

# 24 | CONSERVATION AREA AUDIT ST JOHN'S WOOD



City of Westminster  
PLANNING & CITY DEVELOPMENT

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## PREFACE

Since the designation of the first conservation areas in 1967 Westminster City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 55 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance and documents. In addition to the designation of conservation areas and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies to protect and enhance the unique character of each area.

Although this process was first undertaken at the time conservation areas were designated, more recent national guidance (as found in Planning Policy Guidance Note 15 and English Heritage guidance documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries, as well as a full analysis of each conservation area's history and architecture, describing all those elements which contribute to and detract from its unique character.

Given the number and complexity of Westminster's conservation areas the appraisal process was broken down into three stages; the first of which is complete. This first stage involved the publication of General Information Leaflets or mini-guides for each conservation area.

The second stage involved the production of Conservation Area Directories for each conservation area. A directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation

of the historical development of the area and analysis of listed buildings and key townscape features.

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

The following audit is for one of Westminster's biggest conservation areas: St John's Wood. This document will provide a tool to help the council in the protection, enhancement and management of change in the St John's Wood Conservation Area.

Councillor Robert Davis DL

Chief Whip and  
Cabinet Member for Planning





# CONTENTS

<b>1 INTRODUCTION</b>	<b>9</b>
<b>2 LOCATION AND SETTING</b>	<b>11</b>
<b>3 HISTORY</b>	<b>12</b>
<b>4 CHARACTER OF THE CONSERVATION AREA</b>	<b>20</b>
GENERAL	20
STREETS AND SPACES	22
ARCHITECTURE	25
Overview	25
Roof Profiles	36
Unlisted Buildings of Merit	40
Landmark Buildings	42
VIEWS	43
<b>TOWNSCAPE DETAIL</b>	<b>47</b>
Shopfronts	47
Railings, Boundary Walls and Enclosure	50
Street Furniture	51
Public Art	54
Hard Landscaping	55
<b>TREES AND SOFT LANDSCAPE</b>	<b>57</b>
<b>LAND USES</b>	<b>61</b>
<b>5 NEGATIVE FEATURES &amp; ENHANCEMENT</b>	<b>63</b>
<b>6 MANAGEMENT PROPOSALS</b>	<b>67</b>
<b>7 GLOSSARY OF TERMS</b>	<b>72</b>
<b>8 DIRECTORY OF BACKGROUND PAPERS &amp; INFORMATION</b>	<b>79</b>
Designation and Extension Reports	
List of listed buildings	
Other Designations	
Publications and Further Reading	
Contacts	

## Table of Figures and Illustrations

<b>Figure 1</b>	<b>Boundaries of the Conservation Area</b>
Figure 2	View of St John's Wood 1822
<b>Figure 3</b>	<b>Estates Map of St John's Wood</b>
Figure 4	<b>Roque's Map, 1746</b>
Figure 5	<b>Greenwood's Map 1827</b>
Figure 6	Lord's Cricket Ground in 1837
Figure 7	<b>Ordnance Survey 1870</b>
Figure 8	<b>Ordnance Survey 1930</b>
Figure 9	Loudon Road
Figure 10	Hamilton Terrace
Figure 11	Abbey Gardens
Figure 12	Late Victorian/ Edwardian Townscape on St John's Wood High Street
Figure 13	Lord's Cricket Ground
<b>Figure 14</b>	<b>Map of Hierarchy of Streets and Spaces</b>
<b>Figure 15</b>	<b>Approximate Building Ages Map</b>
Figure 16	Italianate Villa
Figure 17	Semi-detached Villas
Figure 18	Semi-detached Houses
Figure 19	Gothic Villa
Figure 20	Large Tudor Gothic Villa
Figure 21	Early 20th Century Detached House
Figure 22	Acacia Gardens
Figure 23	St John's Wood Road
Figure 24	St Anne's Terrace
Figure 25	Abbey Gardens
Figure 26	Hamilton Gardens
Figure 27	Hamilton Terrace Mansion Blocks
Figure 28	Hanover House
Figure 29	77 Clifton Hill
Figure 30	Hamilton Mews
Figure 31	Rutland Mews
Figure 32	Queens Grove Terrace
Figures 33-34	Frieze and window surround
Figures 35-37	Porch details
Figure 38	Barge boards
Figure 39-41	Window details
Figure 42-44	Door Details
Figures 45-47	Door Details
Figure 48	Chimney Pots
Figure 49	Roof set behind Parapet

Figure 50	Gothic Roofscape
Figure 51	1930s Houses
Figure 52	Pair of Houses
Figure 53	Intimate Scale of the Mews
Figure 54	Edwardian Roofscape
Figure 55	Clay Tiled Roof
<b>Figure 56</b>	<b>Roof Extensions Map</b>
<b>Figure 57</b>	<b>Unlisted Buildings of Merit Map</b>
Figure 58	St Mark's Church
Figure 59	St John the Baptist
Figure 60	Congregational Chapel
Figure 61	New London Synagogue
Figure 62	Mound Stand, Lord's
Figure 63	Media Stand, Lord's
Figure 64	St Mark's
Figure 65	Chapel of St John and Elizabeth
Figure 66	View into Alma Square
Figure 67	View of Regent's Park Mosque from St John's Wood High Street
Figure 68	View of Abbey Gardens from Violet Hill Gardens
<b>Figure 69</b>	<b>Map of Local Views and Landmark buildings</b>
Figure 70	St John's Wood High Street, West Side
Figure 71	1 St John's Wood High Street
Figure 72	Shopfronts, nos. 128-142 St John's Wood High Street
Figure 73	60 St John's Wood High Street
Figure 74	120 St John's Wood High Street
Figure 75	35-81 Abbey Road
Figure 76	69 Abbey Road
Figure 77	Shopfronts on Nugent Terrace
Figure 78	Public House on Carlton Hill
Figure 79	Crocker's Folly
Figure 80	Boundary Treatment, Acacia Road
Figure 81	Stucco Walls, Steps and Railings
Figure 82	Mansion Blocks, Hamilton Terrace
Figure 83	Edwardian Railings
Figure 84	Cast Iron Balconies
Figure 85	Cabman's Shelter
Figure 86	Drinking Fountain
Figure 87	Horse Trough
Figure 88	Early Pillar Letter Box
Figure 89-91	Street Lamp Designs

Figure 92	Memorial to Edward Onslow Ford
Figure 93-94	Bollard Designs
Figure 95	Boundary Marker, Boundary Road
Figure 96	Blue Plaque
Figure 97	Relief Panel; former Knights of St John Tavern
Figure 98	Relief Panel; Lords Cricket Ground
Figure 99	Granite Setts
Figure 100	York Stone Paving
Figure 101	Coal Hole Cover
Figure 102	Modern Street Surfacing
Figure 103	Springfield Road
Figure 104	Hamilton Terrace Trees
Figure 105	Clifton Hill Trees
Figure 106	St John's Wood Road
Figure 107	St John's Wood Church Grounds
Figure 108	St John's Wood Church Grounds
Figure 109	Violet Hill Gardens
Figure 110	St John's Wood Road
Figure 111	Aerial View
Figure 112	Acacia Place
<b>Figure 113</b>	<b>Map of Land Uses</b>
Figure 114	High Boundary Wall
Figure 115	Roller Shutter
Figure 116	Front Garden Parking
Figure 117	Replacement Door
Figure 118	Pipework and Burglar Alarms
Figure 119	Poor Maintenance
Figure 120	Large Dormers
Figure 121	40 Chalbert Street
Figure 122	Nugent Terrace
Figure 123	Abbey Road
Figure 124	Mixture of Street Surfaces
Figure 125	Infill Extensions
Figure 126	Crocker's Folly
Figure 127	Greville Place

# 1 INTRODUCTION AND POLICY CONTEXT

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

1.2 The City Council has a statutory duty to review the character and boundaries of its conservation areas. This Audit is the third and final stage of a review process for St John’s Wood; the overall appraisal strategy based upon guidance in the English Heritage publications: Conservation Area Appraisals and Conservation Area Management (2005).

1.3 The Audit describes the history, development, character and appearance of the St John’s Wood Conservation Area. It aims to identify and explain important local features such as unlisted buildings of merit, distinctive roofscapes and local views. In addition the audit also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve or enhance the character and appearance of the area. It also identifies negative features which detract from the area’s character and proposals for the future enhancement and management of the area.

1.4 This audit is a Supplementary Planning Document and will supplement the emerging Local Development Framework, as well as the saved policies in Westminster’s Unitary Development Plan, as referred to below. It has been prepared in accordance with the advice contained in PPS12 and the Town and Country Planning (Local Development) (England) Regulations 2004. Consultation has been carried out in accordance with Westminster’s *Statement of Community Involvement*. A sustainability appraisal and statement setting out how the public

have been involved in preparation of the document is set out in the SPD documents, which form an appendix to this audit.

1.5 The Conservation Area Audit for St John’s Wood was adopted as a Supplementary Planning Document on 16.06.2008. The St John’s Wood Conservation Area was first designated in 1967; its boundaries were altered in 1979 and 2007. The designation reports can be found in the Directory at the back of this document.

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

Further advice on planning controls within Conservation Areas can be found in the Westminster publications: *Conservation Areas: A Guide for Property Owners and Development and Demolition in Conservation Areas*.



## 2 LOCATION AND SETTING

2.1 St John's Wood is a large conservation area, located at the northern extremity of the City of Westminster. It lies across the low projecting bluff formed by the Rivers Tyburn and Westbourne.

2.2 The boundaries are irregular, formed to the west by Maida Vale and to the south by St John's Wood Road and Prince Albert Road. The eastern and northern boundaries roughly follow the Westminster City boundary with the London Borough of Camden.

2.3 Most of the large-scale developments along much of the Finchley Road and Wellington Road were excluded from the original designation of the conservation area. An island of buildings, largely early 20th century mansion blocks near Grove End Road and Circus Road, were also excluded. Some of the best examples of these mansion blocks are now included within the conservation area.

2.4 The Maida Vale Conservation Area lies to the west, and the Regent's Park Conservation Area to the south-east, beyond Prince Albert Road.

## St John's Wood Conservation Area





### 3 HISTORY

#### Early Development

3.1 St John's Wood was once a part of the 'Great Forest of Middlesex', a dense oak forest that extended north-west beyond London. Some street names in the present day St John's Wood have origins in the early history of the area: Barrow Hill is mentioned in a Saxon charter of AD986, a name which may derive from the old English word 'baeruwe' meaning a grove or wood; and a priory near what is now Abbey Road was attached to the Abbey of Westminster.

3.2 At the time of the Domesday Book in 1086, the area lay within the ancient Manor of Lilestone (now Lisson). In 1238 the Manor was given over to the Knights Templar and in 1323 bestowed on the Knights of the Order of St John of Jerusalem – hence the present name of St

John's Wood.

3.3 The land around St John's Wood remained forested throughout the medieval period. However, after the dissolution of monastic orders in 1539, the land reverted to the Crown. Henry VIII established hunting grounds nearby at Marylebone Park (now Regent's Park) and the trees of St John's Wood were felled to meet the demand for timber to build ships and royal palaces.

3.4 Apart from a strip of land along the Edgware Road that had been acquired by John Lyon in 1574, the land around St John's Wood remained in Crown ownership until the late 17th century. By the mid 17th century most of the remaining trees had been felled, leaving acres of meadow and grassland to provide hay for the capital's thousands of horses.

3.5 Figure 2 illustrates how the land of



Figure 2: View of St John's Wood from Hampstead Church Yard c. 1822 (© Guildhall Library Collections)



St John's Wood remained, as open fields dotted with a few mature trees, well into the 19th century.

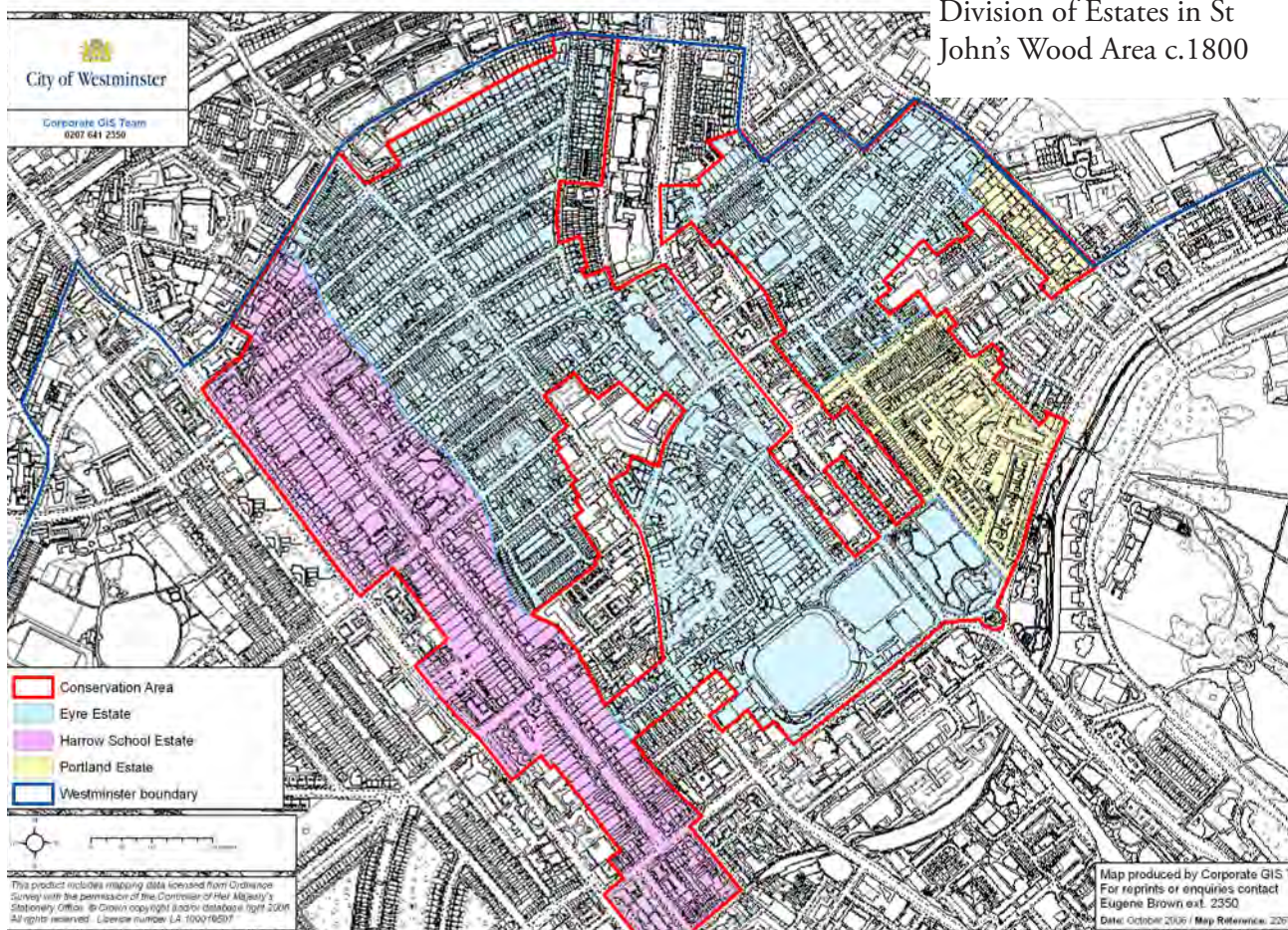
## The Eighteenth Century

3.6 Sale of land in St John's Wood by the Crown began in the early 18th century. Henry Samuel Eyre acquired the largest portion in 1732: a 500 acre estate that stretched roughly from what is now Rossmore Road to Swiss Cottage, bounded by Hamilton Terrace to the west and Avenue Road to the east.

3.7 The strip of land owned by John Lyon was bequeathed to his foundation at the Harrow School, on trust to maintain the roads between London and Harrow in good repair. The boundary between the Harrow and Eyre estates followed a medieval track that ran through Cunningham Place through Hamilton Close to Greville Road and Priory Road.

3.8 The Duke of Portland also owned a small pocket of land to the east between Townsend Road and Portland Road (now St John's Wood High Street) which became known as Portland Town. The distribution of the land of St John's Wood amongst these principal estates is shown on the map at Figure 3.

3.9 Despite being subdivided in the early 1700s, the land of St John's Wood remained primarily as agricultural holdings until the end of the 18th century. John Roque's Map of 1746 (Figure 4) shows the land subdivided into small fields to the east of Edgware Road with no development other than a few smallholdings. St John's Wood Farm lies roughly on the site of St John's Wood Station, on the corner of the present-day Wellington Road. The route extending south-west from this, leading to Punkers Barn, appears to relate to the present Grove End Road.



Division of Estates in St John's Wood Area c.1800

Figure 3: Division of land within St John's Wood between the Eyre, Harrow School and Portland estates c. 1800





Figure 4: John Roque's Map, 1746  
(© Motco Enterprises Ltd)

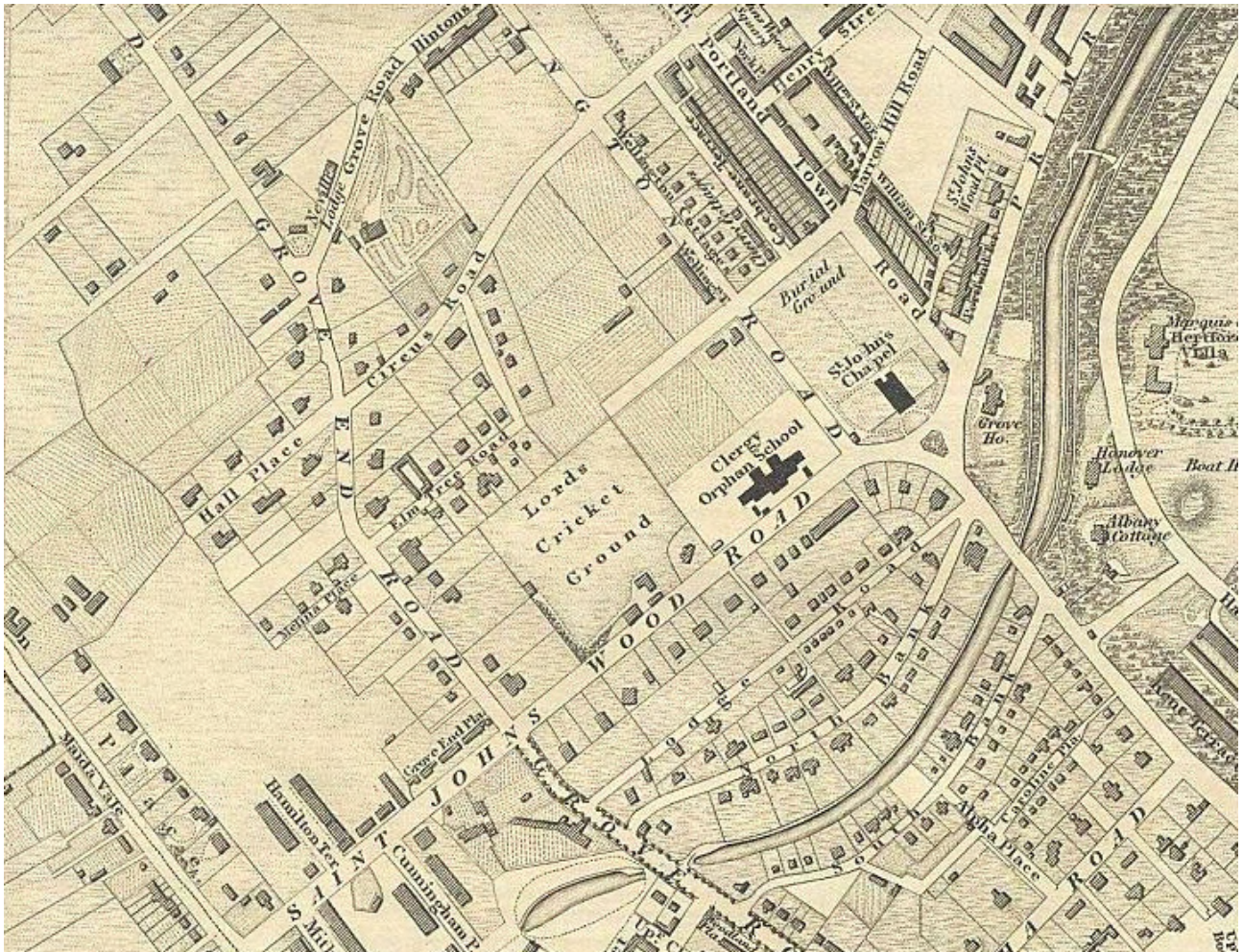
### Early to Mid-19th Century

3.10 It was not until the 19th century that the development of St John's Wood as we know it today began. Larger institutions were built in the early 1800s, with the Clergy Orphan School being established in 1812, St John's Wood Chapel in 1813, Lord's Cricket Ground in 1814 and the Eyre Arms Tavern in 1820. The earliest developments were scattered over a wide area of the Eyre Estate and in more concentrated terraces in Portland Town. The construction of Abbey Road in 1824 and Wellington Road in 1826 were significant catalysts for the area's development, which was at its height during the late 1840s.

3.11 Greenwood's Map of 1830 (Figure 5) shows the earliest development in St John's Wood. Clusters of terraces appear in Portland Town, along Portland Town Road (now St John's Wood High Street). Larger villas standing in substantial garden plots are located to the south of St John's Wood Road and along the Grove End Road. The earliest phase of the Harrow School Estate is starting to appear at the south end of Hamilton Terrace. Lord's Cricket Ground, the Clergy Orphan School and St John's Chapel and Burial Ground have also appeared. Between these pockets of development remain substantial areas of agricultural land.



Figure 5: Greenwood's Map, 1827 (© Motco Enterprises Ltd)



3.12 The development of St John's Wood over the 19th century coincided with an upsurge of interest in gardening; large nurseries were nearby at Maida Vale and the generous gardens afforded scope for display and experimentation.

### Development of the Eyre Estate

3.13 An initial survey of the Eyre's land was made in 1794 and plans drawn up to lay out the estate. However, economic crisis and war with France meant the plan never materialized. In 1803 architect John Shaw envisaged a new plan for the estate: a circus of single or semi-detached houses, standing in their own gardens, and a central 'pleasure ground'. Although war with France again prevented the full implementation of his plan, Shaw's innovative scheme for pairs of houses or villas set the precedent for what emerged some years later.

3.14 In 1809, the first of the Eyre Estate's villas were built in Alpha Road, Beta and Omega Place. Although sited just to the south of the current conservation area, these early streets were to provide a crucial model, setting the tone for subsequent development of the locality.

3.15 In 1811 John Nash was commissioned to devise a scheme for the nearby Marylebone Park (Regent's Park) which, along with the construction of the Regent's Canal between 1811 and 1829, provided the stimulus for developing the land of St John's Wood. Henry Eyre sought to develop his estate as a modest reflection of Nash's scheme – a rustic housing estate for the middle classes and an elegant suburban retreat that enjoyed close proximity to the capital.

3.16 Building was speculative; though the Eyre Estate set a standard by issuing building leases specifying properties must



have gardens and be surrounded by walls at least 6 feet high. It was the construction of broad avenues of detached and semi-detached villas in substantial grounds which gave St John's Wood its distinctive character and established a new model of suburban style.

### Development of the Harrow School Estate

3.17 Inspired by the successes of the Eyre Estate, development of the Harrow School land began from 1823 onwards. Streets in this estate were named after the School's governors: the Duke of Abercorn (Abercorn Place), the Earl of Aberdeen (Aberdeen

Terrace), Lord John Northwick (Northwick Terrace), Charles Hamilton (Hamilton Terrace), and Revd. J W Cunningham (Cunningham Place). St Mark's Church, Hamilton Terrace was built in 1845-46 by Thomas Cundy Jr.

3.18 The Harrow Estate also set high standards for building development, using the model of semi-detached villas in wide streets seen in the Eyre estate. However, the villa model was so successful that land prices increased so far that building after 1850 reverted to terraces, which are seen around the fringes of the conservation area.

## A Brief History of Lord's Cricket Ground

Today, St John's Wood is as famous for its associations with cricket as its suburban planning, which began when Thomas Lord first leased land on Dorset Fields in 1787 for the gentlemen players of White Conduit Cricket Club. After a brief stay in Regent's Park, the ground was moved again in 1814 to the site of a duck pond in St John's Wood, where the ground remains today. A fire destroyed Lord's original pavilion in 1825 but a new one was built almost immediately. The second pavilion was frequently altered and greatly enhanced over the next 60 years until its eventual replacement with the current pavilion, designed by Thomas Verity and built in the winter of 1890-91.

Marylebone Cricket Club's purchase of the freehold of the ground in 1866 resulted in numerous projects to develop and improve the facilities at Lords. This included the first grandstand, a hotel and tavern and an enlarged real tennis court. The playing area itself was also levelled. In 1877 Lord's became the home of Middlesex County Cricket Club and in 1887, to celebrate MCC's centenary, an area known as Henderson's nursery was purchased. In 1882 North Terrace was built and houses in Elm Tree Road, St John's Wood Road and Grove End Road were bought as they became available. The main gates, designed by Herbert Baker, were installed in 1923.

The ground has continued to develop and change through the 20th century with the construction of a variety of new stands; but the most notable recent structure is the Investec Media Centre by Future Systems, opened in 1999.



Figure 6: Lords Cricket Ground in 1837, image © M.C.C.



