

CONSERVATION AREA AUDIT



STRAND

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City of Westminster

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PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 53 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

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

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

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

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

CONTENTS

1 INTRODUCTION

2 HISTORIC DEVELOPMENT

3 CHARACTER OF THE CONSERVATION AREA

HIERARCHY OF PLAN FORM

ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

- Overview

- Unlisted buildings of merit

- Landmark buildings

- Roof extensions

VIEWS, VISTAS AND PANORAMAS

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

- Railings, boundary walls & enclosure

- Historic shopfronts

- Statues and monuments

- Street furniture

- Historic floorscapes

- Trees

CHARACTERISTIC LAND USES

NEGATIVE FEATURES

4 DIRECTORY

DESIGNATION AND EXTENSION

LISTED BUILDINGS

OTHER DESIGNATIONS

- Adjacent conservation areas

- Strategic views

- Areas of archaeological priority

- Article 4 directions

- Regulation 7 direction

PUBLICATIONS

- Design Briefs and Guidelines

- Further reading.

AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION

INTRODUCTION

1.1 The City Council has a statutory duty to review the character and boundaries of its conservation areas. The Audit is the third and final stage of the appraisal process. The overall appraisal strategy is based upon the English Heritage publication Conservation Area Practice.

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

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

1.4 The Conservation Area Audit for the Strand was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 31 January 2003. The Strand Conservation Area was designated on 28 March 1974 and extended on 20 March 1990, 30 March 1993 and 14 April 1994. The designation reports can be found in the Directory, Section 1, at the back of this document.

2 HISTORIC DEVELOPMENT

2.1 The Strand Conservation Area has been continuously developed for a longer period and over a larger area than almost any other part of the City of Westminster. The principle reason for this is its proximity to the ancient boundary of the City of London and the River Thames

2.2 Following the abandonment of the Roman city in the 4th century a trading and manufacturing port became established called Lundenwic. The settlement flourished between the 7th and 9th centuries until, after a ferocious attack by the Danish Vikings in 886, King Alfred ordered a return to old Londinium.

2.3 The next period of growth appears to have been after 1016 when the Danish King Cnut was in power and a community of Danes lived in the area now commemorated by the Church of St Clement Danes. By the later 12th century Fitzstephen described it as a *suburbium*, with houses and spacious gardens.

2.4 Over the period of the early Middle Ages the area began to exhibit some of the characteristics of the settlement pattern still evident today: namely large single use landholdings interspersed by smaller artisans dwelling and workshops. Of most importance in terms of the development of the former was the establishment of grand courts and palaces either side of the country road (Strand) which lead from the merchant city walls to the royal courts in the west. At its most developed the area accommodated Somerset House (1547), a huge early-Renaissance mansion built by Edward VI's nephew and Lord Protector Somerset, palaces for the Earl of Arundel and the Earl of Essex and Craven House at the bottom of Drury Lane for the Craven family. Somerset House became a royal residence and was later altered by Inigo Jones and John Webb.

2.5 A parallel development was the growth of a legal community in the area. The catalyst for this was the decision of Henry II in 1234 to forbid the teaching of law in the City of London in order to bolster the fortunes of the Oxford colleges. In 1370 the Society of Lincoln's Inn was formed and by the end of the 14th century there were four Inns of Court. In 1383 tolls were imposed to pay for the paving of the road between Temple Bar and the Savoy Palace, just west of the present conservation area boundary.

2.6 The pattern of development established by the end of the 15th century consisted of a number of riverside palaces and mansions for the aristocracy, lawyers' premises, particularly around Chancellors (Chancery) Lane and a small tradesman's and artisans community around Temple Bar.

2.7 In the period until the early 19th century the area was further developed and a warren of interconnecting streets and alleys grew sporadically around the main thoroughfare. Morgan's map of 1682 (see **Figure 1**) shows that the Strand outside Somerset House was very wide and when combined with the

architecture of the building would have been a grand and impressive space. Just to the east however the street was split in two by rough timber framed buildings so that the roads ran either side of Sir Christopher Wren's rebuilt St. Clement Danes church of 1680. Some of the grand mansions remained as did many courts and inns. The most complete remnant of that period today can be found in Essex Street, where several houses erected by the speculator Dr. Barbon between 1675 and 1682, still stand. Slightly later (1714) James Gibbs' St. Mary-le-Strand was erected at the point where the Strand split thereby enhancing further that vista.

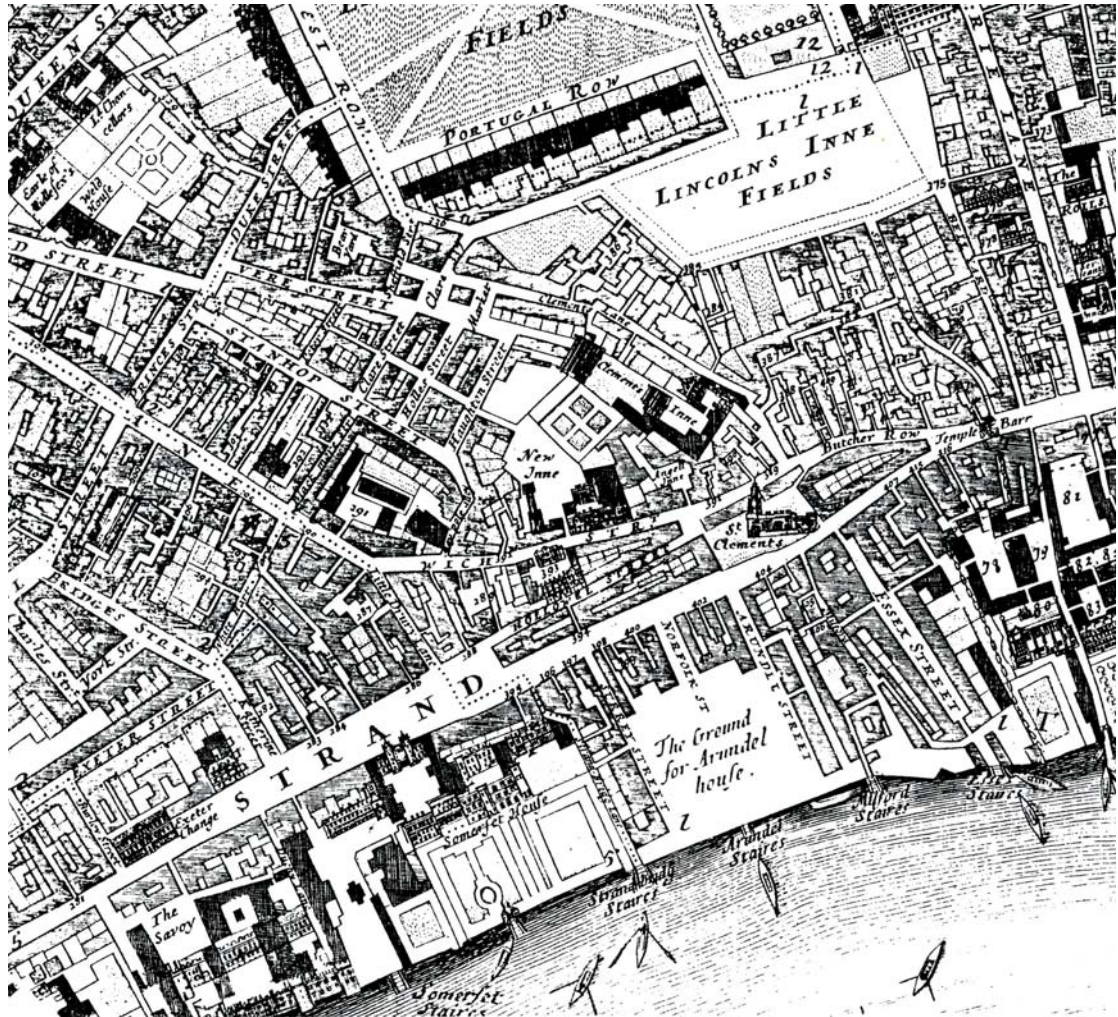


Figure 1: Morgan's map

2.8 Rocque's map of 1738 (see **Figure 2**) shows essentially the same pattern of development. Arundel House had been cleared to allow further riverside development but otherwise the picture was of dense urban streets such as would have been well known to the diarists Pepys and Boswell. Boswell suggests the character of the area at that time by referring to frequent breakfasts at the Somerset Coffee House and visits to the Temple gardens, in the City of London, so as to escape the noise and bustle of the Strand.



Figure 2: Rocque's map



Figure 3: Horwood's Map

2.9 In architectural and land-use terms the next most significant episode was the clearance of Tudor and Stuart buildings to enable the erection of Somerset House in 1776-96, according to designs by Sir William Chambers, on the site of the former palace. This neo-classical complex of buildings was designed specifically for use as Public Offices for Government departments such as the Navy and Ordnance and for the Royal Academy, of whom Chambers was a member. Horwood's map of 1792-99 can be seen in **Figure 3**. In 1829-35 an extension designed by Sir Robert Smirke for King's College was added to the east.

2.10 St Clement Danes' Watch House (early 19th century) is built over Strand Lane and the adjacent building, so called Roman Bath, is believed to date from the 1700s.

2.11 The Victorian era was characterised throughout Britain by the expansion of large-scale public and institutional projects. In the Strand conservation area two such projects were the construction of the Royal Courts of Justice between the Strand and Carey Street and the Victoria Embankment alongside the Thames. The Law Courts were the subject of a competition in 1866 won by G E Street and began on the site in 1874 and were completed in 1882 under the final supervision of Street's son, A E Street and Arthur Bloomfield. It has been described as a serious, consistent and rational application of 13th century English Gothic. Victoria Embankment (1864-1870) by Sir Joseph Bazalgette runs between Westminster Bridge in the west and Blackfriars Bridge in the City of London. It was principally a civil engineering project, aimed at improving drainage and sewerage as well as offering the opportunity for improved transport links both above and below ground. One effect of its construction was to separate the various riverside buildings, with their access 'steps', from the river. Most notable amongst these was Somerset House, whose river frontage was marked by a lofty arcade of wharves, which became marooned behind a wide avenue. The former line of the river can still be traced by linking the remaining buildings and steps.

2.12 The street pattern was largely that established by the end of the 18th century, including a ramshackle collection of buildings (with a reputation for bawdy and immoral entertainment) between the two churches and marked differences in the scale and quality of buildings. At the end of the 19th century Strand was renowned as an area for restaurants, public houses, music halls and theatres. Indeed in the 1890's it had more theatres than any other street in London. As a result of traffic congestion and the need for slum clearance a bold programme of redevelopment was undertaken by London County Council, including the laying out of Kingsway and Aldwych.

2.13 Construction of the buildings on the frontages of these new highways was sporadic. Earlier buildings included the Waldorf Hotel (1908, R AGR Mackenzie) flanked by the Strand and Aldwych Theatres (1905 both by Sprague) and Australia House (1912-18, AGR Mackenzie). Some of the buildings however, such as India House (Sir Herbert Baker & A T Scott) and Bush House (Helme & Corbett), were not completed until the middle of the 1930's. Although new theatres were incorporated into the Aldwych development the number of theatres decreased, including the demolition of the Gaiety Theatre designed by Norman Shaw, and the Strand progressively lost its reputation as an entertainment district and began to evolve further in the direction of offices and institutions. Ordnance Survey map extracts from 1876 and 1908 can be found in **Figures 4 and 5**.

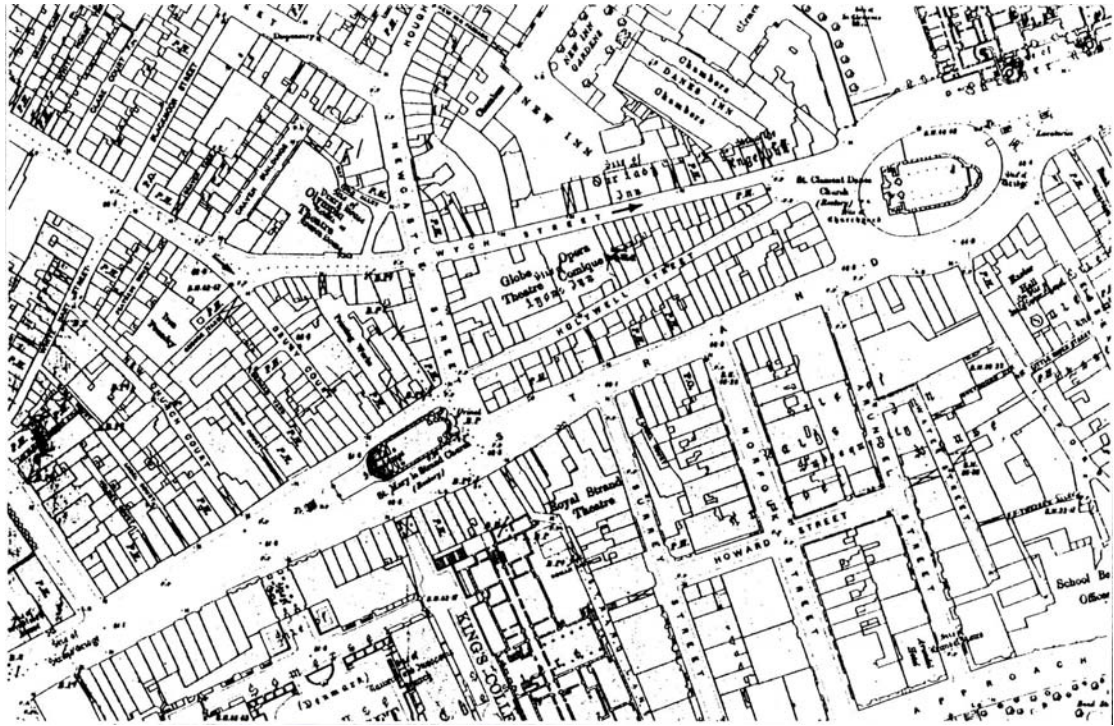


Figure 4: Ordnance Survey 1876

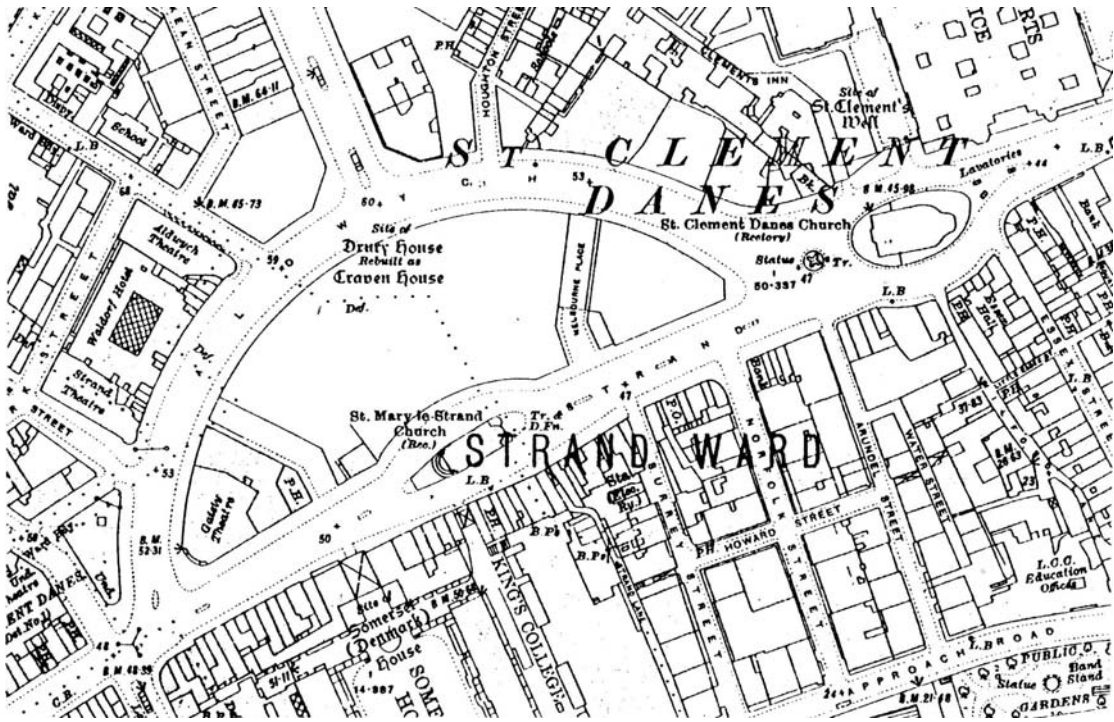


Figure 5: Ordnance Survey 1908

2.14 These grand new thoroughfares made a significant contribution to the perception of Edwardian London as a great Imperial City. Together with the major improvements at the Buckingham Palace and Trafalgar Square ends of the Mall contributed to the great processional route to St Paul's which remains the ceremonial focus of the Country.

