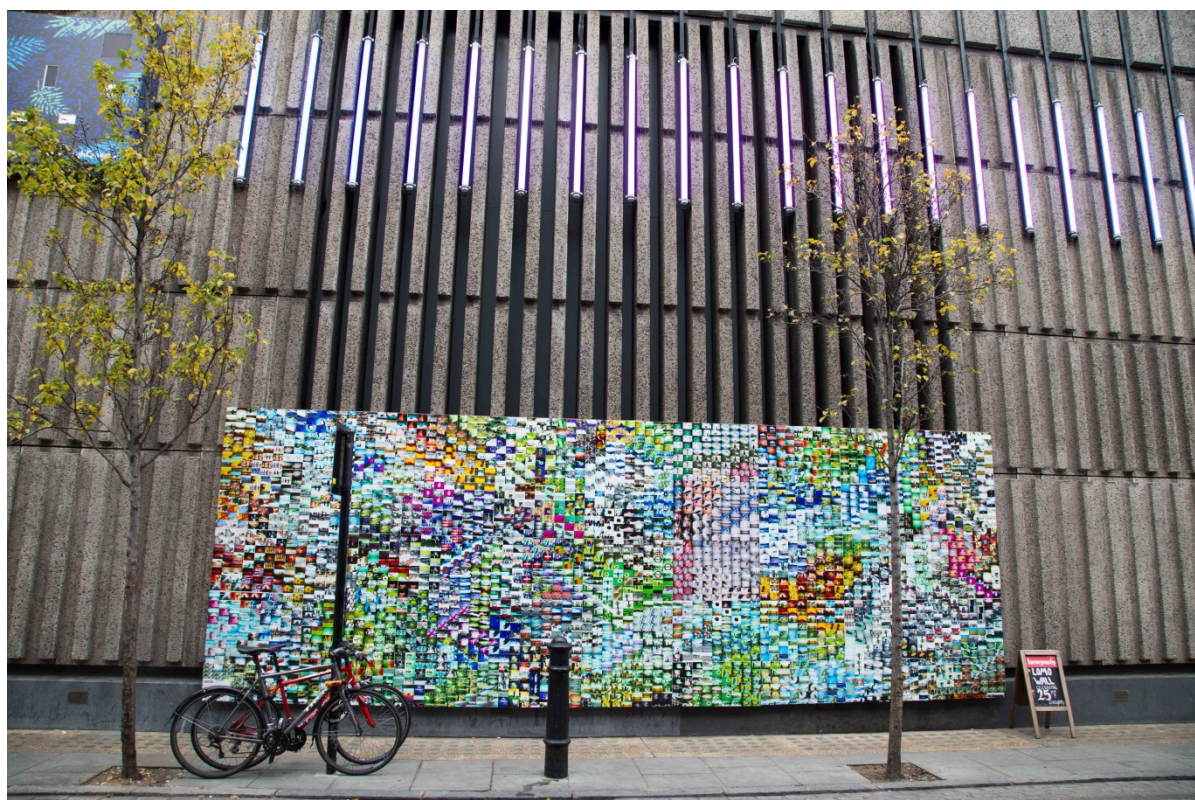
There is no formal green space but the area is for the most part pedestrianised and decorated to create a vibrant atmosphere. The streets widen out to form an open space at the junction with Great Marlborough Street, which is triangular and contains entrances to underground lavatories and is adjacent to the Liberty store, whose façades create an interesting townscape and boundary to the area. Materials are a mixture of modern stone dressings and historic features, with some retaining cobbled surfaces. Shared surfacing on the main streets encourages free pedestrian movement across the area.

Views

Longer views are limited by the generally continuous façades of buildings. Views of landmarks outside of the area are therefore limited, which contributes to a strong sense of enclosure and of place, distinct from the other busy areas of London in close proximity. Along Kingly Street there are channelled views north towards Liberty Department Store, which assists with orientation and wayfinding. There are also some glimpses of Regents Street along the narrow alleyways which connect the two areas.



Carnaby Street



Public Art along Ganton Street

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the following:

- Vibrant and distinctive shop frontages and building façades;
- The distinctive and consistent architectural style of 17th and 18th century built form; and the use of brick as the primary building material across the area contributes to a unified townscape;
- Number of historic public houses, which create landmarks and contribute to the character of the area;
- Largely pedestrianised, which results in a vibrant and safe area for pedestrians;
- A number of recent high quality, contemporary additions to the area, such as 22 Kingly Street which contribute to, and enhance the character of the area;
- A large number of historic buildings, which contribute positively to its character and appearance, with a large number of Georgian terraced houses and shops surviving;
- Buildings are generally four storeys in height, with some limited exceptions, reinforcing a human and domestic scale in the built environment;
- The abundance of Georgian terraced houses, and Victorian buildings which respond to their domestic scale, also act to reinforce this;
- Colourful shopfronts and building façades add vibrancy to the TCA, particularly along Carnaby Street, which reinforce a distinctive sense of place and individuality to the buildings;
- What may be perceived as visual clutter, give the area its uniquely diverse texture and complexity. This can be as simple as street furniture covered in stickers and fliers;
- Diversity of pavement treatments reflects the complex mixture of textures and colours of the extremely variable built environment. This links the buildings of the area, unifying and joining the urban space; and
- Variety of paving treatments also enhances a sense of place, by truncating

spaces and enhancing an identifiable streetscape character in different zones within the TCA.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the following:

- Loss of independent stores and restaurants, has eroded the sense of place;
- Poor quality signage and unsightly advertisements to some buildings has eroded the quality of the area in places; and
- A number of historic buildings are in a poor state of repair, and risk further deterioration if remedial works are not undertaken.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the following:

- The character of the street is sensitive to consolidation of buildings or plots to form long, continuous frontages;
- Buildings do not generally exceed four storeys in height. The character of the area is sensitive to the introduction of developments that would be substantially taller than existing buildings, which would erode the intimate historic character of the area; and
- The significance of undesignated heritage assets (especially locally listed buildings), although not benefiting from statutory protection, contribute with designated heritage assets to local distinctiveness and enrich the area.

TCA 05: GOLDEN SQUARE

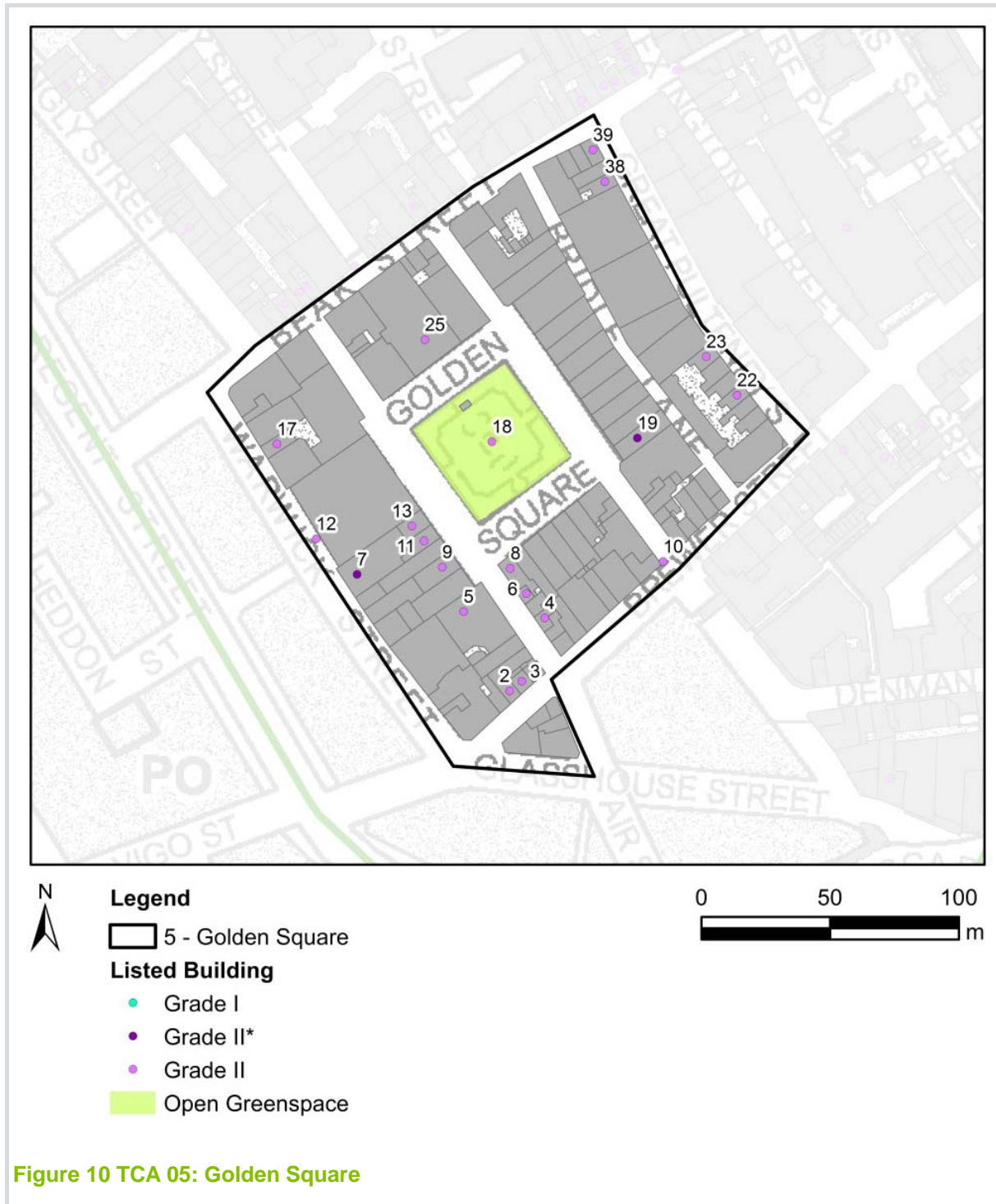
Key characteristics

The key characteristics of Golden Square are as follows:

- Notable for the prominence of its historic character manifested through a tight urban grain;
- Golden Square is a key node and green space within Soho;
- Historic buildings are grander in form and scale than other areas, rising to seven storeys in places;
- A variety of buildings from different periods, but generally of a very high quality which create a unified and strong townscape character to the area;
- Façades are varied and textured resulting from individually designed buildings of different periods;
- Irregular and decorative roofline and façade detailing;
- The area consists largely of offices , with very little ground floor activity, in contrast to other parts of Soho;
- Streets are typically orientated north to south and are wider than streets in the other character areas; and
- Typically less busy than other areas within Soho.



Street North of Golden Square



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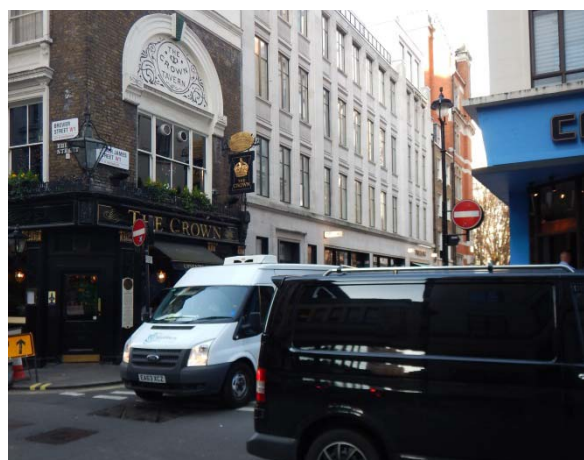
Cultural and Social Factors

Movement and connectivity

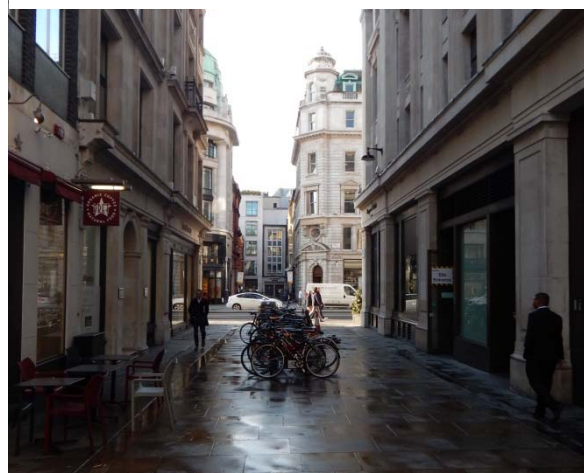
Beak Street forms a northern boundary to the character area and Brewer Street forms the southern boundary. Brewer Street is a very busy street for vehicles, particularly in the mornings as it provides a route into the area for delivery vehicles. As a consequence, vehicles dominate and the pavements are generally narrow. A series of streets cut across the area from north to south, with Warwick Street forming the western edge and Great Pulteney Street the eastern edge of the area. James Street and John Street have the greatest prominence due to their connection with Golden Square. Golden Square is the key focus of the area, forming a key node and a point of orientation.



View west along Beak Street



Lower James Street



Regents Place

Land use

Offices are the predominant land use type, with Golden Square, John Street, James Street, Brindle Lane, and Great Pulteney Street having few other land uses. Offices are interspersed with a few ground floor restaurants and cafés. Brewer Street and Beak Street, have a greater mix of uses, including retail. Warwick Street in contrast is a quiet street, dominated by parked vehicles, and creates the sense of a back street. However the street does contain Our Lady of the Assumption & Saint Gregory Roman Catholic Church.



Warwick Street

Urban structure and built form

Originally the square would have had a domestic character, which still survives in a number of buildings around the square. The Square is now dominated by larger buildings from the late 19th and 20th century. Buildings vary in height between four and eight storeys which results in a varied roofline with much greater variety in ornamentation, particularly to the ornate Victorian buildings. Buildings are of a variety of styles and are built in a variety of materials, which results in textured townscape. This contrasts with the more restrained façades of Soho Square.



No. 25 Great Pulteney Street

Great Pulteney Street has a residential character with some fine examples of Georgian townhouses, particularly on its southern end. Some recent additions to the street, such as no. 25 Great Pulteney Street, are noticeably out of scale, although the height is consistent with other buildings on the street.

Brewer Street and Beak Street provide greater texture to the townscapes within the area. Active street frontages and varying heights of buildings provide greater variety within probably the quietest character area in the study area.



Terminating View of Beak Street from Great Pulteney Street

Heritage assets

Listed Buildings

A total of 20 listed buildings are located in the area, two of which are considered of more than special interest and are designated grade II* listed. The first of these comprises Our Lady of the Assumption Roman Catholic Church (NHLE 1273895), built in c.1730 as the Portuguese Embassy Chapel and rebuilt in 1788 after the Gordon Riots. The building is constructed of red brick with stuccoed dressings, in an intentionally modest domestic classical style.

The second grade II* listed building comprises 11 Golden Square, a Georgian terrace constructed of amber brick with Coade stone dressings, with a well preserved cut strong staircase with wrought iron balustrade noted to survive inside.

The remaining 18 buildings are considered of special interest and are designated as grade II listed. Amongst these are a palazzo-style Victorian warehouse (NHLE 1392616), a statue of George II in the centre of Square Garden (NHLE 1289197), bollards (NHLE 1291531) and lampstands (NHLE 1239131), and a number of Georgian Terraced Houses, often with lower storey shops as is typical across the area (although less so than for example TCA 04). This lends a more domestic and tranquil character to the area, particularly in the streets surrounding Golden Square.

Conservation Areas

The Soho Conservation Area covers the entirety of the area.

Key Streets:

Beak Street

The modern thoroughfare known as Beak Street extends from Regent Street to Lexington Street and for historical purposes may be divided into three parts. The main or central portion of the street, eastward of King Street on the north side and of Warwick Street on the south and extending as far as the line of Bridle Lane, previously formed part of Gelding Close. The eastern extremity of the street, beyond Bridle Lane, was also originally called Silver Street. The houses were probably not impressive, for in 1720 Strype refers to Silver Street merely as 'another small Street'. Sutton Nicholls's engravings of Golden Square

shows that then, as now, most of the houses were single fronted and four storeys high, with roof garrets. All the surviving evidence of early building suggests that the construction was cheap, though not shoddy, and the finishings were simple, befitting houses intended for tradesmen and lower middle-class occupation. Several original houses, much altered and generally re-fronted, survive on the north side between Carnaby Street and Lexington Street, but the whole of the south side has been rebuilt, the individual house-plots have been combined to form sites for commercial buildings and warehouses.

At some time between 1673 and c.1685 the street came into the possession of Thomas Beak, later described as one of the Queen's Messengers, from whom the street takes its name.

Golden Square

Although Golden Square originally had a domestic character and scale this is now only preserved by a handful of buildings, greatly outnumbered by much larger later nineteenth and twentieth century buildings which dominate the Square. Most of the buildings are in office use and it has a much quieter and more subdued character than Soho Square. The present formal layout of the square garden, with hard paving and relatively small trees, dates from 1952. Despite the alteration to its original character, Golden Square is important as the only open space in this part of Soho and contains public art in the form of a giant stiletto shoe (pictured). The work, which is part of Kalliopi Lemos's Tools off Endearment series, is a tribute to women around the world and is designed to both beautify the space and provoke discussion. More information on the work can be found at: <http://gazelliarhouse.com/forum/kalliopi-lemos-stiletto-heel-golden-square/>



Public Art within Golden Square

Brewer Street

Brewer Street is a key east-west route through the west of Soho and is defined by its transitional character, which borders three of the TCA's identified within this report. Established in the mid-16th century, Brewer Street was developed from east to west.