## Development of Portland Town

3.19 Unlike the Eyre and Harrow School Estates, the small pocket of land owned and developed by the Duke of Portland was not prescribed with such high standards. The lack of quality building speculations in this area led to the development of tightly-packed, low-quality terraces. Portland Town was known for its overcrowded and run-down houses, the antithesis of the leafy suburban character of the rest of St John's Wood.

3.20 The Ordnance Survey Map of 1870 (Figure 7) shows the rapid development of St John's Wood that took place in the mid-19th century. Portland Town has become a dense urban development to the east. The Harrow School's land has been completely developed, with Hamilton Terrace and Upper Hamilton Terrace extending north. To the north of Abbey Road are new streets with terraces along

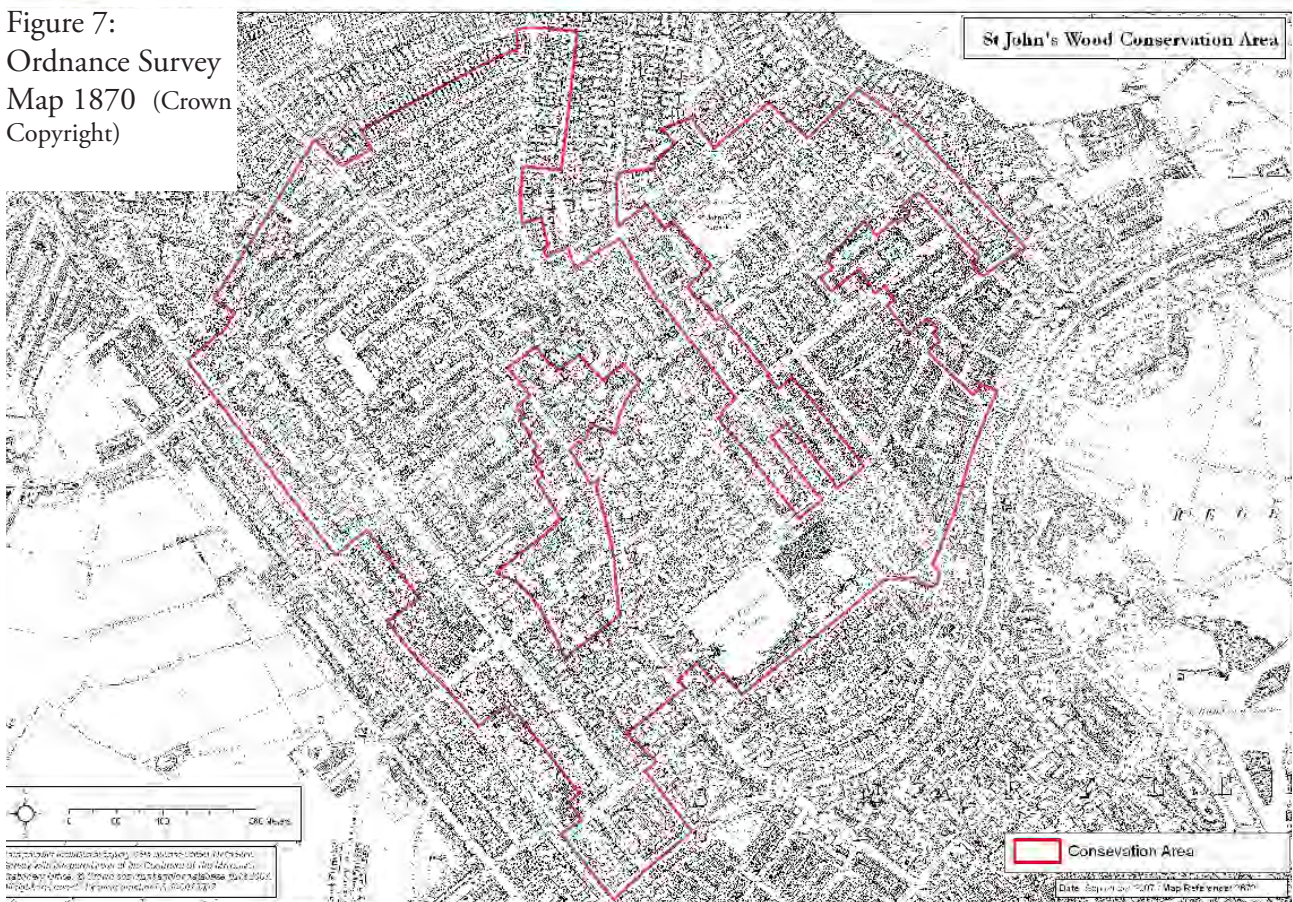
Carlton Hill and Clifton Hill. Despite this rapid urban development on the fringes of the conservation area, the Eyre estate at the centre has retained its character, with substantial villas and semi-detached houses standing in large garden plots.

3.21 The comparatively inexpensive villas, surrounded by large gardens and tree-lined avenues, attracted many who wanted rural calm whilst living close to the city. Many artists, authors, philosophers and scientists made their homes in St John's Wood.

## The Barracks

3.22 In 1804 a brigade of the Royal Artillery, originally stationed in St James's Park, was billeted at St John's Wood Farm due to lack of room. The whole brigade moved to St John's Wood in 1810. The barracks site on Ordnance Hill contains buildings of various dates, including the

Figure 7:  
Ordnance Survey  
Map 1870 (Crown  
Copyright)





riding school (1824-5) and Officers' Mess (1921-2); the most recent additions to the barracks were completed in 1972.

### Late 19th and early 20th Century

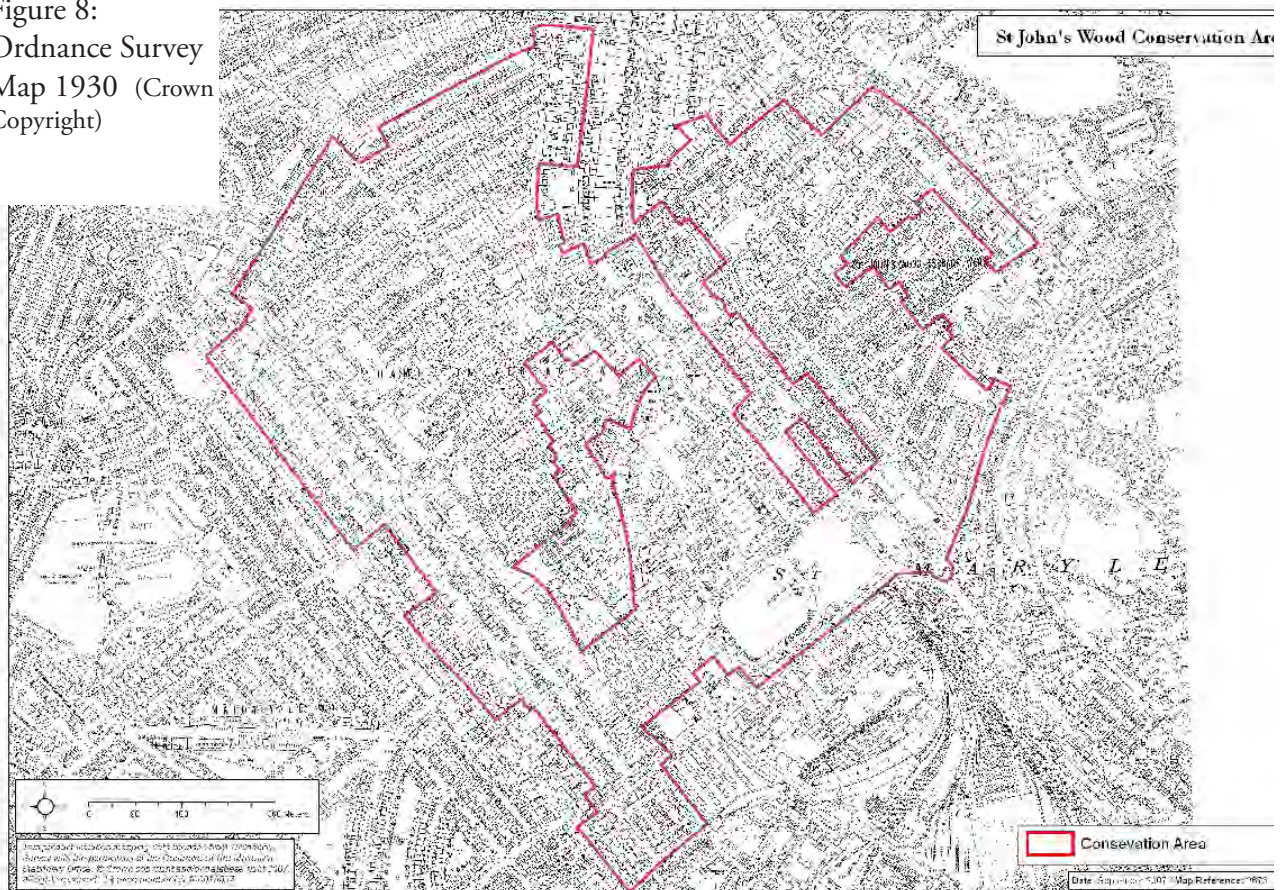
3.23 The late 19th and early 20th century saw significant changes in the layout of St John's Wood, largely due to transport schemes that were implemented towards the end of the Victorian period. In 1892 the Metropolitan Railway acquired land through the middle of St John's Wood to pass a new line into Marylebone. Despite furious opposition, the tunnel was built which caused a scar in the centre of St John's Wood and initiated the large-scale redevelopment of much of Wellington Road. As compensation for the disruption caused to Lord's Cricket Ground, they were given the land of the Clergy Orphan's School by the Railway; the St John's Wood Burial Ground was also gifted to the public laid out as a garden.

3.24 By the turn of the 20th century many of the terraces around Portland Town had become slums and were redeveloped, resulting in the first apartment blocks in St John's Wood along Avenue Road, Allitsen Road and the lower part of St John's Wood High Street.

3.25 Substantial redevelopment of the Eyre Estate also occurred during the early 20th century, when many of the original 99-year land leases began to expire. Early 20th century redevelopment consisted of large detached neo-Georgian houses and mansion blocks along Wellington Road and parts of Abbey Road and Grove End Road. These did not all relate to the existing scale and changed the character in the centre of the conservation area. The new underground station built in 1939 further encouraged redevelopment of this area.

3.26 The 1930s Ordnance Survey Map of St John's Wood clearly shows the changes that took place during the late

Figure 8:  
Ordnance Survey  
Map 1930 (Crown  
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19th and early 20th centuries to leave the area much as it looks today. Large-scale redevelopment has taken place along the southern fringes as well as in the centre of the area, with mansion blocks replacing terraces and Victorian villas. The land is more densely occupied and in some areas, trees and large garden plots have disappeared.

3.27 The Second World War also had a significant impact on the area; bomb damage left gap sites which led to post-war development in areas around the Finchley Road where the American School complex stands today. During the War many residents left St John's Wood to avoid air raids, leaving their properties empty. During and after the War the neglected houses gradually fell derelict. The properties reverted to the Eyre Estate and were subsequently been repaired, making St John's Wood the desirable residential area that it is today.

3.28 Although many of the original houses and gardens disappeared during the 20th century, much of the suburban character remains. St John's Wood was designated a conservation area in 1968.

#### Summary of Historical Development

- 1323 - Forest land given to Knights of the Order of St John of Jerusalem
- 1539 - Land passed to Crown and forest started to be depleted
- c. 1730 - Division of land between Eyre, Harrow School and Portland Estates
- c. 1820 - Earliest development of St John's Wood begins
- Late 19th century - Metropolitan railway and slum clearance means much redevelopment of the area
- Post 1930s - Bomb damage and expiration of land leases introduces a second wave of redevelopment



## 4 CHARACTER OF THE CONSERVATION AREA

### General

4.1 Originally envisaged as an Arcadian suburb, St John's Wood Conservation Area today retains its leafy, residential character, where trees and shrubs belie the reality of its inner urban location.

4.2 Over most of the area, the density of buildings remains much lower than in many Westminster locations, with a mixture of detached, semi-detached and terraced properties set in generous gardens and along a network of wide, tree-lined streets. The townscape itself retains a generally consistent and domestic scale and there are few buildings which can properly be regarded as landmarks.

4.3 This low density, suburban townscape is most obvious to the north of the conservation area and on its eastern and western fringes; the areas which originally formed part of the Eyre Estate. Here large detached and semi-detached villas, in diverse architectural styles, combine to create an informal and picturesque townscape. Most are set within generous gardens, with open gaps providing glimpses between buildings to trees and greenery beyond.



Figure 9: Picturesque townscape, Loudon Road



Figure 10: Hamilton Terrace, Southern end.

4.4 Hamilton Terrace has similar built form but more regular composition and, particularly to the south, the townscape has a more formal quality and classical architecture predominates.

4.5 The central and southern parts of the conservation area have a more fragmented character and more modern interventions in the townscape have disrupted the original layout in places.

4.6 Here there are distinctive small pockets of attractive Victorian terraced properties, which are characterised by their more regular urban grain, smaller plot widths and a greater sense of enclosure. Most of these retain their small front gardens and vegetation provides a soft edge to the street scene.



Figure 11: View of Abbey Gardens from Violet Hill Gardens

4.7 Terraces are found in two main concentrations: between Blenheim Terrace and Hamilton Gardens, and along St

John's Wood Terrace and Ordnance Hill. Terraces are also found in small groups around the fringes of the conservation area, for example on Boundary Road.



Figure 12: Late Victorian/ Edwardian townscape on St John's Wood High Street

4.8 St John's Wood High Street and the south-eastern part of the conservation area has a different, busier and more urban character related to its role as a small retail centre and its primarily late Victorian/ Edwardian townscape. The existence of mansion blocks creates pockets of different character. Here the buildings are of a larger scale, generally fronting directly onto the street, with less open space and greenery.

4.9 At this south-eastern edge of the conservation area there is also a concentration of mansion blocks, dating from the Edwardian and inter-war periods. These contrast in scale and architectural detail with the predominantly Victorian townscape in the conservation area, but nonetheless form part of the historical development of the area. Despite their larger scale, many display architectural ingenuity in breaking down such large massings of buildings.

4.10 Other mansion blocks are located around the fringes of the Conservation Area boundaries, along Grove End Road and Wellington Road and form a dominant and important element of its setting.

4.11 Lord's Cricket Ground, with its mixture of sporting architecture and open spaces, forms another enclave of distinct character in the south of the conservation area. Here the buildings, which necessarily turn their backs upon the surrounding townscape, represent a catalogue of cricketing architecture from the 1889 pavilion to the ultra-modern media centre, opened in 1999.



Figure 13: Lord's Cricket Ground

#### Summary of Character

- Low density townscape, with wide tree-lined streets
- Importance of generous gardens, trees and greenery
- Picturesque mixture of detached and semi-detached villas
- Smaller pockets of terraced housing and mansion blocks

## Streets And Spaces

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

4.13 The street pattern of St John's Wood Conservation Area strikes a balance between areas of formal layout and its ambitions for an informal, arcadian ambience.

4.14 The principal routes through the area run north to south. Finchley Road/Wellington Road is the major traffic artery in the area and splits the conservation area in two. Abbey Road, an ancient medieval route, also remains a major traffic route though the area.

4.15 To the east, Hamilton Terrace is particularly wide and has perhaps the grandest character. Here the street layout is formal. The detached houses at the north of this street include some of the most imposing in the conservation area, with plot frontages of 18-20m. The depths of plots here and at Maida Vale - up to 60m - are also among the largest in St John's Wood.

4.16 Other large detached houses are found for example in Avenue Road and Marlborough Place, with frontages of up to 16m, with smaller examples in several other streets. Those in Springfield Road, Clifton Hill and the eastern portions of Carlton Hill and Blenheim Road form a significant concentration. Their plot depths mostly are less than 40m. These streets tend to follow more informal, sinuous lines.

4.17 Pairs of semi-detached houses, are widely distributed through the area.

Early examples in Wellington Road now sit on very shallow plots, about 30m, with individual frontages of around 11m. Semi-detached houses with similar frontage widths are found for example in Hamilton Avenue, Blenheim Road, Boundary Road at its eastern end, and Clifton Hill.

4.18 There are also groups of terraced houses, for example in Alma Square and Hamilton Gardens, in Belgrave Gardens and Boundary Road, and particularly grand terraces in Abbey Gardens. These dwellings are generally tightly planned, on modest plots with frontages in the region of 5.5m and limited - or indeed no - front gardens. Streets are generally narrower and there is a greater sense of enclosure.

4.19 The terraces and mansion blocks in St John's Wood High Street form an area of particularly dense early twentieth century redevelopment, generally with buildings fronting directly onto the street.

4.20 Contrasting with the wide streets, are several intimate, enclosed mews spaces, with no gardens at all, and found at only a few locations, the most complete examples being in Hamilton Close, Rutland Mews, Ryder's Terrace and Queen's Grove Studios. Charles Lane includes some compact redeveloped properties as do other intimate spaces.

4.21 The buildings in some streets of older properties, for instance Melina Place and Elm Tree Road, are so altered and extended as to effectively conceal their original form. Frontages and plot depths vary greatly.

4.22 The greatest space between building lines, over 40m, is in Hamilton Terrace, north of St Mark's Church. The least, apart from mews and closes, is at Alma Square with the generality of streets having 25m or 30m between building lines.

4.23 Given the extent of private open space and large number of properties with gardens, the number of public open spaces



within the conservation area is limited.

4.24 The largest green open spaces within the area, one private and one public, are the St John's Wood Church Grounds and the main cricket field at Lord's. The relationship of St John's Wood to Regent's Park is also important; St John's Wood owes part of its arcadian character to the presence, minutes away, of one of London's largest parks.

4.25 The public gardens at the junction of Violet Hill and Abbey Road and the Alma Square garden enclosure are more intimate spaces, and the landscaped setting for the statue of St George in front of St John the Baptist Church is a part of the primary space created by that busy road junction. Both private and public spaces are of historic interest.

4.26 For the purposes of the Conservation Area Audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces; Intimate Routes and Spaces. The map at **Figure 14** shows the hierarchy of routes and spaces within the conservation area.

## Primary Routes and Spaces

Abbey Road  
Edgware Road  
Finchley Road  
Grove End Road  
Hamilton Terrace  
Maida Vale  
St John's Wood Church Grounds  
Prince of Wales Road  
Prince of Wales Road  
St John's Wood Road  
Wellington Road

## Secondary Routes and Spaces

Abbey Gardens  
Abercorn Place  
Aberdeen Place  
Acacia Gardens  
Acacia Road  
Allitsen Road  
Avenue Road  
Barrow Hill Road  
Belgrave Gardens  
Blenheim Road  
Blenheim Terrace  
Boundary Road  
Bridgeman Street  
Carlton Hill  
Cavendish Avenue  
Charlbert Street  
Circus Road  
Clifton Hill  
Culworth Street  
Cunningham Place  
Finchley Place  
Greenbury Street  
Greville Place  
Greville Road  
Hall Road  
Hill Road  
Lord's Cricket Ground  
Loudoun Road  
Marlborough Place  
Newcourt Road  
Newcourt Street  
Norfolk Road  
Northwick Terrace  
Ordnance Hill  
Queen's Grove  
Scott Ellis Gardens  
Springfield Road  
St Ann's Terrace  
St John's Wood High Street  
St John's Wood Park  
St John's Wood Terrace  
Townshend Road  
Vale Close  
Wellington Place  
Wellington Road  
Woronzow Road

## Intimate Routes and Spaces

Abercorn Close  
Abercorn Place Estate  
Acacia Place  
Alma Square  
Alma Square Gardens  
Aubrey Place  
Aquila Street  
Barbara Brosnan Court  
Belgrave Gardens  
Blenheim Passage  
77 Carlton Hill  
Cavendish Close  
Charles Lane  
Elm Tree Close  
Elm Tree Road  
Finchley Place  
Hamilton Close  
Hamilton Gardens  
Hamilton Gardens  
Henstidge Place  
Hillside Close  
Langford Close  
Langford Place  
Melina Place  
Northwick Close  
Ordnance Mews  
Queen's Grove Studios  
Regent's Mews  
Rutland Mews  
Ryder's Terrace  
St John & St Elizabeth Hospital approach  
Tatham Place  
The Lane  
Vale Close  
Violet Hill  
Violet Hill Gardens  
Walpole Mews  
Waverley Place

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



Figure 14: Hierarchy of Streets and Spaces





## Architecture

### Overview

4.27 St John's Wood represents the first example of suburban development in inner London; its architecture comprising a mixture of early-mid Victorian detached and semi-detached villas and terraces, these now interspersed with a variety of twentieth century buildings, including a number of detached houses from the 1930s and a range of Edwardian and later mansion blocks and flats.

4.28 The picturesque character of the area is derived in large part from the variety of architectural styles employed: restrained Classical, Italianate, Gothic or picturesque Cottage Ornee. Although there is no single standard design type, houses of one design run to a maximum of 4-6 in number, perhaps reflecting the Estates' preference for leasing to more rather than fewer developers. The widespread use of two building materials, yellow stock-brick and stucco, across most of the conservation area gives a coherence to its character.

4.29 The building ages map (Figure 15) shows the predominantly Victorian character of the conservation area, with those from the earliest phase of the development now in relatively isolated groups. Later development cuts through the centre of the area, particularly around the Circus Road/ Wellington Road and Grove End Road area. The south-eastern corner of the conservation area has the main concentration of late Victorian and Edwardian buildings. Different building types are illustrated in more detail below.

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

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

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



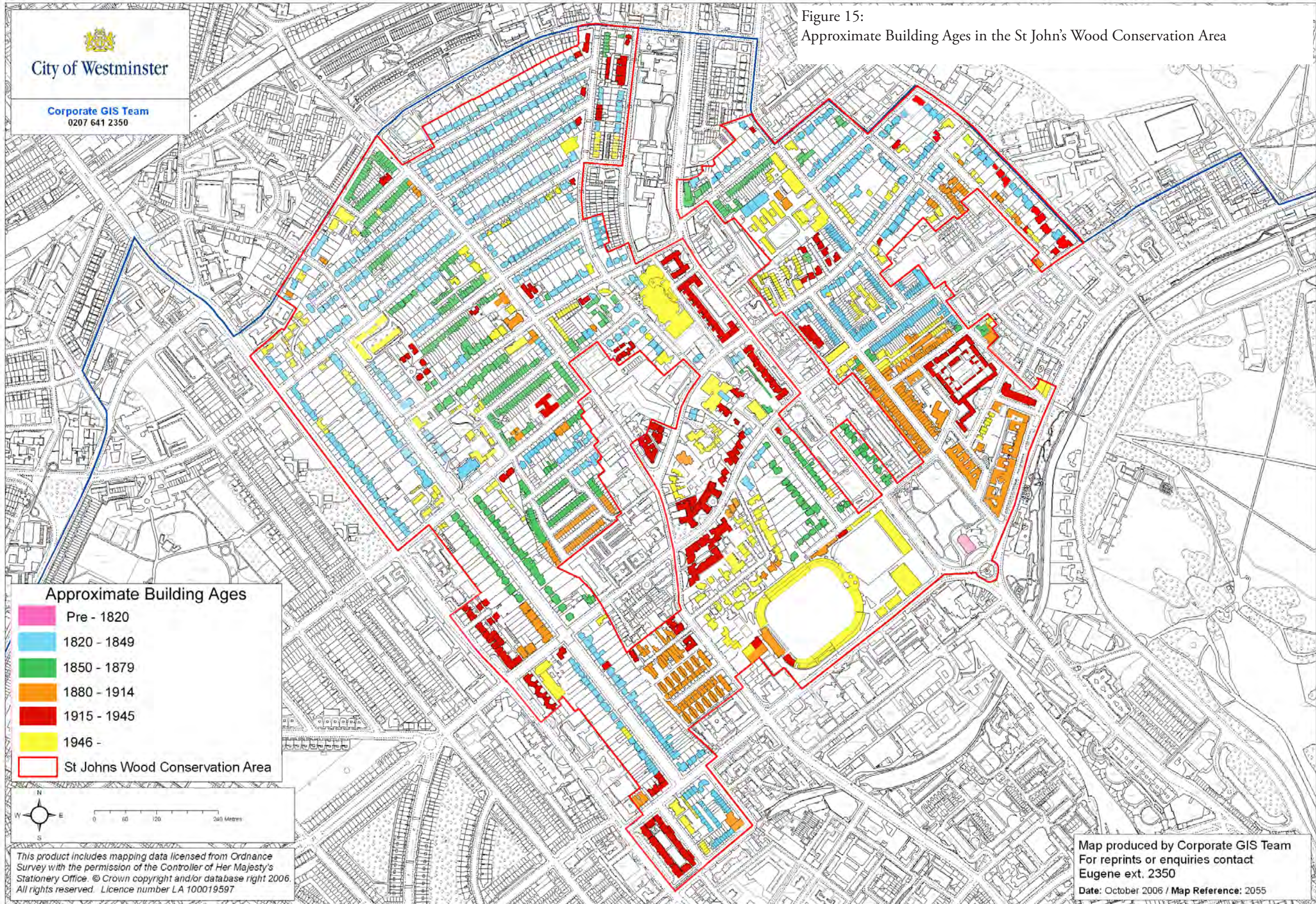


Figure 15:  
Approximate Building Ages in the St John's Wood Conservation Area



## Detached and Semi-detached Villas and Houses

4.30 The main building types within the conservation area are a range of detached villas and semi-detached houses, often treated as villas. These are particularly spread over the northern half of the area, with some of a more imposing nature along Hamilton Terrace to the west. The design of these villas was greatly influenced by Nash in the Regent's Park area and most date from the early-mid Victorian period. There are also a number of later detached houses of interest, particularly from the early 20th century.

