

30 | CONSERVATION AREA AUDIT & MANAGEMENT PROPOSALS VINCENT SQUARE

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PLANNING & CITY DEVELOPMENT

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Hard Copies Available from: Conservation Area Audit,
Department of Planning and City Development,
Westminster City Council,
64 Victoria Street,
London SW1E 6QP
E-mail: conservationareaaudit@westminster.gov.uk
Direct Tel: 020 7641 2850/8705/8019

This document has been the subject of a full public consultation exercise. Details of the consultation can be found in the SPD Documents which form an appendix to this audit.

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 55 conservation areas in Westminster, covering over 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance and Documents. In addition to the 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 English Heritage guidance documents) requires detailed appraisals of each conservation area. This 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 including management proposals for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as a Supplementary Planning Document it incorporates the directory for that conservation area.

Councillor Robert Davis DL

Deputy Leader and
Cabinet Member for Built Environment

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1 INTRODUCTION AND POLICY CONTEXT

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

1.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local authorities to identify which parts of their areas are of special architectural and historic interest. The City Council has a statutory duty to review the character and boundaries of its conservation areas. This audit is the third, and final stage of a review process. The overall appraisal strategy is based upon the English Heritage publications: *Guidance on Conservation Area Appraisals* and *Guidance on Conservation Area Management* (2006).

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

1.4 This is a Supplementary Planning Document (SPD) and will supplement Westminster’s emerging Local Development Framework, as well as the saved policies in Westminster’s Unitary Development Plan, referred to below. It has been prepared in accordance with the advice contained in Planning Policy Statement 12 and the Town and

Country Planning (Local Development) (England) (amendment) Regulations 2008. Consultation has been carried out in accordance with Westminster’s Statement of Community Involvement and a statement setting out how the public have been involved in preparation of the document is set out in the SPD documents, which form an appendix to this document.

1.5 The conservation area audit for Vincent Square was adopted as a Supplementary Planning Document by the Cabinet Member for Built Environment on 23.02.2010. The Vincent Square Conservation Area was designated in September 1979 and extended in 2010. The designation reports can be found in the Directory at the back of this document.

POLICY AND FURTHER GUIDANCE

The Unitary Development Plan (UDP) was adopted in January 2007 and is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster.

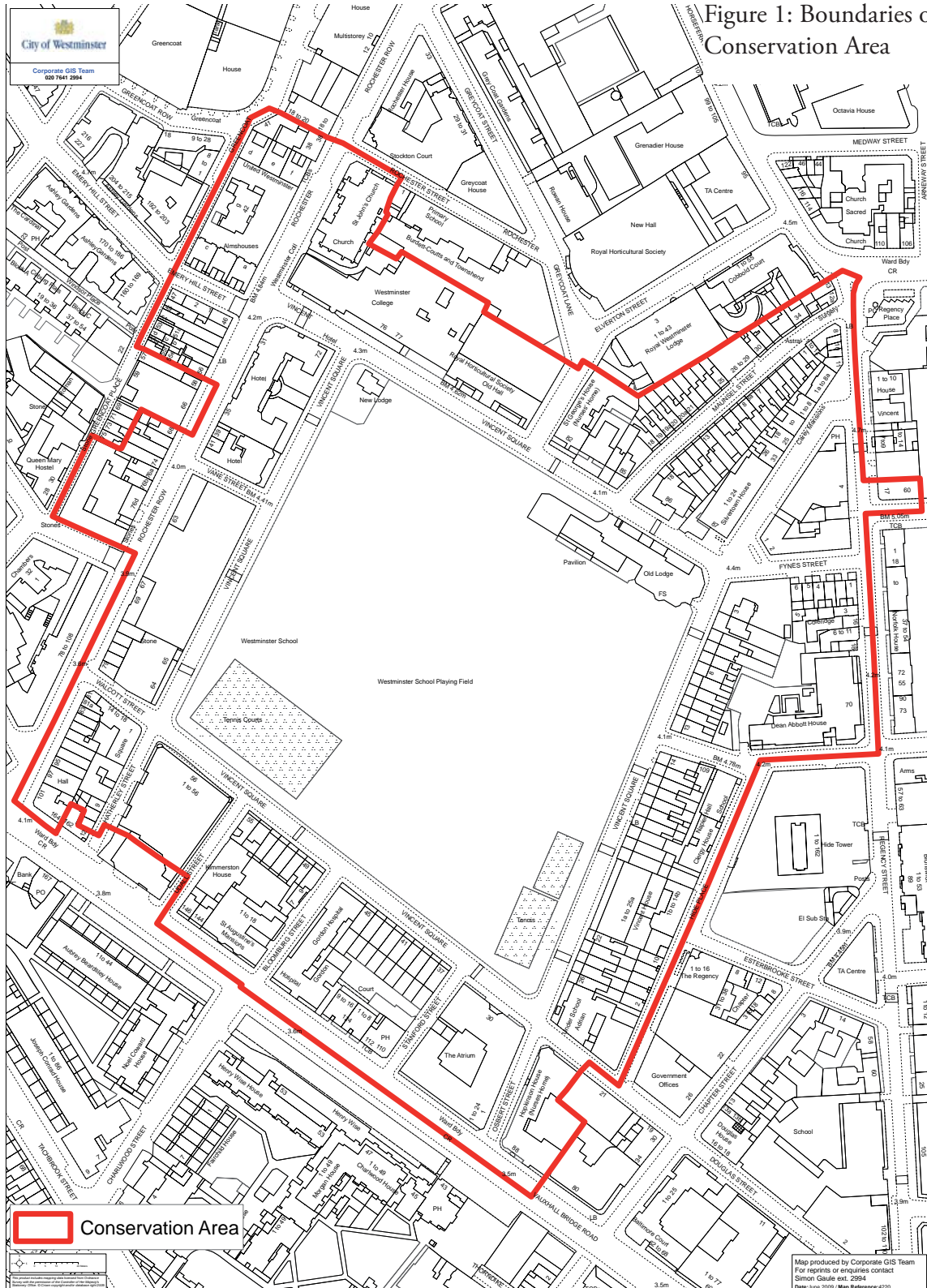
Westminster’s Core Strategy will set out the vision for the City of Westminster up to and beyond 2025. A draft was published in November 2009 and it is anticipated this will be submitted to the Secretary of State in Spring 2010 for an examination in Summer 2010. Once adopted, together with the London Plan and Westminster’s City Management Plan, this will supersede the Unitary Development Plan as the statutory development plan for the City. Relevant policies from the UDP and Core Strategy are referred to throughout the audit.