While the buildings are mixed across its entire length, the street is generally larger in scale than those to the north. Although a number of four storey Georgian terraces are located on the street, the grander scale of the street, with buildings up to seven storeys in height, is apparent. This is particularly notable travelling south on the narrow Green's Court and Walker's Court which appear more distinctively 'Soho' in character. This increased scale reaches a peak in the west with the Neo-Palladian buildings of the junction with Glasshouse Street, reflecting Regent Street just one block beyond, offering a stark contrast to what lies to the north and east.

Green space and public realm

Golden Square is one of the historic squares of central London and is an important local green space. The square is just east of Regent Street and north off Piccadilly Circus. It is a sought-after corporate address for the media-related companies that populate the Soho area. The square is surrounded a mixed variety of mature trees, and has a greater amount of hard standing than Soho Square and of a more formal layout. There are some ornamental planting beds in the centre of the square. Historic railings and lighting columns are also an important feature. The square offers relative tranquillity to the busy surrounding urban environment.

Views

Golden Square sits within the grid of streets and is enclosed by buildings. As a result, views of the square are only occasioned upon on the immediate approach. This contributes to its sense of enclosure, isolation from the surrounding townscape and sense of place. This also means that views out of the area are limited to glimpses along streets and in narrow gaps between buildings.



Golden Square

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the following:

- A diverse amalgamation of historic buildings from the 18th 19th and 20th century can be found in the TCA. The architecture provides reference to the historical development of the area and contributes to the character and appearance of the area;
- Golden Square is tranquil relative to the busy, highly urban environment which surrounds it;
- Irregular grid street pattern is a distinctive characteristic of the area, with few views out to the surrounding area. This creates a distinct sense of separateness from the rest of the city;
- A large number of historic buildings which contribute positively to its character and appearance. This includes a high proportion of larger scale 19th century and modern development. This contributes to a more formal character with some continuity with the Regents Street area to the west, which becomes decreasingly formal travelling east to Bridie Lane and Great Pulteney Street;
- Larger scale buildings, as well as a wider street plan and open streetscape around Golden Square, contribute to a quieter and more domestic character;
- Diversity in building heights and scales around Golden Square;
- Views south from Golden Square down Lower John Street are met by the grand development on the east side of Air Street, which contribute to the sense of enclosure;
- The bustling environs of nearby Soho Street or Regents Street to the west seem remote from much of the TCA, which despite appearing transitional between the two in character feels independent of either;
- Historic residential properties point to the original domestic character of the area; and

- Incidents in the streetscape, such as a bridge between buildings on either side of Sherwood Street (viewed south from Golden Square in TCA 06) or the projection of bays of 30 Upper John Street, enhance a sense of closure around Golden Square.



Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the following:

- Amalgamation of buildings to form long, continuous frontages and interior floor-plates reduces the floor spaces for small and medium businesses; and
- Lack of diversity or active frontage to the ground floors of properties. Vacant lobbies at ground level are a common characteristic within the area.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the following:

- The significance of undesignated heritage assets (especially locally listed buildings), although not benefiting from statutory protection, contribute with designated heritage assets to local distinctiveness and enrich the area.

TCA 06: SHAFTESBURY AVENUE

Key characteristics

The key characteristics of Shaftesbury Avenue are as follows:

- Coarse grain to development;
- Buildings generally have a large footprint, with long façades and generally rise to five storeys;
- Roofline is generally consistent, but highly decorated;
- Theatres dominate Shaftesbury Avenue, with huge show advertisements and signage distinctive to the area;
- Some outstanding examples of Victorian architecture, with highly decorative and rich façades along Shaftesbury Avenue;
- There are some ground floor restaurant, café and retail units along the street;
- Close proximity and links to Chinatown;
- Greater permeability into Soho via Shaftesbury Avenue than any other peripheral street within the study area; and
- Theatres provide key landmarks along the street and form strong gateways into Soho.



View west along Shaftesbury Avenue

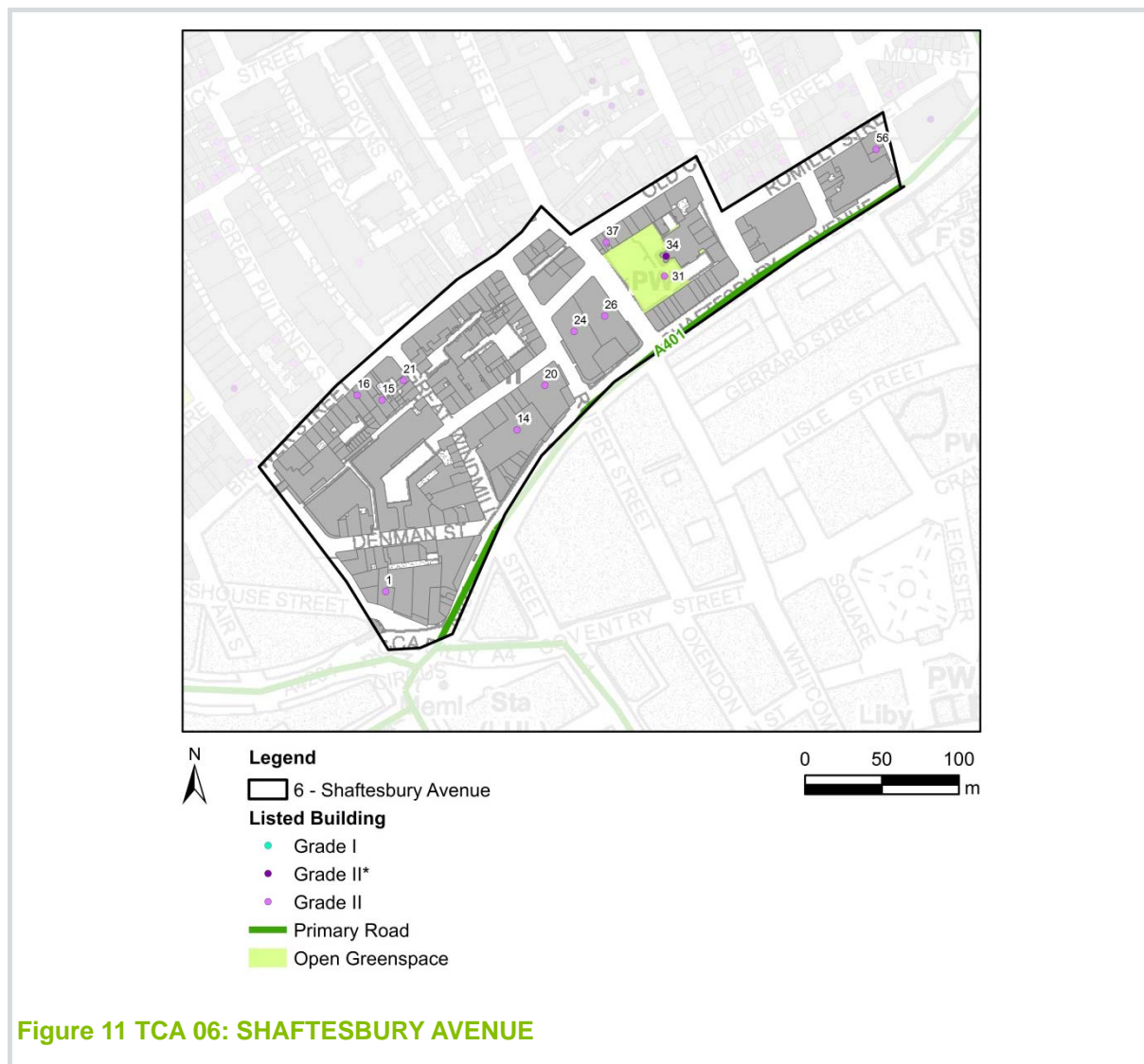


Figure 11 TCA 06: SHAFTESBURY AVENUE

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Cultural and Social Factors

Movement and connectivity

Shaftesbury Avenue is the primary street within the area and forms the southern boundary to the study area. Old Compton Street forms part of the northern boundary and forms a key gateway into the area, and an important point of navigation and a key link from Soho to Seven Dials and Covent Garden. Old Compton Street is particularly busy at night due to the public houses, bars and nightclubs in the area. Wardour Street is the other primary street and the only street to link Shaftesbury Avenue and Oxford Street. It forms a key gateway to Soho as Wardour Street becomes pedestrianised south of Shaftesbury Avenue, through China Town where it links to Leicester Square. Dean Street, Firth Street, and Greek Street form secondary streets through the character area. The architecture and theatres along Shaftesbury Avenue provide landmarks along the street, and feature gateways into the area. St Anne's Church is a prominent landmark, and a key point of navigation within the wider area.

Rupert Street is one of the main pedestrian routes through the area. It host food stalls during the day, which brings great activity and vibrancy to the area. In contrast Romilly Street, which runs parallel to Old Compton Street, remains relatively quiet. Large buildings on Shaftesbury Avenue back on to Romilly Street.