4.31 Houses are generally two or three storeys over basement and are set in large plots, with generous gardens to the front and rear, and wide gaps between properties. They do not form designed groups as already noted but rely on the use of a mixture of stucco and brick, along with their generous landscape setting and consistent scale to create a feeling of unity. However they accommodate a variety of architectural styles as set out below – contributing to the diversity and interest of the area.

### Classical/ Italianate Villas

4.32 The earlier Italianate villas tended to be fully stucco rendered with simple classical detailing. They characteristically have shallow pitched roofs, often with



Figure 16: Typical Italianate villa in stucco, with low pitched roof

broad overhanging eaves set on brackets and tall chimneys. The half basement storey renders the ground floor, rather than the first, the piano nobile, with large windows and some have entrances with grand projecting porches. A second, and sometimes third, storey of reduced height and more modest detailing sits below the eaves. The classic St John's Wood villa is broader than it is tall (Figure 16).

4.33 This basic villa design was adapted to include semi-detached buildings, often designed to resemble a single large property. Entrances are often recessed on the side wall of each property to create the feeling of one grand house (Figure 17).



Figure 17: Attractive semi-detached villas, with giant Ionic pilasters, 60-62 Carlton Hill



Figure 18: More simply detailed semi-detached houses, Carlton Hill.

## Gothic Villas and Cottages

4.34 The appearance in St John's Wood of Gothic properties reflects the style wars of the mid Victorian period between the rival schools of Classical and Gothic architecture. The scale of these Gothic 'villas' is similar to that of the Classical buildings, though the style permits a great deal more individual expression. As well as the characteristic pointed gables and window arches (Figure 19), other properties incorporate turrets, battlements and have irregular plan form (Figure 20).



Figure 19: Gothic Villa on Carlton Hill, with castellated bay window, stone tracery, pointed gables and porch



Figure 20: Large Tudor/Gothic villa, Greville Place

4.35 These gothic properties often incorporate richly decorated doorcases, Tudor arches, elaborate chimney pots, and mullioned windows. Use of stone dressings and stone window and door openings are also characteristic of the

Gothic style. A range of interesting examples of Gothic Villas can be found throughout the area, most particularly around Clifton Hill and Carlton Hill.

4.36 A third architectural style is seen in the occasional 'Cottage Ornee' properties. These asymmetrical detached houses reflect the Picturesque movement that also influenced Victorian architects.

## Twentieth Century Detached Houses

4.37 Other individual styles represented in St John's Wood include infill buildings of many types from across the 20th century, particularly the 1930s and 1950s. These include early 20th century neo-Georgian properties; buildings drawing on the Arts and Crafts movement such as that at 37 Clifton Hill and mid century interpretations of the Regency style villa.



Figure 21: Early 20th Century neo-Georgian red brick building



Figure 22: Acacia Gardens dating from the 1950s with Regency detailing



## Terraces

4.38 Terraces in St John's Wood range in date from 1830 to the 1880s. The main groups of terraces in the conservation area are in the areas surrounding Belgrave Gardens, Blenheim Terrace, Abbey Gardens / Alma Square, South Hamilton Terrace and St Johns Wood Road, Queen's Grove and Ordnance Hill/St John's Wood Terrace.

4.39 The terraces provide a more regular townscape. They are mostly three storeys (often over basement) and two bays wide. Low boundary walls generally enclose the small front gardens, and form an attractive setting for the buildings. A range of detailing has been used, reflecting the variety of styles in the area, although Classical detailing is most common.

4.40 Buildings range from the simpler, early flat fronted buildings, with little ornamentation to more ornate brick and stucco compositions from the mid-19th century and simplified Gothic from the later Victorian era.

4.41 Some early examples of terraces in the area can be found to the south of Hamilton Terrace and on St John's Wood Road. On Hamilton Terrace, plain yellow-stock brick terraces date from c.1830 and are characterised by their simplicity. Round-headed doors and windows, a wrought iron balcony and stucco basements are the only decorative additions. On St John's



Figure 23: St John's Wood Road

Wood Road the terraces are slightly grander, with Regency detailing including attractive, curving bow windows to ground floor level, topped by bottle balustrade (Figure 23).

4.42 The slightly later St Anne's Terrace (Figure 24), in the eastern part of the conservation area has been designed as a palace fronted stuccoed range. A massive pediment sits above numbers 11-15, set



Figure 24: St Anne's Terrace

on giant Corinthian pilasters, and the northernmost pair of the terrace project slightly forward, suggesting a pavilion. The southernmost portion of the terrace was not completed to this plan, however, and has been built to a much plainer specification.

4.43 The later terraces at Abbey Gardens date from the 1860s (Figure 25) and are more conventional mid-Victorian buildings. These three storey yellow brick buildings are half stuccoed with cast



Figure 25: Abbey Gardens

iron balconies supported on pillars and a pronounced cornice. Windows are embellished with consoles and pediments at first floor level, and simple surrounds at second floor.

4.44 Later still, the 1870s terraces on Hamilton Gardens (Figure 26) have simplified Gothic details – particularly the pointed arches over the doors. Built in red brick, with stucco detail, these terraces have low pitched roofs with no parapet; the roofscape punctuated by stout chimneys and divided by brick upstands.



Figure 26: Hamilton Gardens

## Mansion Blocks and Flats

4.45 Victorian, Edwardian and Interwar mansion and flat blocks are also characteristic of St John's Wood. These are to be found in a swathe through the centre of the conservation area, on Wellington and Circus Roads, as well as around the periphery – particularly along Finchley Road, Maida Vale and Prince Albert Road. These are in contrasting character to other buildings and tend to be in red brick, using more flamboyant detailing and are of a larger scale.

4.46 The earlier mansion flats are built in red brick with white stone or stucco dressings, but tend to be of a smaller scale than their twentieth century counterparts. The blocks on Hamilton Terrace are typical of this form (Figure 27). These are of three storeys, including an attic storey and are

built in red brick, with striking banded detailing in white stone. The elevations are boldly detailed with balustrades, shaped Dutch style gables and pediments.



Figure 27: Hamilton Terrace mansion blocks

4.47 Other significant examples are grouped at the Regent's Park end of St John's Wood High Street and date from the Edwardian period, when extensive slum clearance took place. Along the northern part of St Johns Wood High Street, these have shops at ground floor level. Attractive examples of social housing dating from 1904 can be found on Allisten Street.

4.48 Hannover House is a typical, grander Edwardian mansion block, five storeys over basement, with attic storey. It is of substantial scale, occupying a much larger plot than earlier buildings. It is built in red brick with a strong pattern of white window dressings and string courses



Figure 28: Hannover House (c. 1906), St John's Wood High Street



and a distinctive gabled roofscape. Later mid-20th century flat blocks for council housing can also be found throughout the conservation area; many are simply but attractively detailed.



Figure 29: Attractive, mid 20th century council flat blocks at 77 Clifton Hill

4.49 Mansion blocks tend to be grouped into coherent areas which, by virtue of their age, materials and quality of design, make a positive contribution to the character of the conservation area. The mansion and later flat blocks tell an important part of the story of changing forms of residential accommodation in the area. Some St John's Wood mansion blocks, for example Crophorne Court on Maida Vale, are listed for their special architectural interest.

## Mews

4.50 There are seven mews in the St John's Wood Conservation Area, and they survive in varying degrees of completeness. Abercorn Close, Langford Close, Rutland Mews, Hamilton Close and Northwick Close are well preserved, retaining traditional features such as arched entrances, granite setts with drainage channels, stone bollards and unaltered mews buildings.

4.51 The traditional mews house is a modest two storey building in yellow stock brick, with small openings at first floor level, over timber carriage doors. They normally have cast iron rainwater goods,

small timber sash windows, and may incorporate other features such as exterior staircases, winches or other ironmongery, or first floor winch doors.



Figure 30: Hamilton Mews

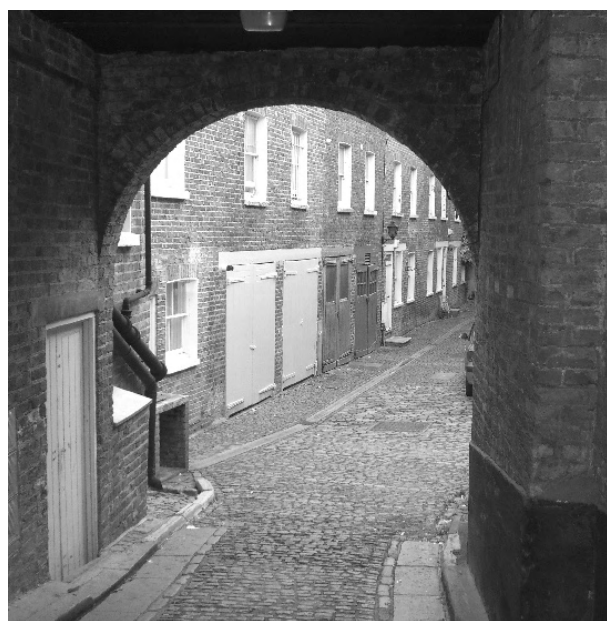


Figure 31: An arched opening leads through to Rutland Mews

4.52 Some of the less complete mews, such as Charles Lane have buildings with additional storeys, replacement metal garage doors, and have lost their granite setts. However in general, the mews buildings have an unpretentious simplicity which provides an attractive foil to the other building types in the conservation area.

## Public and Other Buildings

4.53 There are a range of attractive public buildings in the conservation area. These generally provide focal points in the conservation area and are therefore described in 'Landmark buildings' below. Shops and Public Houses are described from paragraph 4.106-4.117.

## Materials & Architectural Detail

4.54 The townscape of St John's Wood is enlivened by the use of a range of architectural detail. The original villas and terraces use a variety of Classical Italianate, Grecian and picturesque Gothic detailing. Porches, window and door surrounds, friezes, cornices and moulded parapets provide relief to large areas of stucco or brickwork.

4.55 Many of the original villas and terraces are characterised by their simplicity, and display typical Classical architectural proportions, with diminishing storey heights. Materials vary from all brick,

to stucco ground floor only or all stucco; the latter most commonly found on the larger villas. Some of the Gothic villas and later mansion blocks have more asymmetric composition, and make use of stone surrounds and detailing.

4.56 Where stucco is used to ground floors this is generally channelled and upper floors are embellished with stucco surrounds and detailing. Some of the grander terraces and pairs of houses are treated as single architectural compositions through the use of giant stucco pilasters (Figure 32). Other applied decoration includes decorative friezes below cornices or parapets (Figure 33) as well as stucco door and window surrounds in a variety of designs.



Figure 32: Sash windows with stucco surrounds, set between giant pilasters; Queens Grove Terrace



Figures 33-34: Top, simple Grecian style frieze set below cornice level and, bottom, decorative window surround.

4.57 Porches and porticos are also characteristic of many buildings in St Johns Wood. Most are of a modest nature with simple Tuscan or Doric pilasters (Figure 37) or simple brick porches to Gothic villas with pointed arches above (Figure 35). Many of the 1930s neo-Georgian buildings use heavy projecting moulded hoods above doorways.





Figures 35-37: top left, simple gothic style porch with pointed arch; Top right, grander portico with Tuscan columns and Bottom left, most common style of plain stucco porch

4.58 To classical villas and terraces, the composition of the elevation is usually completed by a strong stucco cornice or low projecting eaves, often bracketed. Other buildings use pediments and gables to create a picturesque roofscape (see Roof Profiles for further details), whilst some later detached villas in Norfolk Road use decorative barge boards (Figure 38).



Figure 38: Barge Boards, Norfolk Road

4.59 Most buildings are fronted by garden walls or railings, though not

all original. Some of the more modest houses, particularly in the terraces, have only a small garden, or basement areas separating the house from the street (see townscape detail).

## Windows and Doors

4.60 Windows and door openings are crucial in establishing the character of a building's elevation. Original doors and windows, including their detailing, materials and method of opening therefore make a significant contribution to the historic and architectural character of the conservation area.

4.61 To the terraces and classical villas, windows tend to be single glazed, double hung, timber vertical sliding sashes, recessed within the window reveal. Timber sashes are also found in many later buildings especially the 1930s neo-Georgian style buildings and to mansion blocks, whilst side hung timber casements are more common in the Tudor Gothic houses.



Figures 39-41: Top left, six-over-six round-headed window, Aberdeen Terrace; Timber casement window in Gothic surround, Loudon Road; Unusual tripartite 2-2 sash windows set in pedimented stucco surround, Malborough Hill.

4.62 Glazing bar patterns vary widely but six over six sashes are most common, often with margin lights. The most prevalent shape of window is rectangular but in the south of the area and in particular Hamilton Terrace, round-headed windows appear more frequently (Figure 39). Tripartite windows set within stucco surrounds are also common (Figure 40). Bay windows are found in buildings of all styles, although these are most prevalent in later villas and terraces. Some Gothic style villas also have bay windows with crenellation or pointed gables, sometimes with pinnacles above these (Figure 41).

4.63 Typical front doors are four or six timber panelled and where replacements have been made they generally have followed the character of the original. Most are painted black with occasional changes to other colours. These have simply detailed fanlights, generally rectangular, with some semi-circular versions, mainly found in the southern section of the area. Gothic properties often have doors with glazed upper panels.

4.64 Whilst the prevailing styles are outlined above, there are numerous examples of other architectural detail of interest from all periods (Figure 45-47). Where there are later twentieth century buildings of good quality, the preservation



Figures 42-44: Examples of original four panelled timber doors, with a variety of fanlights.

of original glazing forms and door styles is of equal importance.

4.65 The Council will encourage the repair and retention of original doors and windows throughout the St John's Wood Conservation Area. Regular maintenance and painting of the doors and windows is essential to ensure that problems of decay are not allowed to flourish, and to prolong their life expectancy. Porches and other architectural details of special interest



Figure 45-47: Left-right. Double timber doors in elaborate surround to Victorian Mansion block; 1950s flush door in simple surround; 1930s flush door, with projecting canopy above, Hamilton Terrace.



should also be retained, and specialist advice sought on repair. Reinstatement of missing architectural detail will also be encouraged (See further information section of the Directory at the back of this document for information on how to find specialist historic building consultants and contractors).

4.66 Where wholesale replacement is needed, the detail of doors and windows should match existing originals, in terms of glazing patterns and method of opening. Poor quality replacement doors and windows, with materials and detailing that do not resemble the original, can have a detrimental impact on the architectural integrity of individual buildings, and the character of the conservation area as a whole (see Negative Feature section below) and will be resisted. Original detailing, such as door and window furniture, should be retained.

## Dormers and Chimney Pots

4.67 These form striking features where seen against the skyline. Chimneys form particularly prominent features on Gothic style villas and cottages; many with decorative stacks and pots. Replacement or adaptation of dormers should repeat the scale and detail of the original in order to retain the character of the area.



Figure 48:  
Chimney  
stack and pots,  
Norfolk Road

4.68 Replacement or removal of chimney pots and stacks is discouraged and must be done in such a way as to preserve the integrity of the skyline.

## Roof Profiles

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

4.70 The origins of the roof profiles in St John's Wood reflect the area's architectural development. As outlined above the main buildings types are early 19th century large villas, some detached and others semi-detached. The majority of the townscape is therefore of a low and consistent scale. However, these have a variety of distinctive roof profiles. Some, such as those along Maida Vale, have Classical proportions with roofs set behind a parapet, this concealing much of the roof.



Figure 49: Roof set behind parapet

4.71 **Regency villas** - these buildings are particularly characteristic of the area and have distinctive roof profile with very low-pitched, slate roofs, with overhanging eaves, often set on brackets.



Figure 50: Gothic roofscape of towers and battlements

4.72 **Gothic style houses** – There are some excellent examples of small groups or individual Gothic style houses which were part of the original St John's Wood development. Typically they have roofs with gables, battlements and sometimes turrets (see Figure 50).

4.73 **1930s houses** – characterised by the use of higher pitches and neatly detailed dormers (Figure 51). These more often than not already accommodate an attic storey.



Figure 51: 1930s houses

4.74 **Pairs of houses** – there are numerous pairs of houses in the conservation area and it is important that their symmetry is retained (Figure 52).



Figure 52: Pair of houses

4.75 **Terraces and groups with a consistent roofline** – Some terraces are designed as a whole unit with consistent roofscape. This is achieved sometimes with regular repetition, sometimes alternating gable forms, and consistent use of dormers.



4.76 **Mews** – they are typically small, compact units with shallow pitched roofs which are often not visible at street level (Figure 53).



Figure 53: Intimate scale of the mews

4.77 **Mansion Blocks** - these large dominant buildings have ornate roofs with intricate detailing often which often includes turrets and shaped gables. Being out of scale with their neighbours, any raising of their roofs is unlikely to be appropriate.



Figure 54: Edwardian roofscape

4.78 **Roof Extensions and Alterations**  
If an extension to a building is being considered, the roof may seem the easiest direction in which to extend. Rooflines are, however, extremely sensitive to change, and alterations can be visually detrimental. In many cases this means that extensions are unlikely to be acceptable in St John's Wood Conservation Area because of the damage they would do to the roof profile.

To date the original structure, shape, pitch, cladding and ornament including chimneys have been well protected. Where possible enhancements will be encouraged which in some cases may mean the removal or replacement of unsightly or poorly designed extensions, alterations or telecommunications equipment.

4.79 In St John's Wood the roofing materials include both Welsh slate and clay tiles. When a roof is stripped, it is important that as much as possible of the original covering is re-used, preferably on the visible slopes, with matching new materials on other slopes. The Council will not encourage the use of modern materials such as concrete tiles or artificial slate, as they rarely meet the high quality appearance or longevity of traditional natural materials.



Figure 55: A clay tiled roof with distinctive red brick chimneys

4.80 As part of the conservation area audit, a survey of roof profiles has been undertaken. When considering applications for roof alterations and extensions the Council will be guided, so far as townscape issues are concerned, by the categories set out below and shown on the plan at **Figure 56**.

**4.81 Category 1 – Properties with existing roof extensions, or where extensions would not normally be acceptable** – This includes all listed buildings and groups of buildings that remain largely unaltered. It applies to many of the villas in St John’s Wood which are completed compositions, often with distinctive roof forms, and overhanging eaves, making extensions difficult to achieve and highly visible. It also applies to semi-detached houses and groups of houses, where an extension would imbalance or damage the integrity of a pair or group. Included here are 20th century developments where prominent mansard and pitched roofs are important elements of the original design. The removal of unacceptable alterations and extensions in order to restore the original character of a roof, however, will be encouraged and in some instances alterations to roofs may be acceptable, even if a full additional storey is not.

**4.82 Category 2 - Buildings where roof extensions may be acceptable** – These are buildings where it is considered some extension may be acceptable in design terms.

4.83 Within St John’s Wood, the distinctive and individual nature of the buildings, means that there are very few buildings where a full, additional storey would be acceptable. However, it is accepted that there are groups of buildings where, for example, many dormer windows have been constructed within the roof and alterations may help achieve greater uniformity of the roofline.

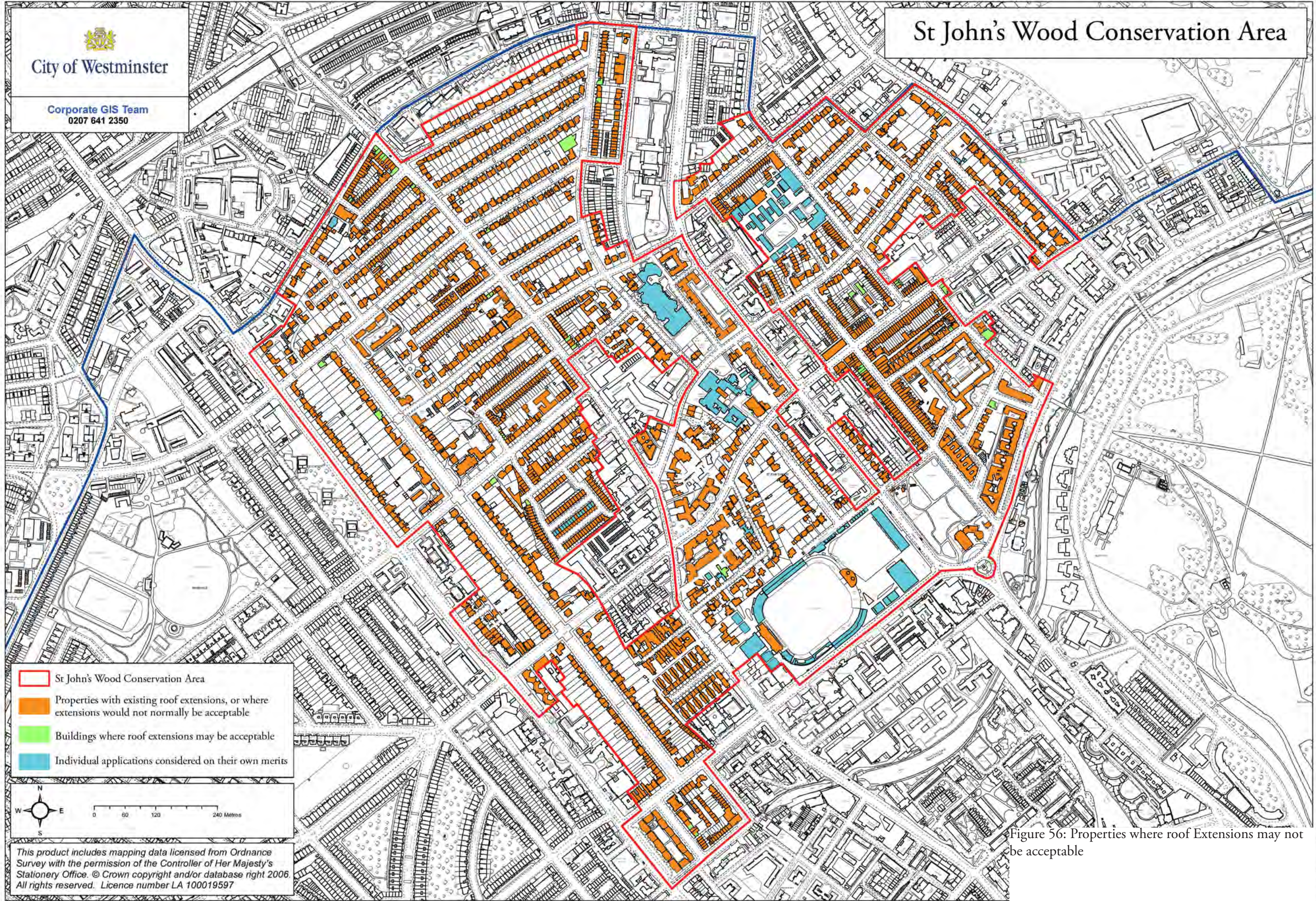
**4.84 Category 3 - Individual applications considered on their own merits** - These may be larger sites or unusual collection of buildings that defy a consistent approach in the design of roof alterations. Proposals for alterations and extensions at roof level would be judged individually on their own merits. Also in this category are roofs where dormers





have been built but the design from one property to the next varies substantially and the quality of materials and construction are sometime of a very poor standard. If a replacement extension is sought it is then there may an opportunity to improve the roofscape of the street and this will be considered on a case by case basis.

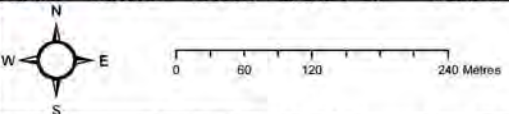
Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable without proper justification.

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





-  St John's Wood Conservation Area
-  Properties with existing roof extensions, or where extensions would not normally be acceptable
-  Buildings where roof extensions may be acceptable
-  Individual applications considered on their own merits



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Figure 56: Properties where roof Extensions may not be acceptable



## Unlisted Buildings of Merit

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

4.86 **Figure 57** shows the buildings in the St John's Wood Conservation Area considered to be of merit. By definition these properties are considered to be of value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted. The map also indicates listed buildings, as well as those considered to make a neutral or negative contribution.

4.87 All unlisted buildings which were part of the first phases of development of St John's Wood in the early-mid Victorian period are considered to contribute positively to the conservation area. Whilst many original villas are listed buildings, more modest Victorian mews and terraces also form attractive areas of townscape, of a similar date. All such buildings of similar character, date and scale are therefore identified as unlisted buildings of merit, even in some cases where unsympathetic alterations detract from their character (see Negative Features).

4.88 However, buildings of all periods contribute to the diversity and interest of the area. Later 19th and 20th century development in the area also makes a positive contribution to the townscape and are of historical interest, demonstrating changes and phases of the area's development. The best examples of mansion blocks, Edwardian townscape around St Johns Wood High Street as well as later detached residential dwellings and local authority flats are therefore also identified as of merit.