2.15 More recent buildings in the area have not been acknowledged as of comparable quality to those of Wren, Gibbs, Chambers and others. Waterloo Bridge, 1937-42 by Sir Giles Gilbert Scott is listed Grade II*. Some are more discreet than other such as the neo-Georgian infill development in Essex Street. The office development of 1953 at the southern end of Essex Street is on the site of Essex House (circa. 1600) and incorporates the restored archway which frames the steps leading to Temple Pier. Others such as King's College's interesting but brutalist extension and Abbey House (described by Pevsner as 'disastrous') have a more marked impact on the streetscene.

3 CHARACTER OF THE CONSERVATION AREA

3.1 The Strand Conservation Area incorporates the area from the river Thames through to the southern end of Kingsway and Lincoln's Inn Field and abuts with the London Borough of Camden and the City of London (see Directory Section 3). The topography and riverside location of the conservation area are of particular significance and shaped its street layout and development as can be seen in major projects such as Victoria Embankment.

3.2 The land falls towards the Thames providing good views from within the main body of the conservation area. The built frontage to the river contributes to the wider central Thames corridor, Somerset House being of particular importance. The views of the northern riverside from the vantage point of Waterloo Bridge are of metropolitan if not national significance.

3.3 Within this conservation area there are areas of distinct character; the two main routes of the Strand and the Victoria Embankment holding the area together. There are significant contrasts in scale between the remaining smaller grain areas and the formal redevelopment around Kingsway and the Aldwych, the substantial complexes of Somerset House and King's College, the Royal Courts of Justice and the London School of Economics.

3.4 It is necessary to look at specific components of the built fabric of the conservation area in order to gain a full understanding of the character and appearance of the area. This will range from an analysis of views of metropolitan or local importance to the identification of local townscape qualities such as notable shopfronts. Individually and collectively these factors will define the unique character of an area and should be considered fully in the determination of any development proposals.

3.5 The Unitary Development Plan provides the policy basis for the determination of applications and the relevant policy or policies are referred to where appropriate.

HIERARCHY OF PLAN FORM

3.6 The hierarchy of the street pattern and its interrelationship with the open space network will define the overall framework of an area. Within this the importance of the grain of development in terms of plot patterns and building lines will establish the pattern of the built form. All of these factors will affect the character of an area dictating the scale of development and the level of enclosure.

3.7 For the purposes of the conservation area audits the Council has defined 3 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:

Primary routes and spaces
Secondary routes and spaces
Intimate routes and spaces

3.8 There are five principal routes in the conservation area, Victoria Embankment, the Strand, Aldwych, Kingsway and Waterloo Bridge. Each has a distinct character and together they give the area a robust structure (see **Figure 6**).

3.9 Much of the conservation area is characterised by development with large plot forms. The groups of buildings and uses provide a variety of areas, each with a network of intimate private and public routes and spaces. There are a number of narrow passages linking the key thoroughfares and from the western part of the Victoria Embankment there are majestic steps between Waterloo Bridge and Somerset House providing a link to the main body of the conservation area.

South east and other finer grain areas

3.10 The most intact (from the earlier phase of development in the area) and varied part is in the south east where some of the older properties survive within a network of small scale streets, alleys and steps leading down to the embankment. These form an important route into Temple (City of London) through the archway at Temple Steps. The narrow close knit plot pattern remains within the narrow streets and pedestrian routes. Glimpsed views add character and interest to the conservation area which includes Chambers, sandwich shops and pubs. Infill has occurred in places but generally respects the scale and regular building line of its context.

3.11 The majority of the development along Chancery Lane has a finer grain plot pattern and smaller scale development remains in groups along the southern side of the Strand.

3.12 There remain a further four distinct areas, each developed over a relatively short period of time.

Aldwych

3.13 The laying out of Kingsway and Aldwych following slum clearance brought a new formality to the street pattern particularly with the resultant development along them forming part of the processional route from Buckingham Palace to St Paul's. Though not all developed at the same time these larger scale blocks have an overall uniformity with strong building lines and consistent height.

3.14 The Aldwych development was the subject of a competition in 1900. The architecture is of a monumental scale with Bush House, on the island block between the Aldwych and The Strand (1925-35) representing 'big-business classicism'. Kingsway, opened in 1905 is designed 100 feet wide. The majestic buildings flanking each side were built between 1905 and the 1920's.

Royal Courts of Justice

3.15 The Royal Courts of Justice, the distinct buildings of the London School of Economics, and other larger commercial premises to the north east form a large area of stand alone and interlocked blocks on the northern side of the Strand and east of Kingsway. These are mainly developments of a large footprint, interspersed by a variety of scale of routes some with a network of internal, mainly private, spaces. Again the building line remains consistent and where set piece development are set back strong boundary treatment retain the edge to the street.

3.16 There is a network of pedestrian routes between the academic area and the Royal Courts of Justice and some small scale development remains as at Nos. 8 & 9 Clement Inn Passage.

3.17 The green space of Lincoln's Inn Field, outside the conservation area in the London Borough of Camden contributes significantly to the character of the conservation area on its northern boundary.

Somerset House

3.18 South of the Strand is the large self contained block of Somerset House and King's College. The blocks here have a strong building line and interlock well with the remaining small scale plot pattern fronting The Strand. Internal courtyards provide important open spaces; that of Somerset House linking to the terrace on the river side providing a valuable public resource.

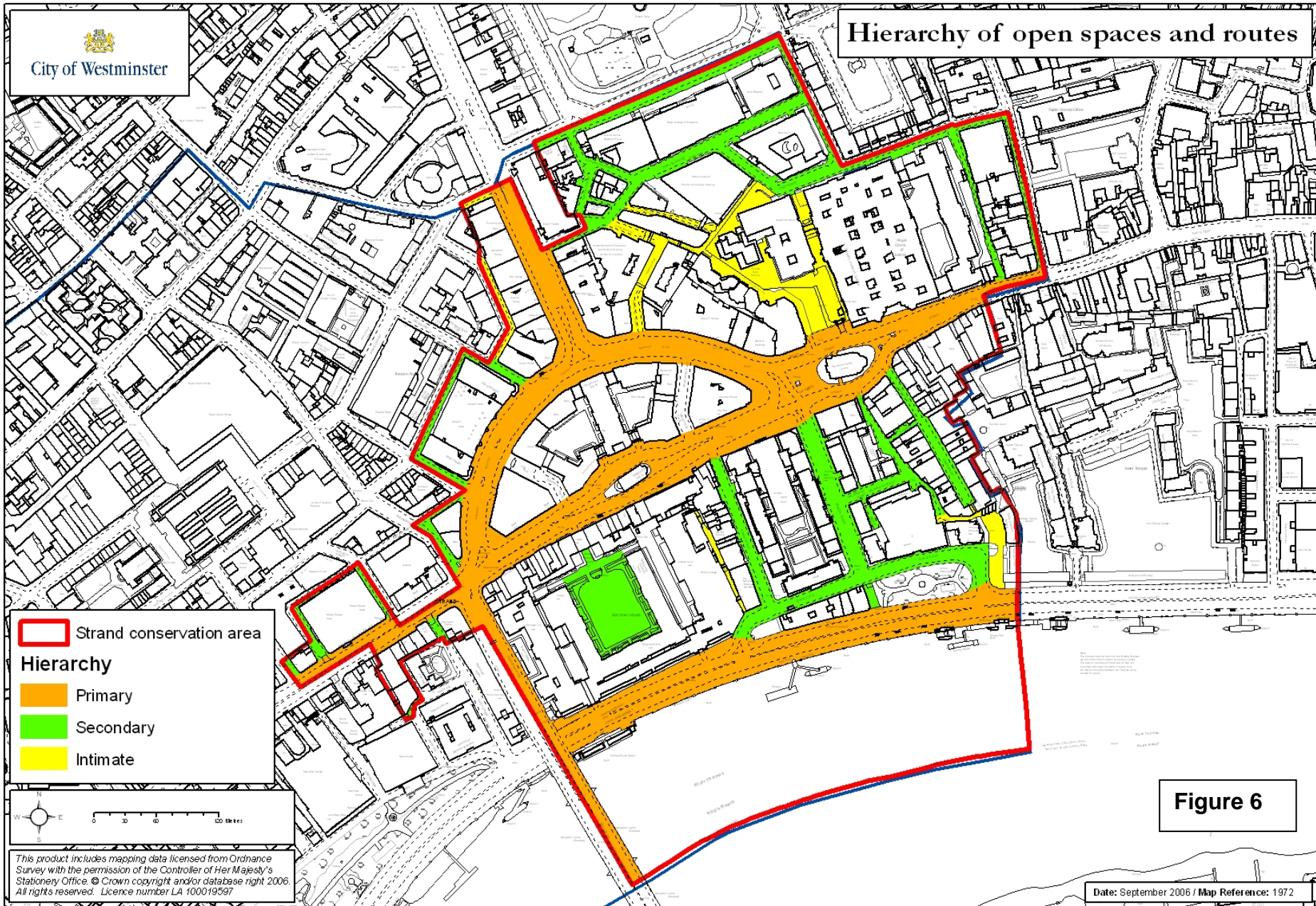
Victoria Embankment and River Thames

3.19 The Victoria Embankment provides a major route along the riverbank with the riverside footway and is one of the finest projects of its kind from this era. The level change, particularly in relation to Somerset House, is most evident and makes this linear open space quite distinct. The changes in level create a richness, with steps and alleys, and varied views. However the Victoria Embankment is a major traffic thoroughfare which forms a physical and visual barrier between the main body of the conservation area and the Thames and river activities to the south, as well as visual links with the South Bank. The River Thames and associated structures are included from

Waterloo Bridge to the boundary with the City of London to the east and the London Borough of Southwark to the south.

3.20 There are two main areas of open space adjoining the Embankment, the green oasis of Temple Gardens and the hard landscaped area reached by steps and enclosed by bottle balustrades on the roof of the Temple Underground Station. The abundance of street trees softens the appearance of this space.

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



ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

Overview

3.21 As can be seen from **Figure 7** the area contains a variety of ages of development, each significant in its own right and dictating the particular character of that part of the conservation area. This creates a uniform townscape in some places and one of a more varied nature in others.

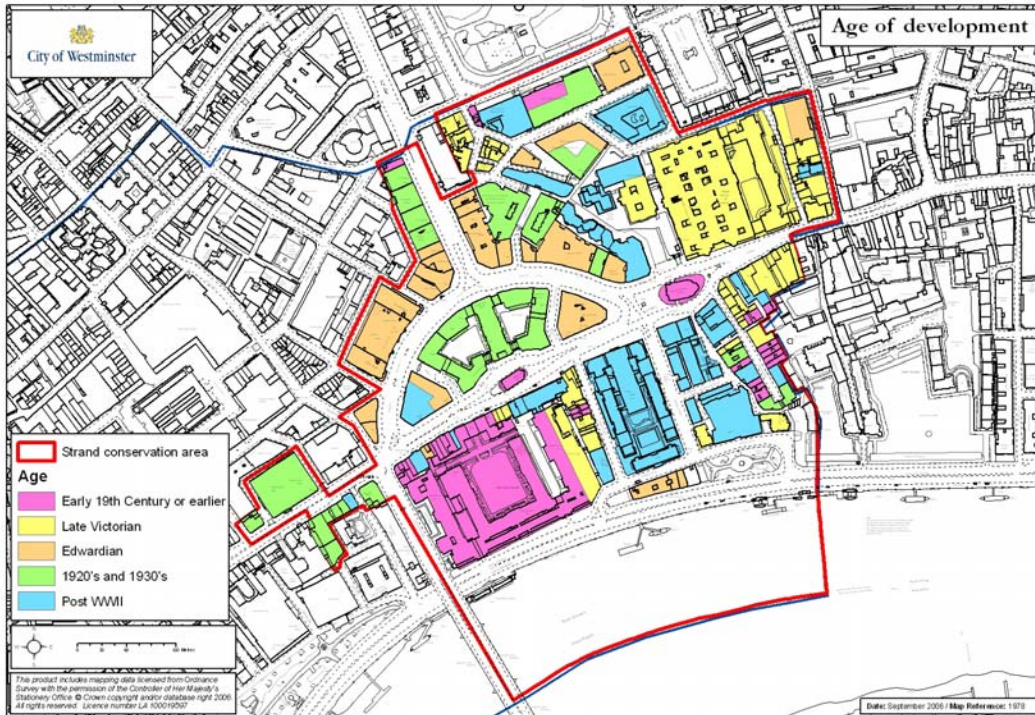


Figure 7: Building Ages

3.22 A variety of building heights can be seen throughout the conservation area. Along the primary routes of Kingsway and Aldwych the prevailing height is generally 7 storeys and includes the roof form of many buildings; this can also be seen on the south side of the crescent shaped block fronting the Strand. Along the Strand itself there is more variety, ranging from 4 storeys to 6, also including the roof form in some instances. Generally along the secondary routes the prevailing height is 4 storeys. Some of the infill development from the 1960's and 70's is damaging to the historic skyline, introducing overbearing features such as the King's College frontage building to the Strand, by not respecting the prevailing height in a given location.

3.23 Aldwych and Kingsway have relatively uniform rhythms and proportions to the stone facades which are based on Edwardian classical principles, some with other more decorative influences. These bold properties are articulated with decorative detail to the window surrounds, at roof level and to the ground floors. The 1st floor is generally of a more generous proportion creating a definite rhythm to the streetscape.

3.24 Brick terraces with timber sash windows provide a homogenous character in Essex Street. The western frontage to Chancery Lane is mostly of an Italianate style. This provides a distinct rhythm with regular floor heights and fenestration patterns. The variety of natural materials provides a richness and emphasises the plot widths; the varying detailed designs complementing each other.

3.25 The Strand has a more varied building stock, particularly on the southern side where a variety of traditional building forms remain preserving the narrow plot pattern with a mixture of styles resulting in a townscape that has evolved sensitively over the years. This includes some late Victorian commercial properties which though slightly grander than their neighbours preserve the overall scale and pattern of the facades. In the north western corner the Strand Palace hotel was designed by F J Wills (1925-30). The stone faced exterior remains mainly intact though only parts of the impressive jazz-modern entrance survive and have been salvaged by the Victoria and Albert Museum.

3.26 The Royal Courts of Justice and Somerset House are both dominant set piece developments of distinct character and both listed Grade I, as are the two landmark churches along the Strand. The use of stone for the principal facades ensuring they complement each other and neighbouring properties despite their differing styles. The historic significance of these is described in Section 2, Historic Development.

3.27 The remaining commercial and institutional buildings tend to occupy blocks, those from the later part of the 19th century being of the most interest, some of which are listed. The larger scale blocks redeveloped in the 1960s and 70s are less sympathetic lacking the detail and interest of the other properties. The lack of detail in the design of large expanses of facade fails to provide a rich grain where historic plots have been amalgamated, and do not reflect the neighbouring rhythms.

3.28 The dominant building material is stone for buildings/frontages to principal routes. This is an important unifying feature along Aldwych and Kingsway and emphasises the importance of the key historic properties along the Strand. Numerous brick properties remain though these are mainly concentrated in the south eastern part. The majority of the roofs are slate covered with lead detailing. Along the north of the Strand and Aldwych the copper clad roofs of some properties are characteristic features. The use of natural materials dominates the area apart from where 1960s and 70s infill has taken place, though the impact of these schemes is reduced by their muted, if not bland tone.

Any proposal should take into account the character of its context. Policies DES1 A 3 and 4 and DES3 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions. Policy DES4B should be consulted for scholarly replicas within terraces of unified townscape and DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Unlisted buildings of merit

3.29 The vast majority of the buildings are in keeping with the character of the conservation area, most contributing in a positive manner. Those properties or developments which are considered to harm the character of the conservation area are identified in the section 'Negative Features' below. There are numerous buildings or groups of buildings that are not listed but are considered to be of special merit. These are buildings which may be considered for listing at a future date and are of local significance.

3.30 This may be due to their townscape or group value, their contribution to the overall character of the area, their inherent architectural qualities or historic association. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted. See **Figure 8**.