View east along Shaftesbury Avenue

Land use

Many of the buildings along Shaftesbury Avenue are tall blocks with commercial ground floor premises and apartments or offices above. The most distinctive land use, however are the theatres along the street, which define the character of the area and make it distinct from other parts of London. St Anne's Church and Gardens has the greatest individual footprint within the area. Restaurants, Cafés and Public houses can be found on the streets which lead into Soho and in the ground floor properties along Shaftesbury Avenue between Wardour Street and Dean Street. The area also contains Soho Parish Primary School, the only education facility within the study area. It is located on Great Windmill Street. A noticeable trend in the past few years is the increase in Chinese restaurants spreading into Soho north of Shaftesbury Avenue.

Urban Structure

Shaftesbury Avenue is a broad curving street, and is the southern boundary to the study area, dividing Soho. The street is bustling and busy with tourists, visitors, theatre goers, taxi's and buses during the day and night. The built form is of a coarser grain than most of the other TCA's within the study area. The buildings along Shaftesbury Avenue differ in age, scale and character to the rest of Soho as it was built in the later part of the 19th century. These buildings are generally of a larger scale and mass than the buildings to the north particularly within TCA 02 and TCA03.

The buildings are predominantly composed of red bricks, and rise to five or six storeys. There is greater variety to the design of individual buildings along the street, and a lot of ornamentation and detail can be found on the façades of buildings, with theatre signs, posters and ornate canopies common features which create a vibrant and textured townscape. The roofline is varied and ornate particularly to the theatres along the street, where there is a greater amount of window ornamentation; turrets can be found on the Gielgud Theatre, and statues on some of the buildings such as The Apollo theatre. Many of the buildings have commercial premises on the ground floor which provide additional variety in terms of colour and visual interest along the street.



Gielgud Theatre along Shaftesbury Avenue



View West along Shaftesbury Avenue



Soho Parish Primary School

A large block from the post war period between Firth Street and Greek Street stands in the middle of Shaftesbury Avenue and interrupts the textured and vibrant street character. Rising to six storeys, the plain façade of regular windows and brick panelling are distinct from the more considered buildings along the street.

Buildings quickly reduce in scale on entering Soho once passed the backs of the theatres. The character of Soho can be experienced once on Romilly Street, Winnett Street or Archer Street which run east-west. They are generally quieter than other streets in the study area. Generally narrow, the streets have a large degree on enclosure due to the large theatres to the south of the street, and are often shaded. There are some long blank façades along these streets which belong to the back of the Shaftesbury Avenue theatres. Winnett Street and Rupert Street are both cobbled streets, which create a more pedestrian orientated public realm. Rupert Street hosts a Street Food Market during the day, and becomes particularly busy at lunch times.

St Anne's Churchyard Gardens creates a break in the urban grain, providing relief and a break from the enclosure of the surrounding streets.



Romilly Street looking west, with the Spire of St. Anne's Church in the background

Heritage assets

Listed Buildings

A total of 12 listed buildings are located in the TCA of which a single example, the Tower of St Anne's Church (NHLE 1357340), is considered of more than special interest and is designated grade II* listed. The tower marks the location of an earlier church. As the population of Soho started to grow in the 1670s Henry Compton, Bishop of London began fundraising in order to build an Anglican parish church for the area. Money was slow to arrive and it was a further ten years before St. Anne's was consecrated, fronting on to what was then Princes Street but is now a continuation of Wardour Street. It is unclear who designed the church and it could have been either Sir Christopher Wren or William Talman. It took until 1718 for the spire to be added by the Soho carpenter John Meard (who is remembered in the charming Meard Street he laid out nearby), later replaced by the present tower.

Built 1801-3 by S.P. Cockerell, of stock brick and Portland stone with a lead spire cum clock tower. The building is a fine example of neo-classical rationalism, and its three stage tower is an impressive exercise of planar modelling. The church itself was bombed during the Blitz, and subsequently demolished altogether, leaving just the tower standing.

The remaining 11 listed buildings in the TCA are of special interest, and designated grade II listed and are a clear representation of the distinctive character of the TCA as it transitions towards the larger scale development of Shaftesbury Avenue and 'Theatreland' to the south. Listed late 19th and 20th century theatres in the TCA include the Apollo Theatre (NHLE 1236173), The Queen's Theatre (NHLE 1236175), The Gielgud Theatre (NHLE 1236175) and The Lyric Theatre (NHLE 1264706). Grade II listed buildings within the area also comprise a number of Georgian terraced houses, of varied date and style, as is typical across the wider neighbourhood plan area.

Conservation Areas

The Soho Conservation Area is located in the TCA, which covers the entirety of the area exempting Wingate House on the north side of Shaftesbury Avenue.

Shaftesbury Avenue

This broad curving street carves Soho in half and differs in age, scale and character to the rest of the Conservation Area. It was formed in the early 1880s, partly on the line of an existing street, but with entirely new frontages, mostly of red brick. Many of the new buildings were tall blocks with commercial premises on the ground floor and apartments or offices above.

These buildings are on a larger scale than those in the older streets to north and south. On the north side of Shaftesbury Avenue is a concentration of late Victorian theatres, and the street is generally recognised as the heart of London's Theatreland.

Great Windmill Street

By the 1690s the windmill that had stood at Windmill Field since 1560 (on what is now Ham Yard) had been demolished but continued to be remembered by the name Windmill Street (and later also by the Windmill Theatre). The street has long been associated with the officially recognized side of Soho's sex industry, with the Windmill Theatre from 1932 to 1964 and more recently the Windmill International in the Piccadilly Buildings. Gently curving to the west as one travels south, with the typical pavement edge properties of the usual three to five storeys, the street have a more intensely enclosed and intimate feel than Soho's other narrow streets which largely follow a more standard linear path within the areas grid pattern.

Rupert Street

Rupert Street was created in 1676 and named after Prince Rupert of the Rhine, nephew of Charles I and one of the Royalist commanders during the Civil War.

The street has a distinctive character as a gateway into Shaftesbury Avenue and further into the West End. Buildings are typically Victorian, and while of three to five storeys their scale is more closely linked to that of Shaftesbury Avenue than the domestic scale of historic buildings in the streets to the north.

Green space and public realm

St. Anne's Church and Gardens provides a significant area of green space in the middle of this character area. It contains a large lawn surrounded by mature Plane trees. The gardens step up over 1.5 meters above street level, creating a significant threshold and edge to the street. The space offers relief from the busy surrounding streets and is more tranquil. A tall, contemporary designed fence with a strong visual presence along the street creates a strong and distinctive boundary to the gardens.

Views

Views are channelled between the tall buildings along Shaftesbury Avenue. The street curves, leading the eye along the decorative façades of buildings which line the street.

On the very west of Shaftesbury Avenue views of the Shaftesbury Memorial Fountain at Piccadilly Circus terminate the view.

Views along Firth Street and Greek Street terminate on Soho Square, which is a landmark within the area and views south towards China town from Wardour Street provide views to the distinctive Chinatown Gate.



St Anne's Church Grounds



Theatre Signs along Shaftesbury Avenue



Figure View of St Anne's grounds from Wardour Street



View South along Dean Street of Chinatown Gate

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the following:

- Shaftesbury Avenue is a vibrant street with Victorian façades and decorative theatre signs which make a significant contribution to the character of the area;
- The influence of historic industry is still visible in the presence of theatres along Shaftesbury Avenue;
- Individual design of buildings creates an interesting and textured townscape;
- Clear gateways into Soho, defined by impressive buildings;
- A large number of historic buildings are located in the area, typically Victorian and larger in scale south towards Shaftesbury Avenue;
- Despite the influence of 19th century rebuilding, and the agglomeration of building plots into single larger units, the historic narrow grid pattern of streets is well preserved and still feels distinctively like Soho;
- A number of historic rear yards, such as stables at grade II listed Smith's Court (NHLE 1219277), survive in the west of the area. These enhance the legibility of the historical development of the area, and are representative of yards and rear plots which would have existed across the wider area; and
- Theatre signs and shop fronts in the area are often colourful and three dimensional, enhancing the vibrancy and dynamism of the area.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the following:

- Poor active frontage to post war developments; and
- Back of house services to Shaftesbury Avenue are often bland or poor in quality and offer little visual interest along these streets.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the rear of historic buildings which house businesses. They are susceptible to incremental change and alteration to accommodate services.

6. Managing Change

The character of Soho described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area have changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. Development pressure in the area is high. Such development has the potential to enhance the quality and character of the area if planned and designed sensitively to respond to and enhance the local distinctiveness and identity of Soho.

Character management principles

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which maintain or enhance the townscape. The following principles should be considered when defining policies with respect to heritage and character:

General Principles

- New development should be responsive to both historic and high quality modern development in the character area;
- New development should take a considered and appropriate approach to design, with materials and craftsmanship which are responsive to the existing built environment;
- High quality contemporary architecture is more sympathetic than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate;
- Infill development which results in the loss of rear plots, yards or alley-ways should not be granted permission. Development opportunities which would result in the restoration of such spaces should be actively encouraged;

- Original architectural features such as timber sash windows timber or metal casement windows, panelled doors, decorative stucco, moulded window surrounds and door cases, and historic shopfronts should be maintained and repaired wherever possible; and
- Installation of microgeneration equipment/energy efficiency measures/air conditioning units must be sensitively designed and situated to be sympathetic to the exterior character of properties and the character and appearance of conservation areas as a whole.