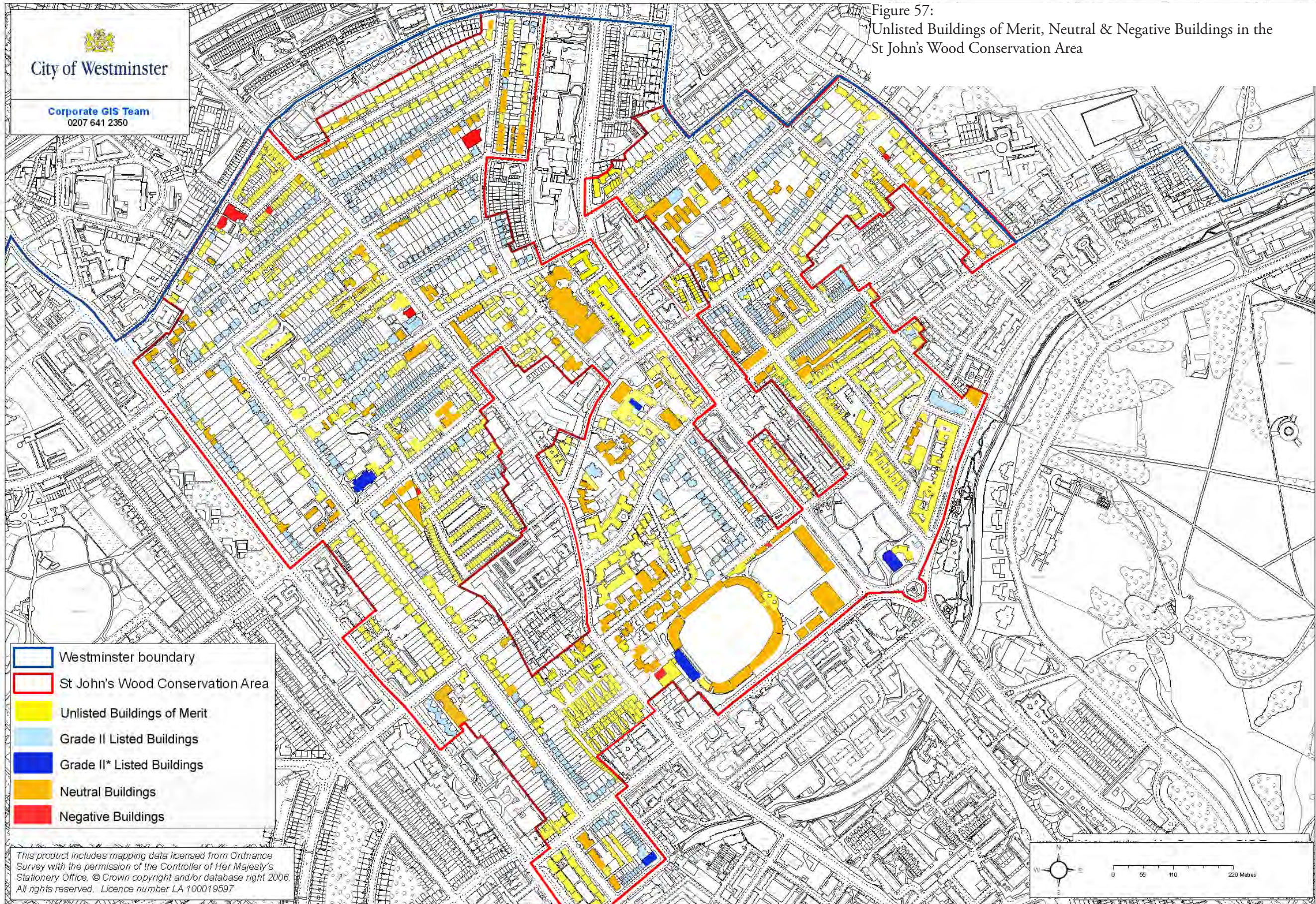
4.89 Some later in-fill development is of

simple design which it is considered neither detracts nor enhances the character of the conservation area. These are therefore identified as making a neutral contribution. In some cases, buildings may also have been so severely altered that their character has been irreversibly damaged. However, these have generally been identified as neutral where their scale and materials blends into the surrounding townscape.

4.90 Negative buildings are identified as those which, due to their scale, detailed design or materials, are incongruous in relation to the predominant character of the conservation area. These are described in more detail within negative features (Section 5).

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







## Landmark Buildings

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

4.92 Having been conceived as an arcadian suburb the townscape derives more from trees and other vegetation, and from a relatively informal layout, than from any grand architectural concept.

4.93 Consequently the number of landmark buildings is limited. The most striking are churches, St Mark's in Hamilton Terrace (Figure 58) and St John the Baptist, facing down Park Road (Figure 59).

4.94 The former is a Gothic composition, begun in 1846 to a design by Thomas Cundy Senior. The tower and spire were completed by his son in 1864.



Figure 58: St Mark's Church



Figure 59: St John the Baptist

4.95 St John the Baptist Chapel (1813-14) was designed by Thomas Hardwick and is in a chaste neo-Classical design. Both are listed Grade II\*

4.96 A former Congregational Chapel in St John's Wood Terrace (1830-40) features a dramatic pedimented portico supported on giant Corinthian columns. This building, is now St John's Wood Studios, and a striking feature in the street (Figure 60).



Figure 60: Congregational Chapel in St John's Wood Terrace

4.97 The New London Synagogue (1882) in Abbey Road was designed by H Collins. It is an impressive brick structure in the North Italian Romanesque style on a corner site where it draws the eye from the two streets (Figure 61).



Figure 61: New London Synagogue





Figure 62: Mound Stand, Lord's

4.98 The other landmarks are more recent structures at Lord's Cricket Ground. The late twentieth century mound stand building designed by Michael Hopkins and Partners and incorporating majestic brick arches on the St John's Wood Road frontage and a striking textile roof visible from points to the north, is one. The other is the uncompromisingly modern media centre by Future Systems, looking over the cricket field towards the pavilion.



Figure 63: Media Stand, Lord's Cricket Ground

## VIEWS

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

4.100 **Metropolitan Views** include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the River Thames. They also include views within and across Westminster, particularly views of landmark buildings.

4.101 **Local Views** are by definition more localised and can be of natural features, skylines, smaller landmarks and structures as well as attractive groups of buildings and views into parks, open spaces, street and squares.

4.102 The following section of the audit identifies local views in the conservation area. No local views have been identified which are considered to be of metropolitan importance.



Figure 64: View towards St Mark's

## Local Views

4.103 There are a number of local views of landmark buildings, groups of buildings, streetscapes, and parks and gardens from within the conservation area. Many are shown on the map at **Figure 69** and include:

- Views of St Mark’s Church from all directions including Hamilton Terrace, Abercorn Place and Violet Hill Gardens.



Figure 65: Chapel of St John and Elizabeth



Figure 66: View into Alma Square

- Views along the wide, tree-lined boulevard of Hamilton Terrace
- Views from Cavendish Avenue toward the Chapel of St John and St Elizabeth Hospital (Figure 65 above).
- Views of Lord’s Cricket Grounds can be seen from different vantage points.
- There are views of the media stand from



Figure 67: View of Regents Park Mosque minaret from St John’s Wood High Street

the former Burial Ground and Wellington Place.

- The north eastern part of the grounds can be seen from Wellington Place and Wellington Road.
- The main entrances, the stand and commentary box can be seen as you travel along St John’s Wood Road.
- View of St John’s Wood Church Grounds seen from Cochrane Street, Wellington Road and St John’s Wood High Street.
- View of St John’s Wood Church and St George Slaying the Dragon statue seen



from Park Road, St John's Wood Road and Prince Albert Road.

- View down Langford Close.
- View of St John's Wood High Street and its roofscape seen from St Anne's Terrace and from Allitsen Road.
- Also views down St John's High Street to the south towards Regents Park Mosque and the tower of the mansion block on the corner.
- View down Ordnance Hill towards St John's Wood Terrace.
- Views of St Augustine Church from



Figure 68 : View of Abbey Gardens from Violet Hill Gardens

Springfield Road, Clifton Hill Road, Carlton Road and Blenheim Road.

- View into Rutland Mews.
- View of the trees and uniform buildings of Blenheim Road.
- View from either end into Alma Square.
- View of the streetscene of Abbey Gardens (Figure 68 above).
- View of the zebra crossing on Abbey Road, south of Abbey Road Studios.
- View from Loudoun Road of Grace Chapel.
- Shorter views of the New London

Synagogue, from Abbey Road and Marlborough Place.

- View along Greville Road towards the tower feature of a Gothic style house on Carlton Hill.
- View up Abbey Road towards a distant church spire.

4.104 In addition to these specific views, there are numerous views through open gaps to the sides and rear of buildings towards greenery and trees, often within back gardens. These are not specifically identified on the map but are also important and contribute to the arcadian quality of the area. Full consideration must be given to the impact of any development proposals on local views both within the

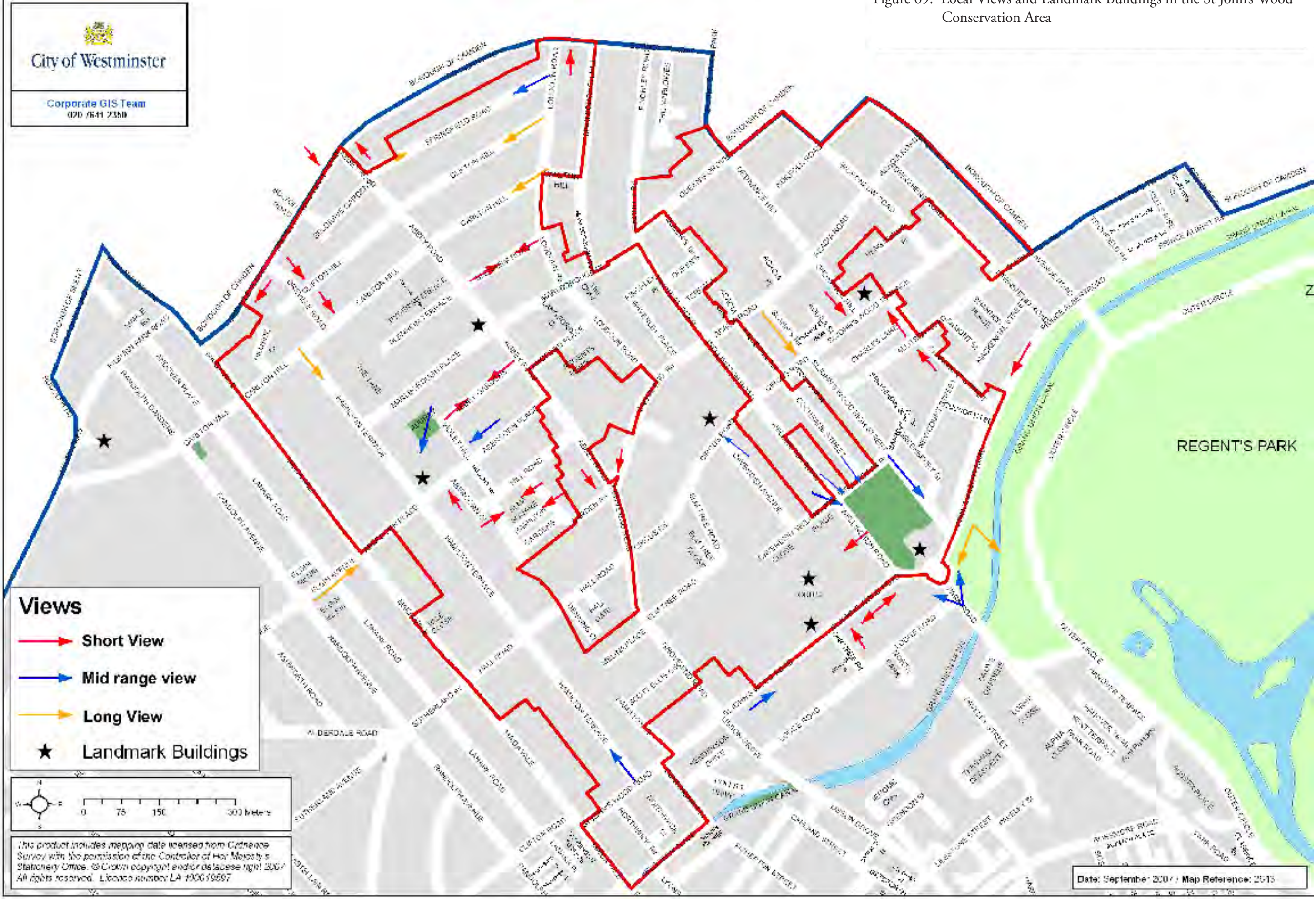
In the Unitary Development Plan policy DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views is set out in the UDP at DES 14. DES9 F seeks to protect the setting of conservation areas, having regard to local views into and out of the area.

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

conservation area and into and out of it.



Figure 69: Local Views and Landmark Buildings in the St John's Wood Conservation Area





## LOCAL TOWNSCAPE DETAIL

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

### Shopfronts and Public Houses

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

4.107 The St John's Wood Conservation Area contains a number of groups of small shops. A striking characteristic of all the groups is the extent to which units retain their small original frontage widths. The amalgamation of units is less obvious than in many shopping centres, and contributes positively to the character of the conservation area.

4.108 Many of the shopfronts are also designed and detailed as groups and consistent fascia depth, pilasters and console brackets originally incorporated have also survived to a notable degree. The most attractive frontages have respected the discipline which they impose, working within it to provide shopfronts suitable for today's requirements.

4.109 The principal concentration of shops is in St John's Wood High Street, and the streets immediately adjoining

this, including St John's Wood Terrace and Allisten Road. St John's Wood High Street in particular retains a number of interesting small shop units, which have been designed as groups, with repeated architectural detailing providing unity and coherence to the street scene. Whilst



Figure 70: The western side of St John's Wood High Street

many have been altered, with new frames inserted, most are set within their original surround and grouped with repeated detail, including cornices, and pilasters.

4.110 Four separate groupings of shopfronts can be identified by their



Figure 71: 1 St John's Wood High Street. An attractive early 20th Century corner shopfront with splayed corner entrance. The fascia is set below a projecting dentil cornice, a detail continued along the length of this group until no 59.



Figure 72: Group of shopfronts at 128-142 St John's Wood High Street with repeated detail to cornice, console brackets etc.

architectural detailing. Nos 1-59 are the most attractive group, all set below a projecting moulded dentil cornice with fluted pilasters and moulded consoles.

4.111 At nos. 128-142 (Figure 72), shop units to Eagle House are set below balconies at first floor level, each small unit subdivided by plain pilasters topped with decorative scrolled consoles which provide a unifying feature along the group. Although not part of the same block, the two shopfronts in the modern block adjacent pick up on this detail. Further along the High Street, nos. 82-102 (even) and nos. 62-80 (evens) have simply detailed surrounds, but again the repetition of console brackets and consistent proportions help to give coherence to the street scene.

4.112 Some more elaborately detailed of the shopfronts on the High Street occupy corner sites. Examples of some more



Figure 73 : 60 St John's Wood High Street



Figure 74: 120 St John's Wood High Street

individually detailed shopfronts, related to the more flamboyant Victorian architecture of the buildings above them are at 60 and 120 St John's Wood High Street (Figures 73-74).

4.113 The streets immediately adjoining the High Street including Allisten Street, St John's Wood Terrace also contain a number of small groups of shops. On Allisten Street, there are several attractive small timber shopfronts at nos 100-106 (De Walden House), no. 76 (two small units) as well as on the corner with Chalbert Street. There is also a group of shops to the western side of Chalbert Street, although these are more mixed in character and have been extensively altered (see Negative Features, section 5).

4.114 One of the most attractive and intact group of shopfronts within the Conservation Area can be found towards the northern boundary at 35-81 Abbey Road (Figure 75-76). Again, these have



Figure 75: Group of shopfronts at nos. 35-81 Abbey Road



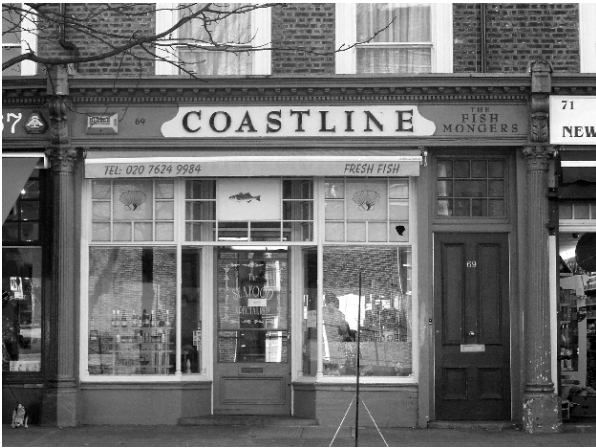


Figure 76: Detail, 69 Abbey Road

been detailed as a group, with small timber shopfronts set between fluted Corinthian pilasters, with generally consistent depth of fascias each subdivided by decorative console brackets, all set below a projecting dentil cornice.



Figure 77: Shopfronts on Nugent Terrace

4.115 Other groups of shopfronts can be found along Boundary Road/ Greville Place, although these have been more extensively altered. There are less extensive but attractive groups in Blenheim Terrace, and Nugent Terrace (Figure 77).

4.116 Finally, several of the public houses, and former public houses, in the area occupy street corner sites and incorporate more architectural exuberance than neighbouring buildings. They constitute townscape features which enrich the local scene, and (particularly when they are listed buildings) merit thoughtful maintenance, restoration and decoration of their architectural features.



Figure 78: Former Public House on Carlton Hill



Figure 79: Crocker's Folly

4.117 The City Council seeks to retain original shopfronts and shopfront detail wherever possible and new signage should use materials and detailing sympathetic to the age and style of the building and conservation area.

#### POLICY & FURTHER GUIDANCE

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

## Railings, Boundary Walls & Enclosures

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



Figure 80: Spearhead railings to half stucco wall, Acacia Road

4.119 In the St John's Wood Conservation Area front boundaries are most commonly formed by painted stucco or brick walls with tall gate piers topped by a simple slab or pyramidal caps. These enclose, and often partially obscure the generous front gardens and provide a continuity to street frontages. Many have been rebuilt but most reflect the design detail and materials of the parent buildings. Hedges above walls, and vegetation to front boundaries, also contribute to the local area significantly, creating a soft edge and informality to the street scene, particularly in the northern parts of the conservation area.

4.120 Boundary treatments to terraced properties are more regular with consistent height, materials and detail of walls creating more uniform frontages (Figure 81). Railings are less characteristic of the St John's Wood conservation area and

tend to be on low walls, rather than plinths. These are more common on terraces with more formal composition and shallower front gardens.



Figure 81: Stucco walls steps and railing create a continuous boundary detail to terraces



Figure 82: Mansion blocks, Hamilton Terrace. Boundary treatment detailed to match the buildings behind.

4.121 Later mansion blocks also have front boundary railings. Where these do exist they also contribute to the diversity of the street scene. Railings are generally in heavy cast iron to later Victorian buildings



Figure 83: Edwardian railings to mansion block, set in low plinth. This is not a typical detail within the St John's Wood Conservation Area but found at its southern fringes



and wrought iron to Edwardian buildings; these all painted in black.

4.122 Those frontages which no longer offer the visual permeability of railings or the arcadian contribution of vegetation generally detract from the appearance of the area. Tall blank walls, particularly when unrelieved by any architectural embellishments, can be discordant features of the street scene (see Negative Features, section 5).

4.123 There is also a wide variety of elegant decorative ironwork applied to buildings in the form of balconies, balconettes and porches, as well as smaller features such as pot retainers and lamp holders. These also make a significant contribution to the character of the area.



Figure 84: Decorative cast iron balconies to St Anne's Terrace

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

## Street Furniture

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

4.125 St John's Wood Conservation Area has comparatively little historic street furniture on the main thoroughfares, which tend to be characterised by functional modern street lighting and signage. However, there are a number of small structures throughout the conservation area, which add considerable interest and variety to local streets.



Figure 85: Cabman's Shelter

4.126 Items of particular historic interest include the attractive timber cabman's shelter which is located in Wellington Place outside the St Johns Wood Church grounds. It dates from the late 19th century, erected by the Cabman's Shelter Fund, a Victorian charity.

4.127 Within the gardens themselves are two drinking fountains. Another drinking fountain can be found in Violet Hill Gardens.



Figure 86: Drinking fountain

4.128 A replica of a horse trough (Figure 87), which also serves as a memorial in grey marble, can be found on Carlton Hill, close to the junction with Maida Vale. The original was put up by the Metropolitan Association and bears the inscription 'In Memoriam, J.S.L.A. 1888.'



Figure 87: Horse trough, Carlton Hill (This replica replaces the stolen original.)

4.129 Other street furniture includes traditional pillar letter boxes and telephone boxes. At the junction of Cavendish Avenue and Wellington Place is an early pillar box dating from the 1860s. It is hexagonal and cast iron, monogrammed VR. A number of later cylindrical pillar letter boxes are monogrammed GR and EIIR according to their date can also be found. A number of listed red K6 telephone boxes within the Conservation Area, notably at the junction of St Johns Wood Terrace and St Johns Wood High Street also form a familiar and attractive element in the street scene.

Figure 88: Early Pillar Letter Box



4.130 Street lamps come in a variety of designs. A number are listed street lights, notably those in the group which includes the memorial to Edward Onslow Ford at the junction of Abbey Road and Grove End Road (Figure 92). There are also several street lamps on Cavendish Close and on Melina Place, which date from the mid 19th century (Figure 89). Other street lighting is modern and is provided in two main patterns (Figures 90-91): the classic chinstrap Grey Wornum design and more simple modern utilitarian standards. Some of the minor streets and mews have wall-mounted lanterns.

Figures 89-91: Street lamp designs (from left to right, mid 19th century standard, Grey Wornum and Modern Utilitarian)





4.131 Bollards are found throughout the conservation area in a number of designs, though again most are modern. These include one St Marylebone bollard on Prince Albert Road, near the corner with St Johns Wood High Street. There are also a number of Cannon style Bollards and Westminster bollards located throughout the area.



Figure 92: memorial to Edward Onslow Ford, a celebrated local sculptor, erected on the site of his collapse

4.132 Another small reminder of the area's history is the boundary marker, which is set into the ground on Boundary Road, which shows the former boundaries between the between the Parish of St Marylebone and the Parish of St John Hampstead and dates from 1846.



Figures 93-95: Left to right, St Marylebone bollard, cannon bollards, boundary marker, Boundary Road

4.133 Finally, the many and varied residents of the area are also celebrated by a number of blue and green plaques, which provide an insight into the area's colourful history. These include plaques to Emily Davis, founder of Girton College Cambridge who lived on Cunnigham Place and Sir William Reid Dick (below) and Aston Webb. Westminster City Council also administer a green plaques scheme; 103 Hamilton Terrace is marked by a plaque to Chief Rabbi Joseph Herz, writer and statesman (1872-1946). Sculptors John Adams Acton (1831-1910) and Arthur Fleischman (1896-1990) are also commemorated on Langford Place and Carlton Hill respectively.



Figure 96: Blue plaque

4.134 Modern street furniture includes parking meters and ticket-issuing machines, grit bins, poles supporting hanging baskets, traffic lights, No Entry, One Way and Give Way signs, and Keep Left bollards. In general, care has been taken to ensure that almost all of this furniture is predominantly black, creating a welcome consistency throughout the area's streets.

4.135 There are a few instances of incremental installation of these items having produced a congested local scene, one example being at the junction of Marlborough Place and Loudoun Road (see Negative Features).

Policy DES7 B protects these historic and characteristic features of the street scene.

## Public Art

4.136 Westminster has a high concentration of public art, both in its streets and open spaces, and integrated into its buildings.

4.137 Freestanding sculpture in the public realm is limited to two key open spaces; the statue of St George and the Dragon at the junction of Park Road and Prince Albert Road, and the memorial to Edward Onslow Ford at the junction of Abbey Road and Grove Road.

4.138 The St George and the Dragon sculpture, part of a war memorial, is by CL Hartwell, and dated from after 1945. It forms the centrepiece of the road junction, which is also a protected London Square.

4.139 The memorial to E O Ford (Figure 92) dates from 1902 and marks the spot where the exhausted sculptor fell, shortly before his death. The memorial consists of a cast of Ford's own Muse of Poetry, and a medallion by Ford's pupil Andrea Lucchesi.

4.140 Ornament to buildings forms another important strand of public art in Westminster. Usually unsigned, these additions form an important part of the vernacular tradition.

4.141 Public Houses are one category of building that often incorporate this decorative approach. The former Knights of St John Tavern on Queen's Terrace, c.1850-70, for example includes an exuberant stucco panel showing a battle



Figure 97: Relief panel, the former Knights of St Johns Tavern scene (Figure 97).

4.142 Other pubs with decoration are the former Eagle at the corner of St John's Wood High Street and St John's Wood Terrace (an eagle standard, for displaying a pub sign) and the Sir Isaac Newton on St John's Wood High Street, with its elaborate terracotta ornamentation.

4.143 One of St John's Wood's most significant institutions is Lord's Cricket ground. Lord's has ornamental gates; the Grace Gates on St John's Wood Road. A large relief panel forming part of the wall to the ground is by Gilbert Bayes, and entitled Play Up, Play Up and Play the Game. The panel depicts thirteen figures in 1930's sporting costume including, swimming, cricket, tennis, rowing, golf and football.