Aldwych

No. 51, Nos. 69-95 (odd), all parts of Bush House not listed

Arundel Street

Nos. 13-15(odd)

Bell Yard

Nos. 6-11 (cons)

Essex Street (all cons)

Nos. 1-10, No 18, Nos. 20-27, No. 33, Nos. 40-48

Houghton Street

LSE building to rear of Kingsway frontage (east)

Kingsway

Nos. 1-47(odd), 2-20(even)

Lancaster Place

Nos. 2-4(even)

Lincoln's Inn Fields

No 49a, 49 & 51, *non-listed frontage to Royal College of Surgeons*

Little Essex Street

No. 4, No 5

Milforn Lane

No. 1

Portugal Street

No. 28

Portsmouth Street

No. 1

St Clements Inn Passage

Nos. 8, 9, 10

St Clements Lane

No 2 P.H.

Savoy Street

PH

Sheffield Street

Nos. 9-10

Strand (all cons)

Strand Palace Hotel (366-375), Nos. 105-111, Nos. 125-130, Nos. 133-137, Nos. 143-151, Nos. 154-158, Nos. 169-171, Nos. 199-213, Nos. 217-221, Nos. 227-228, Nos. 231-234.

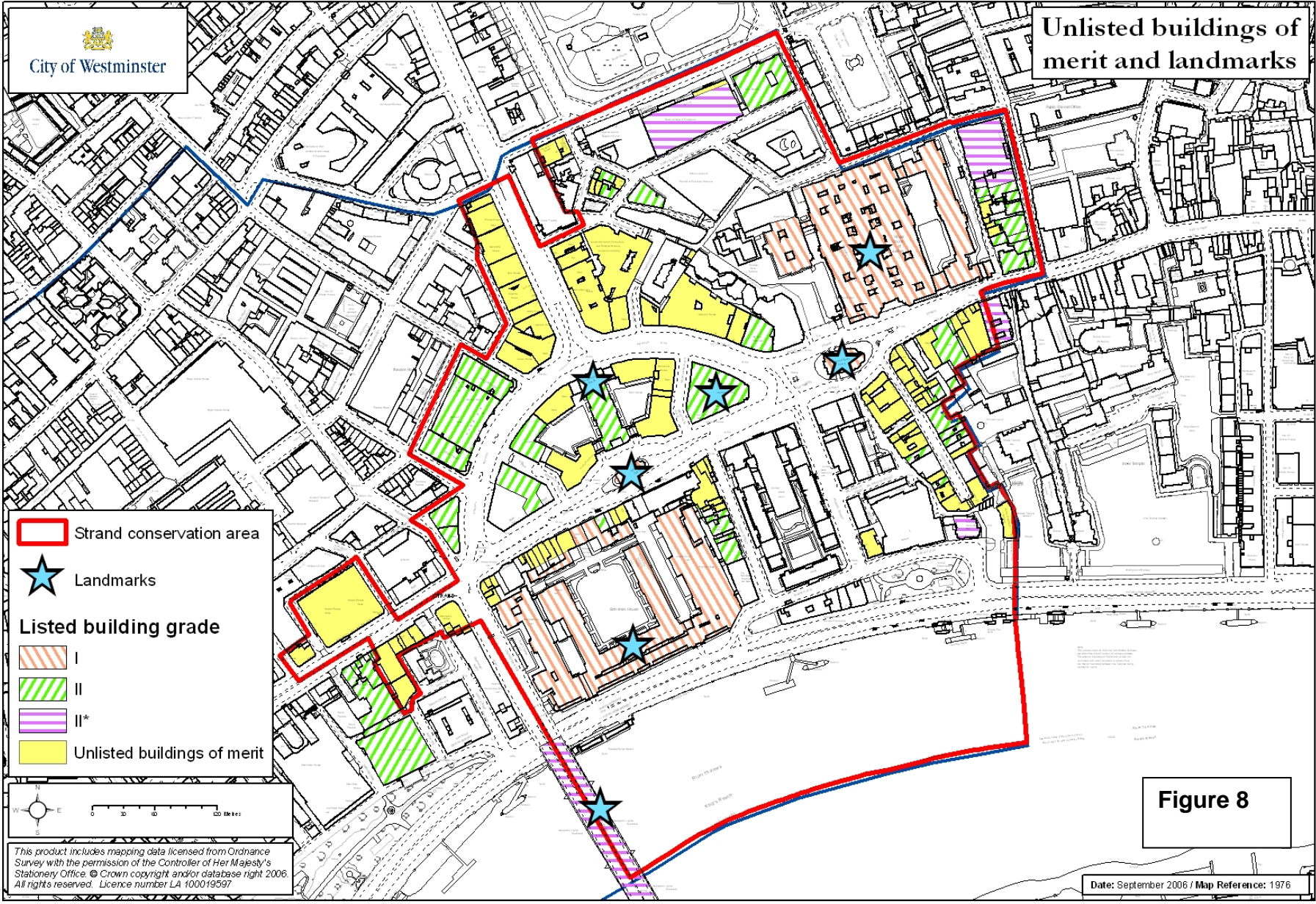
Surrey Street

Nos. 39-41(odd)

Temple Place

Queen Elizabeth Building

Policy DES9 2 states that the City Council will seek the retention of buildings which in the opinion of the City Council make a significant contribution to the character or appearance of a conservation area and this would include unlisted buildings of merit.



Landmark buildings

3.31 Within the conservation area there are buildings or structures which are considered to be of landmark quality. This can be as a result of numerous factors including their siting and detailed design. They contribute significantly to the character and townscape of the area being focal points or key elements in views. These are marked on the plan in **Figure 8**.

3.32 Along the Strand the Church of St Mary-Le-Strand and the Church of St Clement Danes sit in the remodelled formal streetscape as key landmarks in views along this route. They provide a strong historic link and their picturesque qualities add interest and detail to the townscape.

3.33 The Royal Courts of Justice are a nationally known building dominant in views along the Strand and into the city in the eastern section of the conservation area; the picturesque composition and detail such as railings provide richness and interest.

3.34 Australia House is in a prominent location and is a landmark in views west along the Strand.

3.35 Somerset House is important in views of the river edge, and up Lancaster Place, though has a less dominant presence on the Strand.

3.36 Waterloo Bridge is a particularly dominant structure from the Embankment and Somerset House terrace.

3.37 The central listed block of Bush House is a landmark closing views southwards along Kingsway and providing a taste of Aldwych beyond.

The importance of these buildings in views is described in more detail in the section on Metropolitan and Local Views below.
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Roof Extensions

3.38 Roof profiles are an important element which can influence the character and appearance of a conservation area. As a result roof extensions are not always acceptable as they can have a negative impact on this. Policy DES6C highlights instances where roof extensions would not be acceptable. This includes terraces where the existing roofline is largely unimpaired by any extensions or alterations; buildings that are significantly higher than their neighbours; buildings or terraces which are complete compositions or which have existing roof extensions; where there is an unbroken line of butterfly roofs; and where a roofline is visible in long views of public spaces.

3.39 The importance of the characteristic diversity of roof profiles in the area is evident in views north from Lancaster Place, along the Strand and of the river front development.

3.40 The character of Chancery Lane and individual buildings within it, defined by more modest development with a variety of mansard roof structures, would be harmed by any additions. This is also the case in Essex Street and in the groups of smaller scale properties on the southern side of the Strand as well as the groups of properties of a similar scale to the north east around Portsmouth Street.

3.41 Elsewhere there are buildings of a set piece composition the roof having been designed as an integral and considered part of the scheme, such as the Royal Courts of Justice and Somerset House. The larger scale development along Aldwych and Kingsway has been designed so that the roof form or upper storey is an integral part of the design and the overall relationship of conformity of scale which exists at present is key in defining the character of these streets.

3.42 There are no locations where roof extensions would be considered acceptable in this conservation area.

Policy DES6C highlights instances where roof extensions would not be acceptable.

Advice is given in the publication 'Roofs. A Guide to Alterations and Extensions on Domestic Buildings (1995).

METROPOLITAN AND LOCAL VIEWS

3.43 The Unitary Development Plan defines two categories of views in Policy DES15 which contribute to Westminster's townscape and historic character. The following section of the audit identifies local views in the conservation area and provides a preliminary list of views which are considered to be of Metropolitan importance. A separate Borough wide document will be produced identifying views of Metropolitan Importance which will undergo full consultation before being adopted as Supplementary Planning Guidance.

3.44 Full consideration must be given to the impact of any development proposals on important Metropolitan and local views both within the conservation area and into and out of it.

3.45 The strategic view of St Paul's Cathedral from King Henry VIII's mound runs through the south easterly part of the conservation area at the borough boundary in the centre of the Thames. Please refer to the relevant section of the Directory at the back of the report.

LOCAL VIEWS

3.46 There are important local views of landmark buildings within and outside the conservation area and of the river corridor and edges. These include:

Open views of the south bank from Waterloo Bridge and Somerset House Terrace.

View from the Victoria Embankment of Waterloo Bridge with the Houses of Parliament beyond.

Views across the river from Victoria Embankment of the National Theatre.

Views west along the Strand from the western part of the conservation area of Nelson's Column rising above the northern side of the street in the distance.

View west along Strand of Australia House and St Clement Danes Church.

Bush House forms an impressive stop to the view southwards down Kingsway
The Royal Courts of Justice features prominently in numerous local views from the network of streets and alleys in the south east of the conservation area.

Lincoln's Inn New Hall to the view east along Lincoln's Inn Field.

Views down Aldwych on both sides from Kingsway with St Clement Danes Church spire to east.

View through archway into Somerset House courtyard

Glimpsed view into King's College Courtyard

View up Lancaster Place towards the Lyceum Theatre portico

Views into Middle Temple from eastern end of Temple Gardens

3.47 This is not a comprehensive list, please see the plan at **Figure 9**. The changes in level towards the river allow vantage points from within the conservation area. This can be seen at a smaller scale with the views down

the alleys such as that of Temple Gardens through Temple Arch and then along Embankment.

3.48 Preliminary list of Metropolitan views

View of development along north bank of Thames from Waterloo Bridge in both directions

The river frontage in the conservation area plays a key part in the panorama from Waterloo Bridge and other viewing points on the southern bank of the Thames. The views of the River corridor as a whole from Waterloo Bridge are exceptional with the skyline of the city to the east and the Houses of Parliament to the west. Similarly views into the conservation area are magnificent with Somerset House rising above the tree-lined Victoria Embankment. The distinguished Portland Stone facade is the strongest influence when entering the conservation area from the south.

View east along Strand from junction with Lancaster Place of the two church spires

There are impressive views along the Strand which provide a rich kinetic experience. The Church of St Mary-Le-Strand and the Church of St Clement Danes with their ornate spires form key elements and provide a human scale and picturesque elements. These can be seen against the backdrop of the stone facades of the principal developments fronting the Strand.

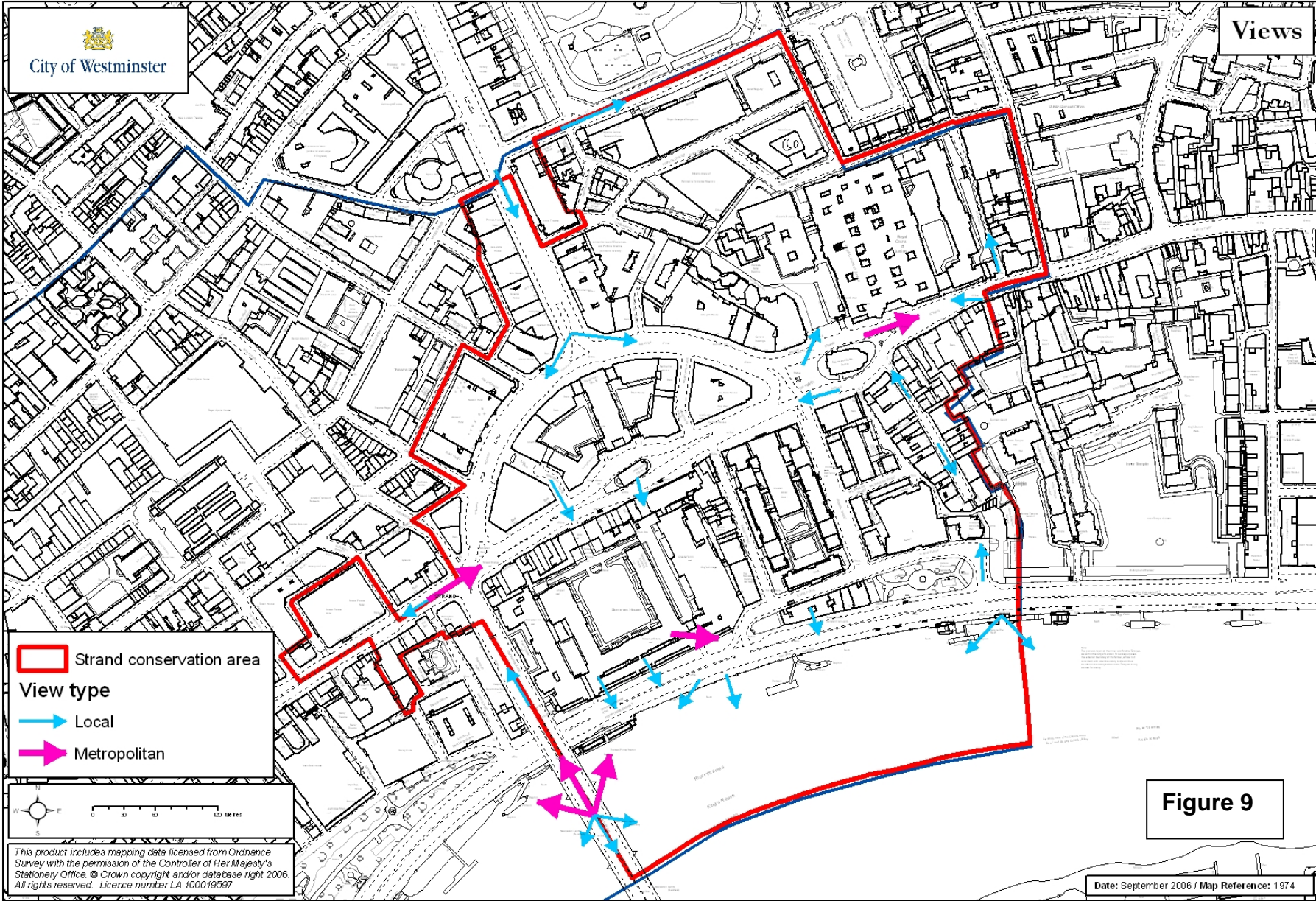
View east along Strand towards the City of London from St Clement Danes Church Island.

The richly detailed boundary and bold architecture of the Royal Courts of Justice with the projecting clock complement the historic properties on the southern side of the Strand. Temple Bar memorial designed by Sir Horace Jones and unveiled in 1880 (listed Grade II) is a prominent feature located in the centre of the roadway.

View from Somerset House of St Paul's Cathedral

The River Terrace at Somerset House provides framed and unimpaired views of the upper drum and dome of St Paul's Cathedral silhouetted against the sky. Preservation of these views, presently enjoyed from a variety of points on the River Terrace and from the steps leading down on to the terrace from the Seamen's Hall will depend on careful and rigorous management of the tree canopies on the Embankment.

In the Unitary Development Plan Policy DES14 seeks to protect strategic views across the city, resisting development that impinges or adversely affects these views. Policy DES15 seeks to protect Metropolitan and local views.



CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

3.49 Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from characteristic building elements such as boundary treatments to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Westminster as well as enhancing individual areas of character within the City.

Railings, boundary walls & enclosure

3.50 Railings and boundary walls can contribute significantly to the character of a conservation area. The City Council considers that they should be protected and properly maintained. They add interest and richness and provide a sense of enclosure marking the boundaries between public and private spaces.

3.51 There are areas of significant interest with regards to boundary treatments. These are of a variety of scales, levels of grandeur and function. Some are of significant value in their own right and have been designed as set pieces in a complementary manner to the principal building.

3.52 The Grade I listed collection of screen walls, gates, railings and lamps enclosing the Law Courts are of a particular quality forming an integral part of the building. Somerset House has a fine collection of gateways and boundary walls. Other listed buildings have impressive boundaries including the Royal College of Surgeons, and Incorporated Accountants Hall.

3.53 Runs of Georgian railings remain in Essex Street to some of the terraced properties. These are important features providing detail to the street edge and an appropriate setting to the properties, many of which are listed.