General guidance on additional planning controls in conservation areas can be found in the Council’s Supplementary Planning Guidance: *Development and Demolition in Conservation Areas* and *Conservation Areas: A Guide for Property Owners*.

2 LOCATION AND SETTING

2.1 The Vincent Square Conservation Area is relatively small, centred on the Westminster school playing fields and including the streets around the perimeter. It has an irregular boundary, extending to Vauxhall Bridge Road to the south, Rochester Row to the western edge and Regency Street to the east.

2.2 It is adjacent to Westminster Cathedral Conservation Area to the northwest, Lillington Gardens Conservation Area to the southwest and Medway Street Conservation Area to the northeast. The boundaries are shown on the map below at **Figure 1**.



3 HISTORY

3.1 The land which now forms the Vincent Square Conservation Area was, as recently as the mid-eighteenth century, an area of unenclosed land, known as Tothill Fields. John Roque's Plan of London (Figure 2), Westminster and Southwark, dated 1746, shows the extent of Tothill Fields at this time and shows that the area which came to be Vincent Square had not been developed, other than the presence of some ponds and some buildings along Rochester Row.

3.2 The Tothill Fields extended beyond the boundaries of the current conservation area, broadly covering the land between St James's Park and the River Thames. It appears to have been an expanse of low-lying marshland and doubtless the poorly-drained nature of this area contributed

in some part to the relatively late date at which the land began to be developed. As a large expanse of unenclosed land the Tothill Fields were used for a whole host of other activities over history, including duelling, bear-baiting, fairs, tournaments and the site of plague burial pits.

3.3 Rochester Row was the first route established as a path across the area in 1677. Financed by a bequeath from Emery Hill, the causeway of Rochester Row was lined by ninety Elm trees and the original Emery Hill's almshouses, built in 1708, which were the first buildings to front the new way on the northern side.