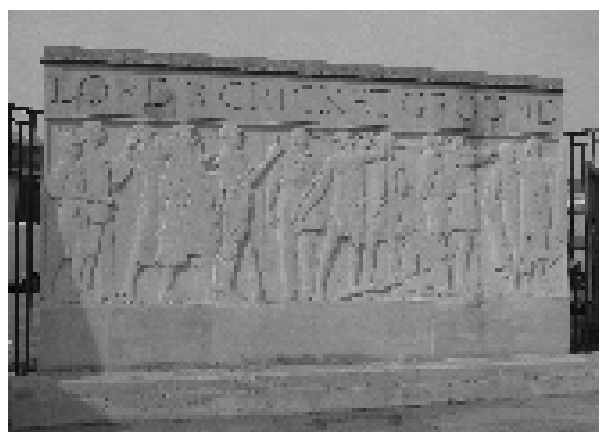


Figure 98: Relief Panel, Lord's Cricket Ground



## Examples of Public Art in St John's Wood Conservations Area

4.144 Grace Gates; Lord's (St John's Wood Road)

Relief Carving; Lord's (corner of St John's Wood Road and Wellington Road)

2 Drinking Fountains; St John's Churchyard

Figurative sculpture on Obelisk; St John's Churchyard

St John the Baptist sculpture; St John's Churchyard

Fountain and Vases; corner of Cavendish Avenue and Cavendish Close

Monument to Edward Onslow Ford RA 1852- 1901; corner Abbey Road and Grove End Road.

Christina and Dante Rosetti: two busts; 59 Ordnance Hill

Nativity: Relief Carving; Queen's Grove

King's Troop Gateway; Ordnance Hill

War Memorial; St Mark's churchyard

Arms of the Howard de Walden Estate; Scott Ellis Gardens

Sundial; Gardens of St John and St Elizabeth Hospital

Ceramic panels with the St Marylebone Borough Council Crest; at various locations.

Ornamental stucco work at former public house; Queens Terrace

Sculpture of an eagle; corner of St John's Wood High Street and St John's Wood Terrace

Terracotta ornamentation at the Sir Isaac Newton public house; St John's Wood High Street.

## Hard Landscaping and Original Street Surfaces

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

4.146 There are few remaining historic street surfaces within the St John's Wood Conservation Area. Only a few examples of granite setts remain, for example Hamilton Close, Charles Lane, and Rutland Mews. However, where these do exist, these contribute significantly to the intimate character of smaller streets and mews. There is also one remaining area of york stone paving surfacing at the very northern part of the conservation area at the corner of Boundary Road and Abbey Road.

4.147 A number of coal hole covers remain in the south of the conservation area. These can be found in Allitsen Road, to the south of St Johns Wood High Street and along Greenberry Street. These attractive features of the street scene are particularly vulnerable to removal during resurfacing works.



Figure 99: Hamilton Close: granite setts



Figure 100: Corner of Boundary Road/ Abbey Road



Figure 101: Coal hole cover

4.148 The great majority of carriageways in the area are surfaced with conventional tarmac between granite kerbs. Simple speed cushions and speed humps have been introduced in several places and more sophisticated speed tables at a number of junctions (for example Hamilton Terrace and side streets to Abbey Road) with granite sets and coordinated introduction of tactile paving.



Figure 102: Modern street surfacing

4.149 Conventional traffic markings appear throughout the area, with instances of thin single yellow lines having been employed in the most recently resurfaced streets. At some crossovers, for example in Hamilton Terrace, these lines continue initially around the crossover, right to the gateway. Where thin single yellow lines have been employed in the more recently resurfaced streets the local scene has benefited.

4.150 The footways are almost entirely paved with concrete slabs laid with a breaking bond. Most streets feature a contrasting margin of two or three rows of smaller concrete slabs, about 400mm square, occasionally integrated with tree planting pits and concrete paviours at crossovers. In some streets (e.g. Maida Vale, Hamilton Terrace) the margins are much wider and surfaced with tarmac.

#### POLICY & FURTHER GUIDANCE

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

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



## TREES AND SOFT LANDSCAPE

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

4.152 St John's Wood was originally envisaged as an Arcadian suburb and as its name accurately reflects it remains a wooded suburb where trees are very important in the townscape, though it is unlikely that any now present predate the buildings. These trees are not only along the roadside, but both in front gardens and the extensive groups of rear gardens that characterize the area. The domestic gardens with hedges and shrubs are critical constituents of the area's appeal.



Figure 103: View along Springfield Road where the hedges and other planting in the front gardens and well as the trees play a very important role in the greening the street

4.153 The tree-lined avenues create a strong framework to many streets. For example, Hamilton Terrace, Maida Vale and Arbercorn Place are lined each side with mature London Plane trees, which are

in proportion to the wider roads lined with large villas. They give a formal, light and open feeling to the local scene.



Figure 104: London Plane trees along Hamilton Terrace just after being pruned under the annual programme of management works

4.154 By contrast parts of St John's Wood Terrace, are lined with smaller trees, which appear in scale with the smaller size of the properties. The formality of the planting and the size and types of trees give varying experiences and create different characters to the roads. For example, parts of Clifton Hill, Woronzow Road and Norfolk Road have a great variety of tree species within the front gardens rather than along the pavement and give a suburban, leafy feel to the road, which is less formal. Alternatively Springfield Road, Belgrave Gardens, Avenue Road and part of Cunningham Place are lined by trees of similar size and species which are equally attractive but create a formal pattern to the character of the road.



Figure 105: A variety of trees species in the front gardens of Clifton Hill providing a very attractive suburban but less formal character to the road



Figure 106: Triangle of land at junction of St John's Wood and Park Road with Albert Road, protected under the London Squares Preservation Act

4.155 Alma Square, an enclosed private garden, and the triangle of land situated at the junction of St John's Wood Road and Park Road with Prince Albert Road are the two areas in St John's Wood protected by the London Squares Preservation Act 1931.

4.156 St John's Wood Church Grounds (Figure 108) and Violet Hill Gardens (Figure 109) are, after the triangle referred to above, the only public open spaces in the conservation area which means they are a particularly important amenity to the area. The Church Grounds are a reasonable size and have a large number of beautiful, mature trees, mainly London Planes. There is an open grassed area and a path around the site with flower beds interspersed. Violet Hill Gardens is a much smaller but nonetheless important quiet area to sit which also has a children's play



Figure 107: St John's Wood Church Grounds



Figure 108: St John's Wood Church Grounds a very important green space within the conservation area area.

4.157 Apart from in the parks, church grounds or large groups of back gardens there are few groups of trees or other landscape features. An exception is along St John's Wood Road where a belt of trees and shrubs has been used to screen parking adjacent to the building. There are individual mature trees which are interesting in form and type and create a focal point, such as the weeping willow at the end of Acacia Place and a mature Ginko at the southern end of Ordnance Hill. Otherwise there are a few flowerbeds within the pavement area at St John's Wood Terrace and Caversham Road, and hanging baskets have been hung off the lampposts on part of Clifton Road.



Figure 109: Violet Hill Gardens with a view of spire of St Mark's Church on Hamilton Terrace





Figure 110: A belt of planting along a section of St John's Wood Road between St John's High Street and Charlbert Street which has been used to screen parked cars

4.158 The trees and landscape of the area play a very important role and are one of the characteristics of the area. They should therefore be managed, preserved

and enhanced in accordance with national and local legislation and advice. There are examples where front garden space and the associated vegetation have been lost due to the creation of off-street parking areas. This has the effect of breaking up the pattern of garden plots, changing the character of the street. (See negative features) New planting will be encouraged so that semi-mature trees will be established when older ones have to be removed or in order to improve the landscape of an area.

4.159 Due to the size of the gardens attached to the villas there are many very important groups of trees within the private spaces of this conservation area. They create a continuous overlapping of the green network and the built fabric and

Figure 111: St John's Wood, aerial view



are an essential part of the character of this leafy suburb. The aerial view above (Figure 111) shows the large number of mature trees and bushes in the rear gardens of properties along Maida Vale and Hamilton Terrace. It is important these groups of trees are protected and replaced or enhanced with new planting where it is practical to do so.

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



Figure 112: Individual trees such as this weeping willow in Acacia Place can be a focal point in their own right.

UDP policy ENV 16 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area.

Advice on trees and their protection is given in the City Council design guide: 'Trees and Other Planting on Development Sites.'



## CHARACTERISTIC LAND USES

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

4.162 Most of St John's Wood retains its character as an arcadian suburb and the conservation area, with two notable exceptions, is overwhelmingly residential. Single family dwellings in detached and semi-detached villas are the predominant housing type, but mansion blocks and terraces also provide a range of residential accommodation. St John's Wood is identified in the Unitary Development Plan as a designated family housing area.

4.163 The exceptions, and the largest non-residential land uses in the conservation area, are Lord's Cricket Ground and the Barracks of the Kings Troop: Royal Horse Artillery, which have long historical associations with the area. Both are a proud part of the area's history but have had little influence on the layout of the residential development.

4.164 The Army's lease on the barracks site will expire in the near future. At that time, consideration will be given as to whether to retain the existing use, or to seek alternative uses.

4.165 Other important uses include the St John and St Elizabeth Hospital and Abbey Road studios.

4.166 Pockets of retail activity are found throughout the conservation area. The primary retail centre is St Johns Wood High Street, which has a range of small shop units. Other important groups of local

shops can be found at Blenheim Terrace, on Boundary and Abbey Roads.

4.167 Places of worship are found throughout the area, some now being put to other uses, and these generally act as landmarks. At a lesser scale, public houses also provide points of visual emphasis in the townscape.

4.168 Schools in and adjoining the area occupy large sites, most notably the American School. There are however only two public open spaces. There is a private garden square at Alma Place, and two public open spaces in addition to the setting for the statue of St George at the end of Prince Albert Road. In parts of the Area groups of private gardens constitute visually significant open spaces.

4.169 Historically the area has attracted many artists. Although there are fewer artists' studios than in the 19th century examples remain and provide both visual and historical interest, even when no longer in that use.

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

Figure 113: Land Uses



- |  |  |
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| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Commerce         | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Residential             |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Education      | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Retail Food & Drink    |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Open Space  | <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Transport         |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Health         | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Utility          |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Industry    | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Vacant            |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Office     | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Assembly and Leisure |
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Public building |  |

Source: "1990 Land Use Survey"  
 (NB. Most properties surveyed 1996.  
 Main use of property displayed)

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## 5 NEGATIVE FEATURES & ENHANCEMENT

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

5.2 **Features.** Throughout the Conservation Area there are examples of small-scale alterations and accretions which have had a detrimental impact on the character of the area as a whole. Some of these are outlined below:



Figure 114: High boundary wall, rebuilt in materials which do not relate to the villa behind

5.3 **Boundary Walls and enclosures.** Boundary walls are particularly important to the character of the area. In many instances front boundary walls have been removed in association with the creation of front garden parking (see below). The character and appearance of St John's Wood Conservation Area has also suffered as a result of inappropriate rebuilding or replacement of front walls, using poor quality materials, fences or trellises. Other front boundary enclosures do not reflect the rest of the street, having been made higher or more solid – and in some cases both.

In some instances, these changes have detracted from the arcadian qualities of the area.



Figure 115: Roller shutter inserted in place of a front gate, Abbey Road

5.4 **Parking.** St John's Wood has the same parking problems as elsewhere. In many instances, off-street parking has not been successful in this sensitive area, and much of the original environment of front gardens and architectural character has been eroded by garage insertions, sometimes in conjunction with an extension.



Figure 116: Where front gardens are paved and boundaries removed to create forecourt parking, this detracts from the setting of both original villas and infill development

5.5 **Replacement Windows and Doors.** Poor quality replacement doors and windows whose materials and detailing do not reflect the original can have a significant and detrimental impact on the architectural integrity of individual buildings and the character of an area.



Figure 117: Replacement flush door

There are examples throughout the St John's Wood Conservation Area of inappropriate replacement windows using non-traditional materials such as PVCu and aluminium or changing fenestration patterns and methods of opening. All such minor alterations have a cumulative and detrimental impact on the conservation area, although in many instances did not require planning permission. Removal of original doors and replacement with flush doors or glazed panels and loss of original door furniture also has a detrimental effect on the character of the area, as illustrated above (Figure 117). In certain streets, particularly in the mews, modern garage doors have had a negative impact on the street scene.

#### 5.6 Loss of Architectural Detail.

Other subtle but distinctive elements of architectural detail are cumulatively very important to the character of the area. These include balustrades, window surrounds, chimneys, barge boards, pediments, porticos, railings and stone steps.

5.7 On some streets, original balustrades have been lost or altered. Stucco mouldings have been lost above the porticos and windows, and high level cornices removed. These changes detract

significantly from the character of the area.

#### 5.8 Wires, Flues, Pipework and Burglar Alarms and Security Cameras.

These minor additions to buildings can have a significant cumulative impact on the character of streets and terraces.

5.9 There are a range of burglar alarms, wires, vents and pipes fixed to the front of buildings throughout the conservation area, adding to visual clutter. On some properties, original cast iron guttering has been removed and grey plastic downpipes have been installed.

5.10 Modern plumbing requirements and other features should be positioned as unobtrusively as possible on elevations, to avoid conflicting with the original simple, clean lines of the building.



Figure 118: Pipework and burglar alarms can contribute to visual clutter

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

5.12 **Maintenance and Painting.** The care and maintenance of individual properties affects the character of the area as a whole.

5.13 There are examples of brickwork which has been painted above ground floor level within the conservation area. This significantly alters the appearance



of buildings and disrupts the unity of terraces. In many cases it is irreversible and can cause serious long term damage to the brickwork. Stucco has generally been painted in a limited range of shades throughout the conservation area, avoiding disrupting the unity of terraces and groups as contrasting colours generally do.

5.14 Whilst in general St John's Wood has a well-maintained townscape, In some instances properties are poorly maintained, with peeling paintwork and stucco. Some gate piers and boundary walls do no credit to their owners and some of brick or stone are inappropriately painted,.

### 5.15 Roof Alterations, Extensions and



Figure 119: Poorly maintained stucco

**Terraces.** There are many examples of roof alterations and extensions throughout the conservation area which have been poorly detailed and are unsympathetic to the character of the area.

5.16 Roof clutter, such as guard rails, antennae and satellite dishes can harm the character of the area, affecting both short and long distance views and such equipment to should be positioned

minimise its visual impact. All these items should be located away from the front facade of buildings and from chimneys or other locations where it may be prominent.



Figure 120: Large dormers to Hamilton Gardens

5.17 There are cases within St John's Wood Conservation Area where roof gardens or terraces have been inappropriately created, and where the associated railings, trellises, stairs and screens cause visual clutter at roof level. Particularly inappropriate are cases where the roof terrace has been created on top of a mansard roof extension.

5.18 **Shops and Shopfronts.** In general shopfronts should relate to the proportions and detail of the building in which they are set, as well as the adjoining townscape. There are various examples within the Conservation Area which are of poor quality in terms of design and materials. Examples can be found on Chalbert Street and on Nugent Terrace (Figures 121-122) which has large oversized signage and aluminium framing.

5.19 Other shopfronts retain original surrounds but have had new frames or oversized signage inserted within them. Plastic canopies and external roller shutters, though few in number, are unwelcome introductions.



Figure 121: 40 Chalbert Street



Figure 122: Shopfront, Nugent Terrace

**5.20 Poor Quality Signage and Illumination.** Signage can have a significant impact on the street scene. In those areas of St John's Wood conservation area where commercial activities are concentrated a range of signage of variable quality has been installed, including projecting box and hanging signs. Some are poorly located and of unattractive materials. There are also a few internally illuminated signs, some bulky and poorly designed external illumination. All signage should be carefully designed and sited so as not to obscure architectural detail. Supplementary Planning Guidance is available in the Council's "Advertisement Design Guidelines" (1992).

**5.21 Street Furniture and Public Realm.** In general, St John's Wood has



Figure 123: Security Shutters, Abbey Road

an attractive and well-maintained public realm. However, paving materials are of variable quality throughout the area, with modern concrete slabs predominating. Incremental alterations have in places created untidy results (Figure 124). A particular characteristic of some streets is pavements with a kerbside margin surfaced with a contrasting material. (Springfield Road, Hamilton Terrace, Maida Vale, St John's Wood Terrace).



Figure 124: Mixture of street surfaces

**5.22 Street furniture used across the conservation area** benefits greatly from being predominantly black. However a range of lamp standards, litter bins, parking meters, and traffic signs can contribute to a cluttered environment, for instance at the junction of Loudon Road and Marlborough Place.



**5.23 Extensions and Infill.** The spaces between houses, along Hamilton Terrace for example, have provided opportunities for extension and infill. In many instances, this has been badly handled. Scale, detail, character, and proportion are essential to producing a harmonious result. Where open gaps have been blocked and glimpses through to greenery beyond have been lost, the impact of side extensions has been especially harmful.



Figure 125: Infill extension, blocking open gaps between properties

## Sites and Buildings

**5.24 Vacant buildings** can have very harmful visual consequences, Crocker's Folly public house (Figure 126) being the most notable example at the time of writing. It is on the English Heritage Buildings at Risk register.



Figure 126: Crocker's Folly

**5.25 Finally Infill development** is of variable quality throughout the Conservation Area and not all has been sympathetic to its character and appearance. The following examples, shown on the map at Figure 57 (page 41), illustrate buildings and sites which are considered neutral, or detrimental, constituents of the character of the Conservation Area. This may be due to their scale, detailing or subsequent alterations. Buildings adjacent to the conservation area can also have a negative impact on the areas character

Buildings identified as negative include:

- The modern barracks buildings; Ordnance Hill
- 35 Abbey Road, Ellis Franklin Court
- Majestic Wine Warehouse
- 4A,4B and 8 Greville Place
- 29 Abercorn Place



Figure 127: Greville Place

**5.26 Other negative buildings** are shown on the map at **Figure 57**.

## Other Threats

**5.27 Basement Extensions** A recent trend in St John's Wood has seen the creation of subterranean extensions below garden areas. These extensions are constructed using a 'cut and cover'

technique. Works of this type may necessitate the removal of any existing mature trees in back gardens, and may remove the potential for the establishment of new trees in the future.

5.28 The existence of mature trees in front and back gardens in St John's Wood is a vital contributor to the arcadian character of the area. Where below ground works are proposed they must take into account existing trees, and make adequate provision for the growth of new trees in the future.

**5.29 Subdivision of Single Family Dwellings** The predominance in St John's Wood of large single family dwellings contributes to the special character of the area. While in many other parts of London the subdivision of houses into flats is commonplace, in St John's Wood a large proportion survive as single entities.

5.30 The subdivision of these large houses would be regrettable. Widespread subdivision could lead to an increase in parking problems, need for more rubbish, storage and the proliferation of clutter on building facades. In addition, St John's Wood makes an important contribution to Westminster's diminishing stock of family homes. St John's Wood is a designated family housing area meaning applications for the subdivision of single family dwellings into multiple occupancy will not normally be acceptable.

#### POLICY AND FURTHER GUIDANCE

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



## 6 MANAGEMENT PROPOSALS

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

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

Negative Feature/ Issue	Action
<b>Infill Development:</b>	<p>New proposals for infill development should include an analysis of the character and appearance of the conservation area and should reflect the predominant scale and architectural styles and detail of the area, making reference to the findings of the conservation area audit.</p> <p>Protect the setting of the conservation area, through consideration and consultation on extensions.</p>
<b>Replacement Windows and Doors/Loss of original Architectural Detail:</b>	<p>Encourage removal of unsympathetic replacement windows and doors and reinstatement with more appropriate design where possible as part of any refurbishment schemes.</p> <p>Enforcement action to be taken where expedient to secure removal of inappropriate replacement windows and doors. Specific examples identified as result of audit process to be passed to enforcement.</p> <p>Replacement of lost architectural details to be encouraged as part of any refurbishment scheme.</p> <p>Encourage awareness of original design detail and best conservation practice amongst local residents and businesses: Increase circulation and availability of the audit and design guides. Audit to be made available on website.</p>

<b>Shopfronts and Advertisements:</b>	<p>Original shopfronts, surrounds and detail to be retained as part of refurbishment schemes.</p> <p>Enforcement action to be taken to secure removal of unauthorised signage where expedient. List of any unauthorised signage identified as a result of audit process to be passed to enforcement.</p>
<b>Building Maintenance and Buildings at Risk</b>	<p>Continue to monitor situation and liaise with owners. If conditions deteriorates, consideration to be given to listed building repairs notice.</p>
<b>Landscaping &amp; Street Furniture:</b>	<p>Original landscaping details and street furniture identified in the audit to be retained as part of future landscaping schemes.</p> <p>Encourage improvements in conjunction with development proposals and promote better quality paving of footway in highways maintenance programme.</p>
<b>Roof Extensions:</b>	<p>All applications for roof extensions to be determined with reference to the roof extension map, enhancements to unsympathetically detailed roof extensions will be encouraged as part of any refurbishment proposals.</p>
<b>Wires, Flues, Pipework and Burglar Alarms:</b>	<p>Removal of visual clutter such as redundant wires, flues, pipework to be sought as part of any development or refurbishment proposals.</p>
<b>Forecourts altered to provide parking spaces:</b>	<p>This issue will be considered further in the 'Sustainable Residential construction SPD to be prepared by planning policy.</p> <p>Additional forecourt parking will be resisted. Where hardstanding to forecourts has already been installed, Westminster will encourage mitigation measures including landscaping as and when redevelopment proposals are received.</p> <p>An Article 4 direction to protect front gardens in St John's Wood will be investigated.</p>
<b>Front boundary means of enclosure raised excessively:</b>	<p>Planning permission to be refused when character of area would be harmed and new front boundary walls should be designed to harmonise with the existing building. Encourage awareness of original landscape concept of for the area through publication of the audit and design guides.</p>



**Unsightly incremental paving alterations:**

Council to ensure design issues are more fully considered when renewal in hand as part of highways maintenance programme.

**Missing architecturally significant railings at forecourts and at each end of Alma Square garden enclosure:**

Promote reinstatement by widespread dissemination of the Conservation Area Audit.

## 7 GLOSSARY OF TERMS

### **Acanthus**

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

### **Accretions**

A gradual build-up of small additions and layers

### **Aedicule**

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

### **Architraves**

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

### **Art Deco**

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

### **Art Nouveau**

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

### **Arts & Crafts**

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

### **Balconettes**

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

decorative rather than functional

### **Baroque**

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

### **Bay**

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

### **Bay Window**

An angular or curved projecting window.

### **Beaux Arts**

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

### **Bottle Balustrade**

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

### **Butterfly Roof**

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

### **Buttress**

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

### **Canopy**

A projection or hood over a door, window etc.

### **Canted**

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



90° to another part of the same façade.

**Cantilevered**

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

**Capital**

The head or crowning feature of a column.

**Cartouche**

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

**Casement Windows**

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

**Cast Iron**

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

**Chevron**

A type of moulding forming a zigzag pattern.

**Chimney Stack**

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

**Classical**

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

**Coade Stone**

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

**Coal Hole Cover**

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

**Colonnade**

A row of columns carrying an ENTABLATURE or arches

**Composite**

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

**Console**

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

**Coping**

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

**Corbel**

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

**Corinthian**

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

**Cornice**

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

**Cresting**

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

**Cupola**

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

**Curtain Wall**

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

windows and spaces between.

**Dentil**

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

**Doric**

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

**Dormer Window**

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

**Dressings**

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

**Eaves**

The under part of a sloping roof overhanging a wall.

**Edwardian**

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

**English Bond**

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

**Entablature**

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

**Faience**

A type of glazing used on ceramics.

**Fanlight**

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

**Fascia**

The wide board over a shopfront, usually carrying its name

**Fenestration**

The arrangement of windows in a building's façade

**Festoon**

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

**Finial**

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

**Flemish Bond**

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

**Fluting**

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

**Frieze**

A decorative band running between the ARCHITRAVE and CORNICE.

**Gable**

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

**Gauged brick**

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

**Gault brick**

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

**Georgian**

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

**Gothic**

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



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

**Grille**

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

**Heterodox**

A six sided feature.

**Hipped Roof**

A roof with sloped instead of vertical ends.

**Ionic**

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

**Italianate**

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

**Keystone**

The central stone of an arch, sometimes carved.

**Lightwell**

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

**Loggia**

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

**Mansard Roof**

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

**Mansion Block**

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

**Mews**

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

**Mezzanine**

A low storey between two higher ones.

**Modernism**

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

**Modillion**

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

**Mullions**

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

**Oriel Window**

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

**Parapet**

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

**Pediment**

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

**Pentelic Marble**

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

**Pier**

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

**Pilaster**

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

of the orders.

### **Pitched Roof**

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

### **Polychromy**

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

### **Portcullis**

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

### **Portico**

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

### **Portland Stone**

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

### **Queen Anne**

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

### **Quoins**

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

### **Romanesque**

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

### **Rustication**

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

### **Sash Window**

A window formed with sliding glazed frames running vertically.

### **Soffit**

The exposed underside of any overhead component of a building.

### **Stallriser**

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

### **Stucco**

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

### **Terracotta**

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

### **Terrace**

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

### **Tripartite Windows**

A window formed of three elements.

### **Turrets**

A small and slender curved tower.

### **Tuscan**

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

### **Venetian Windows**

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

### **Victorian**

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

### **Wrought Iron**

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

### **Stock Brick**

The most commonly used type of building brick



## York Stone

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

### **York Stone**

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





## 8 CONSERVATION AREA DIRECTORY

### Contents

Designation and Extension Reports	80
List of Buildings of Special Architectural and Historic Interest	97
Other Designations	113
Publications and Sources of Further Information	116

SPD adoption documents, Sustainability Appraisal and Statement of Consultation (will form separate appendix to this document)

## Designation and Extension of the St John's Wood Conservation Area

This section contains the texts of reports, minutes and correspondence relating to the designation and extension of the St John's Wood Conservation Area. The contents are as follows:

1. Report by City Architect and Planning Officer, 29 June 1967
2. Report of Town Planning Committee, 7 December 1967
3. Report by City Planning Officer, 29 March 1979
4. Report by City Planning Officer, 8 November 1979
5. Cabinet Member Report 2007



## City of Westminster Town Planning Committee, 29 June 1967

### Report by the City Architect and Planning Officer

#### Conservation Areas: St John's Wood Study

The St John's Wood area has been a fashionable residential area since part of the original Eyre Estate was developed shortly after the Napoleonic Wars.