TCA 01

- Post-War buildings in the TCA should be considered as part of the complex developmental history of the area, and their conservation should be considered over redevelopment.

TCA 02

- Small units should be retained to encourage a wide variety of businesses, including independent retail. The agglomeration of ground floor spaces into larger units should be an exception.

TCA 03

- Variety of public realm treatments should be conserved and encouraged, with the aim of creating visual interest rather than 'tidying' the streetscape.

TCA 04

- Business owners should be encouraged to employ colourful shopfronts or building façades on key streets (e.g. Carnaby Street), while employing a style and form which is responsive to the historic fabric of the area. This will maintain and enhance the interest and distinctive character of the area, without subduing the back street quality;
- The design of the public realm should apply sound inclusive design principles; and
- Measures should be considered which enhance pedestrian dominance over vehicles in quieter streets, negating the need for further pedestrianisation in the TCA and safely maintaining an atmosphere of freedom of movement on foot. A number of recommendations are included in Publica's Public Realm Study, produced in 2014 for WCC; and

- Small units should be retained to encourage a wide variety of businesses, including independent retail. The agglomeration of ground floor spaces into larger units should be an exception.

TCA 05

- The use of colour, in new builds or shop fronts for example, should be responsive to the existing muted palette which is dominant across the TCA;
- New development and the licensing of new businesses should consider the prevailing peaceful and domestic character of the area, particularly in the centre and west; and
- Street furniture should be consistent and employed sparingly, to conserve or enhance the prevailing distinctive character of the area.

TCA 06

- New development should conserve or enhance historic rear plots and yards.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/bl og/guidance/> community-infrastructure-levy/.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having the potential to be brought forward by CIL, S106 or other means include:

Some of the below public realm initiatives are also recommended within the Soho Public Realm Study, (2014 Publica)

- Old Compton Street – widening of pavements and a reduction in the width of the carriageway. Also there is the possibility to reduce the priority of

vehicles at junctions through the use of raised tables;

- Romilly Street – Create a new pedestrian space in the central section of the street, creating a new public space with a civic presence of St Anne’s Church Spire. Also the possibility for street tree planting;
- Soho Street would benefit from an increase in width to pavements. Pavements could be upgraded with new surface materials as it is one of the primary entrances into Soho;
- Soho Square – Removal of some parking, reduction in carriageway priority and widening of pavements around the gardens and the surrounding square would improve the quality of the square for pedestrians and cyclists;
- Broadwick Street – Opportunity to enhance the street as a public space within Soho through an improved layout and design with more street furniture and street tree planting;
- Beak Street – Increase pedestrian priority along the street, through the use of flush parking bays, raised tables at junctions and a reduction in street clutter;
- Brewer Street – Widen pavements and increase pedestrian priority along the street, through the use of flush parking bays, raised tables at junctions and a reduction in street clutter;
- Archer Street and Great Windmill Street – would benefit from an improved layout and the improvement of surface materials. Other design consideration could include the raising of loading bays, raised tables at the junction and an increase in the width of pavements;
- Wardour Street – Increase in width of pavements, improved cycling infrastructure and the reduction in parked vehicles along the street;
- Wardour / Old Compton / Bouchier / Brewer Street improve this junction for pedestrians and cyclists, widening pavements and reducing street clutter;
- Ramillies Street – Opportunity to create a new and improved public space and setting for the Photographers Gallery and an appropriate gateway and linkage between Soho and Oxford Street; and
- Great Marlborough Street – Opportunity to enhance parts of the street as more

pedestrian orientated through an improved layout and reduction in parking.

Next steps and sources of further information

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Soho Neighbourhood Forum Neighbourhood Plan. As such, it does not provide a comprehensive overview of the contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Westminster Local Plan.

Other work which would strengthen the evidence base and provide a basis to monitor and manage future change includes:

- Waste collection and management is a prevalent issue within the Neighbourhood. However, this cannot be directly dealt through land use planning policy or CIL and should therefore be followed up separately with the LPA.
- Design guidelines which inform the types, form and appearance of development in different character areas;
- A design and style guide should be produced for shopfronts, to encourage characteristics which positively contribute to the character and appearance of the area. This must reconcile the need to ensure diversity in shopfronts however, and should aim to reinforce positive elements rather than restricting the area's organic development;
- A public realm audit of commercial areas to determine the quality of these spaces and identify opportunities for improvements and cohesion across the neighbourhood; and
- A study of the historic shop frontages to inform the design guide to allow existing and new retail units to respond positively to the local character.

A wealth of further information and support is available to assist the Soho Neighbourhood Forum in applying the principles set out in this assessment. The [Neighbourhoodplanning.org](http://neighbourhoodplanning.org) website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016:
<http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Design in Neighbourhood Planning, July 2018:
<https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by MHCLG. The other packages of support currently available are:

- Setting up a Neighbourhood Planning Group (in unparished areas only);
- Housing Needs Assessment (HNA);
- Site Options and Assessment;
- Environmental Impact Assessment (EIA);
- Evidence Base and Policy Development (EBPD);
- Strategic Environmental Assessment (SEA);
- Masterplanning;
- Design including Design Codes;
- Habitats Regulation Assessment (HRA); and
- Plan Health Check Review.

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality:
<https://neighbourhoodplanning.org/toolkits-and-guidance/>

7. References

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Historic maps

Historic Map 1920



Historic maps

Historic Map 1938



Appendix B - Schedule of heritage assets

| ID | LIST ENTRY | NAME | GRADE | EASTING | NORTHING | LIST DATE |
|----|------------|---|-------|-----------|-----------|------------|
| 1 | 1435113 | 4-6 Glasshouse Street | II | 529518.58 | 180705.22 | 04/10/2016 |
| 2 | 1066398 | 82, BREWER STREET W1 | II | 529370.30 | 180739.06 | 23/11/1978 |
| 3 | 1219287 | 80, BREWER STREET W1 | II | 529375.05 | 180742.88 | 23/11/1978 |
| 4 | 1222429 | 2, LOWER JOHN STREET W1 | II | 529383.95 | 180767.43 | 01/12/1987 |
| 5 | 1392616 | 20, GOLDEN SQUARE (See details for further address information) | II | 529352.35 | 180769.93 | 17/06/2008 |
| 6 | 1222571 | 4 4A, LOWER JOHN STREET W1 | II | 529376.84 | 180776.89 | 23/11/1978 |
| 7 | 1273895 | OUR LADY OF THE ASSUMPTION ROMAN CATHOLIC CHURCH | II* | 529311.00 | 180784.36 | 24/02/1958 |
| 8 | 1066762 | 19, GOLDEN SQUARE W1 | II | 529370.59 | 180786.76 | 14/01/1970 |
| 9 | 1289209 | 21, GOLDEN SQUARE W1 | II | 529344.10 | 180787.20 | 14/01/1970 |
| 10 | 1291531 | 4 BOLLARDS,A PAIR AT JUNCTION WITH LOWER JAMES STREET,ONE EACH AT CORNERS OF LOWER JOHN STREET AND WARWICK STREET | II | 529430.00 | 180789.36 | 01/12/1987 |
| 11 | 1066763 | 23, GOLDEN SQUARE W1 | II | 529337.00 | 180797.36 | 01/12/1987 |
| 12 | 1239131 | 2 LAMPSTANDARDS IN FROM OF NUMBER 14 | II | 529295.07 | 180798.18 | 01/12/1987 |
| 13 | 1213136 | 24, GOLDEN SQUARE W1 | II | 529332.32 | 180803.15 | 14/01/1970 |
| 14 | 1264706 | THE LYRIC THEATRE | II | 529604.00 | 180810.36 | 28/06/1972 |
| 15 | 1219277 | SMITHS COURT | II | 529516.09 | 180829.82 | 07/08/1987 |
| 16 | 1066397 | 49 AND 51, BREWER STREET W1 | II | 529500.00 | 180832.91 | 23/11/1978 |
| 17 | 1066140 | 20, WARWICK STREET W1 | II | 529279.85 | 180835.04 | 01/12/1987 |
| 18 | 1289197 | STATUE OF GEORGE II IN CENTRE OF SQUARE GARDEN | II | 529363.38 | 180835.95 | 14/01/1970 |
| 19 | 1357035 | 11, GOLDEN SQUARE W1 | II* | 529420.00 | 180837.36 | 24/02/1958 |
| 20 | 1236173 | THE APOLLO THEATRE | II | 529622.00 | 180839.36 | 28/06/1972 |
| 21 | 1264062 | 29, GREAT WINDMILL STREET W1 | II | 529530.05 | 180842.55 | 15/03/1988 |
| 22 | 1213699 | 36-40, GREAT PULTENEY STREET W1 | II | 529458.71 | 180854.04 | 14/01/1970 |
| 23 | 1066748 | 35, GREAT PULTENEY | II | 529446.76 | 180869.01 | 01/12/1987 |