3.54 The Embankment wall itself is listed along with the stairs and the attached items of street furniture. These granite retaining walls are boldly detailed with bronze lion heads holding mooring rings.

3.55 One area where an appropriate boundary treatment is missing is around Temple Gardens.

<p>The relevant City Council policy in respect of these is DES7 G and further guidance can be found in the design guide Railings in Westminster A guide to their design, repair and maintenance.</p>
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Shopfronts

3.56 Shopfronts, including non-original ones of an appropriate design, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area. Many are of historic and architectural interest in their own right. Others are designed as an integral part of the property or are of a sympathetic design.

3.57 There are numerous good examples of historic shopfronts in the conservation area providing a variety of different styles. On the Strand No 216 has an early nineteenth century shopfront for the former Twinings Tea Merchants shop and No. 229 is an early to mid nineteenth century example. A late nineteenth century shopfront with candy twist timber mullions is a dominant feature at No. 135 Strand.

3.58 An Edwardian commercial ground floor remains to No. 13 Sheffield Street and some of the original Art Deco shopfronts are still to be found to the retail units in the Strand Palace Hotel. Most of the ground floor fenestration to the commercial development along Aldwych and Kingsway is of significance, the bronze frames having simple but effective detailing and integral fascias.

The relevant City Council policies concerning historic shopfronts and the design of new ones are 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).

Statues and Monuments

3.59 Many of the country's most important monuments and statues are to be found in Westminster and they are of significant importance to the townscape of the City and many of these are listed.

3.60 The Strand Conservation Area hosts a significant number of statues and monuments. Many of them are situated along Strand while others are located along the Victoria Embankment. Some of the most notable are listed below.

Statue of George III in the forecourt of Somerset House
Temple Bar memorial designed by Sir Horace Jones - Strand
Statue of W E Gladstone to the west of St Clement Danes Church
Sculpture by H Palmer on Australia House

Street Furniture

3.61 Westminster has an outstanding heritage of interesting and historic street furniture, many of them listed. The appropriate maintenance and protection of these is important as is the need to prevent modern street clutter from detracting from their setting.

3.62 The Victoria Embankment which runs through the conservation area contains characteristic street furniture, the river walk is described above. Attached to this are ornately designed "dolphin" lamp standards with globe lanterns by Timothy Butler, circa 1870, which are listed Grade II. The public seats (1872-74) designed by Lewis and G F Vulliamy have arm-brackets designed as winged sphinxes. Listed Grade II these formed part of the original Embankment design.

3.63 There are numerous items of historic street furniture along the Strand including the 19th century double armed lamp standards (exclusive to the Strand), 3 grit bins (2 outside Australia House and 1 outside Citibank) and 12 unique bollards and 1 unique lamp standard on the eastern side of the St Clement Danes Island. These are of particular interests and contribute to the character of the area.

Policy DES7 F 1 & 2 intends to protect these historic and characteristic features of the street scene.

Historic floorscapes

3.64 Historic floorscapes are important elements in the townscape of an area and often an integral part of landscaping schemes in an urban environment. This can include major city squares or a mews development. Paving, if well-designed and maintained and in suitable quality materials, will contribute to the townscape qualities of an area, often by providing a backdrop to the surrounding built fabric.

3.65 This is not intended as an inclusive list of floor surfaces in the conservation area. However there are areas of traditional material that remain, some laid relatively recently, which are in particularly sensitive locations, other than the York Stone footway surfaces and granite curb stones. These include,

The York Stone paving on the raised area surrounding the Church St Clement Danes and the area of granite setts to the west of this

The newly landscaped courtyard to Somerset House.

Trees

3.66 Trees provide significant amenity value in an urban environment in both visual and environmental terms. They are important elements in the character and appearance of a conservation area contributing to the townscape in many ways. This can range from a single specimen providing a focal point, a group of mature trees forming part of an historic planting scheme or street trees forming an integral part of an estate layout.

3.67 Street trees are a defining feature of the Strand Conservation Area. Mature trees line the wide pavements characteristic of the principal streets notably the Strand, Kingsway, Aldwych and the Victoria Embankment. This reinforces the importance of these streets as major routes and provides a green foil to the surrounding built environment as well as acting as important features in the setting of the listed buildings. Mature trees along the Embankment help reduce the affects of the traffic.

3.68 Whilst the majority of the trees in the conservation area are Plane there are 3 Oaks outside Arundel Great Court on the Strand and Ginkgo trees can be found on Arundel Street, Temple Place and outside St Mary le Strand.

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

CHARACTERISTIC LAND USES

3.69 The contribution of land uses to the character and appearance of a conservation area is of importance. This will not only have a direct influence on the building typology or make-up of an area but also on the nature and use of the public spaces and streets. Particular uses may be of historic or national importance and will have dictated the evolution of an area.

3.70 The plan in **Figure 10** identifies the main land uses. There are three main uses; the Royal Courts of Justice and associated legal offices; the London School of Economics complex and King's College; and the recently enhanced cultural complex provided by Somerset House. The remaining theatres are of value reminiscent of the predominance of such buildings along this part of the Strand in the past

3.71 To the north of the Strand the conservation area has a large concentration of academic accommodation, including the London School of Economics and the Royal College of Surgeons. To the south, adjacent to Somerset House is King's College. These academic institutions of national renown are important contributors to the character of the area.

3.72 The Royal Courts of Justice (G. E. Street) and chambers are dominant in the east where there is also the Law Society in Chancery Lane which dates from 1831 by Vulliamy.

3.73 Somerset House now provides a major outdoor public space as well as restaurants and cafés. It also houses numerous collections open to the public including the Gilbert Collection and the Courtauld Institute of Art.

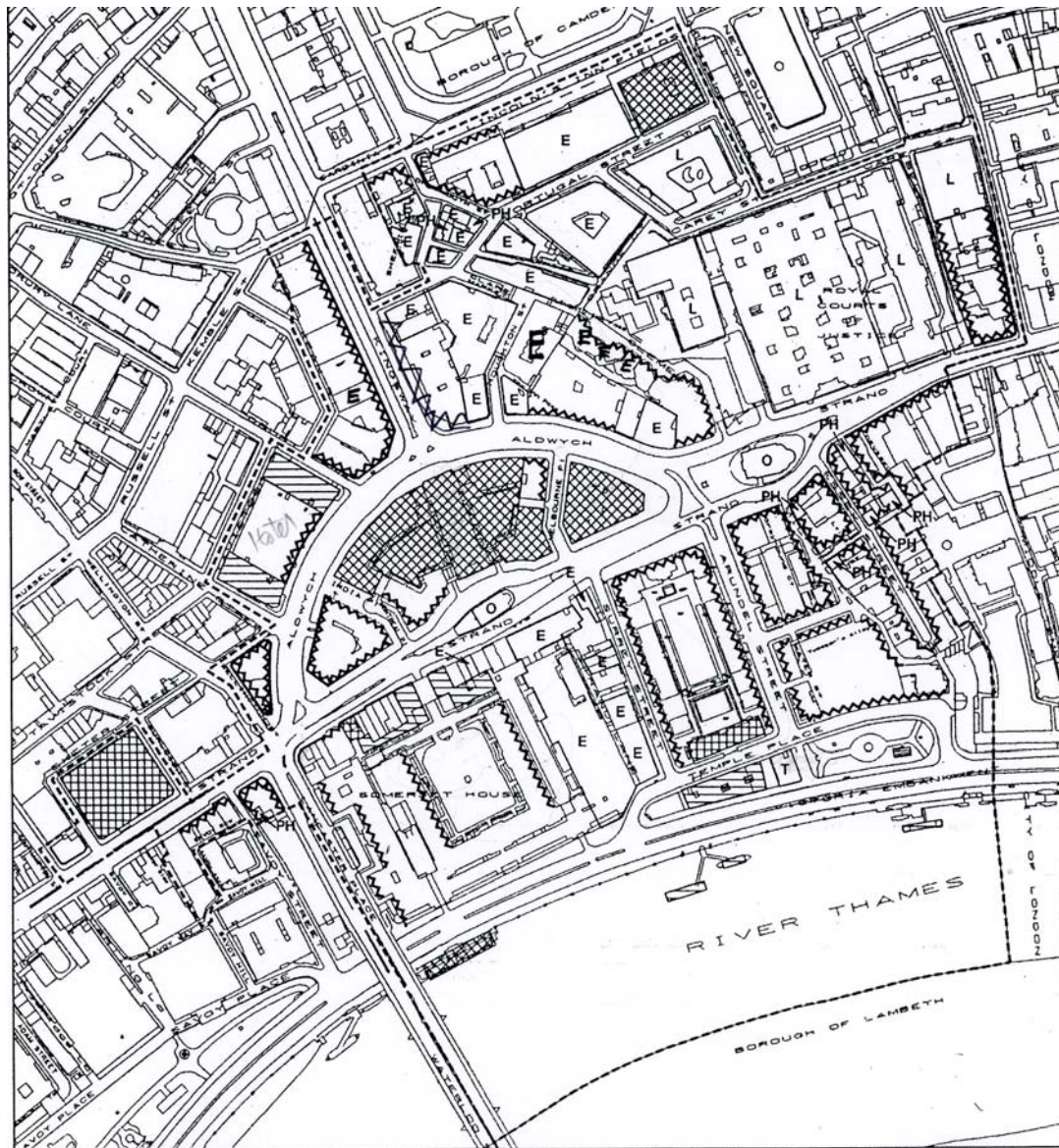
3.74 In the western part of the conservation area, the land uses are predominantly retail frontages interspersed by cafes, bars and restaurants at ground floor and a mixture of hotels, theatres and office accommodation on upper floors. The uses in this part of the conservation area extend the commercial character of The Strand from Charing Cross through to the Aldwych and Kingsway.

3.75 Temple Underground Station acts as a hub of activity linking the river based activities with the commercial and legal uses to the north. From Victoria Embankment there is access to moorings and the numerous piers within the conservation area.

3.76 The impact of traffic on the area was highlighted as a concern at the public meeting during the consultation process on this document. Whilst this document does not deal specifically with such issues they can impact upon

the character and appearance of the conservation area. Kings college welcome initiatives such as the proposed pedestrianisation scheme for the area south of St Mary le Strand which they consider will alleviate some of the problems caused by traffic.

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














KEY					
	RESIDENTIAL		TRANSPORT		OTHER / MIXED
	HOTEL / HOSTEL		RECREATIONAL / LEISURE / CULTURAL		PUBLIC HOUSE
	COMMERCIAL / EMPLOYMENT		EDUCATION		RETAIL FRONTAGE WITH COMMERCIAL ON UPPER FLOORS
	RETAIL FRONTAGE		WORSHIP		

Figure 10: Land Uses

NEGATIVE FEATURES

3.78 Negative features detract from the special character of an area and present the opportunity for change which will enhance the character and appearance of an area. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site.

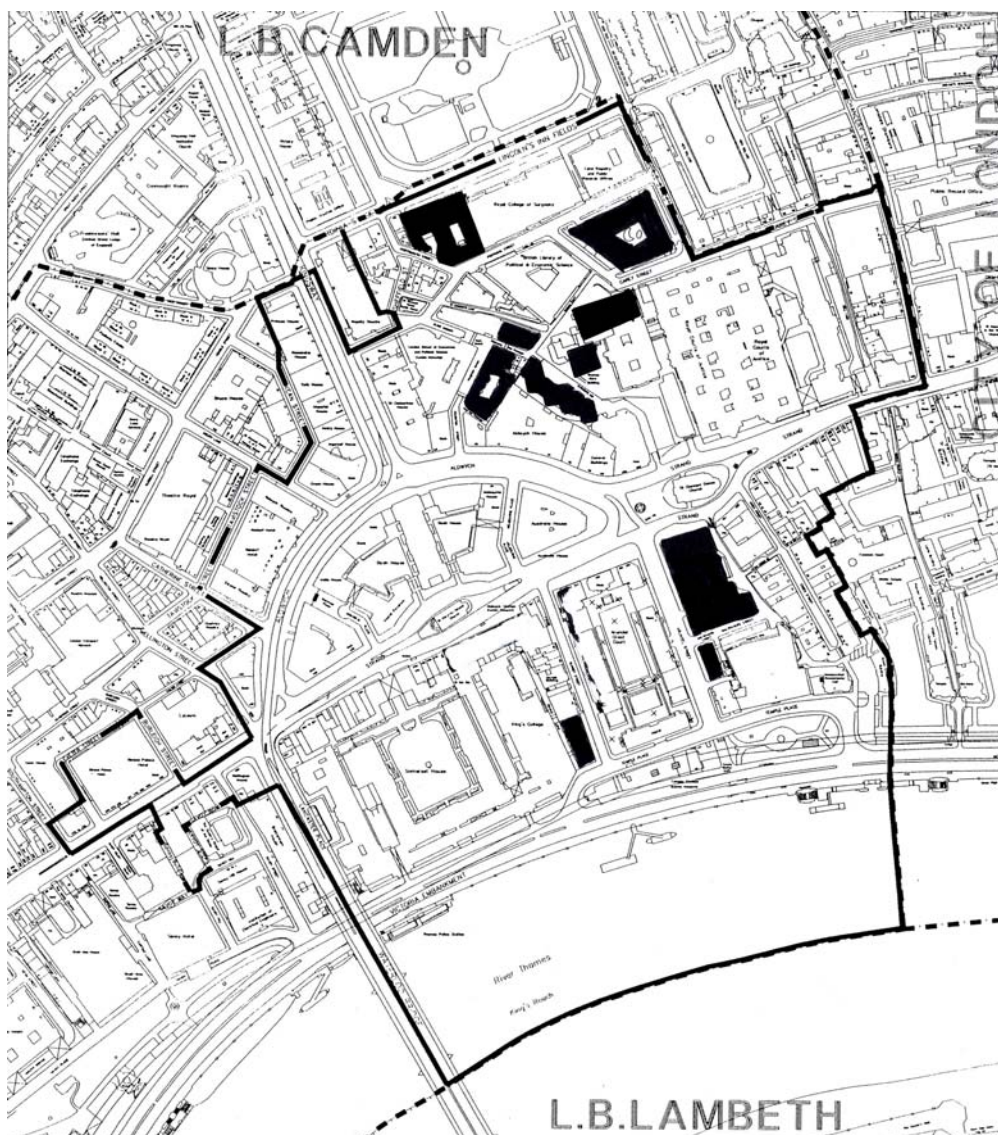


Figure 11: Negative buildings

3.79 There are several buildings located in the Strand Conservation Area which are considered to be detrimental to the overall character and appearance of the conservation area by virtue of either their bulk or elevational detailing. These are identified in **Figure 11** and include:

No. 44 Lincoln's Inn
Macadam Building, Surrey Street.