The area of development embodied all the concepts of the Romantic movement of the early nineteenth century and an advertisement of 1824 gives some idea of this arcadia, which it described as 'very eligible situated in the preferable part of St John' Wood where the neighbourhood is most respected and the Society not to be surpassed. Very first rate mansions and villas are to be erected, etc.

The early villas and mansions were of two main types – a straightforward two storey and basement villa of classical detail which could be detached, semi-detached or strung together to make a terrace – the individual houses, or pairs of houses, being marked by recessed side wings. The other type was a gathered version which was capable of having variation of detail but was essentially a detached house.

The design of these villas was greatly influenced by the works of Nash in the Regent's Park area and by the written works of Loudon. One important feature of them was the fact that they were set in comparatively large gardens, which again is important to the character of St John's Wood.

Today many of the original groups remain but unfortunately they are now in rather isolated groups scattered throughout the St John's Wood area. However, in spite of more recent development of large blocks of flats and terraces of neo-Georgian houses the St John's Wood area can still claim to be a desirable residential area of domestic scale and considerable character. It is therefore important at this time to select the areas which have not been altered by new development and to assess whether they form coherent groups which are capable of being retained, used and enjoyed in the twentieth century.

The preservation of these groups of early Victorian houses will not only preserve a visual picture of the history of the development of the area but also a welcome visual variety.

The area which forms the subject of this study lies north of St John's Wood Road bounded by Maida Vale, Greville Place and Avenue Road. However, there is one small area to the south of this area which is worthy of inclusion in this study. This is the Cunningham Place area which forms a terminating feature for Hamilton Terrace. Here a group of early and mid-Victorian terrace houses form an important part of the Hamilton Terrace complex. The houses in Hamilton Terrace vary considerably in architectural quality and value but it is considered that the street as a whole is important. In townscape terms it is too long and too wide in relation to the houses lining it but it is suggested that better scale could be achieved if trees were planted down the centre of the road giving a boulevard effect. The houses in the central and northern part of the street are not of the same high quality as those on the Eyre Estate although there are some exceptions. It is considered that as and when the occasion arises and redevelopment is proposed each house must be taken on its merits and either be the subject of a Building Preservation Order if necessary or be subject to a strict architectural control.

At the northern end of Hamilton Terrace the Carlton Hill group falls into a similar category as the northern end of Hamilton Terrace: important to conserve but not necessarily of preservation standard.

Further north, Clifton Hill (west) and the five Gothic-style houses on Carlton Hill terminating Hamilton Terrace are excellent examples of the original St John's Wood villas and the whole group (recently recommended by the Greater London Council for inclusion in the statutory list) is worthy of preservation.

To the south of Carlton Hill the mid-Victorian terraces in Blenheim Terrace reach a reasonable standard of architectural and townscape value and are again worthy of inclusion in the conservation area.

It is also considered that this shopping street would make an excellent subject for a 'Civic Trust exercise' and form a most attractive shopping precinct. The mews to the rear could also form a part of the habitation.

Marlborough Place contains many villas of good quality and, together with the excellent mid-Victorian terraces in Abbey Gardens, forms a group worthy of preservation.

To the south of Carlton Hill the mix-Victorian terraces in Blenheim Terrace reach a reasonable standard of architectural and townscape value and are again worthy of inclusion in the conservation area.

It is also considered that this shopping street would make an excellent subject for a 'Civic Trust exercise' and form a most attractive shopping precinct. The mews to the rear could also form a part of the rehabilitation.

Marlborough Place contains many villas of good quality and, together with the excellent mid-Victorian terraces in Abbey Gardens, forms a group worthy of preservation.

Further south, Aberdeen Place has no value and Hill Road is marginal.

The area to the south of Hill Road, Hamilton Gardens, is rather unique in townscape terms.

Terraces of mid and late Victorian houses have been developed comprehensively and many of them have the character of the Queen's Park area although the blocks are higher.

The Hill Road/Hamilton Gardens is suggested for inclusion in the conservation area as one where extremely careful architectural and civic design control should be exercised in the event of redevelopment.

Further south, Melina Place is unique as the houses have a most unusual plan form. They are semi-detached houses, built back-to-back in large gardens. Unfortunately, they have been much altered and the area has become rather 'ornamented'; and its value has been lowered: again, an area of conservation and special control, but not, it is suggested, preservation.

To the east of Grove Road and opposite Melina Place, Elm Tree Road retains some of its original flavour but alterations have lowered its value and it would appear to be in the same category as Melina Place.

East of Elm Tree Road is the Cavendish area which is the subject of an unconfirmed Building Preservation Area.

North of Grove End Road there is a rather unusual pocket of residential development



which should receive careful consideration. It is a small group of villas in Langford Place – some influenced by Nash and one delightful Gothic ‘gallery’ – all of which ought to qualify for preservation. This area should be the subject of special control when redevelopment is being considered and should be included in the conservation area.

To the north of this, Blenheim Road, Carlton Hill (east), Clifton Hill (B.P.O section) are excellent examples of the early to mid Victorian villa architecture and are of preservation standard.

These areas form the suggested conservation area in the western half of St John’s Wood.

In the eastern sections of St John’s Wood there is another area centred on Acacia Road which is considered to qualify as a conservation area.

In the south of this suggested area there are a few remaining groups of early to mid-Victorian terraces of similar architectural quality but varying townscape value. The three which are the most complete and considered worthy of preservation are the main terraces in St John’s Wood Terraces and both side of St Ann’s Terrace. The other terraces in St John’s Wood Terrace and in Ordnance Hill should be the subject of strict architectural control as and when redeveloped.

There are many St Johns Wood villas in Acacia Road which are worthy of preservation although others could be redeveloped.

Further north the Norfolk Road group is already the subject of a confirmed Building Preservation Order.

Finally, Queen’s Grove contains one remarkably fine terrace of mid-Victorian date which should be preserved. Unfortunately, an outline permission for redevelopment was granted some years ago. However, this has not been implemented. The terrace has recently been brought into a good state of repair, and is fully occupied. The situation here should be kept under review. The villas on the opposite side of Queen’s Grove should also remain and in townscape terms they complement the Queen’s Grove Terraces.

The St John’s Wood area has never been the subject of a listing exercise by the Ministry of Housing and Local Government but officials are at the moment surveying it as part of the work on the revised list for the City.

It is suggested that the map showing the proposed conservation areas be sent to the Ministry of Housing and Local Government as being an area containing many buildings worthy of consideration of inclusion in the Statutory and Supplementary Lists.

## Recommendations

1. That the areas outlined on Map No. CD/A/0011 be approved as suitable for designation as conservation areas; that the Greater London Council be informed that as soon as the necessary powers are available it is the City Council’s intention so to designate them and in the meantime that Council’s formal observations are sought.
2. That any proposal for development in these areas be considered in the light of the proposed designation.
3. That the Eyre Estate and the St John’s Wood Protection Society be informed of the Council’s proposals.

4. That the Minister of Housing and Local Government be informed that the City Council considers that many of the buildings in the areas outlined in Plan No. CD/A/0011 are worthy of inclusion in the statutory and supplementary lists of buildings of special architectural or historic interest and that he be requested to include those areas in the examination currently in progress in connection with the review of the lists.

F G West

City Architect and Planning Officer



## City of Westminster

### Report of Town Planning Committee, 7 December 1967

#### Civic Amenities Act, 1967 – Conservation Areas

(a) On 27 July [Minutes 1967/1978] we reported that one of the main purposes of the Civic Amenities Bill (now the Civic Amenities Act 1967) which was before Parliament at that time, was to make provision for the protection and improvement of buildings of architectural or historic interest, and of the character of areas of architectural or historic interest. Under the Act local planning authorities are required to determine and designate 'conservation areas' of special architectural or historic interest, the character or appearance of which it is desirable and preserve or enhance. We also reported that a reconnaissance of the City [of Westminster] had been carried out and that a broad assessment of areas suitable for conservation had been made.

(b) As we have already reported to the Council in July, the first areas to be studied in detail are Bayswater, St John's Wood, Maida Vale and the Portman Estate. We have consulted preservation societies, local associations and other interested bodies on our proposals to designate these areas as 'conservation areas' and except for a number of minor observations which have been taken into account, our proposals have been generally welcomed. We have, however, had to point out to some of the bodies consulted that designation as a conservation area does not necessarily imply preservation of all the existing premises. Having completed these consultations we proposed that the Council should now designate these four areas under the Civic Amenities Act and we are recommending accordingly. When the designation procedure, which includes formal consultation with the Greater London Council, has been completed we will proceed with the task of formulating detailed policies to safeguard the future of each area.

We recommend

(i) That, subject to formal consultation with the Greater London Council, the areas of St John's Wood, Maida Vale, Bayswater and the Portman Estate shown edged in black on maps Nos. CD/CD/0002, 0003, 004 and 005 be designated as Conservation Areas under Section 1 of the Civic Amenities Act 1967.

(ii) That the Town Clerk be authorised to take such steps as are necessary to comply with the requirements of the Act for the designation of these areas.

David Cobbold

Chairman

## City of Westminster

### Town Planning Committee, 29 March 1979

#### St John's Wood Conservation Area: Report by the City Planning Officer

##### 1.0 Introduction

1.01 The conservation area was designated in December 1967, shortly after the Civic Amenities Act was passed. At that time the boundaries were drawn around the areas where there was a concentration of the early terraces and Victorian villas which formed part of the original garden suburb. Since then the approach to conservation has broadened and now takes into account the architectural and townscape value of buildings of a later date, 'cherished' local scenes and matters concerning the social fabric of communities. With this in mind, in June 1978 the Town Planning Committee requested that the area be re-appraised.

1.02 A detailed study of the conservation area and the immediate surroundings has been carried out on similar lines to those undertaken in Soho and Knightsbridge. The buildings in St Johns Wood have been graded in the following way:-

- A. Listed buildings.
- B. Buildings which should be listed and preserved.
- C. Buildings which make such a contribution to the character of the area that their preservation is desirable.
- D. Buildings which should be retained until a suitable replacement is approved.

Other buildings (not graded) are either post 1918 neo-Georgian or have a negative quality or are those, the replacement of which should be encouraged.

1.03 The map attached to this report shows the boundary of the present designated area and those alterations to the boundaries recommended in this report, the recommendations being based on the above-mentioned detailed study.

1.04 The map, to a larger scale, photographs of the areas concerned and a map (Map B) illustrating the suggested grading of the buildings will be displayed in Committee.

##### 2.0 The Study

###### 2.01 Queen's Terrace (Area A)

The area (A) shown dotted on the plan has been carefully appraised as it contains a few interesting buildings of character including Nos. 26-28 Finchley Road. This stuccoed, classically detailed villa, once the home of the former St John's Wood Art Club, is the only Grade II\* property in this part of the garden suburb. However, even though the designation of the area might help to control any future development in a manner akin to the St John's Wood character and thus form a better entrance to the conservation area, it was felt that there were not sufficient grounds for this course of action.

2.02 However, Nos. 1-6 Queen's Terrace (together with the Knights of St John Tavern (No. 7)), a brick and stucco classically detailed terrace, is very much in character with the adjacent terrace in Queen's Grove and there is no justification for its omission from the Conservation Area, together with the three Queen's Grove studies.



### 2.03 Areas B, C, F, H and I

These are five small areas, most individual properties. The new Inn (Allitsen Road – Area B) and the Star Tavern (St John's Wood Terrace – Area C) are two three-storey corner public houses which have intrinsic architectural merit and w. 38 Abercorn Place (Area F) and No. 1 Hill Road (Area H) were omitted from the 1967 designation. The former is an individual studio house, quite appropriate to the artistic traditions of the area and commensurate with the varied sizes and styles of buildings in Abercorn Place. No. 1 Hill Road comprise half of a pair which is listable quality. No. 1 Abercorn Cottages (Abercorn Place – Area I) is a small, plain, two-storey house similar to the adjacent houses (Nos. 2 & 3). It is suggested that this house and the nursery behind it should be included in the designated area.

### 2.04 Area D: St John's Wood High Street/Allitsen Road and Prince Albert Road

The architectural interest of buildings belonging to the Edwardian period has recently undergone substantial reappraisal and the study has revealed that, apart from the villas in Avenue Road which are already included in the designated area, another major concentration of Edwardian buildings exists in Allitsen Road, in the lower part of St John's Wood High Street, and in the area on Prince Albert Road on the eastern side of the St John's Wood Church Gardens. As a group the High Street, and in the area on Prince Albert Road on the eastern side of the St John's Wood Church Gardens. As a group the High Street shops with residential accommodation over comprise a homogeneous ensemble unified by the use of redbrick with stone dressings, and a consistent architectural the rhythm emphasised by the introduction of shallow bays at first floor level and typical Edwardian skyline of gables and turrets.

### 2.05

Continuing the Edwardian theme, in Allitsen Road there re a diverse collection of Mansions, and a number of earlier buildings, including the De Walden Buildings – a Victorian housing scheme now sadly neglected.

### 2.06

Also in the vicinity are the listed houses on the corner of Allitsen Road and Charlbert Street, the former De Walden Rooms and the Dutch gabled Barrow Hill Primary School, all of which contribute to the character of the locality.

### 2.07

In the context of the St John's Wood High Street and Allitsen Road area the buildings fronting onto the eastern side of the St John's Wood Church public gardens and on the north side of Prince Albert Road are important. These red brick and stone mansion flats with their banded treatment and turreted roofs are built to scale commensurate with their setting and yet in colour, architectural character and in the scale of the component parts they are definitely related to the High Street. This group together with the church and the gardens forms a very effective entrance into the conservation area from the south.

### 2.08

When the St John's Wood area was designated the Edwardian areas were too considered and, therefore, the Parish Church was included within the Regent's Park Conservation Area as a terminal feature to Park Road.

If Committee accept the inclusion of the Edwardian area it would appear that the transferring of the church from the Regent's Park area to the St John's Wood area would be appropriate.

#### 2.09 Area E: Hospital of St John and St Elizabeth

The omission of this area from the original designation was anomalous but, in 1967, as there were plans to rebuild and extend the hospital, and as the buildings were of a much later period, the area was not considered.

#### 2.10

In fact, the group of buildings which make up the hospital vary in architectural style but, in total, form a very pleasant group.

#### 2.11

The entrance block facing Grove End Road, the original house, is full of interesting eclectic detail and the remainder of the hospital, together with the Convent of Mercy, is pleasant Edwardian architecture. The Chapel, the facade of which was removed to the site from Great Ormond Street, is a particularly fine feature carried out in the Renaissance Baroque style.

#### 2.12

The area also contains three stuccoed houses much altered and extended and to the large garden of the hospital – now to be developed with sheltered housing. The new development has been carefully designed to relate to the surrounding areas and it will maintain a low profile amongst the trees. In discussion with the Department of the Environment on questions of cost yardstick it was accepted that conservation area standards should apply even though the area was yet to be designated. Also included in the mansion block on the corner of Grove End Road and Abbey Road which is a turreted and gabled Edwardian composition that is a visually important corner building, together with the listed memorial to Edward Onslow Ford R.A and the listed residences of the artist Sir Lawrence Alma-Tadema.

#### 2.13 Maida Vale (Area G)

The original boundary included Nos. 98 to 118 Maida Vale, as these villas, particularly the two pairs either side of Carlton Hill, formed a defined entrance to the road.

Between the present boundary and Abercorn Place, there is an assortment of villas, some paired, some detached, some linked by later additions.

With the exception of two redevelopments (Nos. 64 and 96) they are buildings which although altered to varying degrees, make a very substantial contribution to the character of the area as a whole and the majority have considerable architectural character.

#### 2.14 Hamilton Gardens (Area J)

Although this constitutes a slight departure from the Arcadian suburban character of St John's Wood, Hamilton Gardens and Alma Square are considered to be of significant value in townscape terms and were seriously considered by officers for inclusion within the original designation. However, because they were not part of the original garden suburb architecture they were omitted from the report.



The formal open space of the enclosed garden is reminiscent of those found in Bayswater at Princes and Leinster Square, or in Maida Vale at the rear of Warrington Crescent, but to a more intimate scale.

The buildings fall between the first development and the Edwardian phase, and belong to the later part of the nineteenth century. Hamilton Gardens comprises four red brick terraces with Gothic detailing very similar to the Queen's Park properties whilst Alma Square is faced in stucco. This charming secluded backwater engenders a very distinct sense of place which could not be readily reproduced and could be easily spoilt by insensitive alterations. Accordingly, it is considered that the special interest of this enclave should now be given full recognition.

#### 2.15 St John's Wood Road (Area K)

Between No. 15 St John's Wood Road and Northwick House at the junction with Maida Vale there are a group of Edwardian houses and a studio faced in red brick and terracotta and stone dressings. These houses serve to reduce the scale in the townscape between the tall blocks on the main road and the domestic scale at the south end of Hamilton Terrace. With square bays, bottled balustrades at first floor level and gables they are interesting examples of the period in their own right.

#### 2.16 83-86 Prince Albert Road (Area L)

These four stucco houses facing Regent's Park comprise basement, ground and three upper floors with decorative first floor balcony railings. The Committee may wish to include these buildings in the extended area.

### 3.0 Areas Recommended for Removal from the Designated Area

3.01 The study has revealed three areas that upon review cannot justifiably retain Conservation Area status and which debase the value of the Conservation Area while they remain designated.

#### 3.02 Boundary Road (eastern Part) (Area X)

The section of Boundary Road between Abbey Road and Loudoun Road comprises entirely mid twentieth-century buildings. To the Abbey Road end there are modern brick flats belonging to the Council and at the eastern end Neo-Georgian houses not of the highest architectural standard for this style of building. Since designation a very modern co-ownership block and a residential centre have been erected in the London Borough of Camden. Taken together there is no common association of character to form to link this street with the Victorian and Edwardian townscape in the established conservation area.

#### 3.03 Marlborough Hill/Loudoun Road (Area Y)

This area contains a well defined concentration of mid-20 century town houses of repetitious design, a block of flats and four blocks of lock-up garages all of which have a negative effect on the character of the conservation area.

#### 3.04 St John's Wood Terrace (Area Z)

This corner of the eastern part of St John's Wood was included to link the original early/mid 19 century development in St John's Terrace and the later, but worthwhile, Avenue Road houses adjacent to the City boundary. The resulting boundary although tidy includes post-war buildings in Townsend Road and Woronzow Road, the Robinsfield Infants School and

the architecturally impoverished post-Festival of Britain neo-Georgian style Almshouses. Taken together with the Council-owned vacant site, adventure playground, Turner House and Cameron House, this pocket of recent development must be regarded as alien to the general characteristics of St John's Wood with little architectural and no historic interest.

#### 4.0 Buildings of Character Study

4.0 In the existing designated area there are 274 listed buildings and the study has revealed a large number which should be recommended for listing. Other categories of buildings have been assessed those where preservation is desirable and those which should be retained until a suitable replacement has been approved. These are shown on Map B.

4.02 During the course of the study the effects of permitted development under the General Development Orders was noted. It is considered that the character of this very early garden suburb is being gradually spoilt by the introduction of hardstandings, unsuitable boundary walls and fences and by insensitive painting of stucco work. It would appear that if this trend is to be halted Article 4 Directions will be necessary on most of the properties. Whilst it is agreed that painting is a temporary matter, nevertheless this and other problems of a more permanent nature are causing a situation which is not in accordance with the aim of conservation.

4.03 The resurvey of the trees, in the area is under way, but recording all the changes that have taken place over the last 20 years is proving to be a lengthy task, and will be reported separately at a later date. Should Committee agree to remove Areas X, Y and Z from the existing designated area, priority will be given to these areas in order to maintain the adequate protection of trees.

#### 5.0 Recommendation

5.01 That the St John's Wood Society, the Harrow School Road Trust, the Eyre Estate, the Greater London Council and the London Borough of Camden to be consulted on the proposed alterations to the boundary of the St John's Wood Conservation Area as shown on Map CD CS 0002a (Map) and on the proposed list and grading of buildings of character shown on Map CD CS 0002b (Map B) (both maps to be displayed at Committee).

Ian Lacey

City Planning Officer



## City of Westminster

Town Planning Committee, 8 November 1979

### Report by the City Planning Officer

#### St John's Wood Conservation Area: Boundary Alterations – Consultation

1. On 29 March 1979 the Committee approved for the purposes of consultation, alterations to the St John's Wood Conservation Area boundary which involved the addition of 12 areas (A-L) plus 16/18 Hall Road and 30/36 and Vale Court, Maida Vale (identified in this report as Area M), and the deletion of 3 areas (X, Y and Z).
2. The London Borough of Camden, the St John's Wood Society, the Eyre Estate, the Harrow School Road Trust and the Greater London Council have been consulted.

#### Terms of reply

3. The London Borough of Camden only commented on the deletion of Area X which adjoins the Borough and has no objection to its exclusion.
4. The two principal estates have no objections.
5. The St John's Wood society agree with the proposed extensions but have suggested that Lord's Cricket Ground should be included (Area N), and endorsed the Council's concern over the erosion of the areas character by alterations that only additional Article 4 Directions can control. The society had the following to say over the proposed deletions:

We are less than happy about removing areas already designated, (X, Y and Z) especially where they form a natural boundary line. This is particularly true of Boundary Road (X). At present a good Council housing development of award-winning merit lies within the Conservation Area and we consider that there is every justification for its present status to remain. The rest of the road forms the Borough boundary and the Boundary Road Resident's Association has asked us to report their objection to being recommended for exclusion.

All trees in these areas would lose their protection unless specifically TPO'd. This would add to administration work.

Some awkward boundaries would result from these exclusions, and as conservation areas are primarily areas rather than groups or separate buildings, it would seem to us a negative step to take out areas, once in. Further, future development could take place, over which good planning control should exist.

#### Comment

6. The arguments for the exclusion of the three areas (X, Y and Z) were given in the last report, generally these are areas that contain well-defined groups of modern and neo-Georgian buildings that have no common association with the character of the Victorian or Edwardian townscape in the established conservation area.
7. Lord's Cricket Ground is an introverted space which contributes little to the townscape as seen from the surrounding roads, but its historical associations are considered a sufficient reason for its inclusion.
8. The Greater London Council considers that all the changes in the boundary are

appropriate particularly the deletion of Areas X and Y and the inclusion of Alma Square/ Hamilton Gardens (Area J). It was suggested that Area E could be slightly enlarged to include Nos. 36 and 38 Grove End Road to give greater control over any future redevelopment. Concern was also expressed over the condition of front boundary walls and piers and the effect of their removal on the character of the conservation area where this has occurred.

#### 9. Comment

Nos. 36 and 38 Grove End Road are both undistinguished houses dating from the inter-war years and are located opposite Neville Court, an Edwardian building with a strong corner feature. The GLC's comment concerns the safeguarding of the townscape at this 'entrance' to the conservation area, however, it is considered that the Council's design policy in the City Plan will be adequate to deal with this problem if redevelopment proposals arise.

#### Recommendations

10. Officers be instructed to proceed with the designation of Areas A-N shown on CD CS 0002C (Map C) and the deletion of Areas X, Y and Z as alterations to the boundary of the St John's Wood Conservation Area under the provisions of Section 277 of the Town and Country Planning Acts 1971-1977.

11. Officers write to the Secretary of State and request that the buildings coloured yellow on CD CD 0002D (Map D) be added to the Statutory List compiled under Section 54 of the Town and Country Planning Acts 1971-1977.

Ian Lacey

City Planning Officer



## **Cabinet Member Report**

**Date:** 22 August 2007

**Subject: St John's Wood Conservation Area Audit and Boundary Review – Agreement of Supplementary Planning Document and designation of extensions**

### 1. Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 54 conservation areas, and to consider the designation of further ones. Following a period of pre-consultation and a full public consultation exercise, including workshops held at the Marylebone and West End Area Forums, this report seeks the agreement of the contents of the Conservation Area Audit for the St John's Wood Conservation Area. Once agreed, the full SPD process and sustainability appraisal will be undertaken. The report also seeks agreement with regards to the designation of 9 extensions to the St John's Wood Conservation Area.

### 2. Recommendations

2.1 That the Cabinet Member for Planning resolves to formally agree the content of the Conservation Area Audit for the St John's Wood Conservation Area, attached at Appendix 5.

2.2 That the Director of Planning and City Development be authorised to undertake the sustainability appraisal of the document and subsequently take all steps necessary to allow formal adoption of the Supplementary Planning Document, to ensure compliance with the Town and Country Planning (Local Development) (England) Regulations 2004 .

2.3 That the Cabinet Member for Planning resolves to agree the designation of the extensions to the St John's Wood Conservation Area, as shown on the attached plan at Appendix 4.

2.4 That the Director of Planning and City Development be authorised to publish a notice of the designation, specifying its effects, in the London Gazette and at least one local newspaper circulating in the area: to give notice to the Secretary of State and English Heritage and to take any such steps as may be necessary to implement the designations.

## 1 Background Information

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

1.2 Given the complexity and scale of the city's conservation areas, this process has been broken into three stages involving the production of mini-guides (General Information Leaflets), directories, and Audits. The Audits represent the third and final stage of the preparation of appraisals of all the City's 54 Conservation Areas.