| STREET W1 | | | | | | |
|-----------|---------|--|-----|-----------|-----------|------------|
| 24 | 1236174 | THE GIELGUD THEATRE | II | 529641.00 | 180874.36 | 28/06/1972 |
| 25 | 1357036 | 34, 35 AND 36, GOLDEN SQUARE W1 | II | 529337.32 | 180875.59 | 22/02/1958 |
| 26 | 1236175 | THE QUEEN'S THEATRE | II | 529661.00 | 180884.36 | 28/06/1972 |
| 27 | 1066482 | 19, BEAK STREET W1 | II | 529282.76 | 180889.47 | 01/12/1987 |
| 28 | 1218101 | 21, BEAK STREET W1 | II | 529288.45 | 180894.12 | 01/12/1987 |
| 29 | 1066483 | 23, BEAK STREET W1 | II | 529291.00 | 180896.36 | 09/01/1970 |
| 30 | 1218123 | 10 BOLLARDS IN PAIRS AT JUNCTIONS WITH KINGLY STREET,CARNABY STREET,MARSHALL STREET,UPPER JAMES STREET,AND UPPER JOHN STREET | II | 529310.00 | 180904.36 | 01/12/1987 |
| 31 | 1274218 | PAIR OF PIERS WITH URNS EACH SIDE OF ST ANNE'S, SOHO | II | 529700.00 | 180910.36 | 01/11/1987 |
| 32 | 1237490 | 7 AND 8, KINGLY STREET W1 | II | 529245.93 | 180919.25 | 15/03/1988 |
| 33 | 1063903 | NCP MULTI STOREY CAR PARK | II | 529501.18 | 180919.27 | 22/03/2002 |
| 34 | 1357340 | TOWER OF ST ANNE'S CHURCH, SOHO | II* | 529701.00 | 180923.36 | 24/02/1958 |
| 35 | 1066396 | 12, BREWER STREET W1 | II | 529579.00 | 180926.36 | 23/11/1978 |
| 36 | 1218109 | 41 AND 43, BEAK STREET W1 | II | 529333.49 | 180927.40 | 24/02/1958 |
| 37 | 1266307 | 63 OLD COMPTON STREET | II | 529662.00 | 180932.36 | 23/11/1978 |
| 38 | 1357067 | 23, GREAT PULTENEY STREET W1 | II | 529407.35 | 180937.04 | 23/11/1978 |
| 39 | 1213696 | SUN AND 13 CANTONS PUBLIC HOUSE | II | 529402.68 | 180949.37 | 23/11/1978 |
| 40 | 1263530 | 68, OLD COMPTON STREET | II | 529663.00 | 180962.36 | 05/02/1992 |
| 41 | 1357197 | 73, BEAK STREET W1 | II | 529398.17 | 180968.36 | 23/11/1978 |
| 42 | 1275075 | 19, KINGLY STREET W1 | II | 529197.79 | 180973.49 | 13/05/1982 |
| 43 | 1235248 | 21, ROMILLY STREET W1 | II | 529756.25 | 180973.58 | 23/11/1978 |
| 44 | 1292113 | 77, BEAK STREET W1 | II | 529407.01 | 180974.34 | 23/11/1978 |
| 45 | 1356959 | 48, DEAN STREET W1 | II | 529739.00 | 180975.36 | 13/08/1987 |
| 46 | 1265142 | 22, ROMILLY STREET W1 | II | 529762.00 | 180976.36 | 23/11/1978 |
| 47 | 1066484 | 79, BEAK STREET W1 | II | 529411.00 | 180976.36 | 23/11/1978 |
| 48 | 1264014 | 24, GANTON STREET | II | 529212.78 | 180976.54 | 01/09/1989 |
| 49 | 1274884 | 41, LEXINGTON STREET W1 | II | 529418.70 | 180979.95 | 23/11/1978 |
| 50 | 1222008 | BOLLARD ON CORNER OF SILVER PLACE | II | 529435.00 | 180980.36 | 01/12/1987 |
| 51 | 1357017 | 37 AND 38, FRITH STREET W1 | II | 529777.39 | 180985.01 | 14/11/1985 |

| | | | | | | |
|----|---------|---|-----|-----------|-----------|------------|
| 52 | 1274885 | 43, LEXINGTON STREET W1 | II | 529415.68 | 180985.36 | 23/11/1978 |
| 53 | 1222009 | 45, LEXINGTON STREET W1 | II | 529412.85 | 180989.70 | 23/11/1978 |
| 54 | 1225525 | 31, OLD COMPTON STREET W1 | II | 529749.22 | 180990.60 | 23/11/1978 |
| 55 | 1238451 | 74, WARDOUR STREET W1 | II | 529614.00 | 180992.36 | 23/11/1978 |
| 56 | 1265141 | 4, ROMILLY STREET W1 (See details for further address information) | II | 529837.55 | 180992.86 | 23/11/1978 |
| 57 | 1211980 | 39 AND 40, FRITH STREET W1 | II | 529772.83 | 180994.00 | 23/11/1978 |
| 58 | 1225524 | 29, OLD COMPTON STREET W1 | II | 529758.49 | 180995.89 | 23/11/1978 |
| 59 | 1222010 | 47 AND 49, LEXINGTON STREET W1 | II | 529409.25 | 180997.91 | 05/02/1970 |
| 60 | 1210238 | 62, DEAN STREET W1 | II | 529701.00 | 180998.36 | 01/12/1987 |
| 61 | 1222007 | 44 AND 46, LEXINGTON STREET W1 | II | 529428.19 | 180999.84 | 23/11/1978 |
| 62 | 1289763 | 26, FRITH STREET W1 | II | 529789.00 | 181002.36 | 23/11/1978 |
| 63 | 1267631 | 13-21, MEARD STREET W1 | II* | 529632.39 | 181006.31 | 24/02/1958 |
| 64 | 1066325 | 21, CARNABY STREET W1 | II | 529253.00 | 181006.36 | 23/11/1978 |
| 65 | 1274886 | 51 AND 53, LEXINGTON STREET W1 | II | 529404.05 | 181008.29 | 05/02/1970 |
| 66 | 1357274 | 22, CARNABY STREET W1 | II | 529249.54 | 181010.90 | 23/11/1978 |
| 67 | 1292444 | 40, CARNABY STREET W1 | II | 529226.12 | 181011.32 | 05/09/1984 |
| 68 | 1066339 | PALACE THEATRE | II* | 529873.00 | 181012.36 | 29/06/1960 |
| 69 | 1066807 | 10 AND 12, GANTON STREET W1 (See details for further address information) | II | 529261.13 | 181014.43 | 19/01/1973 |
| 70 | 1292439 | 23, CARNABY STREET W1 | II | 529246.39 | 181014.78 | 23/11/1978 |
| 71 | 1235281 | KETTNER'S RESTAURANT | II | 529818.00 | 181015.36 | 18/09/1975 |
| 72 | 1222689 | 9 AND 11, MEARD STREET W1 | II* | 529648.92 | 181016.45 | 24/02/1958 |
| 73 | 1066326 | 24, CARNABY STREET W1 | II | 529241.67 | 181019.60 | 23/11/1978 |
| 74 | 1222744 | 1-7, MEARD STREET W1 | II* | 529665.61 | 181021.15 | 24/02/1958 |
| 75 | 1239536 | 1 AND 2, MARLBOROUGH COURT W1 | II | 529247.59 | 181024.10 | 23/11/1978 |
| 76 | 1235282 | COACH AND HORSES PUBLIC HOUSE | II | 529846.00 | 181028.36 | 23/11/1978 |
| 77 | 1066916 | 67 AND 68, DEAN STREET W1 | II* | 529684.54 | 181029.90 | 24/02/1958 |
| 78 | 1212449 | 2-8, GANTON STREET W1 (See details for further address information) | II | 529283.64 | 181031.70 | 19/01/1973 |
| 79 | 1209828 | 25-27, CARNABY STREET W1 | II | 529234.90 | 181032.28 | 23/11/1978 |