New Court in Portugal Street/Carey Street/Serle Street
Thomas More Building and Queen's Building the Royal Courts of Justice
complex

Block on south side of Clement's Inn

Block of L.S.E. on eastern side of Houghton Street just north of New Inn
Passage and eastern end of elongated building (No 5 Portugal Street) located
to the north of Clements Inn Passage and south of Clements Lane

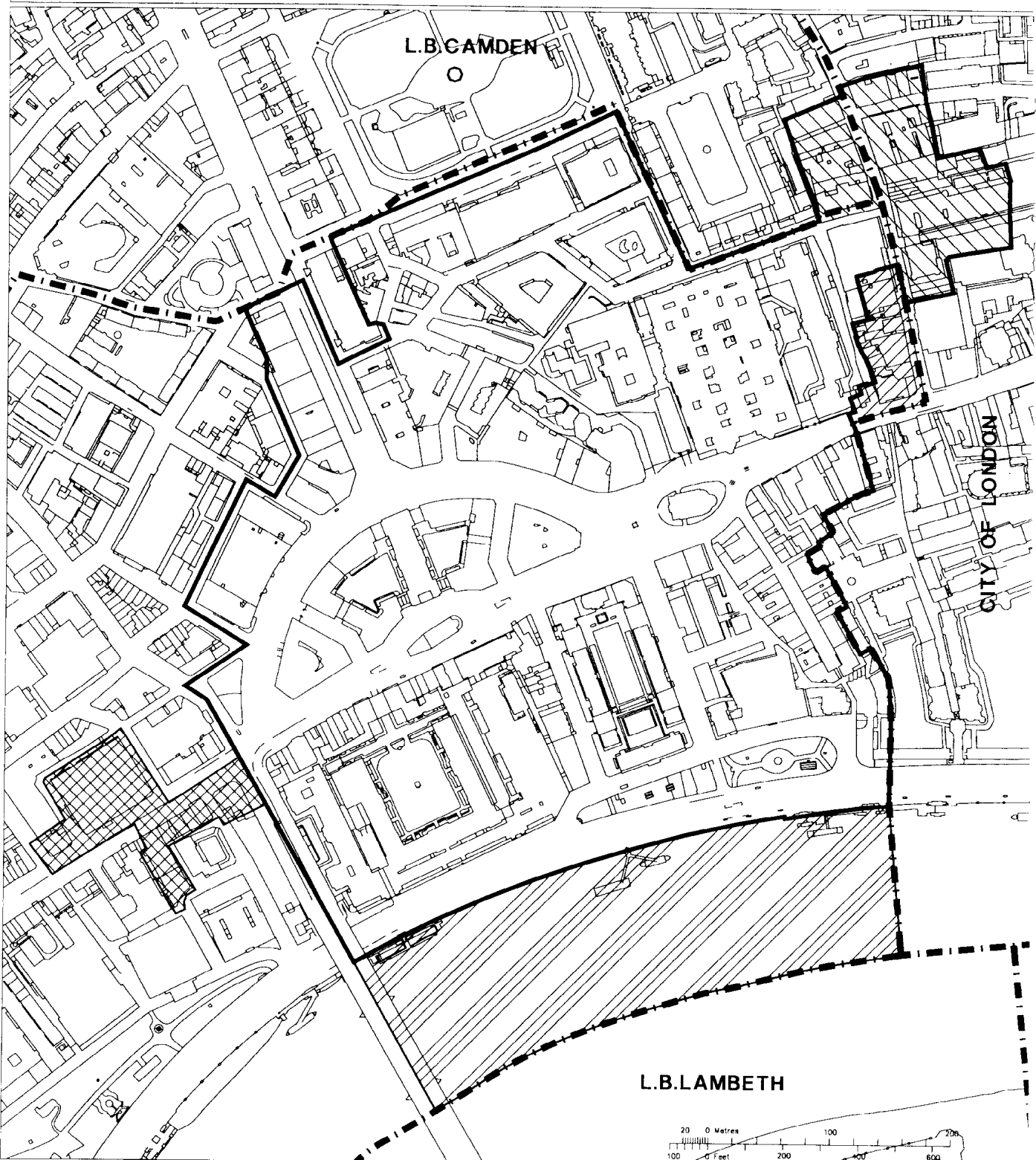
Block defined by the Strand, Arundel Street, Maltravers Street and Millard
Lane including adjacent No. 7 Arundel Street.

Any proposal will be judged against policies DES1 and DES9 of the UDP.

DIRECTORY

DESIGNATION AND EXTENSION

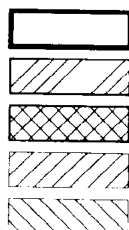
STRAND CONSERVATION AREA 1974-1994, THE EVOLUTION OF THE CONSERVATION AREA



CONSERVATION AREA NUMBER 16

1974-1994 CHANGING BOUNDARIES

Scale - None



1974 DESIGNATION

1989 ADDITION

1993 ADDITION

1994 ADDITION (SUBSEQUENT TO CITY BOUNDARY CHANGES)

1994 DELETION (DUE TO CITY BOUNDARY CHANGES)



CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 13TH FEBRUARY 1969

DESIGNATION OF CONSERVATION AREA

A.31/69

STRAND - PRELIMINARY STUDY

REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING

In accordance with a report accepted by the Committee on 29 June 1967 concerning the Civic Amenities Act 1967 and conservation areas, studies have now been made of the area east of the Covent Garden study area and Waterloo Bridge.

The topography and character of much of this area was changed out of all recognition by the destruction of slum areas in the 1890's and the construction of Kingsway and Aldwych, while the medieval and Renaissance mansions of powerful bishops and lords which had occupied the land south of the Strand have all been swept away, with only Somerset House as a replacement comparable in scale and architectural interest.

The buildings of architectural interest fall into two distinct groups, those north and south of the Strand east of St. Clement Dane's Church and the Somerset House group.

The first group contains on the north side of the Strand the precinct of the Royal Courts of Justice (architect chosen by competition, G.E. Street, 1862-82) now enlarged along Carey Street with good modern extensions. Essex Street lies to the south and was built about 1675 by Dr. Barbon, the most active speculator of the post-fire period, on the site of Essex House, one of the Strand Mansions; several of the original houses survive; its south end is closed by houses to form a long narrow court, but under a high arch there is access on foot only down a flight of steps to the Embankment. Between the steps and the Embankment stands the Incorporated Accountant's Hall (originally the Astor Estate Office), an interesting and important work by J.L. Pearson (1895). In the Strand stands St. Clement's Danes church (rebuilt by Wren 1680-82, restored 1955-8 after war damage) forming a visual pivot between the Royal Courts of Justice and Essex Street.

Somerset House, a large part of the second building complex of Architectural interest, was built as Government offices (architect, Sir William Chambers, after 1776); adjoining it are King's College (architects, Sir Robert Smirke, 1829-35) and the western extension of Somerset House fronting onto Lancaster Place (architect, Pennethorne, 1856). Towards the river they present a united front some eight hundred feet in length, the later buildings having been constructed to match Somerset House. The north side of this site contains the grand gateway to Somerset House and a more modest entrance to King's College. Opposite the entrance to King's stands St. Mary-le-Strand (architects, James Gibbs, 1714-17).

Although these groups are readily identified they are linked on the south by the open space of Victoria Embankment Gardens, which provides an especially attractive setting for the Incorporated Accountant's Hall, and on the north by the Strand. While many of the buildings adjoining it are not themselves conservation area material, it is felt that the Strand itself at this point has considerable character because of its widenings to embrace the two churches.

To the north of the Royal Courts of Justice lies Lincoln's Inn and Lincoln's Inn Fields, most of which is in the borough of Camden. Development in Lincoln's Inn Fields began in the middle of the seventeenth century; Lincoln's Inn itself was of earlier dates.

The Committee received a report on 27 June 1968 about the conservation area which the London Borough of Camden have proposed in Bloomsbury (this has since been designated). It includes Lincoln's Inn and Lincoln's Inn Fields except for the south side which is in the City. Although the south side has been almost entirely rebuilt at various periods and in a great variety of styles, and none of the buildings has any architectural or civic design value it is suggested that this part and New Court to the south should be included in order to afford extra protection to the more valuable parts of the Lincoln's Inn area which adjoin the City at this point.

In the light of the foregoing remarks the boundary of a suggested conservation area has been drawn as shown on the accompanying plan, CD.T.0036.

RECOMMENDATIONS:

- (1) That the area shown on plan CD.T.0036 be approved as suitable for designation as a conservation area, subject to consultations.
- (2) That the Greater London Council be consulted.
- (3) That the Camden Borough Council and the Corporation of the City of London be consulted as adjoining local authorities.
- (4) That the Honourable Society of Lincoln's Inn, King's College and the appropriate Government Departments for Somerset House and the Royal Courts of Justice be consulted.
- (5) That the Civic Trust, Georgian Group, Victorian Society and the Westminster Architectural Society be consulted.

F.G. WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTERTOWN PLANNING COMMITTEE - 28 MARCH 1974REPORT OF DIRECTOR OF ARCHITECTURE AND PLANNINGSTRAND CONSERVATION AREA - PROPOSED DESIGNATIONINTRODUCTION

1. An application to develop Nos 79/87 (consec) Chancery Lane, standing on either sides of Chichester Rents, was considered by the Applicants Sub-Committee on 13 December 1973 and consideration was deferred to enable a conservation study to be made of the surrounding area. This report has been prepared accordingly and brings to the Committee a recommendation to designate a large area based on the Strand and extending to take in Chancery Lane, including Nos 79/87.
2. A suggested Strand Conservation Area was put before the Planning Committee in 1969 which included Somerset House, Aldwych, Essex Street, the Laws Courts, and the south side of Lincoln's Inn Field's, with much of the land between, but did not take in Chancery Lane.
3. At that time the Committee were not in favour of designation, but since then attitudes to conservation have changed and a much wider range of areas is now considered appropriate for designation; this is particularly relevant in the case of the Chichester Rents area (which was not previously recommended) where the buildings are generally not of high architectural quality but do impart a Dickensian flavour, characteristic of many Victorian Streets in the City of London where they are rapidly disappearing.
4. The main street in the suggested conservation area is the Strand. Together with the Aldwych it owes its present form mainly to major slum clearance around 1890/1900 and to the construction of new thoroughfares bordered by buildings on a grand scale in the first decades of this century. The southern side of the Strand follows substantially its older line, although there have been several major developments since the War, but on the north it is bounded by the Royal Courts of Justice (architect, chosen by competition, G E Street, 1862/82) and by the Bush House complex which followed on the Kingsway and Aldwych Road improvements. Within the Strand are located two churches, St. Mary-le-Strand (architect, James Gibbs, 1714/17) and St Clement Danes (by Wren, 1680/82 restored 1955/8 after War damage). The latter particularly stands at an important focal point beyond the eastern end of Aldwych and forms a visual pivot between the Royal Courts of Justice and Essex Street.

Continued

5. The Aldwych and Kingsway developments form a particularly notable group of grand and monumental buildings, arranged axially about the line of Kingsway. Those on the south side of Adwych include India House (by Sir Herbert Baker, 1928/30) and Australia House (by Marshall Mackenzie, 1912/18 and the central and most impressive exedra of Bush House facing Kingsway (by Helmle and Corbett, 1925/35). On the north side there should be noted the two corner buildings of similar design (by Trehearne and Norman) enclosing the entrance to Kingsway, to the west the Waldorf Hotel (by Marshall Mackenzie, 1907/8) flanked by the Aldwych and Strand Theatres (by Phipps) further west, Ingersoll House (by Mewes and Davis, 1907), and to the east, Aldwych House (by Gunton and Gunton, 1922/3) and General Buildings (by Burnett, 1911)
6. The principal buildings south of the Strand are in two groups. The western group contains Somerset House, built as Government Offices (architect, Sir William Chambers, after 1776), King's College (by Sir Robert Smirke, 1829/35), and the western extension of Somerset House fronting onto Lancaster Place (Pennethorne, 1856). These have only a small frontage with the grand entrance to Somerset House to the Strand, but towards the river they present a united front some eight hundred feet in length, the later buildings having been designed to match Somerset House.
7. The group at the eastern end comprises Essex Street. It was laid out about 1675 by Dr Nicholas Barbon, the most active speculator of the post-fire period, on the site of Essex House, one of the mansions which lined the Strand in earlier times. Several of his houses survive; its south end is closed by houses to form a long narrow court, but under a high arch there is access down a flight of steps to the Embankment. Between the steps and the Embankment stands the Incorporated Accountants' Hall (originally the Astor Estate Office), an interesting and important work by J.L.Pearson (1895).
8. The two groups are linked on the south by the open spaces of Victoria Embankment Gardens and by the Embankment itself, as well as on the north by the Strand.
9. To the north of the Royal Courts of Justice lies Lincoln's Inn and Lincoln's Inn Fields, most of which lies within the Borough of Camden. However, the south side of Lincoln's Inn Fields is in the City and, although the buildings are a very mixed bag and would not in themselves justify the designation of a conservation area, they do form the fourth side of a square of very considerable importance, the rest of which is now in a conservation area designated by Camden. Accordingly it is considered appropriate to recommend the inclusion of the south side of Lincoln's Inn Fields in the proposed Strand Conservation Area, together with the land-lying between it, and other main elements already mentioned, the Royal Courts of Justice, Aldwych and Kingsway.
10. The attached plan shows the outline of the suggested conservation area; a large-scale map (C.D.T.0037) and photographs will be on display at the meeting.

Continued.....

11. RECOMMENDATIONS

- 11.1 That the area as shown on Plan CD/T/0037 be approved as suitable for designation as a conservation area, subject to consultation.
- 11.2 That the Greater London Council, the London Borough of Camden, and the corporation of the City of London be consulted.
- 11.3 That the Honourable Society of Lincoln's Inn, Middle Temple and Inner Temple, King's College, and the appropriate Government Departments for Somerset House, the Royal Courts of Justice and the Public Record Office be consulted.
- 11.4 That the Civic Trust, Georgian Group, Victorian Society, the Cities of London and Westminster Society of Architects and the Westminster Society be consulted.

F.G. WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTERTOWN PLANNING COMMITTEE - 16 JULY 1974REPORT OF DIRECTOR OF ARCHITECTURE AND PLANNINGSTRAND PROPOSED CONSERVATION AREA

On the 28 March 1974 a report was submitted to the Committee proposing designation, as a Conservation Area of an area centred on the Strand and the Aldwych. The various interest groups have since been consulted and a summary of their replies is given below.

Corporation of London: No comments. Complementary designations on the other side of the boundary are expected shortly.

Greater London Council: The proposal is welcomed.

The Cities of London and Westminster Society of Architects. The proposal is approved of.

The Westminster Society. The proposal is welcomed. However, the Society raises a query as to the north west boundary of the area. In particular they are concerned about the omission of the Lyceum theatre and the Theatre Royal Drury Lane.

University of London King's College The proposal is supported.

The Honourable Society of the Inner Temple. Not affected by the proposal.

The Honourable Society of Lincoln's Inn. No objection.

Replies have not been received from the London Borough of Camden, The Georgian Group, The Honourable Society of the Middle Temple, The Civic Trust, The City of London Society and the Victorian Society.

Observation on the Westminster Society's views

The Lyceum Theatre was not in the original Covent Garden Conservation Area but is included within its proposed extension. The Theatre Royal, Drury Lane is separated from the Strand by a strip of land within the Covent Garden Comprehensive Development Area and does not contribute specifically to the character of the Strand Conservation Area.

If the Committee approve the proposals as now submitted it is proposed that the statutory consultation with the Greater London Council be carried out and that their comments be requested within one month.

Recommendation

That subject to any observations received from the Greater London Council within the period specified the officers be authorised to proceed with the designation (under Section 277 Town and Country Planning Act, 1971) of the Strand Conservation Area.

F.G WEST
DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 21 NOVEMBER 1989

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : PROPOSED CONSERVATION AREA EXTENSION
DESIGNATION AT:
(i) MILLBANK, SW1 TO INCLUDE PONSONBY PLACE,
PONSONBY TERRACE AND FRONTAGES TO MILLBANK
(ii) STRAND CONSERVATION AREA TO INCLUDE THE
NORTHERN HALF OF THE RIVER THAMES FRONTAGE,
WC2
(iii) SOHO, WC2 TO INCLUDE EAST SIDE OF LEICESTER
SQUARE AND ADJOINING FRONTAGE OF CHARING
CROSS ROAD

WARD : MILLBANK, ST. JAMES AND WEST END

BACKGROUND PAPERS : NIL

1 SUMMARY

- 1.1 (a) As part of the City Council's policy quoted in the District Plan (Chapter 10 para. 10.44(ii)): "to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties", three further small extensions to existing conservation areas are proposed at:
1. Millbank, SW1
 2. Strand, WC2
 3. Soho, WC2
- (b) It is also proposed that the southern portion of the Soho Conservation Area should be renamed "The Leicester Square Conservation Area".
- 1.2 This report therefore seeks the Committee's approval in principle to the designation of the three areas as conservation area extensions and the renaming of the southern portion of the Soho Conservation Area as "The Leicester Square Conservation Area" (see Map No 4). Authority to proceed with the consultation necessary prior to final designation and renaming is also sought.
- 1.3 The findings of the consultations will be reported back to Committee for final designation and renaming.

2. RECOMMENDATIONS

2.1 (a) That proposed extensions to three conservation areas:

- (i) Millbank, SW1 - as shown on Map No. 1
- (ii) Strand, WC2 - as shown on Map No. 2
- (iii) Soho, WC2 - as shown on Map No. 3

be approved in principle for designation as conservation areas and that the southern portion of the Soho Conservation Area is renamed "The Leicester Square Conservation Area - as shown on Map No. 4.

- ### (b) That consultations be undertaken with the Historic Buildings and Monuments Commission, The Victorian Society, the Georgian Society, local amenity groups and other such consultees as the Committee directs before the final boundaries as defined are formally agreed.

2.2 That the results of the consultations be assessed and reported back to Committee to approve the areas as subsequently defined.