1.3 The draft St John's Wood Conservation Area Audit and Boundary Review were agreed for consultation purposes on 27 March 2007. This proposed the extension of the Conservation Area would include 9 areas:

1. Nos. 60–68 (even) Queen's Grove & Nos. 26–28 (even) Finchley Road
2. Acacia Gardens
3. Oslo Court; The Barrow Hill Estate & Nos. 8-18 (even) Newcourt Street
4. Addison House, Grove Court, Circus Lodge, South Lodge & Nos. 32-38 (even) Grove End Road
5. Scott Ellis Gardens, Bronwen House & Nos. 6-12 Grove End Road
6. Crophorne Court
7. Wellington/ Finchley Road flat blocks
8. Clifton Court
9. Vale Close

1.4 Following consultation, the audit and boundary review have been amended to reflect comments received. The revised audit is attached at Appendix 5. A mini-Audit of the 9 areas proposed for inclusion within the conservation area has been conducted, identifying unlisted buildings of merit and undertaking a roof survey for areas proposed for inclusion. The contents of the audit and the boundary review report have been merged and maps amended and, if the extensions are agreed, both will form part of the final printed document.

## 2 Detail

### Public Consultation

2.1 Public consultation was undertaken in various phases and included letters, site notices, a public meeting and electronic consultation.

2.2 Prior to drafting of the audit, letters were sent on 27 July 2006 informing amenity societies and other interested parties of the forthcoming Audit programme and inviting comments and suggestions. This information was also posted on the council website, with feedback forms. Details of the forthcoming audit were also provided and feedback forms and information distributed at the St John's Wood Society Annual General Meeting in September 2006.



2.3 The document was then drafted by consultants and an initial public meeting was held on 13 February 2007, where a presentation, exhibition and question and answer session was held. The meeting was publicised through letters sent to local stakeholders and national bodies, site notices, a press notice, and information posted on the St John's Wood Society and Westminster Council websites.

2.4 Once agreed for public consultation on 27 March 2007, an additional letter was sent to all interested parties. In addition, letters were sent to all residents in the areas proposed for inclusion in the boundary review areas, as well as site notices posted throughout the conservation area and boundary review areas. The Audit and Boundary Review documents were both made available to download from the council website. Further copies of the audit and information were taken to the St John's Wood Area Forum on the 29th March 2007. A full list of consultees is attached at Appendix 1.

2.5 As a result of the public consultation, 16 responses were received from external respondents in relation to the draft Audit and Boundary Review. These are summarised below, and detailed in the table at Appendix 2.

#### Boundary Review Audit Process

2.6 At the time that the draft conservation area audit was published for public consultation, a number of areas were proposed for inclusion in the St John's Wood Area with the recommendation that, if approved by the Cabinet Member, these would be incorporated into the conservation area at the time of adoption of the conservation area audit.

2.7 The buildings within these 9 areas have therefore been assessed in the same way as the remainder of the conservation area audit. The resultant analysis has, following limited consultation with interested parties, been incorporated into the text of the conservation area audit. Letters and copies of boundary review information were sent out on the 27 April 2007, site notices were posted around the conservation area and the review document was made available on the website.

#### Main Comments Received: Draft Audit & Boundary Review

2.8 The St John's Wood Conservation Area Audit and Boundary Review has in general received strong support, this expressed at the Area Forums and public meeting; as well as in letters from English Heritage, The St John's Wood Society, the Eyre Estate and various individual residents including Sean Murphy, David Goldsmith. However, numerous comments were received with regard to aspects of content. Full details of these, along with the council's response on the issues raised, are set in the table in the appendices. Comments arising from public meeting are also included within the Appendices. The most significant representations related to sections on Lord's Cricket Ground and the Boundary Review and these are outlined below.

#### 2.9 Lord's Cricket Ground

Two representations were received with regards to Lords. Tibbalds wrote on behalf of the Marylebone Cricket Club (MCC). Turley Associates wrote on behalf of Rifkind Levy Partnership. Both representations highlighted concerns with regards to the draft analysis of buildings at Lords: particularly related to buildings which have been classified as 'unlisted buildings of merit' and one of the proposed boundary extensions. Full details of comments are in the appendices and main points outlined below.

2.10 Both Turley Associates and Tibbalds requested a re-survey of Lords to establish a more accurate differentiation between the different buildings on the site, their ages and architectural merit. Following a visit to the ground with officers of the MCC and a planning consultant from Tibbalds, references to Lords within the audit have been amended to address inaccuracies and concerns.

2.11 The list of unlisted buildings of merit has been amended, notably with the reclassification of some later twentieth century buildings, including some of the less distinguished stands. Two negative buildings have been identified, and several buildings and stands have been reclassified as neutral. The building ages map has also been amended and the key changed, to address inaccuracies.

2.12 Tibbalds have subsequently indicated in an e-mail of 1 May 2007 that they now agree with most of the classifications. Turley Associates still have concerns and consider that the Allen Stand does not make a positive contribution to the character of the area. However, it is considered that the map has been extensively altered to address concerns and now represents a more balanced assessment of this important site. It is considered that the group of building around Lords is of considerable historic interest and this is one of the more interesting stands, of some architectural and historic interest.

2.13 Lords, through their agents Tibbalds, also objected to the inclusion of 2a-12 Grove End Road on the basis that these were of insufficient merit for incorporation into a conservation area. These were being included as part of a wider extension to include Scott Ellis Gardens, mansion blocks of considerable interest which date from 1903 and are located immediately south of Lords. The properties proposed for inclusion, whilst not of significant architectural merit in themselves, follow a similar pattern to other development in St John's Wood, with large houses set in spacious gardens. If nos. 6-12 were excluded from the conservation area, this would leave a hole of four houses outside the area, but surrounded by conservation area. Following discussions and a site visit, nos. 6-12 remain proposed for inclusion but have been identified as neutral buildings, while nos. 2a-4 have been omitted. This approach maintains a consistent conservation area boundary but recognises the limited architectural merit of the buildings. Tibbalds now support this approach to boundary amendment.

2.14 Turley Associates, however, remain concerned with regards to this boundary change; feeling that numbers 6-12 Grove End Road are of insufficient merit to be included within a conservation area. In response, it is considered that it is inevitable that a conservation area the size of St John's Wood will include buildings of lesser architectural or historic merit. It is not practical to omit all neutral buildings from the conservation area, as this would result in numerous small 'islands' within the conservation area, whilst the overall quality of the extension makes it worthy of conservation area status.

2.15 For this reason, and given that the 6-12 Grove End Road are appropriate in terms of their scale and materials, it is recommended that this area be included within the conservation area extension.

2.16 Other Respondents; Draft Audit. Numerous private individuals and the St John's Wood Society have written in support of the draft audit. Details of representations are contained in Appendix 2.

2.17 Other respondents; Boundary changes

Turley Associates wrote on behalf of the South Lodge Development Company to object



to the identification of South Lodge, within one of the proposed extensions, as a building unsuitable for a roof extension. A proposal for a roof extension on this building has recently been turned down by the council and then at a public enquiry, where the Council's position was supported by the Planning Inspectorate. This section has not therefore been amended. However, the audit makes it clear that the roof extensions map is a guide and any future applications would be considered on their merits.

### 3. Financial Implications

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

### 4. Legal Implications

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

### 5. Business Plan Implications

5.1 The Planning and City Development Business Plan has a target to adopt 6 Supplementary Planning Documents by the end of 2006/07 in order to implement the programme to prepare Audits for the City's 54 conservation areas.

### 6. Consultation

6.1 A comprehensive programme of consultation involving all stakeholders has been undertaken, involving written consultations, site notices, stakeholder meetings and attendance at area forums, as detailed above.

### 7. Crime and Disorder Act 1998

7.1 The Audit does not have any implications Under Section 17 of the Act, a Local Authority has a duty "to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do it all reasonable can to prevent, crime and disorder in its area".

### 8. Health and Safety Issues

8.1 It is not considered that this report raises any health and safety implications.

### 9. Human Rights Act 1998

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

### 10. Reason(s) for Decision(s)

10.1 It is considered that the Audit provides a sound basis for the future stewardship of the St John's Wood Conservation Area, meeting the statutory requirements placed on the Council.

10.2 It is also considered the proposed extensions are of architectural and historic interest, demonstrating the differing phases of the development of St John's Wood and would benefit from the added protection resulting from being within a conservation area.

10.3 The Audit has been amended as a result of the consultation process and both this and the designation of the extension to the area will ensure the continued preservation and enhancement of this Conservation Area.

#### Background Papers

1 Letters from English Heritage(09/03/07), St John's Wood Society (21/03/07), Tibbalds (23/05/07 & 22/03/07), Turley Associates (23/03/07 & 25/05/07), Michael Sharman (10/04/07), Mireille Galinou of Eyre Estate (20/03/07), David Goldsmith(24/02/07).

Feedback forms from Elizabeth Liddel, Mr & Mrs M L Fleet, Marianne Elsbach, Nicholas Hargreaves-Allen, Adela Checa Santamaria, Mr L P Marsh.

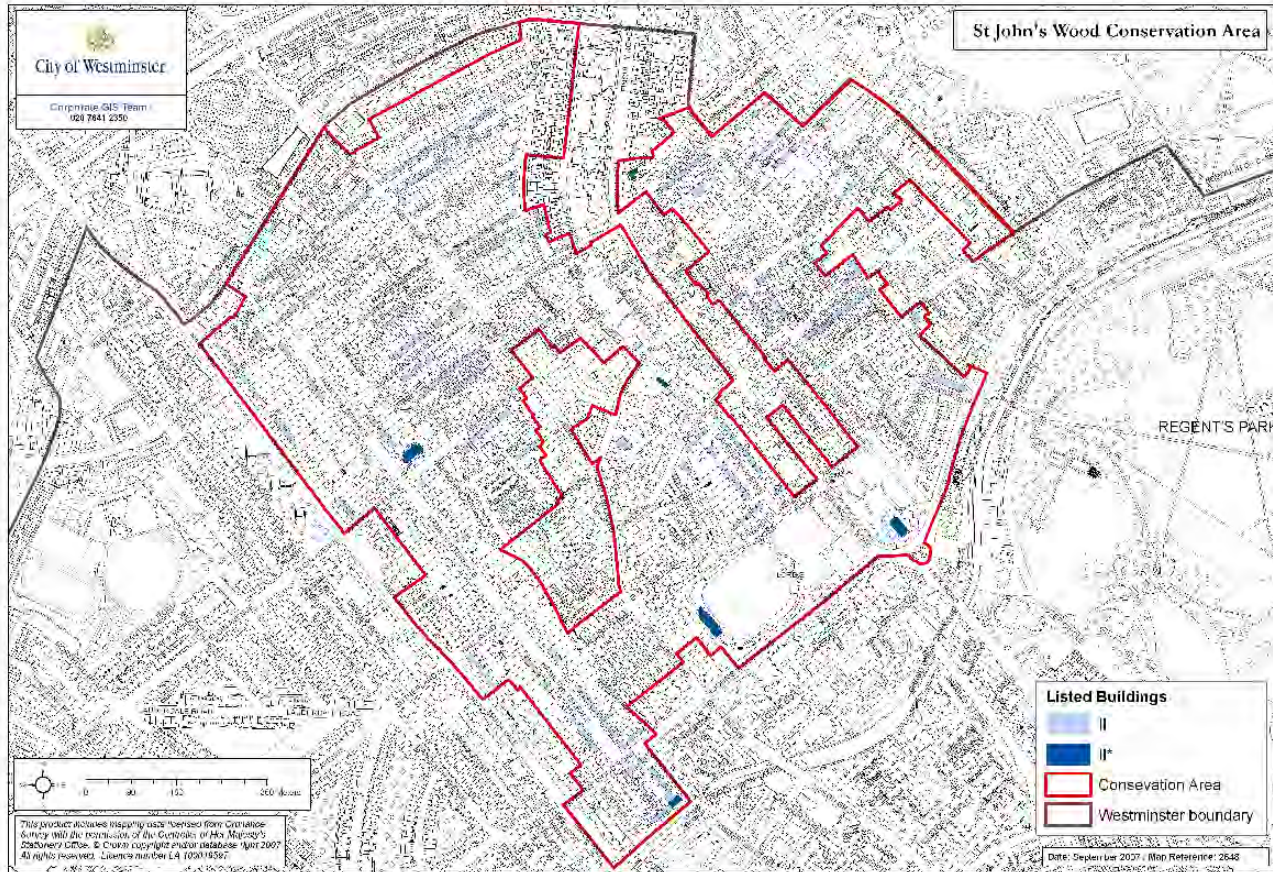
Emails from Sean Murphy, Glenys Williams MCC Archivist, Andy Karski of Tibbalds (01/05/07) Turley Associates(14/06/07) Barry Smith, Planning Policy and Mike Chatten, WCC Planning Enforcement Team

#### Appendices



# List of Buildings of Special Architectural and Historic Interest

These are shown on the map and listed below. As new buildings are constantly being added this list should not be treated as definitive.



Description/Address	Postcode	Grade
2 ABBEY GARDENS	NW8	II
4 ABBEY GARDENS	NW8	II
6 ABBEY GARDENS	NW8	II
8 ABBEY GARDENS	NW8	II
9 ABBEY GARDENS	NW8	II
10 ABBEY GARDENS	NW8	II
11 ABBEY GARDENS	NW8	II
12 ABBEY GARDENS	NW8	II
13 ABBEY GARDENS	NW8	II
14 ABBEY GARDENS	NW8	II
15 ABBEY GARDENS	NW8	II
16 ABBEY GARDENS	NW8	II
17 ABBEY GARDENS	NW8	II
18 ABBEY GARDENS	NW8	II
19 ABBEY GARDENS	NW8	II

20 ABBEY GARDENS	NW8	II
21 ABBEY GARDENS	NW8	II
22 ABBEY GARDENS	NW8	II
23 ABBEY GARDENS	NW8	II
24 ABBEY GARDENS	NW8	II
25 ABBEY GARDENS	NW8	II
26 ABBEY GARDENS	NW8	II
27 ABBEY GARDENS	NW8	II
28 ABBEY GARDENS	NW8	II
29 ABBEY GARDENS	NW8	II
30 ABBEY GARDENS	NW8	II
31 ABBEY GARDENS	NW8	II
32 ABBEY GARDENS	NW8	II
33 ABBEY GARDENS	NW8	II
34 ABBEY GARDENS	NW8	II
35 ABBEY GARDENS	NW8	II
36 ABBEY GARDENS	NW8	II
37 ABBEY GARDENS	NW8	II
38 ABBEY GARDENS	NW8	II
39 ABBEY GARDENS	NW8	II
40 ABBEY GARDENS	NW8	II
41 ABBEY GARDENS	NW8	II
42 ABBEY GARDENS	NW8	II
44 ABBEY GARDENS	NW8	II
46 ABBEY GARDENS	NW8	II
48 ABBEY GARDENS	NW8	II
50 ABBEY GARDENS	NW8	II
52 ABBEY GARDENS	NW8	II
54 ABBEY GARDENS	NW8	II
56 ABBEY GARDENS	NW8	II
19 ABBEY GARDENS	NW8	II
21 ABBEY GARDENS	NW8	II
23 ABBEY GARDENS	NW8	II
25 ABBEY GARDENS	NW8	II
NEW LONDON SYNAGOGUE, 31 ABBEY ROAD	NW8	II
40 ABBEY GARDENS	NW8	II
48 ABBEY GARDENS	NW8	II
52 ABBEY GARDENS	NW8	II
54 ABBEY GARDENS	NW8	II
56 ABBEY GARDENS	NW8	II
58 ABBEY GARDENS	NW8	II
60 ABBEY GARDENS	NW8	II
EDWARD ONSLOW FORD MEMORIAL, ABBEY ROAD	NW8	II
6 ABERCORN PLACE	NW8	II
8 ABERCORN PLACE	NW8	II
10 ABERCORN PLACE	NW8	II



12 ABERCORN PLACE	NW8	II
14 ABERCORN PLACE	NW8	II
16 ABERCORN PLACE	NW8	II
18 ABERCORN PLACE	NW8	II
20 ABERCORN PLACE	NW8	II
22 ABERCORN PLACE	NW8	II
28 ABERCORN PLACE	NW8	II
WALL 7 GATE PIERS-FORECOURT, 28 ABERCORN PLACE	NW8	II*
WALL 7 GATE PIERS-FORECOURT, 30 ABERCORN PLACE	NW8	II*
ALLINSON HOUSE, 30 ABERCORN PLACE	NW8	II
CROCKERS FOLY PH, 24 ABERDEEN PLACE	NW8	II*
25 ABERDEEN PLACE	NW8	II
26 ABERDEEN PLACE	NW8	II
27 ABERDEEN PLACE	NW8	II
28 ABERDEEN PLACE	NW8	II
29 ABERDEEN PLACE	NW8	II
30 ABERDEEN PLACE	NW8	II
31 ABERDEEN PLACE	NW8	II
32 ABERDEEN PLACE	NW8	II
33 ABERDEEN PLACE	NW8	II
2 ACACIA ROAD	NW8	II
3 ACACIA ROAD	NW8	II
4 ACACIA ROAD	NW8	II
5 ACACIA ROAD	NW8	II
8 ACACIA ROAD	NW8	II
WALL & GATES-FORECOURT, 21 ACACIA ROAD	NW8	II
21 ACACIA ROAD	NW8	II
WALL & GATES-FORECOURT, 23 ACACIA ROAD	NW8	II
23 ACACIA ROAD	NW8	II
24 ACACIA ROAD	NW8	II
WALL & GATES-FORECOURT, 25 ACACIA ROAD	NW8	II
25 ACACIA ROAD	NW8	II
30 ACACIA ROAD	NW8	II
31 ACACIA ROAD	NW8	II
32 ACACIA ROAD	NW8	II
33 ACACIA ROAD	NW8	II
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48 ACACIA ROAD	NW8	II
49 ACACIA ROAD	NW8	II
64 ACACIA ROAD	NW8	II
65 ACACIA ROAD	NW8	II
66 ACACIA ROAD	NW8	II
25 AVENUE ROAD	NW8	II
29 AVENUE ROAD	NW8	II
1 BLENHEIM ROAD	NW8	II
2 BLENHEIM ROAD	NW8	II
3 BLENHEIM ROAD	NW8	II
4 BLENHEIM ROAD	NW8	II
5 BLENHEIM ROAD	NW8	II
6 BLENHEIM ROAD	NW8	II
WALL-FORECOURT, 7 BLENHEIM ROAD	NW8	II
7 BLENHEIM ROAD	NW8	II
WALL-FORECOURT, 8 BLENHEIM ROAD	NW8	II
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9 BLENHEIM ROAD	NW8	II
10 BLENHEIM ROAD	NW8	II
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12 BLENHEIM ROAD	NW8	II
14 BLENHEIM ROAD	NW8	II
WALL-FORECOURT, 15 BLENHEIM ROAD	NW8	II
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26 BLENHEIM ROAD	NW8	II
27 BLENHEIM ROAD	NW8	II
28 BLENHEIM ROAD	NW8	II
29 BLENHEIM ROAD	NW8	II
33 BLENHEIM TERRACE	NW8	II
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54 BLENHEIM TERRACE	NW8	II
55 BLENHEIM TERRACE	NW8	II
7 BOUNDARY ROAD	NW8	II
ALHAMBRA COTTAGE, 9 BOUNDARY ROAD	NW8	II
1 CARLTON HILL	NW8	II
31 CARLTON HILL	NW8	II
51 CARLTON HILL	NW8	II
71 CARLTON HILL	NW8	II
36 CARLTON HILL	NW8	II
38 CARLTON HILL	NW8	II
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43 CARLTON HILL	NW8	II
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62 CARLTON HILL	NW8	II
64 CARLTON HILL	NW8	II
74 CARLTON HILL	NW8	II
76 CARLTON HILL	NW8	II
78 CARLTON HILL	NW8	II
80 CARLTON HILL	NW8	II
82 CARLTON HILL	NW8	II
84 CARLTON HILL	NW8	II
86 CARLTON HILL	NW8	II
TELEPHONE BOX-K6-OUTSIDE NO. 87 CARLTON HILL	NW8	II
1 CAVENDISH AVENUE	NW8	II
2 CAVENDISH AVENUE	NW8	II
3 CAVENDISH AVENUE	NW8	II
4 CAVENDISH AVENUE	NW8	II
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18 CAVENDISH AVENUE	NW8	II
19 CAVENDISH AVENUE	NW8	II
26 CAVENDISH AVENUE	NW8	II
1A CAVENDISH AVENUE	NW8	II
PILLAR BOX AT JUNCTION OF WELLINGTON PLACE/CAVENDISH AVENUE	NW8	II
21 CAVENDISH CLOSE	NW8	II
23 CAVENDISH CLOSE	NW8	II
25 CAVENDISH CLOSE	NW8	II
27 CAVENDISH CLOSE	NW8	II
29 CAVENDISH CLOSE	NW8	II
LAMP POST OUTSIDE NO. 21 CAVENDISH CLOSE	NW8	II
LAMP POST OUTSIDE NO. 25 CAVENDISH CLOSE	NW8	II
50 CHARLBERT STREET	NW8	II
52 CHARLBERT STREET	NW8	II
29 CIRCUS ROAD	NW8	II
31 CIRCUS ROAD	NW8	II
33 CIRCUS ROAD	NW8	II
WALL-FORECOURT, 33 CIRCUS ROAD	NW8	II
35 CIRCUS ROAD	NW8	II
37 CIRCUS ROAD	NW8	II
CHAPEL TO HOSPITAL OF ST JOHN 7 ST ELI. 38 CIRCUS ROAD	NW8	II
39 CIRCUS ROAD	NW8	II
40 CIRCUS ROAD	NW8	II
42 CIRCUS ROAD	NW8	II
6 CLIFTON HILL	NW8	II
7 CLIFTON HILL	NW8	II
8 CLIFTON HILL	NW8	II
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x78 CLIFTON HILL	NW8	II
80 CLIFTON HILL	NW8	II
82 CLIFTON HILL	NW8	II
84 CLIFTON HILL	NW8	II
STUDIO TO REAR OF 84 CLIFTON HILL	NW8	II
86 CLIFTON HILL	NW8	II
88 CLIFTON HILL	NW8	II
90 CLIFTON HILL	NW8	II
92 CLIFTON HILL	NW8	II

94 CLIFTON HILL	NW8	II
102 CLIFTON HILL	NW8	II
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110 CLIFTON HILL	NW8	II
111 CLIFTON HILL	NW8	II
112 CLIFTON HILL	NW8	II
114 CLIFTON HILL	NW8	II
19A CLIFTON HILL	NW8	II
19B CLIFTON HILL	NW8	II
11 CUNNINGHAM PLACE	NW8	II
12 CUNNINGHAM PLACE	NW8	II
13 CUNNINGHAM PLACE	NW8	II
14 CUNNINGHAM PLACE	NW8	II
15 CUNNINGHAM PLACE	NW8	II
16 CUNNINGHAM PLACE	NW8	II
17 CUNNINGHAM PLACE	NW8	II
18 CUNNINGHAM PLACE	NW8	II
10a CUNNINGHAM PLACE	NW8	II
ELM LODGE, 36 ELM TREE ROAD	NW8	II
26-28 FINCHLEY ROAD *	NW8	II*
6 GREVILLE PLACE	NW6	II
18 GREVILLE PLACE	NW6	II
20 GREVILLE PLACE	NW6	II
36 GREVILLE PLACE	NW6	II
39A GREVILLE PLACE	NW6	II
44 GROVE END ROAD	NW8	II
47 GROVE END ROAD	NW8	II
49 GROVE END ROAD	NW8	II
2 HAMILTON TERRACE	NW8	II
5 HAMILTON TERRACE	NW8	II
7 HAMILTON TERRACE	NW8	II
8 HAMILTON TERRACE	NW8	II
9 HAMILTON TERRACE	NW8	II
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32 HAMILTON TERRACE	NW8	II
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47 HAMILTON TERRACE	NW8	II
49 HAMILTON TERRACE	NW8	II
52 HAMILTON TERRACE	NW8	II
54 HAMILTON TERRACE	NW8	II
92 HAMILTON TERRACE	NW8	II
112 HAMILTON TERRACE	NW8	II
ST MARKS CHURCH AND VICARAGE, 114 HAMILTON TERRACE	NW8	II*
THE GABLES, 115 HAMILTON TERRACE	NW8	II
116 HAMILTON TERRACE	NW8	II
118 HAMILTON TERRACE	NW8	II
120 HAMILTON TERRACE	NW8	II
124 HAMILTON TERRACE	NW8	II
126 HAMILTON TERRACE	NW8	II
131 HAMILTON TERRACE	NW8	II
133 HAMILTON TERRACE	NW8	II
135 HAMILTON TERRACE	NW8	II
137 HAMILTON TERRACE	NW8	II
147 HAMILTON TERRACE	NW8	II
149 HAMILTON TERRACE	NW8	II
1 HILL ROAD	NW8	II
3 HILL ROAD	NW8	II
5 HILL ROAD	NW8	II
7 HILL ROAD	NW8	II
9 HILL ROAD	NW8	II
11 HILL ROAD	NW8	II
15 LOUDOUN ROAD	NW8	II
17 LOUDOUN ROAD	NW8	II
18 LOUDOUN ROAD	NW8	II