| | | | | | | |
|-----|---------|--|-----|-----------|-----------|------------|
| 80 | 1066719 | 40B, GREEK STREET W1 | II | 529822.89 | 181032.61 | 18/09/1975 |
| 81 | 1219794 | MEARD STREET W1 (See details for further address information) | II* | 529381.60 | 181034.15 | 24/02/1958 |
| 82 | 1235249 | 34, ROMILLY STREET W1 | II | 529854.00 | 181034.36 | 23/11/1978 |
| 83 | 1266321 | 13-17, OLD COMPTON STREET W1 (See details for further address information) | II | 529815.00 | 181034.67 | 18/09/1975 |
| 84 | 1239537 | 3 BOLLARDS ACROSS JUNCTION WITH NEWBURGH STREET | II | 529256.00 | 181035.36 | 01/12/1987 |
| 85 | 1222690 | 2-6, MEARD STREET W1 | II* | 529653.00 | 181037.36 | 24/02/1958 |
| 86 | 1061360 | THE CLACHAN PUBLIC HOUSE | II | 529147.53 | 181039.87 | 08/07/2002 |
| 87 | 1066377 | 46, BROADWICK STREET W1 | II | 529400.03 | 181043.08 | 23/11/1978 |
| 88 | 1066804 | 44-48, FRITH STREET W1 | II | 529746.69 | 181043.30 | 23/11/1978 |
| 89 | 1239706 | 36, MARSHALL STREET W1 | II | 529288.00 | 181044.36 | 09/01/1973 |
| 90 | 1066803 | 22, FRITH STREET W1 | II | 529772.98 | 181044.38 | 26/07/1979 |
| 91 | 1066327 | 28, 28A AND 29, CARNABY STREET W1 | II | 529223.90 | 181045.53 | 23/11/1978 |
| 92 | 1239807 | 35, MARSHALL STREET W1 | II | 529286.00 | 181048.36 | 05/02/1970 |
| 93 | 1237786 | 3, LOWNDES COURT W1 | II | 529229.00 | 181048.36 | 09/01/1973 |
| 94 | 1224557 | 2-10, NEWBURGH STREET W1 | II | 529260.63 | 181049.82 | 09/01/1973 |
| 95 | 1210250 | 69 AND 70, DEAN STREET W1 | II | 529673.84 | 181050.17 | 23/11/1978 |
| 96 | 1222205 | LIBERTY'S WAREHOUSE | II | 529166.00 | 181050.36 | 01/12/1987 |
| 97 | 1237787 | 3 BOLLARDS ACROSS JUNCTION WITH NEWBURGH STREET | II | 529245.00 | 181051.36 | 01/12/1987 |
| 98 | 1274610 | 2, LOWNDES COURT W1 | II | 529234.00 | 181052.36 | 09/01/1973 |
| 99 | 1239704 | MARSHALL STREET BATHS | II | 529306.00 | 181053.36 | 28/09/1982 |
| 100 | 1266759 | 12A, NEWBURGH STREET W1 | II | 529240.90 | 181055.07 | 09/01/1973 |
| 101 | 1239705 | 33 AND 34, MARSHALL STREET W1 | II | 529281.95 | 181055.50 | 09/01/1973 |
| 102 | 1211983 | 49, FRITH STREET W1 | II | 529738.00 | 181059.36 | 01/12/1987 |
| 103 | 1224558 | 12, NEWBURGH STREET W1 | II | 529237.00 | 181059.36 | 09/01/1973 |
| 104 | 1223493 | 13, MOOR STREET W1 | II | 529859.75 | 181061.83 | 23/11/1978 |
| 105 | 1266758 | 11, NEWBURGH STREET W1 | II | 529234.28 | 181063.72 | 09/01/1973 |
| 106 | 1290588 | 33 AND 33A, DEAN STREET W1 | II | 529691.14 | 181072.31 | 23/11/1978 |
| 107 | 1237598 | 5, OLD COMPTON STREET | II | 529878.00 | 181074.36 | 22/05/1989 |

| | | | | | | |
|-----|---------|--|-----|-----------|-----------|------------|
| 108 | 1066802 | NUMBERS 17 AND 18 INCLUDING UPPER STOREYS OF NUMBER 18 AND ACCESS THERETO, LABELLED 19 | II | 529762.03 | 181075.07 | 23/11/1978 |
| 109 | 1393636 | 99A, CHARING CROSS ROAD | II | 529881.55 | 181080.76 | 15/12/2009 |
| 110 | 1211968 | 16, FRITH STREET W1 | II | 529759.00 | 181081.36 | 23/11/1978 |
| 111 | 1357016 | 15, FRITH STREET W1 | II* | 529756.00 | 181087.36 | 14/01/1970 |
| 112 | 1213941 | 21, GREEK STREET W1 | II | 529825.00 | 181091.38 | 23/11/1978 |
| 113 | 1247741 | 6, OLD COMPTON STREET | II | 529866.00 | 181093.36 | 02/02/1990 |
| 114 | 1066378 | 2 BOLLARDS AT JUNCTION WITH DUCK LANE | II | 529521.00 | 181095.36 | 01/12/1987 |
| 115 | 1247739 | 2, OLD COMPTON STREET | II | 529877.00 | 181096.36 | 02/02/1990 |
| 116 | 1247740 | 4, OLD COMPTON STREET | II | 529872.00 | 181096.36 | 02/02/1990 |
| 117 | 1357069 | 20, GREEK STREET W1 | II | 529823.00 | 181097.36 | 14/01/1970 |
| 118 | 1066917 | 76, DEAN STREET W1 | II* | 529649.85 | 181097.41 | 24/02/1958 |
| 119 | 1066915 | QUO VADIS RESTAURANT | II | 529676.00 | 181102.36 | 14/01/1970 |
| 120 | 1066720 | 48, GREEK STREET W1 | II | 529784.00 | 181102.36 | 24/02/1958 |
| 121 | 1247738 | 101, CHARING CROSS ROAD | II | 529876.00 | 181103.36 | 02/02/1990 |
| 122 | 1226987 | 54, POLAND STREET W1 | II | 529381.60 | 181103.96 | 23/11/1978 |
| 123 | 1066431 | 24, BERWICK STREET W1 | II | 529498.96 | 181104.42 | 23/01/1978 |
| 124 | 1264051 | THE DOG AND DUCK PUBLIC HOUSE | II | 529717.00 | 181106.36 | 24/02/1989 |
| 125 | 1210256 | 77, DEAN STREET W1 | II | 529645.07 | 181107.14 | 23/11/1978 |
| 126 | 1290584 | QUO VADIS RESTAURANT | I | 529676.00 | 181114.36 | 14/01/1970 |
| 127 | 1066918 | 78, DEAN STREET W1 | II* | 529641.51 | 181115.11 | 09/01/1970 |
| 128 | 1357053 | 50, GREEK STREET W1 | II | 529780.00 | 181115.36 | 24/02/1958 |
| 129 | 1288849 | 17, GREEK STREET W1 | II | 529813.29 | 181115.75 | 01/12/1987 |
| 130 | 1210265 | 79, DEAN STREET W1 | II | 529639.00 | 181122.36 | 23/11/1978 |
| 131 | 1357018 | 58 AND 59, FRITH STREET W1 | II | 529711.00 | 181123.36 | 14/01/1970 |
| 132 | 1265618 | 7, POLAND STREET | II | 529394.55 | 181123.74 | 05/02/1970 |
| 133 | 1066744 | 48, GREAT MARLBOROUGH STREET W1 | II | 529281.00 | 181125.36 | 23/11/1978 |
| 134 | 1218475 | 79-81, BERWICK STREET W1 | II | 529464.04 | 181125.83 | 23/11/1978 |
| 135 | 1289731 | 60, FRITH STREET W1 | II* | 529707.00 | 181130.36 | 14/01/1970 |
| 136 | 1066755 | 14, GREEK STREET W1 | II | 529803.00 | 181135.36 | 11/08/1978 |
| 137 | 1066742 | 19-21, GREAT MARLBOROUGH STREET W1 | II | 529198.00 | 181135.36 | 14/01/1970 |
| 138 | 1066805 | 61, FRITH STREET W1 | II | 529704.00 | 181136.36 | 24/06/1975 |
| 139 | 1066436 | 77, BERWICK STREET W1 | II | 529455.79 | 181139.34 | 23/11/1978 |