3.4 At least part of the Tothill Fields was owned by the Dean and Chapter of St Peter's Collegiate Church, Westminster during the early part of the nineteenth century. When parts of the Tothill Fields



Figure 2: Roque's Map of 1746 (Copyright, Motco enterprises Ltd.)

were beginning to be developed, Dean William Vincent (a former Westminster King's Scholar and former headmaster) persuaded the Chapter to set aside ten acres for the use of the schoolboys. A record in the Westminster Abbey Muniments identifies an order, dated 13 November 1810, to pay Jonathan Green's account £3 'for marking out ten acres of ground in Tothill Fields as a playground for the Westminster scholars, and for the use of his team of horses and plough two days...to mark the said piece of ground with a deep furrough' (Tanner, L. *Recollections of a Westminster Antiquary*, pp19-20). According to Alicia Percival, the playground was roughly fenced in about 1819 and more permanently in 1823, though the ditch remained (Percival AC, *About Vincent Square*, p4).

3.5 By the 1813 edition of Horwood's Plan of the Cities of London and Westminster (Figure 3), we can clearly see a rectilinear plot of land titled

'Playground for the Westminster Scholars', a use it has remained in ever since.

3.6 Horwood's plan also demonstrates that by the early part of the nineteenth century, the former Tothill Fields were disappearing, and the road network which exists today was beginning to be laid out. The alignments of Vincent Square, Rochester Row, Rutherford Street, Fynes Street, Vincent Street and Hide Place are all shown on the 1813 plan as are a number of buildings. A proposed new road is marked along the line that is now Vauxhall Bridge Road, which opened in 1816.

3.7 The most densely developed area at this stage is Rochester Row, where a series of terraced houses are shown on the north-west side of the street and a group of buildings known as 'New Rochester Row' are shown on the south-east side of the street (on the site of the present Wellington Hotel). What appear to be paired villas are also visible on three

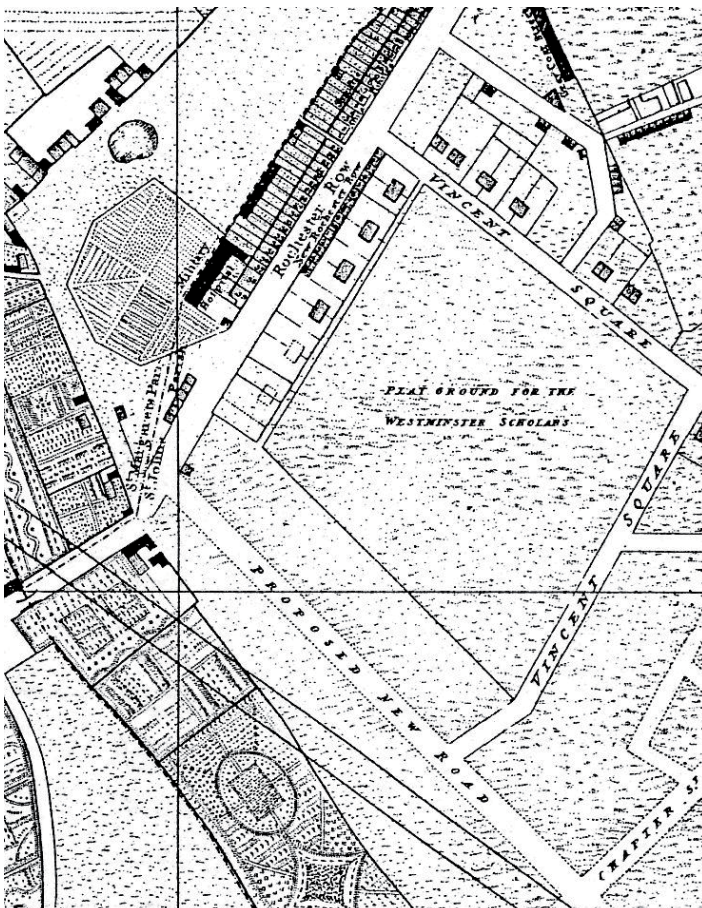


Figure 3: Faden edition of Horwood's Map, published 1813 (Copyright, Guildhall Library)

