



GENERAL INFORMATION LEAFLET

ST. JOHN'S WOOD Conservation Area

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City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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Designation: First designated in 1967; extended in 1979 to include areas around St. John's Wood High Street, Prince Albert Road, Lord's Cricket Ground, Grove End Road, Alma Square/Hamilton Gardens and parts of Maida Vale.

Historical Background: St. John's Wood represents the first example of suburban residential development in Inner London, having been built up in the 1820's and 1830's largely on land owned by the Eyre family since the thirteenth century. The original pattern included individual villas as well as more traditional terraces and thereby reflected a departure from the dense urban development typical of London up to that time. Subsequent development employed a wide variety of architectural styles but the large mansion blocks of the 1920's and 1930's, such as in Wellington Road and parts of Abbey Road and Grove End Road were not sympathetic in scale and have consequently fragmented the Conservation Area. To the west the Harrow School were also large landowners with development on their land centred around Hamilton Terrace, where work began at the south end in the 1820's.

Listed Buildings: There are some 470 listed buildings. The grade II* buildings are St. Mark's Church in Hamilton Terrace by Thomas Cundy Senior (1846-7), St. John's Church, St. John's Wood High Street (1813-4) by Thomas Hardwick, Lord's Cricket Ground Pavillion, Crockers Public House in Aberdeen Place (1900), Devonshire Lodge in Finchley Road (1830-40). Grade II buildings include Abbey Road Baptist Church and New London Synagogue, Abbey Road and many individual houses.

Key Features: Originally envisaged as an arcadian suburb, the area retains a strong framework of tree-lined avenues and large villas set within generous matured landscaped gardens often partly hidden behind tall boundary walls. The area comprises detached and semi-detached villas and terraced houses, the earliest of which may have influenced those designed by Nash for nearby Regent's Park. East of Wellington Road, roads such as St. John's Wood Terrace and Acacia Road, while quite different in appearance, one of artisans' cottages and the other of tudor gothic villas, are both indicative of the domestic scale of the architecture and of the informal townscape of this part of the Conservation Area. West of Wellington Road the broad avenue of Hamilton Terrace dominates, being flanked by imposing C19th neo-Georgian terraced and detached houses on large plots. The prevailing land use is residential with shops in St. John's Wood High Street, Blenheim Terrace and some smaller parades. The MCC cricket ground is the only major non-residential land use.

Adjacent Conservation Areas: St. John's Wood Conservation Area is bounded to the east by the Regent's Park Conservation Area.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: Not affected.

Article 4 Direction: Nos. 1-47 (odd) and 2-56 (even) Abbey Gardens: The Direction controls any development affecting the external appearance of the building facing a street, the erection or alteration of a building or enclosure; the painting of the buildings' exterior (except doors); the erection of a satellite dish.

Regulation 7 Directions: Part of the Conservation Area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents' boards advertising shops, houses, flats or offices) must be given consent by the City Council as local planning authority. Displaying an advertisement without having first obtained consent is a criminal offence.

Design Briefs and Guidelines: None specific for this area.

Spaces protected by the London Squares Act 1931: Alma Square; Park Road (Triangle).

Registered Historic Parks and Gardens: None.

Contacts:

Built Environment

Westminster City Council

City Hall, 64 Victoria Street, London, SW1E 6QP

Tel: (020) 7641 2513

PlanningInformation@westminster.gov.uk