| | | | | | | |
|-----|---------|--|-----|-----------|-----------|------------|
| 140 | 1212002 | 62, FRITH STREET W1 | II | 529701.04 | 181141.60 | 24/06/1975 |
| 141 | 1066158 | 130 AND 132, WARDOUR STREET | II | 529541.00 | 181142.72 | 07/08/1987 |
| 142 | 1211966 | 6, FRITH STREET W1 (See details for further address information) | II* | 529727.71 | 181145.44 | 24/02/1958 |
| 143 | 1066432 | 32, BERWICK STREET W1 | II | 529476.04 | 181145.50 | 23/11/1978 |
| 144 | 1066806 | 63, FRITH STREET W1 | II | 529699.00 | 181146.36 | 24/06/1975 |
| 145 | 1357019 | 64, FRITH STREET W1 | II | 529697.00 | 181150.36 | 24/06/1975 |
| 146 | 1210182 | 25, D'ARBLAY STREET W1 | II | 529427.00 | 181153.36 | 14/01/1970 |
| 147 | 1066801 | 5, FRITH STREET W1 | II | 529724.00 | 181154.36 | 14/01/1970 |
| 148 | 1274168 | 161, WARDOUR STREET | II | 529507.96 | 181160.32 | 23/11/1978 |
| 149 | 1226939 | 11, POLAND STREET W1 | II | 529382.00 | 181160.36 | 23/11/1978 |
| 150 | 1357342 | 163, WARDOUR STREET W1 | II | 529506.00 | 181164.36 | 05/02/1970 |
| 151 | 1066721 | 58, GREEK STREET W1 | II | 529758.78 | 181164.85 | 19/05/1986 |
| 152 | 1238472 | 165, WARDOUR STREET W1 | II | 529504.00 | 181168.36 | 23/11/1978 |
| 153 | 1213909 | 8, GREEK STREET W1 | II | 529781.00 | 181169.36 | 23/11/1978 |
| 154 | 1356957 | 13, D'ARBLAY STREET W1 | II | 529408.00 | 181170.36 | 23/11/1978 |
| 155 | 1265061 | 27, ST ANNE'S COURT W1 | II | 529612.02 | 181173.58 | 01/12/1987 |
| 156 | 1235456 | 28, ST ANNE'S COURT W1 | II | 529617.00 | 181177.36 | 23/11/1978 |
| 157 | 1248055 | 32, D'ARBLAY STREET | II | 529472.00 | 181178.36 | 08/05/1990 |
| 158 | 1066919 | 86, DEAN STREET W1 | II | 529621.24 | 181178.63 | 23/11/1978 |
| 159 | 1248378 | 33, D'ARBLAY STREET | II | 529480.00 | 181181.36 | 30/07/1990 |
| 160 | 1264651 | THE HOSPITAL FOR WOMEN | II | 529715.62 | 181182.66 | 01/12/1987 |
| 161 | 1226940 | 15, POLAND STREET W1 | II | 529370.18 | 181183.04 | 01/12/1987 |
| 162 | 1066754 | 6, GREEK STREET W1 | II | 529776.00 | 181183.36 | 23/11/1978 |
| 163 | 1066920 | 88, DEAN STREET W1 | II* | 529616.04 | 181190.38 | 01/12/1987 |
| 164 | 1357246 | 6, CARLISLE STREET W1 | II | 529597.49 | 181190.68 | 09/01/1970 |
| 165 | 1209646 | 5, CARLISLE STREET W1 | II | 529603.00 | 181193.68 | 23/11/1978 |
| 166 | 1066346 | 4, CARLISLE STREET W1 | II | 529609.00 | 181196.36 | 23/11/1978 |
| 167 | 1290567 | THE NELLIE DEAN PUBLIC HOUSE | II | 529614.00 | 181198.36 | 23/11/1978 |
| 168 | 1288871 | 3, GREEK STREET W1 | II | 529768.00 | 181200.36 | 14/01/1970 |
| 169 | 1290601 | 4, D'ARBLAY STREET W1 | II | 529470.00 | 181200.36 | 23/11/1978 |
| 170 | 1066912 | 3, D'ARBLAY STREET W1 | II | 529474.00 | 181202.36 | 23/11/1978 |
| 171 | 1273736 | 14, MANETTE STREET W1 | II | 529808.83 | 181202.87 | 05/02/1970 |
| 172 | 1066911 | 2, D'ARBLAY STREET W1 | II | 529478.00 | 181204.36 | 23/11/1978 |
| 173 | 1357343 | 2 BOLLARDS AT JUNCTION WITH D'ARBLAY STREET | II | 529492.00 | 181204.36 | 01/12/1987 |
| 174 | 1395110 | THE GEORGE PUBLIC HOUSE | II | 529485.65 | 181205.25 | 26/10/2010 |
| 175 | 1236303 | 36, SOHO SQUARE W1 | II | 529654.90 | 181207.19 | 24/02/1958 |
| 176 | 1291972 | 21A, NOEL STREET W1 (See | II | 529420.36 | 181207.59 | 01/12/1987 |

| details for further address information) | | | | | | |
|--|---------|--|-----|-----------|-----------|------------|
| 177 | 1273737 | 16 AND 17, MANETTE STREET W1 | II | 529831.65 | 181208.31 | 09/01/1987 |
| 178 | 1274061 | 152-160, WARDOUR STREET W1 | II | 529508.00 | 181211.36 | 24/01/1969 |
| 179 | 1292547 | 17, CARLISLE STREET W1 | II | 529592.53 | 181213.31 | 24/02/1958 |
| 180 | 1066753 | HOUSE OF ST BARNABAS | I | 529764.00 | 181213.36 | 24/02/1958 |
| 181 | 1393442 | THE PANTHEON (MARKS AND SPENCERS) | II | 529300.08 | 181213.70 | 18/09/2009 |
| 182 | 1264652 | 37, SOHO SQUARE W1 | II | 529647.00 | 181215.36 | 24/02/1958 |
| 183 | 1066921 | 90, DEAN STREET W1 | II | 529602.04 | 181215.60 | 09/01/1970 |
| 184 | 1236302 | 26, SOHO SQUARE W1 | II* | 529775.00 | 181226.36 | 24/02/1958 |
| 185 | 1226941 | 24, POLAND STREET W1 | II | 529350.18 | 181230.77 | 23/11/1978 |
| 186 | 1066347 | 19, CARLISLE STREET W1 | II | 529632.00 | 181231.36 | 23/11/1978 |
| 187 | 1236304 | 38 AND 38A, SOHO SQUARE W1 | II | 529641.00 | 181235.36 | 24/02/1958 |
| 188 | 1357213 | 46, BERWICK STREET W1 | II | 529427.00 | 181237.36 | 23/11/1978 |
| 189 | 1225064 | 5, NOEL STREET W1 | II | 529441.00 | 181239.36 | 23/11/1978 |
| 190 | 1066914 | 8, DEAN STREET W1 | II | 529619.18 | 181240.05 | 23/11/1978 |
| 191 | 1066433 | 47, BERWICK STREET W1 | II | 529424.40 | 181242.54 | 23/11/1978 |
| 192 | 1357214 | 48, BERWICK STREET W1 | II | 529421.67 | 181247.17 | 23/11/1978 |
| 193 | 1236281 | 2, SOHO SQUARE W1 | II | 529637.05 | 181247.34 | 05/02/1970 |
| 194 | 1249910 | CENTRAL TIMBER FRAMED ARBOUR/TOOL SHED | II | 529698.00 | 181249.36 | 26/02/1992 |
| 195 | 1066159 | 187, WARDOUR STREET W1 | II | 529464.59 | 181250.45 | 01/12/1987 |
| 196 | 1264681 | 3, SOHO SQUARE W1 (See details for further address information) | II | 529632.80 | 181253.11 | 23/11/1978 |
| 197 | 1236301 | ST PATRICK'S PRESBYTERY | II | 529753.00 | 181259.36 | 24/02/1958 |
| 198 | 1236282 | 4, 5 AND 6, SOHO SQUARE W1 (See details for further address information) | II | 529626.83 | 181262.83 | 05/02/1970 |
| 199 | 1236305 | STATUE OF CHARLES II IN SQUARE GARDEN | II | 529692.00 | 181263.36 | 24/02/1958 |
| 200 | 1066435 | 58, BERWICK STREET W1 | II | 529387.29 | 181265.13 | 23/11/1978 |
| 201 | 1066434 | 52, BERWICK STREET W1 | II | 529412.72 | 181267.15 | 23/11/1978 |
| 202 | 1236286 | ROMAN CATHOLIC CHURCH OF ST PATRICKS | II* | 529765.00 | 181268.36 | 05/02/1970 |
| 203 | 1291968 | GREEN MAN PUBLIC HOUSE | II | 529384.06 | 181271.99 | 23/11/1978 |
| 204 | 1066767 | 4 BOLLARDS, A PAIR AT HOLLEN STREET JUNCTION, ONE EACH AT FAREHAM STREET AND SHERATON STREET JUNCTIONS | II | 529541.00 | 181280.36 | 01/12/1987 |

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|-----|---------|---|-----|-----------|-----------|------------|
| 205 | 1393502 | 133-135, OXFORD STREET | II | 529426.10 | 181280.67 | 27/10/2009 |
| 206 | 1264683 | 21, SOHO SQUARE W1 | II | 529745.00 | 181284.36 | 23/11/1978 |
| 207 | 1393501 | 147, OXFORD STREET | II | 529368.33 | 181284.75 | 27/10/2009 |
| 208 | 1066036 | 105-109, OXFORD STREET W1 (See details for further address information) | II | 529515.00 | 181290.36 | 01/05/1986 |
| 209 | 1236283 | THE FRENCH PROTESTANT CHURCH | II | 529641.14 | 181290.37 | 05/02/1970 |
| 210 | 1264682 | 10 AND 10A, SOHO SQUARE W1 | II | 529654.41 | 181295.57 | 05/02/1970 |
| 211 | 1236284 | 13, SOHO SQUARE W1 | II* | 529688.00 | 181312.58 | 23/11/1978 |
| 212 | 1236285 | 15, SOHO SQUARE W1 | II | 529700.04 | 181317.22 | 24/02/1958 |
| 213 | 1393504 | 35, OXFORD STREET | II | 529727.10 | 181347.00 | 27/10/2009 |