3. BACKGROUND

3.1 The Proposed Extension to Millbank Conservation Area

It is proposed to include Ponsonby Place and Ponsonby Terrace and the adjoining portions of John Islip Street and Millbank which lie close to the north-east end of Vauxhall Bridge.

The area comprises stuccoed terraces of three storied, mid-nineteenth century houses with basements but without mansards and includes a few local shops and the "Morpeth Arms", a public house on Millbank. It has a good environmental quality and is wholly worthy of forming an extension to the existing Milbank Conservation Area.

The properties in the neighbourhood which are built on land owned by the Crown Estate, have recently been renovated as part of a programme of redevelopment and renovation of this part of their holding.

3.2 The Proposed Extension to the Strand Conservation Area

There is an anomaly in the boundary of the Strand Conservation Area compared with the riparian conservation areas adjoining it within Westminster in that its boundary is along the river edge of the Victoria Embankment and not along the centre line of the River, which is also the City boundary. This frontage of Kings reach is of particular importance because for almost half its length it is the setting for Somerset House and Kings College, and boats moored to landing stages are outside the Strand Conservation Area as it exists at present.

At the present time there are several of these: There are River Police boats moored to their station adjacent to Waterloo Bridge, "The Wellington" close to Temple Pier and three others moored to a landing stage approximately opposite the end of Surrey Street. These three are the "Wilfred" which provides a wine bar ad restaurant, the "Naticia" which is a

double-deck pleasure craft and "The Katherine" where an estate agents board described it as an "All floating leisure opportunity".

A conservation area designation would provide additional control so that the amenity of this stretch of the River frontage is preserved.

3.3 The Proposed Extension to Soho Conservation Area

Another anomaly in a conservation area boundary is the exclusion of a small area comprising most of the east side of Leicester Square and the adjoining frontage of Charing Cross Road, from the Soho Conservation Area.

All other parts of Leicester Square already enjoy conservation area protection.

The properties proposed for inclusion are The Odeon Cinema, which is one of the more dramatic "picture palaces" of the 1930's and older buildings to the north. Similarly, the adjoining frontage to Charing Cross Road is the only portion of the Road south of "The Hippodrome" which is not within a conservation area, though it includes some good quality late nineteenth century red-brick properties and several earlier buildings which, though modest, have a good scale.

The area is in a conspicuous part of the West End where protection and enhancement is particularly needed.

3.4 The Proposed Renaming of the Southern Portion of the Soho Conservation Area as the Leicester Square Conservation Area

It is considered that the individual character of Leicester Square and its environs should be expressed by renaming the southern portion of the Soho Conservation Area as the "Leicester Square Conservation Area". The area around the Square with its cinemas, hotels and office blocks has a different scale to the more domestically-scaled Soho and the existing lack of definition could cause confusion particularly at a public inquiry.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 20 MARCH 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : RESULTS OF CONSULTATIONS ON THE PROPOSED
EXTENSIONS TO THE STRAND AND MILLBANK
CONSERVATION AREAS AND THE EXTENSION OF THE
SOHO CONSERVATION AREA AND ITS RENAMING AS
THE LEICESTER SQUARE CONSERVATION AREA

WARD : MILLBANK, ST JAMES'S AND WEST END

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

Consultations on the proposed Conservation Area extension at Millbank, Strand and Soho, and the renaming of the latter as the Leicester Square Conservation Area are now complete, following Committee approval on 21 November 1989. This report presents the responses from consultees and seeks approval for the Conservation Area designations.

2. RECOMMENDATION

2.1 That the areas at:

- i Millbank, SW1 as shown on Map No. CON/MIL/0001.
- ii Strand, WC2, as shown on Map No. CON/STR/0001.
- iii Soho, WC2, as shown on Map No. CON/SOH/0002.

be approved for designation as Conservation Areas and that the southern portion of the Soho Conservation Area, as shown on map No. CON/LE1/0001 be renamed and designated as the Leicester Square Conservation Area, under the provisions of Section 277 of the Town and Country Planning Act 1971.

- 2.2 That the Director of Planning and Transportation be authorised to give notice of designation in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of State for the Environment, English Heritage and (in the case of the Strand Conservation Area) the adjoining riparian Borough of Lambeth, and take any other steps as may be necessary to implement the designations.

3. BACKGROUND

Members will recall the reasoning and descriptions of the proposed Conservation Areas as described in the report to Committee on 21 November 1989. At that Committee meeting, authority was given for the consultations to commence on the three proposed Conservation Areas.

4. RESULTS OF CONSULTATIONS

4.1 A schedule of those persons who were consulted is attached. The consultation letter was sent on the 22 January 1990. Responses were requested within 28 days following responses were received:

- i Millbank
Six responses were received.
- ii Strand
Five responses were received.
- iii Leicester Square
Two responses were received.

4.2 The following responses were received in respect of the proposed Millbank Conservation Area extension.

- i The Civic Trust supports strongly the extension of the Millbank Conservation Area.
- ii Sir Ronald McIntosh, KC3 and Lady McIntosh strongly supports the extension of the Conservation Area.
- iii The Westminster Society's Executive Committee welcomes the extension of the Conservation Area.
- iv Mrs Reay Tannahill, Chairman of Millbank residents Management Limited, wrote outlining her group's worries about possible additional costs which Conservation Area status may incur. Other issues raised in the letter regarded traffic problems on Millbank and its effect on her group's properties and the possible inclusion of a landscaped area on the river side in the Conservation Area.
- v The Crown Estate welcome the proposals and invite comments on the possibility of including Bessborough Gardens. The Crown estates suggestion is being investigated and the results will be presented in the next designations report in July 1990.
- vi Councillor Hugh Garside gives his unqualified support to the proposals and he puts forward the idea that the extension should include the new build (in fascimile) up to Bessborough Gardens. Councillor Garside also suggests other possible inclusions in the area. These will be investigated and incorporated in the next comprehensive report which is being prepared for the Committee in July 1990.

- 4.3 The following responses were received in respect of the proposed Strand Conservation Area extension.
- i The London Borough of Lambeth welcomes the proposed extension of the Conservation Area.
 - ii The Westminster Society's Executive Committee welcomes the extension of the Conservation Area.
 - iii The Port of London Authority's Chief Harbour Master wrote informing the City Council that the matter is being considered.
 - iv Mr D.J. Jeffery of the Port of London Authority has written separately informing us that an objection will be made shortly.
 - v The National Rivers Authority "find it rather odd that a stretch of the river should be part of a Conservation Area", but they "cannot believe that the designation would seriously impede the Authority in carrying out any of its functions". Their response is considered as expressing no objection.

4.4 The following responses were received in respect of the proposed Soho conservation Area extension and renaming as the Leicester Square Conservation Area.

- i The Civic Trust strongly supports the designation of the Leicester Square Conservation Area.
- ii The Soho society wrote stating no objections with the provision that they continue to be consulted on any planning applications within the extended and re-named Conservation Area. In addition, the Society requested that frontages to Oxford Street, Regent Street, an area between Newport Place and Charing Cross Road, and the area around Sherwood Street be considered for inclusion in the Soho Conservation Area.

5. COMMENTS ON THE OBSERVATIONS

- 5.1 As regards the comments made by Ms. Reay Tannahill about the proposed extension to the Millbank Conservation Area, a letter has been sent explaining that Conservation Area designation does not normally incur additional costs to the occupiers of the buildings involved. A copy of her letter has been sent to relevant officers within the Planning and Transportation Department regarding her other queries.
- 5.2 Proposals for further extension of the Millbank Conservation Area are being investigated and will be incorporated in the report(s) which are to be presented to committee in July 1990.
- 5.3 No further comment has been received from the Port of London Authority's Chief Harbour Master with regard to the proposed extension to the Strand Conservation Area.

- 5.4 The Soho Society shall continue to be consulted on planning applications in the proposed Leicester Square Conservation Area. As regards other matters contained in their communication the possible inclusion of buildings with frontage to Oxford Street is currently being investigated. The areas around Newport Street are not considered of sufficient merit for inclusion in the Soho Conservation Area. The whole of Regent Street is included in the Regent Street Conservation Area, as is the whole of Sherwood Street.

Local Government (Access to Information) Act 1985

Background Papers

1. Reports of Planning and Development Committee, 21 November 1989.
 2. Correspondence from Consultees on the proposed Conservation Area extensions at:
 - i Strand, WC2
 - ii Millbank, SW1
- and iii correspondence from consultees on the proposed extension of the Soho Conservation Area and its renaming as the Leicester Square Conservation Area.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 30 MARCH 1993

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : PROPOSED EXTENSIONS TO THE STRAND,
TRAFALGAR SQUARE AND WESTMINSTER
CATHEDRAL CONSERVATION AREAS: RESULT OF
CONSULTATIONS

WARD : ST JAMES'S VICTORIA

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

On 26 January 1993, the Planning and Development Committee approved in principle the extension of the Strand, Trafalgar Square and Westminster Cathedral Conservation Areas, subject to consultations. This report sets out comments received to date and refers to verbal presentation of further results of the consultations. A copy of the report approved on 26 January 1993, containing maps of the proposed areas, is available as background paper 1. There are no financial implications for the City Council.

2. RECOMMENDATION

- 2.1 That the Committee give final approval to the extension of the Strand, Trafalgar Square and Westminster Cathedral Conservation areas as approved in principle by the Planning and Development Committee on 26 January 1993, and as shown on plans I, II and III respectively, attached to this report.
- 2.2 That the Director of Planning and Transportation be authorised to publicise the extensions and to notify the Secretary of State for the Environment and English Heritage, in accordance with Section 70 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to take such other action as may be necessary to implement the decision.

3. BACKGROUND INFORMATION

- 3.1 On 26 January 1993, the Planning and Development Committee approved in principle the extension of the Strand, Trafalgar Square and Westminster Cathedral Conservation Areas shown in maps (I), (II) and (III) respectively, attached to the report presented to them on that date. The reasons and desirability for the proposals were set out in sections 3 and 4 of that report. The approval was given subject to public consultations and that the results of the consultation's should be reported back to Committee.

3.2 Letters of consultation were sent to the consultees listed in Appendix 1 of this report, on 17 January 1993 and responses were requested by 25 February 1993.

4. RESULTS OF CONSULTATIONS

4.1 Of the nine consultees, the following five have responded:

- (i) English Heritage;
- (ii) The Royal Fine Art Commission;
- (iii) United Ashley Gardens Residents' Committee;
- (iv) The Strand and Aldwych Association Ltd;
- (v) Land Securities Properties Ltd.

4.2 No response has been received from the following consultees:

- (i) Covent Garden Community Association (who telephoned to acknowledge receipt of our letter);
- (ii) The Westminster Society;
- (iii) The Civic Trust;
- (iv) The Victorian Society.

4.3 Any responses received from the above (para. 4.2) consultees subsequently to the drafting of this report, will be reported orally to Committee.

4.4 The consultees referred to in para 4.1 above, have raised the following points:

4.5 'English Heritage' wish to endorse the proposals in principle, with more detailed observations to follow shortly.

4.6 The Royal Fine Art Commission stated that they do not wish to comment on the proposals.

4.7 The United Ashley Gardens Residents' Committee have warmly welcomed the proposals.

4.8 Mr Rumble of the 'Strand and Aldwych Association Ltd' telephoned to say that he welcomes the proposals in principle, and that he has distributed copies of our letter to his Members to respond individually if they wish.

4.9 The 'Land Securities Properties Ltd', who own Nos. 32-50 Strand, WC2, object to the proposals on the grounds that in their opinion, apart from very few worthwhile exceptions, the other buildings proposed for inclusion are undistinguished, and that this would dilute the meaning and significance of the Conservation Areas (see their letter of 22 February 1993). 'Land Securities Properties Ltd' also wrote to the Director of Planning and Transportation, independently of the formal consultations procedures on 9 February 1993, raising the same objections to the proposals, and requested further information. The Director of Planning and Transportation's view, which was explained in his letter of 17 February to 'Land Securities Properties Ltd', is that the extensions contain a variety of buildings, some of which are not of particular architectural distinction but others do make a valuable contribution to the character of the area; also, that it is anomalous that small sections of The Strand, which is one of the oldest and most important parts of the

City, should not enjoy Conservation Area status, given the desirability of preserving the area, in the event of redevelopment being proposed.

5. FINANCIAL IMPLICATIONS

This report has no financial implications for the City Council.

Local Government (Access to Information) Act 1985

Background Papers

1. Report to Planning and Development Committee, 26 January 1993, concerning proposed Conservation Area extensions.
2. Letters received from:
 - (i) English Heritage, dated 23 February 1993.
 - (ii) The Royal Fine Art Commission, dated 25 February 1993.
 - (iii) United Ashley Gardens Residents' Association, dated 22 February 1993.
 - (iv) Land Securities Properties Ltd, dated 9 February 1993 and 22 February 1993.
3. Letter sent to Land Securities Properties Ltd, dated 27 February 1993.

6/538/rsu-jame/0

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND TRANSPORTATION

DATE : 14 APRIL 1994

REPORT OF : DIRECTOR OF PLANNING AND ENVIRONMENT

SUBJECT : PROPOSED EXTENSION OF THE STRAND
CONSERVATION AREA TO INCORPORATE THE AREA
TRANSFERRED FROM THE CITY OF LONDON

WARD : ST. JAMES'S

BACKGROUND PAPERS : NIL

1. SUMMARY

- 1.1 As a result of the proposed boundary changes, due to come into effect on 1st April 1994, the City will acquire a small area at the southern end of Chancery Lane from the City of London. This area is currently part of the City of London's Fleet Street Conservation Area.
- 1.2 It is considered that the area should be formally designated as part of the City of Westminster's Strand Conservation Area, which lies to the north and west. This is due to the differences between the two cities in terms of conservation area designation procedures and policies.
- 1.3 The area is of considerable townscape value and contains 14 listed buildings. These include 110-113 and 114 Chancery Lane, listed Grade II*, the Temple Bar Monument, in the middle of Fleet Street, marking the site of the former gateway, and the most eastern part of the Royal Courts of Justice, listed Grade I. The predominantly 19th century townscape is one of particularly high quality due to the variety of architectural styles and richness of detail.
- 1.4 It is concluded that it is appropriate that the area be an extension of the existing Strand Conservation Area.

2. RECOMMENDATION

- 2.1 That approval be given in principle to the extension of the existing Strand Conservation Area to include the area, for consultation purposes, and that the results of the consultations be reported back to Committee.

3. THE AREA

- 3.1 The area is bounded by Bell Yard and the Royal Courts of Justice to the west, Fleet Street to the south, Chancery Lane to east and the existing boundary between the Cities of Westminster and London to the north. This boundary runs through the middle of the block, which is bounded by Carey Street to the north.
- 3.2 The area contains about twenty different buildings of which eleven are listed. There are three other listed structures, the Temple Bar Monument and two listed telephone boxes. The majority of listed buildings are in Chancery Lane and Fleet Street. Most were listed in the early 1970's.
- 3.3 The majority of buildings in the area were built in the nineteenth century. They exhibit a variety of architectural styles and materials, although many are classical in character. Facing materials include stone, brick and stucco. Some facades are bold classical compositions, with rich detailing eg. Numbers 115, 125 and 126 Chancery Lane and 194 Fleet Street.
- 3.4 The Temple Bar Memorial, standing in the middle of Fleet Street, at the entrance to the City of London, is also included in the area. It marks the site of earlier gateways and was installed in 1880. Topped by a bronze griffin, it is a prominent and important feature in the townscape.
- 3.5 The area also includes the eastern most part of Royal Courts of Justice (Grade I), the clock tower. The remainder of the Courts are included within the existing Strand Conservation Area.
- 3.6 Bell Yard contains a number of smaller Victorian buildings. Only numbers 4 and 5 are listed but the other buildings make a significant contribution to the character of the area and there should be a presumption in favour of their retention.
- 3.7 The area also includes the small yard at the rear of Chancery Lane buildings, known as Andrews Crosse. This is an historic space, although now rather undistinguished, surrounded by non-descript buildings at the rear of properties facing Chancery Lane and Bell Yard.
- 3.8 Local views along Bell Yard and Chancery Lane are important aspects of the area, particularly as the buildings are seen in the foreground of, or affect the setting of, major public buildings such as the Public Record Office, Chancery Lane, and the Royal Courts of Justice, Strand/Bell Yard. It is important that these views be preserved.
- 3.9 The area is classified by the City of London as having archaeological potential, although part of the area may have been subjected to excavation in the past. The Area of Special Archaeological Priority (Lundenwick and Thorney Island) will need to be extended to include this area. This will be done when the Unitary Development Plan is updated.
- 3.10 In conclusion, the area is considered to be of considerable architectural and historic interest. Its character is similar to that of the adjacent Strand Conservation Area. It is appropriate that the area be designated as an extension to the latter.