19 LOUDOUN ROAD	NW8	II
20 LOUDOUN ROAD	NW8	II
PUBLIC HOUSE, 21 LOUDOUN ROAD	NW8	II
22 LOUDOUN ROAD	NW8	II
24 LOUDOUN ROAD	NW8	II
26 LOUDOUN ROAD	NW8	II
114 LOUDOUN ROAD	NW8	II
116 LOUDOUN ROAD	NW8	II
56 MAIDA VALE	W9	II
58 MAIDA VALE	W9	II
60 MAIDA VALE	W9	II
62 MAIDA VALE	W9	II
84 MAIDA VALE	W9	II
86 MAIDA VALE	W9	II
90 MAIDA VALE	W9	II
92 MAIDA VALE	W9	II
94 MAIDA VALE	W9	II
104 MAIDA VALE	W9	II
106 MAIDA VALE	W9	II
108 MAIDA VALE	W9	II
110 MAIDA VALE	W9	II
112 MAIDA VALE	W9	II
114 MAIDA VALE	W9	II
116 MAIDA VALE	W9	II
118 MAIDA VALE	W9	II
16 MARLBOROUGH PLACE	NW8	II
18 MARLBOROUGH PLACE	NW8	II
26 MARLBOROUGH PLACE	NW8	II
MARLBOROUGH DAY HOSPITAL, 38 MARLBOROUGH PLACE	NW8	II
46 MARLBOROUGH PLACE	NW8	II
48 MARLBOROUGH PLACE	NW8	II
26 MARLBOROUGH PLACE	NW8	II
MARLBOROUGH DAY HOSPITAL, 38 MARLBOROUGH PLACE	NW8	II
46 MARLBOROUGH PLACE	NW8	II
48 MARLBOROUGH PLACE	NW8	II
50 MARLBOROUGH PLACE	NW8	II
52 MARLBOROUGH PLACE	NW8	II
56 MARLBOROUGH PLACE	NW8	II
57 MARLBOROUGH PLACE	NW8	II
58 MARLBOROUGH PLACE	NW8	II
59 MARLBOROUGH PLACE	NW8	II
60 MARLBOROUGH PLACE	NW8	II
61 MARLBOROUGH PLACE	NW8	II
62 MARLBOROUGH PLACE	NW8	II
63 MARLBOROUGH PLACE	NW8	II
65 MARLBOROUGH PLACE	NW8	II



67 MARLBOROUGH PLACE	NW8	II
WALL 7 GATE PIERS-FRONT GDN, 4 NORFOLK ROAD	NW8	II
4 NORFOLK ROAD	NW8	II
WALL & GATE PIERS FRONT GDN, 5 NORFOLK ROAD	NW8	II
6 NORFOLK ROAD	NW8	II
7 NORFOLK ROAD	NW8	II
8 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 9 NORFOLK ROAD	NW8	II
9 NORFOLK ROAD	NW8	II
10 NORFOLK ROAD	NW8	II
11 NORFOLK ROAD	NW8	II
12 NORFOLK ROAD	NW8	II
14 NORFOLK ROAD	NW8	II
19 NORFOLK ROAD	NW8	II
20 NORFOLK ROAD	NW8	II
21 NORFOLK ROAD	NW8	II
22 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 23 NORFOLK ROAD	NW8	II
23 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 24 NORFOLK ROAD	NW8	II
24 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 25 NORFOLK ROAD	NW8	II
25 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 27 NORFOLK ROAD	NW8	II
27 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 28 NORFOLK ROAD	NW8	II
28 NORFOLK ROAD	NW8	II
WALL & GATE PIERS-FRONT GDN, 29 NORFOLK ROAD	NW8	II
29 NORFOLK ROAD	NW8	II
12A NORFOLK ROAD	NW8	II
WALLS & GATE PIERS-FRONT GDN, 1 QUEEN'S GROVE	NW8	II
1 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 2 QUEEN'S GROVE	NW8	II
2 QUEENS GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 3 QUEEN'S GROVE	NW8	II
3 QUEENS GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 4 QUEEN'S GROVE	NW8	II
4 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 5 QUEEN'S GROVE	NW8	II
5 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 6 QUEENS GROVE	NW8	II
6 QUEENS GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 7 QUEENS GROVE	NW8	II
7 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 8 QUEENS GROVE	NW8	II
8 QUEEN'S GROVE	NW8	II

WALLS & GATE PIERS-FRONT GDN, 9 QUEEN'S GROVE	NW8	II
9 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 10 QUEENS GROVE	NW8	II
10 QUEEN'S GROVE	NW8	II
WALL & GATE PIERS-FRONT GDN, 11 QUEEN'S GROVE	NW8	II
11 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 12 QUEEN'S GROVE	NW8	II
12 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 13 QUEEN'S GROVE	NW8	II
13 QUEENS GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 14 QUEEN'S GROVE	NW8	II
14 QUEENS GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 15 QUEEN'S GROVE	NW8	II
15 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 16 QUEENS GROVE	NW8	II
16 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 17 QUEENS GROVE	NW8	II
17 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 18 QUEEN'S GROVE	NW8	II
18 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 19 QUEEN'S GROVE	NW8	II
19 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 20 QUEEN'S GROVE	NW8	II
20 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 21 QUEEN'S GROVE	NW8	II
21 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 22 QUEEN'S GROVE	NW8	II
WALLS & GATE PIERS-FRONT GDN, 22 QUEEN'S GROVE	NW8	II
22 QUEEN'S GROVE	NW8	II
27 QUEEN'S GROVE	NW8	II
30 QUEEN'S GROVE	NW8	II
31 QUEEN'S GROVE	NW8	II
32 QUEEN'S GROVE	NW8	II
33 QUEEN'S GROVE	NW8	II
1 ST ANNS TERRACE	NW8	II
3 ST ANNS TERRACE	NW8	II
5 ST ANNS TERRACE	NW8	II
7 ST ANNS TERRACE	NW8	II
9 ST ANNS TERRACE	NW8	II
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13 ST ANNS TERRACE	NW8	II
14 ST ANNS TERRACE	NW8	II
15 ST ANNS TERRACE	NW8	II
16 ST ANNS TERRACE	NW8	II

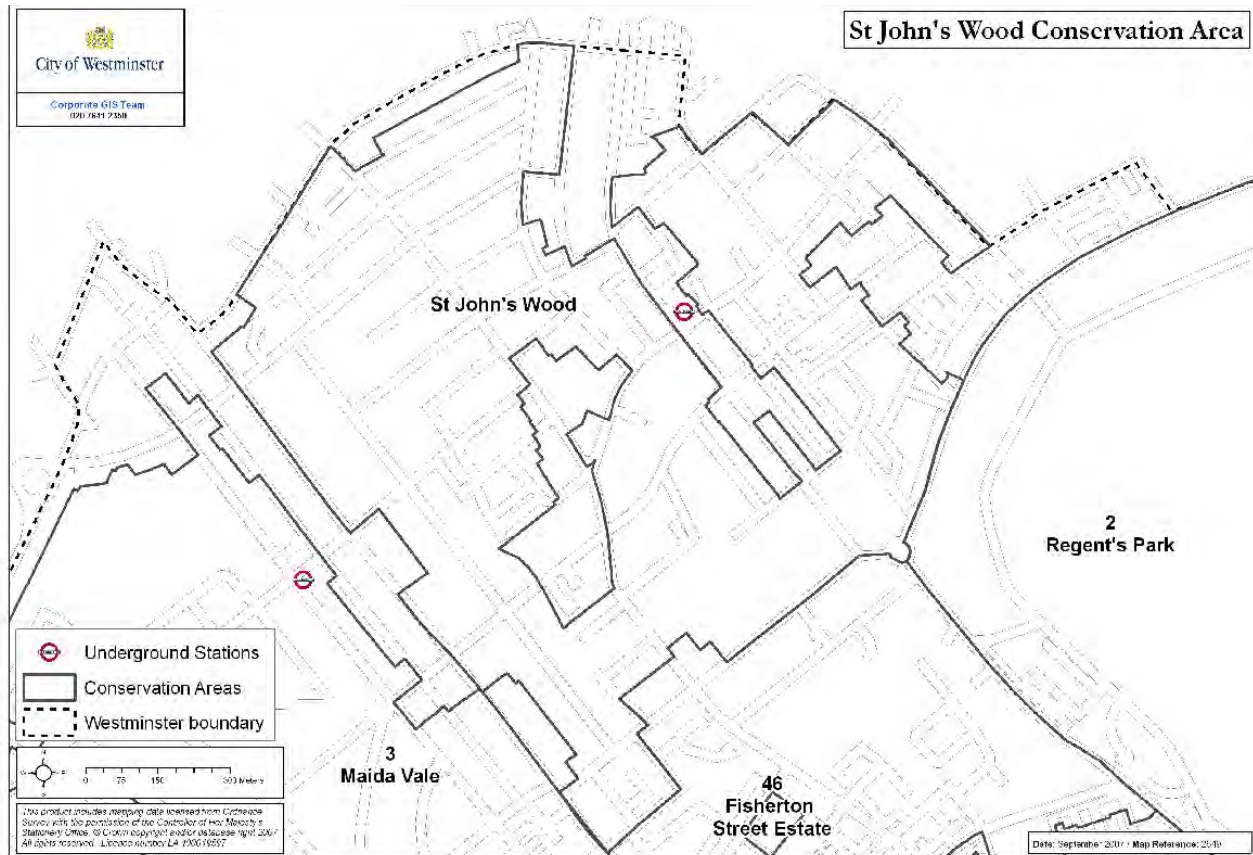
17 ST ANNS TERRACE	NW8	II
18 ST ANNS TERRACE	NW8	II
19 ST ANNS TERRACE	NW8	II
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21 ST ANNS TERRACE	NW8	II
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23 ST ANNS TERRACE	NW8	II
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25 ST ANNS TERRACE	NW8	II
26 ST ANNS TERRACE	NW8	II
28 ST ANNS TERRACE	NW8	II
30 ST ANNS TERRACE	NW8	II
32 ST ANNS TERRACE	NW8	II
PUBLIC HOUSE, 120 ST JOHNS WOOD HIGH STREET	NW8	II
6 ST JOHNS WOOD ROAD	NW8	II
8 ST JOHNS WOOD ROAD	NW8	II
10 ST JOHNS WOOD ROAD	NW8	II
12 ST JOHNS WOOD ROAD	NW8	II
14 ST JOHNS WOOD ROAD	NW8	II
16 ST JOHNS WOOD ROAD	NW8	II
31 ST JOHNS WOOD ROAD	NW8	II
33 ST JOHNS WOOD ROAD	NW8	II
35 ST JOHNS WOOD ROAD	NW8	II
37 ST JOHNS WOOD ROAD	NW8	II
CHURCH OF ST JOHN THE BAPTIST, ST JOHNS WOOD ROAD	NW8	II*
MEMORIAL-WAR-SCULPTURE-ST GEORGE & DRAGON, ST JOHNS WOOD ROAD	NW8	II
PAVILION-LORDS CRICKET GROUND, ST JOHNS WOOD ROAD	NW8	II*
TELEPHONE BOX-K2-OPP, HAMILTON TERRACE	NW8	II
3 ST JOHN'S WOOD ROAD	NW8	II
4 ST JOHN'S WOOD TERRACE	NW8	II
5 ST JOHN'S WOOD TERRACE	NW8	II
6 ST JOHN'S WOOD TERRACE	NW8	II
9 ST JOHN'S WOOD TERRACE	NW8	II
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11 ST JOHN'S WOOD TERRACE	NW8	II
12 ST JOHN'S WOOD TERRACE	NW8	II
13 ST JOHN'S WOOD TERRACE	NW8	II
14 ST JOHN'S WOOD TERRACE	NW8	II
15 ST JOHN'S WOOD TERRACE	NW8	II
16 ST JOHN'S WOOD TERRACE	NW8	II
17 ST JOHN'S WOOD TERRACE	NW8	II
18 ST JOHN'S WOOD TERRACE	NW8	II
19 ST JOHN'S WOOD TERRACE	NW8	II
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21 ST JOHN'S WOOD TERRACE	NW8	II



22 ST JOHN'S WOOD TERRACE	NW8	II
23 ST JOHN'S WOOD TERRACE	NW8	II
24 ST JOHN'S WOOD TERRACE	NW8	II
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27 ST JOHN'S WOOD TERRACE	NW8	II
28 ST JOHN'S WOOD TERRACE	NW8	II
29 ST JOHN'S WOOD TERRACE	NW8	II
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37 ST JOHN'S WOOD TERRACE	NW8	II
88 ST JOHN'S WOOD TERRACE	NW8	II
89 ST JOHN'S WOOD TERRACE	NW8	II
90 ST JOHN'S WOOD TERRACE	NW8	II
91 ST JOHN'S WOOD TERRACE	NW8	II
92 ST JOHN'S WOOD TERRACE	NW8	II
93 ST JOHN'S WOOD TERRACE	NW8	II
94 ST JOHN'S WOOD TERRACE	NW8	II
STUDIOS, 87A ST JOHNS WOOD TERRACE	NW8	II
8 WELLINGTON PLACE	NW8	II
9 WELLINGTON PLACE	NW8	II
10 WELLINGTON PLACE	NW8	II
26 WELLINGTON ROAD	NW8	II

## Adjacent Conservation Areas

St John's Wood Conservation Area is bordered by Regent's Park, to the SE and Maida Vale to the West. The Fisherton Street Estate Conservation Area is to the south.



## Other Designations

### Tree Preservation Orders

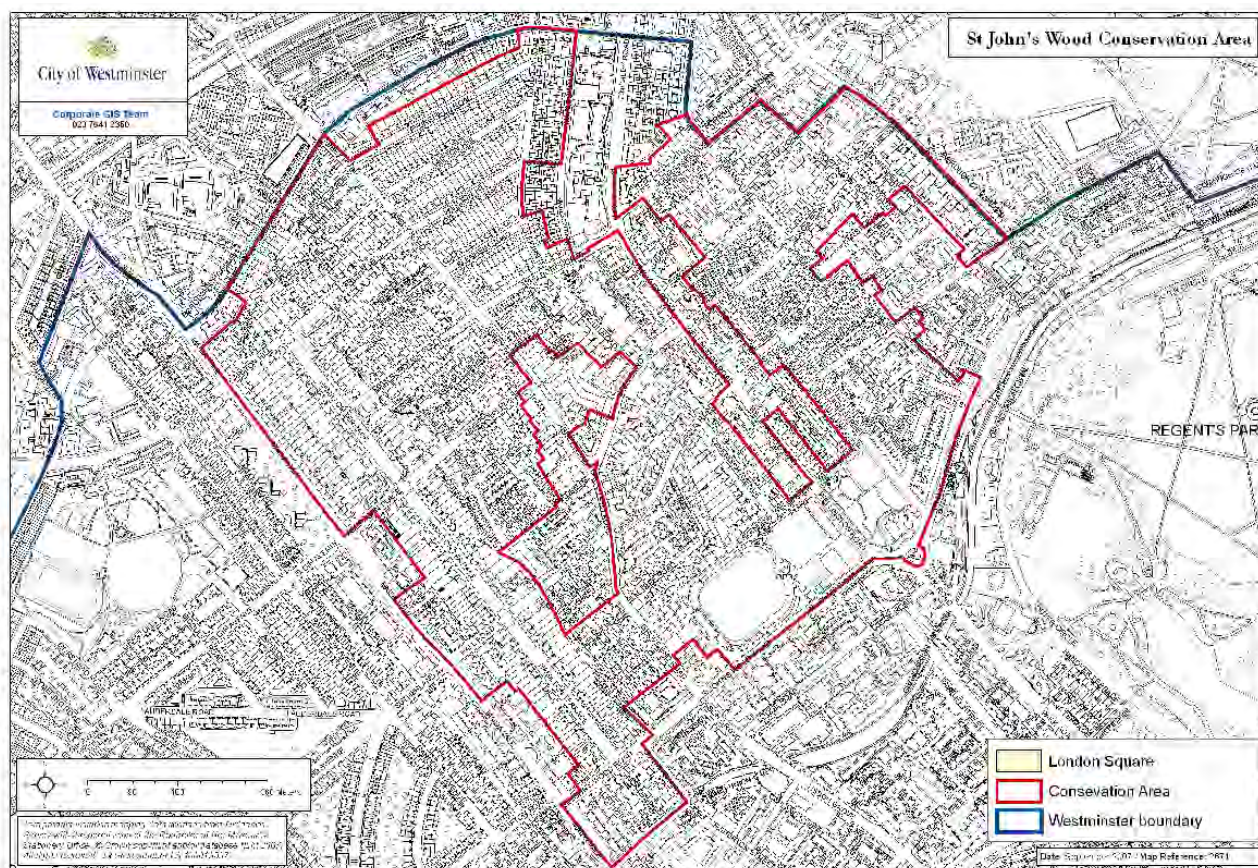
Although there are numerous trees protected by individual preservation orders in the St John's Wood Conservation Area, all trees in the area have the benefit of protection by virtue of their inclusion within the conservation area. Its arcadian nature accurately reflected in the name of St John's Wood and trees are very important in the townscape. Many valuable trees are found in the extensive rear gardens that characterise the area. Other trees, more formally arranged, are found in streets such as in the attractive boulevard setting of Hamilton Terrace.

### London Squares Preservation Act

This Act was introduced in 1931 to provide for the preservation of certain squares, gardens and enclosures (as scheduled in the Act) of London, the existence of which was considered to be of great benefit by reason of the amenities and advantages to health provided by these open spaces. Its introduction was prompted by the infamous overbuilding of notable private squares in St Pancras. The provisions of the Act are to ensure the use of the squares only as ornamental garden pleasure grounds or grounds for play, rest or recreation, and to prevent any building on or over any protected square except such that may be necessary or convenient for or in connection with the use and



maintenance of the squares for the authorised purposes’.



The protected squares of St John’s Wood are: Alma Square (Garden enclosure bounded on the north by the rear of Nos. 1-1- Alma Square and on the south by the rear of Nos. 25-39 Alma Square) and Park Road (Triangle) (triangular garden enclosure situate at the junction of St John’s Wood Road and Park Road with Albert Road). These are shown on the above map.

### Regulation 7 Directions

The Regulation 7 Direction covers part of the conservation area (around St John’s Wood High Street and St John’s Wood Terrace) and is designed to control the size, location and colour of estate agents’ boards. Uncontrolled proliferation of these board is considered to be detrimental to the appearance and amenity of the area. The effect of the Direction is to remove normal deemed consent rights relating to the display of these boards and impose stricter planning controls, meaning express consent is required for most boards. For more information, please refer to the City Council’s Boardwatch Supplementary Planning Guidance Note .

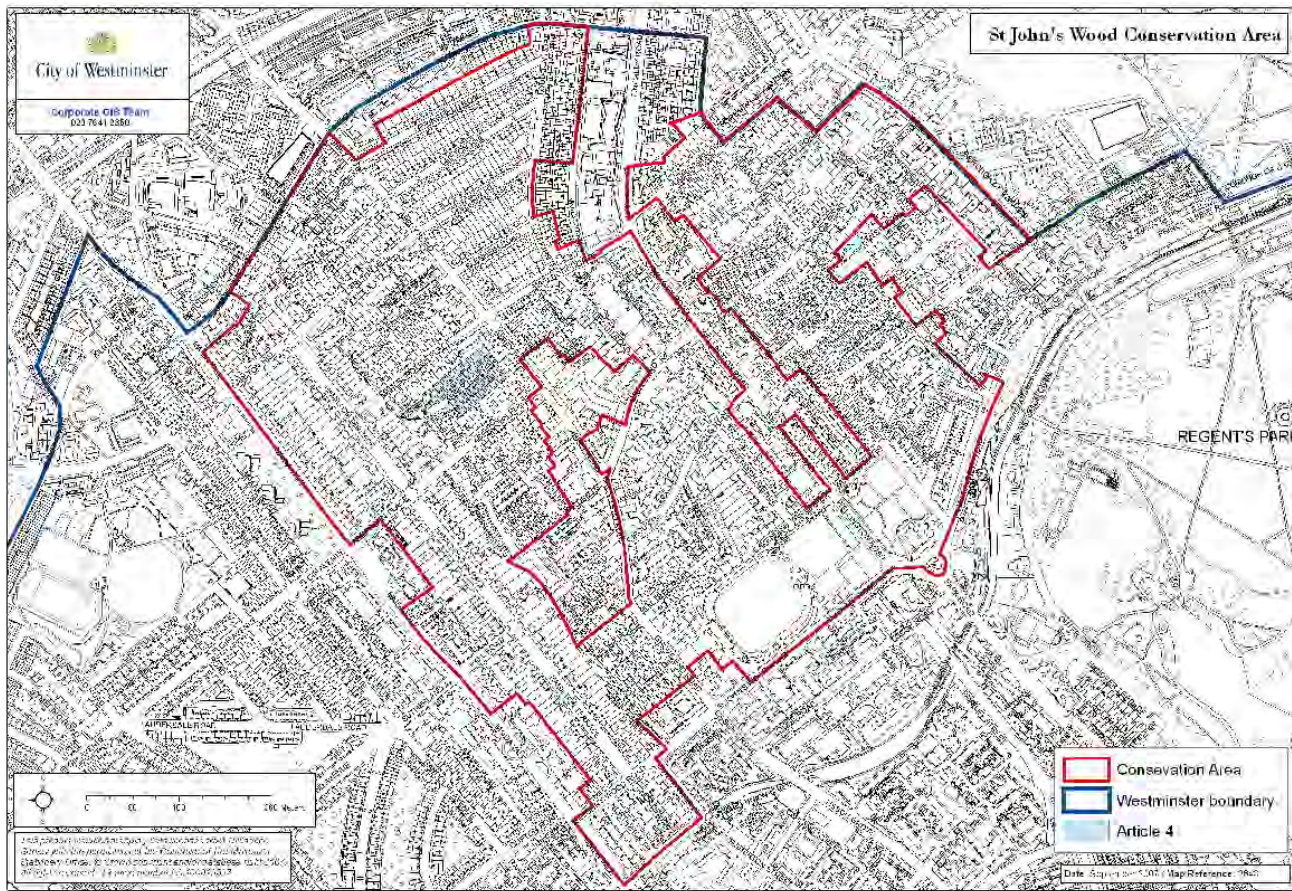
### Article 4 Direction

The Direction applies to Nos. 1-47 (odd) and 2-56 (even) Abbey Gardens. The Direction controls any development affecting the external appearance of the building on elevations facing the street; the erection or alteration of a building or enclosure; the painting of a building’s exterior (except door); the erection of a satellite dish.

The special character of these particular streets was considered vulnerable to erosion by alteration to front elevations, which do not normally require permission. In particular,



the painting of brickwork and the erection of satellite dishes would seriously disfigure the appearance of these buildings; accordingly, these alterations have been brought under the control of the City Council.



## PUBLICATIONS & SOURCES OF FURTHER INFORMATION

### **Unitary Development Plan**

Westminster's Planning Policies are set out in the adopted City of Westminster Unitary Development Plan January 2007. This can be viewed on the internet at: [www.westminster.gov.uk](http://www.westminster.gov.uk)

### **Design Guides and Publications**

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

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. Inclusive Design and Access (2006)
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Conservatories : A Guide to Design and Planning Procedures.
8. A Guide to the siting of Satellite Dishes and other Telecommunications Equipment
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. Public CCTV Systems – Guidance for Design and Privacy
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. Façade Cleaning - The removal of soiling and paint from brick and stone facades
14. Stucco: A Guide to its Care and Maintenance.
15. Trees and Other Planting on Development Sites
19. A Brief Guide to Planning Enforcement
20. The Listing of Historic Buildings : A Guide for Owners and Occupiers.
21. Repairs and Alterations to Listed Buildings.

### **Advice on Repairs and Alterations to Historic Buildings**

For lists of specialist historic buildings consultants, building contractors and suppliers, the Building Conservation Directory can be found at [www.buildingconservation.com](http://www.buildingconservation.com).

## Further Reading

### **The History of St John's Wood**

Aldous, T. (1989) *A Prospect of Westminster*

Ashford, E. B. (1965) *St John's Wood, The Harrow and Eyre Estates*

Cherry, B and Pevsner. (1991) *London 3: North West*, Buildings of England Series  
Penguin Books Ltd, London

Mackenzie, (1972) *G Marylebone*

Margetson, Stella, (1998) *St Johns Wood, An Abode of Love and the Arts*

Prince, H. C (1964) 'North West London 1814-1863' in *Greater London*, J T Coppock and  
H.C. Prince eds.

Shepherd, F H W (1958) *Local Government in St Marylebone, 1688-1835*

Smith J, (1833) *The Parish of St Marylebone*

Summerson, J (rev. ed. 1991) *Georgian London*

Summerson, J (1980) *Life and Work of John Nash*

Tames R (1998) *St John's Wood and Maida Vale Past* Historical Publications Ltd, London

Walford, E (1992) *Old London, Paddington Green to Seven Sisters*

Whitehead, J (1989) *The Growth of St Marylebone and Paddington from Hyde Park to  
Queen's Park*

## Local History

For information on all aspects of Local History contact:

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

General Enquiries Tel: (020) 7641 5180

### **Sources of Historic Maps and Images**

Motco enterprises Ltd [www.motco.com](http://www.motco.com)

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



# WESTMINSTER CITY COUNCIL CONTACTS LIST

## General Planning Information

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

Or write to:

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

## One Stop Services

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

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

## Trees

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

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

## Further Information

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

## Translation Service

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

### Spanish

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

### French

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

### Portuguese

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

### Chinese

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

### Bengali

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

### Arabic

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

### Urdu

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

### Farsi

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

### Serbo Croat

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

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

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