4. SCHEDULE OF PROPERTIES

4.1 The proposed extension to the Strand Conservation Area includes the following properties:-

- Fleet Street - 193 and 194, Royal Courts of Justice
Telephone Call Boxes (junction with Bell Yard)
- Chancery Lane - 113, 114, 115, 116, 118, 119-120, 121, 122, 123-124,
125 and 126.
- Bell Yard - 1, 4-5, 6, 7, 8, 9-12.
- Andrews Crosse - 1-3.

5. FINANCIAL IMPLICATIONS

5.1 The additional workload involved in this conservation area extension will not result in additional expenditure.

LISTED BUILDINGS

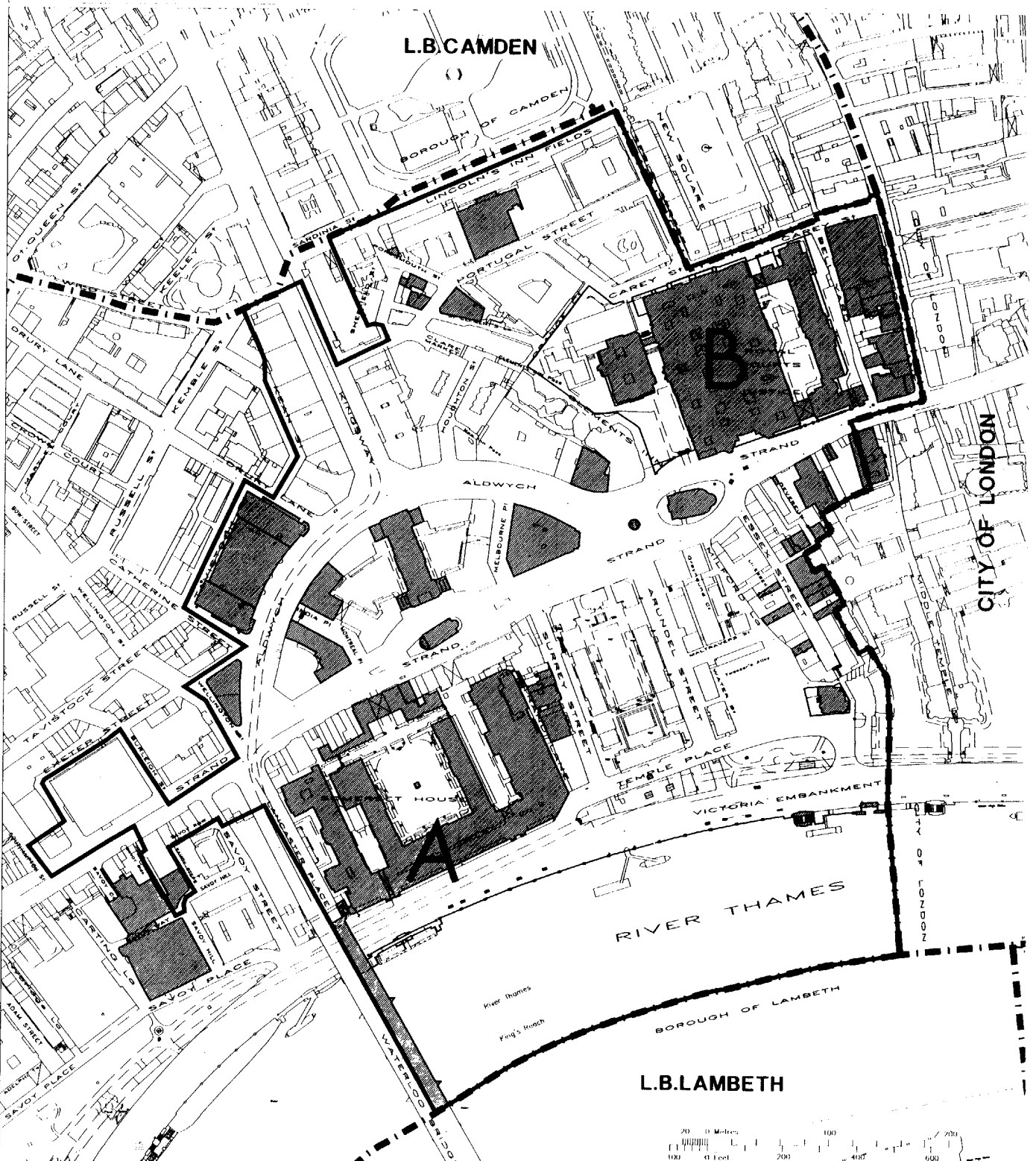
STRAND CONSERVATION AREA LISTED BUILDINGS & STRUCTURES

Aldwych	Date	Grade
India House, Aldwych, WC2	1928-30	II
Bush House Centre Block with flanking colonnades, Aldwych, WC2	1925-35	II
8 Aldwych, WC2 (see under 336 & 337 Strand)	1902-03	II
Australia House and Government of Victoria Offices, Aldwych, WC2	1912-18	II
Inveresk House, 1-5 (odd) Aldwych (including 346 Strand)	1906-07	II
The Strand Theatre, Aldwych, WC2	1905	II
The Waldorf Hotel, 11-43 (odd) Aldwych, WC2	1907-08	II
The Aldwych Theatre, Aldwych, WC2	1905	II
Clement House, 99 & 101 Aldwych, WC2	1909-11	II
Bell Yard		
1 Bell Yard (see under 194 Fleet Street)	1886	II
4 & 5 Bell Yard	1854	II
17 to 19 (consec) Bell Yard (see 110 to 113 Chancery Lane)	1831, ext. 1902	II*
Former no. 13 (now part of 16) Bell Yard	1859-60	II
Former nos. 14 & 15 (now part of 16) Bell Yard	1878	II
16 Bell Yard (see under 114 Chancery Lane)	mid C19	II*
K2 telephone kiosk near junction with Fleet Street	1927	II
Carey Street		
Law Courts (The Royal Courts of Justice), Carey Street (see under Strand)	1882	I
K2 telephone kiosk, westernmost group of four kiosks to north of Royal Courts of Justice, Carey Street, WC2	1927	II
K2 telephone kiosk, easternmost group of four kiosks to north of Royal Courts of Justice, Carey Street, WC2	1927	II
K6 telephone kiosk, adjacent to easternmost group of four kiosks to north of Royal Courts of Justice, Carey Street, WC2	1935	II
K6 telephone kiosk, adjacent to westernmost group of four kiosks to north of Royal Courts of Justice, Carey Street	1935	II
Chancery Lane		
110-113 (consec) Chancery Lane (The Law Society) (including 17-19 Bell Yard)	1831, ext. 1902-4	II*
114 Chancery Lane (former Law Fire Insurance Office – including 16 Bell Yard)	1858-9, ext. 1874-6	II*
115 Chancery Lane, WC2	mid C19	II
116 Chancery Lane, WC2	early C19	II
119 & 120 Chancery Lane, WC2	early C19	II
123 & 124 Chancery Lane, WC2	mid C19	II
125 Chancery Lane, WC2	mid/late C19	II
126 Chancery Lane, WC2	Late C19	II
Devereux Court		
20 Devereux Court, The Devereux P.H.	c.1676	II
22 Devereux Court, WC2	c.1676, rebuilt C18, refaced late C18/early C19	II
23 Devereux Court, WC2	c.1676, refaced late C18, top floor rebuilt mid C20	II
Devereux Chambers, Devereux Court, WC2	c.1675, altered C18 & early C19	II

Essex Street		
11 Essex Street, WC2	c.1675-82	II
14 Essex Street, WC2	c.1676-82	II
19 Essex Street, WC2	c.1675-82	II
Essex Watergate, Essex Street, WC2	c.1676	II
32 Essex Street, WC2	Early-mid C18	II*
34 Essex Street, WC2	c.1675-82	II
35 Essex Street, WC2	mid C18/early C19	II
36-39 (consec) Essex Street (California House)	1892	II
Fleet Street		
1 Fleet Street (Glyn Mills)	1879	II*
K2 Telephone Kiosk at junction with Bell Yard, Fleet Street	1927	II
193 Fleet Street, WC2	1883	II
194 Fleet Street (Bank of England – including 1 Bell Yard)	1886	II
Lancaster Place		
Waterloo Bridge, Lancaster Place	1939-45	II*
Somerset House and King's College Old Building (see under Strand)	1776-96; east extn. 1829-35; west extn 1853-56	I
Lincolns Inn Fields		
39-43 (consec) Lincolns Inn Fields, The Royal College of Surgeons	1835-39	II*
H M Land Registry Building	West & centre 1903-5; east 1912-13	II
Gates and Railings to H M Land Registry Building		II
Milford Lane		
K2 Telephone Kiosk, Milford Lane (at junction with Temple Place)	1927	II
Portsmouth Street		
2-4 (consec) Portsmouth Street (Lincoln Chambers) (including 11 Sheffield Street)	c.1905	II
13 & 14 Portsmouth Street (The Old Curiosity Shop)	C17, early C19 alts	II*
Portugal Street		
6 & 7 Portugal Street (including 5 St Clements Lane)	1903	II
Kings Chambers, Portugal Street (See under 3 St Clement's Lane)	1905	II
Savoy Hill (listed under Savoy Court)		
Part of Savoy Hotel		II
St Clement's Lane		
3 St Clement's Lane (Kings Chambers)	1905	II
5 St Clement's Lane (see 6 & 7 Portugal Street)	1903	II
Sheffield Street		
11 Sheffield Street (see 2-4 Portsmouth Street)		II
Strand		
152 & 153 Strand, WC2	Late C17/early C18	II
Church of St Mary Le Strand, Strand	1714-17	I
Lampstandard-ventilator on island in road, Strand	Late C19	II
216 Strand (Twining's)	Early C19	II
222-225 Strand (Lloyds Bank)	Late C19	II
226 Strand	c.1820	II
229 Strand, WC2	Early C17, altered C18/C19	II*
230 Strand, WC2	Late C17/early C18, alt. C19	II

Temple Bar Memorial in centre of Road, Strand	1880	II
Bush House centre blocks with flanking colonnades, Strand(see under Aldwych, WC2)	1925-35	II
336 and 337 Strand (Marconi House) (includes 8 Aldwych)	1902-03	II
346 Strand (see Inveresk House, 1-5 Aldwych, WC2)	1906-07	II
Somerset House and Kings College Old Building, Strand, WC2	1776-96; east extn. 1829-35; west extn 1853-56	I
Statue of George III in Somerset House quadrangle, Strand	1780	I
Civil Service Rifles War Memorial in Somerset House quadrangle, Strand	1922	II
18 Lampstandards in Somerset House quadrangle, Strand	c.1820-30	II
Statue of W E Gladstone on island in road, Strand	1905	II
Church of St Clement Danes, Strand, WC2	1680-82	I
Statue of Dr. Johnson in churchyard at east end of Clement Danes, Strand, WC2	1910	II
The Law Courts (The Royal Courts of Justice) Strand, WC2	1882	I
Screen walls, gates, railings, lamps to Law the Courts, Strand	c.1874	I
Australia House and Government of Victoria Offices (see under Aldwych)	1912-18	II
St Clements Watch House, Strand, WC2	Early C19	II
Strand Lane		
5 Strand Lane The "Roman Bath"	Early C17	II
Surrey Street		
24-32 (consec) Surrey Street (The Union Society, King's College and the former Queen's & Norfolk Hotels)	1891-97	II
33-34 Surrey Street, WC2	c.1750-60	II
Tavistock Street		
Lampstandards from outside the Aldwych Theatre to Outside Tower House	1900-1910	II
Temple Place		
Cabmen's Shelter, Temple Place	c.1900	II
2 Temple Place (Incorporated Accountants Hall)	1895	II*
Gates, railings, gate piers to 2 Temple Place	1895	II*
Victoria Embankment		
Statue of I K Brunel, Victoria Embankment	c.1877	II
Memorial to W T Stead, Temple Pier, Victoria Embankment	1913	II
Somerset House and Kings College Old Building (see under Strand)		I
Embankment River Wall, Stairs and lamp standards, Victoria Embankment	1864-70	II
21 Bench Seats on Embankment Pavement, Victoria Embankment	1872-74	II
Victoria Embankment Gardens		
Statue of John Stuart Mill, Victoria Embankment Gardens (Temple Section)	1878	II
Lady Henry Somerset Memorial, Victoria Embankment Gardens (Temple Section)	1897	II
Statue of William Edward Forster	1890	II

STRAND CONSERVATION AREA DISTRIBUTION OF LISTED BUILDINGS



CONSERVATION AREA NUMBER 16

Distribution of Listed Buildings

This map illustrates the large scale of most listed buildings in the Conservation Area and the importance of Somerset House (A) and the Royal Courts of Justice (B). There are six Grade I buildings in the area and nine Grade II-star buildings. The remaining 64 buildings or structures are listed Grade II. Listed Lamp-posts, etc., are indicated thus: ●*

Scale — None



OTHER DESIGNATIONS

Adjacent conservation areas

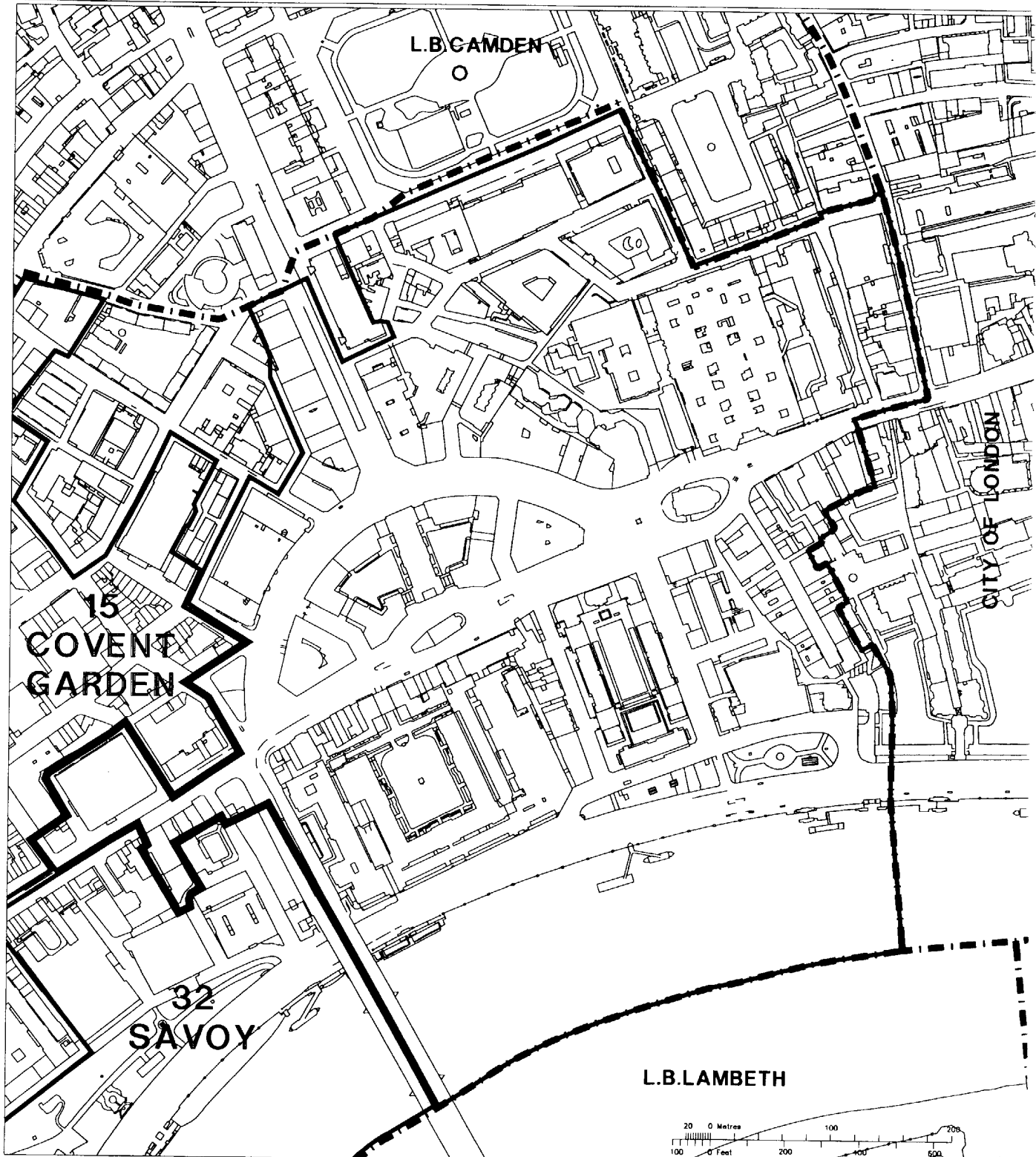
Strategic views

Areas of archaeological priority

Article 4 directions

Regulation 7 direction

STRAND CONSERVATION AREA ADJACENT CONSERVATION AREAS



CONSERVATION AREA NUMBER 16

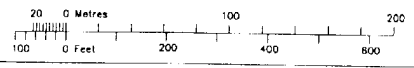
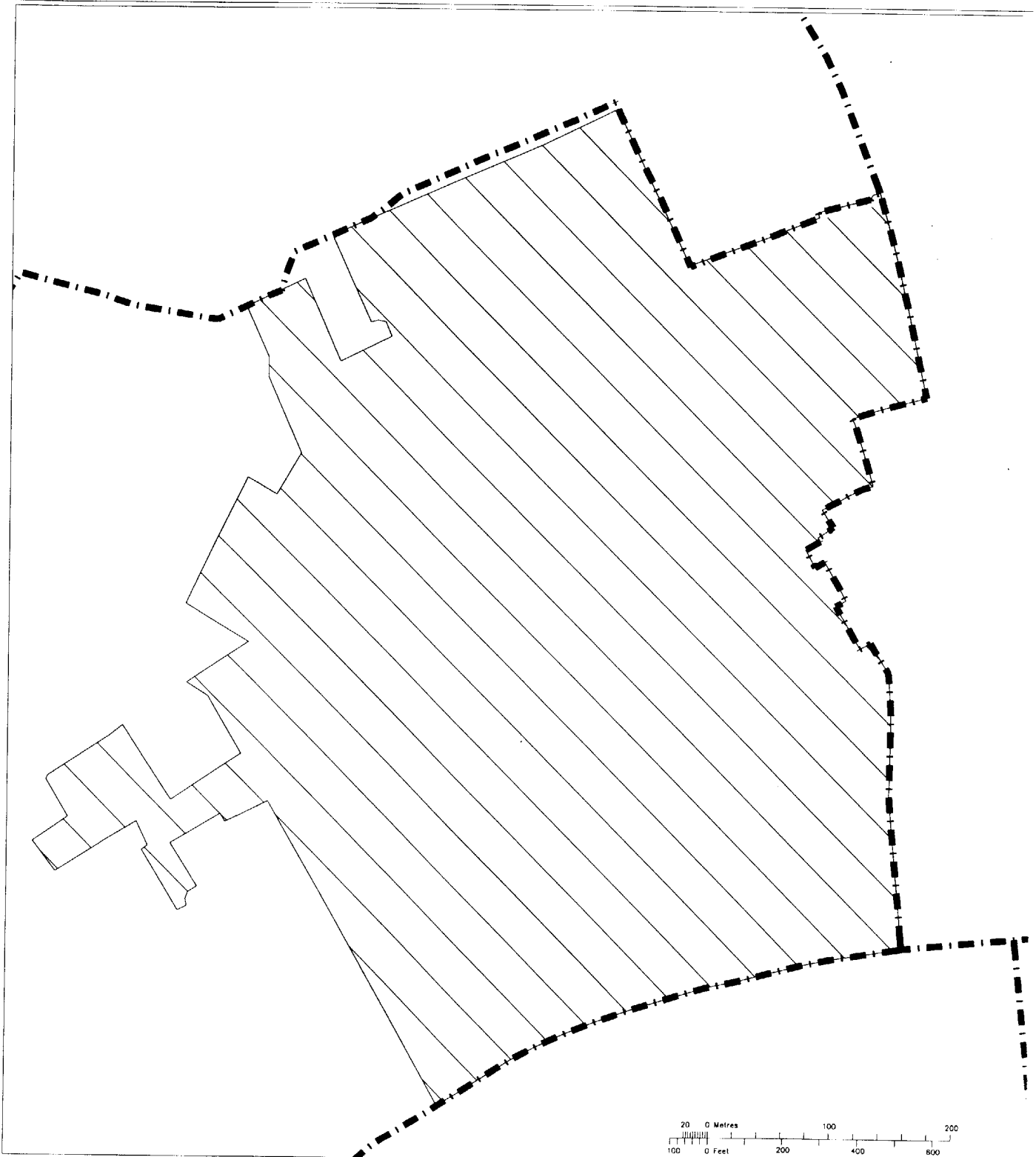
Scale - None



Adjacent Conservation Areas -

the following conservation areas adjoin the Strand Conservation Area: Covent Garden (15) and Savoy (32).

STRAND CONSERVATION AREA REGULATION 7 DIRECTION



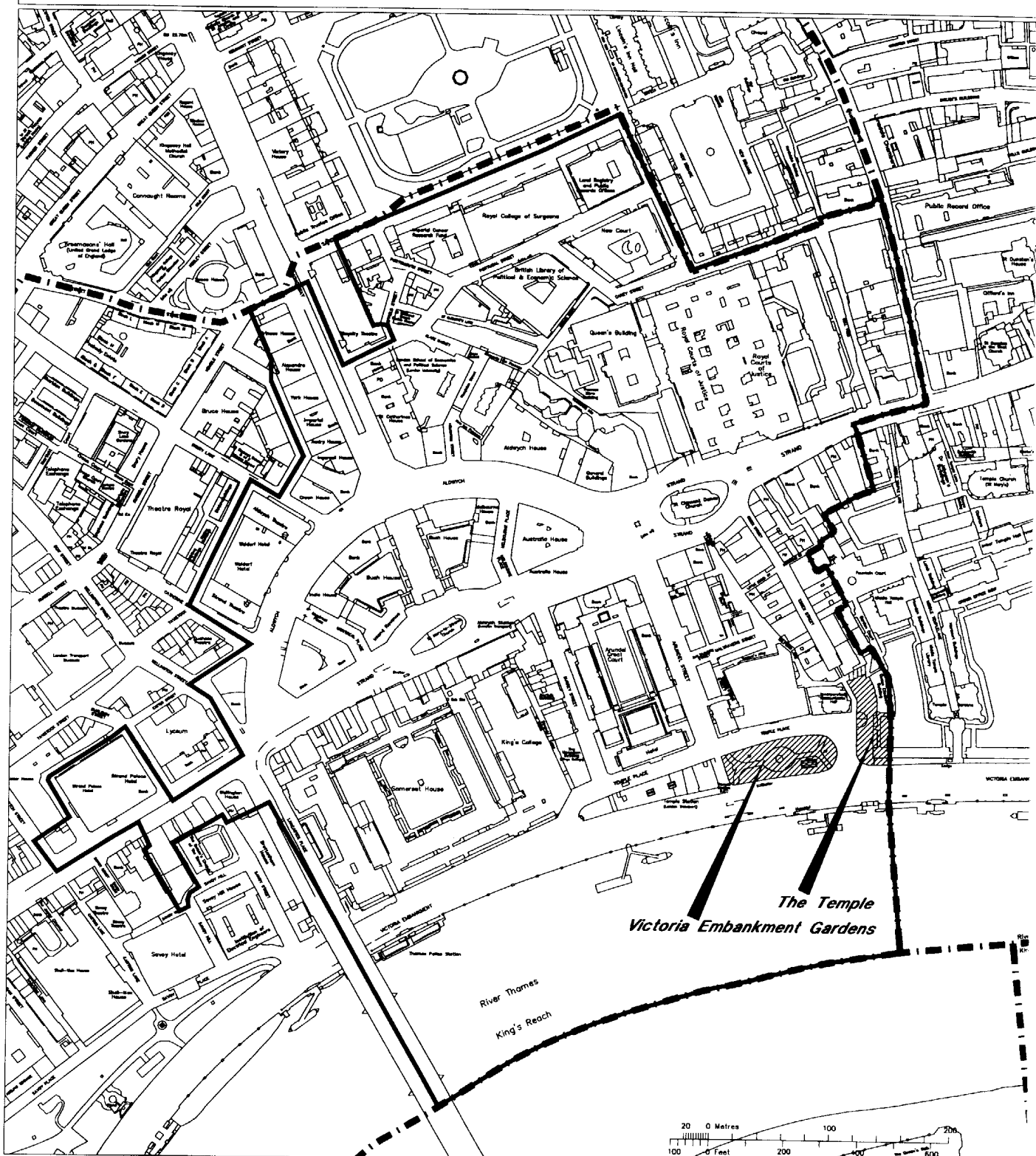
CONSERVATION AREA NUMBER 16

Scale - None

Regulation 7 Direction - This Direction covers the whole of the conservation area and is designed to control the size, location and colour of estate agent's boards. Uncontrolled proliferation of these boards is considered to be severely detrimental to the appearance and amenity of Strand. In summary normal deemed consent rights relating to the display of boards have been removed and replaced by a strict code of control. Express consent is required for all boards. Reference should be made to the Council's 'Boardwatch' leaflet.



STRAND CONSERVATION AREA REGISTER OF HISTORIC PARKS AND GARDENS



CONSERVATION AREA NUMBER 16

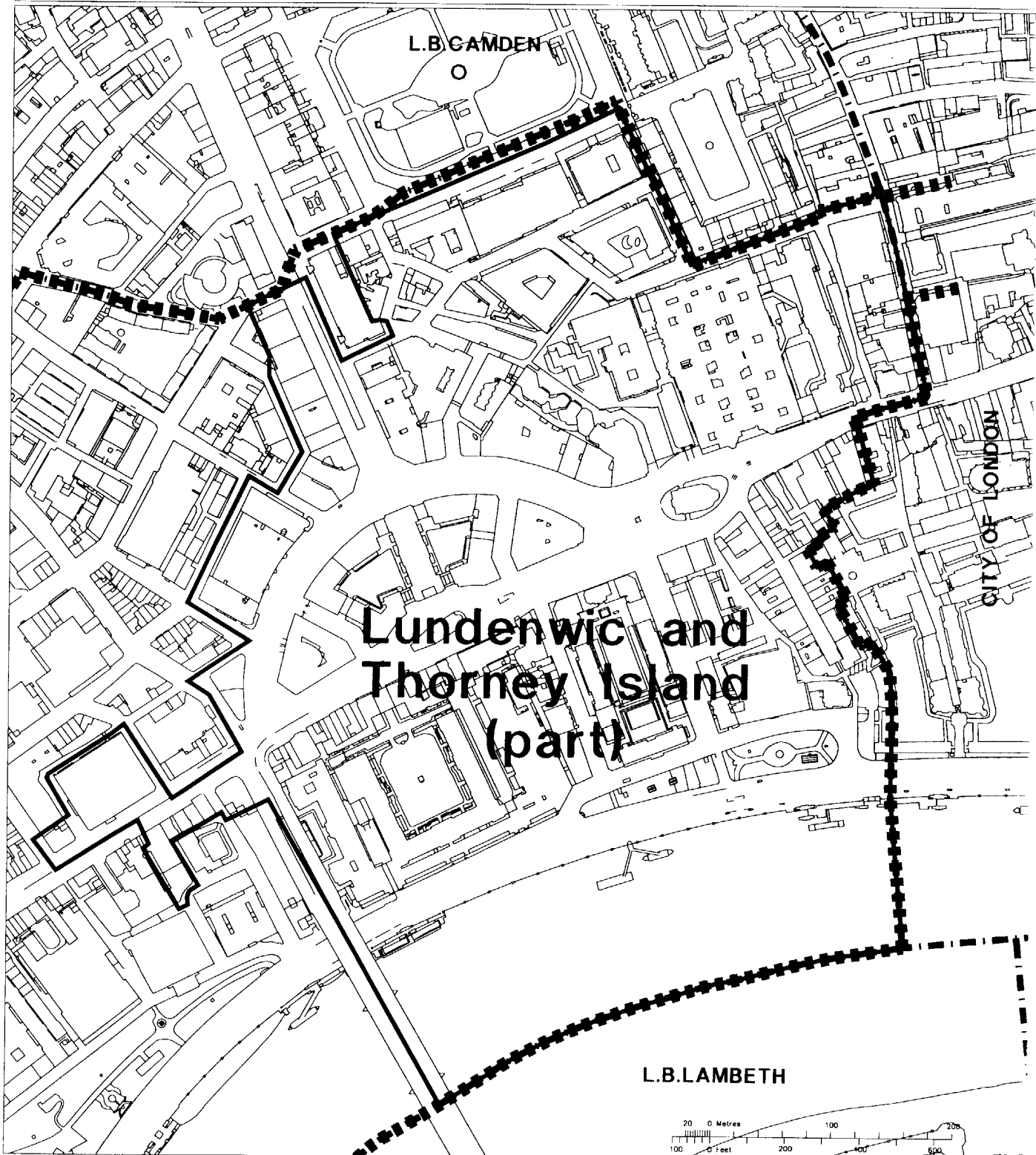
Scale - None

Register of Historic Parks and Gardens - the Register has been compiled by the Historic Buildings and Monuments Commission for England to identify and safeguard gardens and parks which by reason of their historic layout, features and architectural ornaments make them of special historic interest. Although no statutory controls follow from the inclusion of a site on the register the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application.

Registered gardens shown here are:
Victoria Embankment Gardens - registered grade II* -
and The Temple - registered grade II.



STRAND CONSERVATION AREA AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY



CONSERVATION AREA NUMBER 16

Scale — None

■■■■■■■■■ **AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY** — Lundenwic and Thorney Island Strand Conservation Area covers part of the area formerly known as Lundenwic. This was a middle Saxon trading settlement (7th–9th Centuries) separate from the walled town located in what is now the City of London. Lundenwic was abandoned during the Viking raids in the mid- to late-9th Century when the population probably returned to the walled town.



PUBLICATIONS
Design Briefs and Guidelines
Further reading.

General Policies and Design Guides Relating to Strand Conservation Area

1. City of Westminster District Plan (Adopted 1982)
2. Covent Garden Action Area Plan (Adopted by GLC 1978)
3. City of Westminster Unitary Development Plan (As Agreed for Deposit)
4. Mews: A Guide to Alterations
5. A Guide to Roof Alterations and Extensions
6. Shopfronts Blinds and Signs
7. Boardwatch (A Guide to Regulation 7 Requirements)
8. Forecourt Parking
9. A Guide to Historic Building Grants
10. Refuse Storage in new Developments
11. Standards for Residential New Building, Conversion and Rehabilitation Schemes
12. Mobility Guide
13. Stucco: A Guide to its Care and Maintenance
14. Trees: Legislation and Procedure
15. Trees: Planting and Care
16. Conservatories: A Guide to Design and Planning Procedures
17. Conservation Areas: A Guide to Property Owners
18. The Listing of Historic Buildings: A Guide for Owners and Occupiers
19. Westminster's Architectural Heritage: Guidance about Architectural Theft for Owners of Historic Buildings
20. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
21. Plant and Air Conditioning Equipment: Guidance Notes
22. The Placing of Tables and Chairs on the Highway

23. **Lighting Up the City: A Good Practice Guide for the Illumination of Buildings and Monuments**
24. **Public Art in Westminster**
25. **The Protection of Historic Buildings in Westminster: A Guide to Structural Alterations for Owners, Architects and Developers**

STRAND CONSERVATION AREA DIRECTORY

11. Further Reading

General Reading Relating to the History and Character of Strand Conservation Area

1. A Prospect of Westminster - Chapter 3. *Westminster City Council 1989*
2. Survey of London - Parish of St Paul
Covent Garden. St. Martin-In-The
Fields, Part 2. The Strand, St Giles-In-
The Fields, Part I, Lincolns In Fields. *R.C.H.M.E.*
3. Buildings of England - London Volume I. *Cherry & Pevsner, Penguin*
4. Georgian London *John Summerson, Penguin*
5. Life in the Georgian City. *Cruickshank & Burton, Viking, 1990.*

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. Ecrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

Portuguese

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

Chinese

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

Bengali

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

Arabic

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

Urdu

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

Farsi

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

Serbo Croat

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

Conservation Area Audit
Department of Planning and City Development
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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.