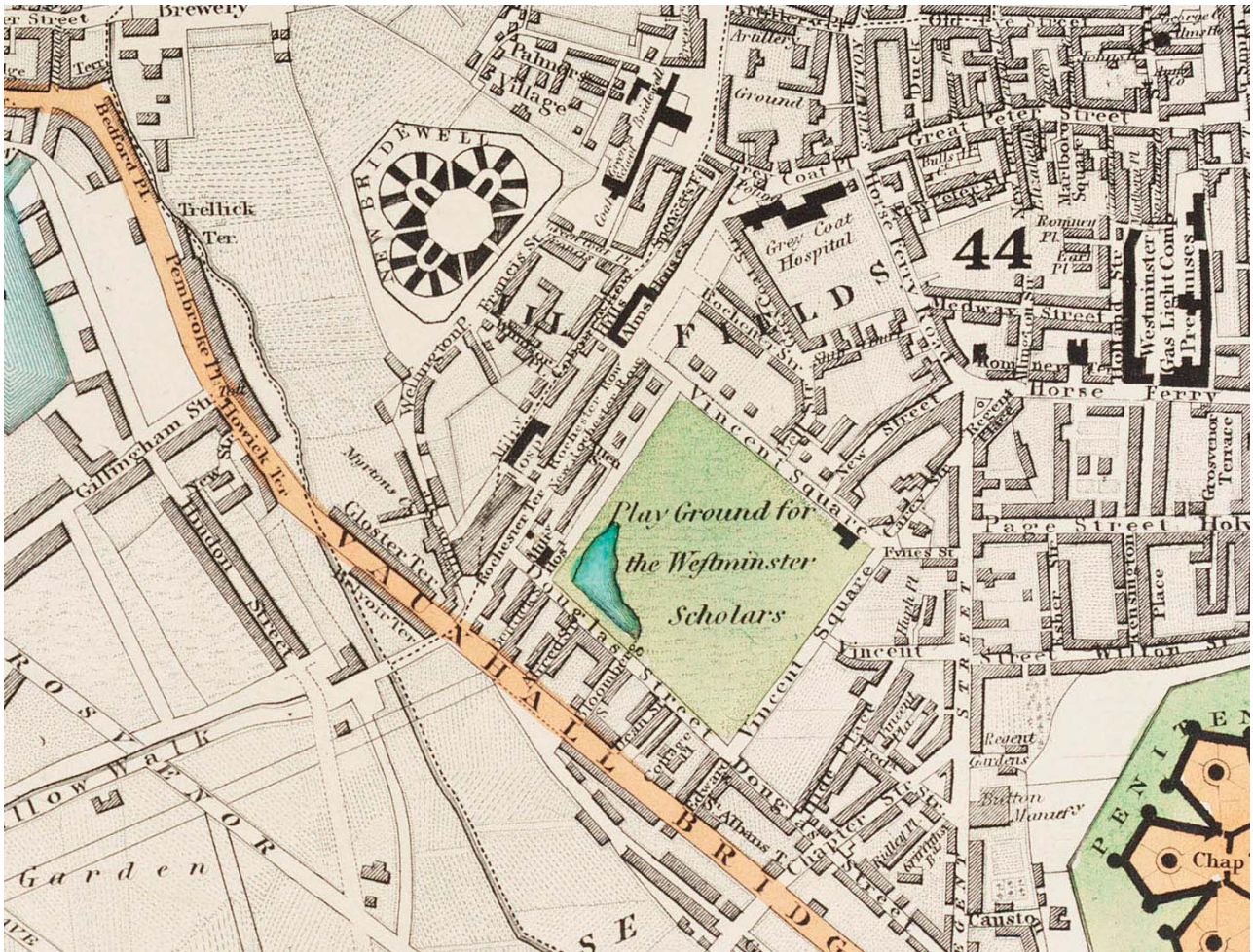


Figure 4: Greenwood's Map 1827

sides of Vincent Square (north-west side, north-east side and one pair of villas on the south-east side). There are also building plots, if not the buildings themselves, laid out on the south side of Fynes Street. Of this earliest phase of buildings within the conservation area, some of the buildings shown on Horwood's plan still survive today, namely the pairs of villas at nos. 3 and 4 Vincent Square and nos. 84 and 85 Vincent Square. The plots laid out along Fynes Street would be the site of nos. 1-6, which also survive.

3.8 By the time of Greenwood's Map of London (1827), the development of the area had progressed. The south-western side of the square had now been defined by the setting out of Douglas Street. The alignment of Maunsel Street is also defined for the first time. This was developed in 1823 on the site of Market Gardens and

provided a home to many artisans and tradesmen. Of the new buildings shown within the area at this time, those along Maunsel Street (notably nos. 1-17, 21-25 and 30-33) are the principal survivors.

3.9 It would seem that during this first phase of development within the conservation area, the principal land use was one of residential. This is supported by trade directories of the mid-nineteenth century, which would also suggest that the occupiers of the new buildings were relatively affluent, professional people. A trade directory of 1841 lists an architect, two attorneys, a solicitor and a teacher living on Vincent Square.

3.10 However, the area was never exclusively residential and whilst the square itself attracted a 'respectable' class of residents, the area immediately to the east had a reputation for poverty

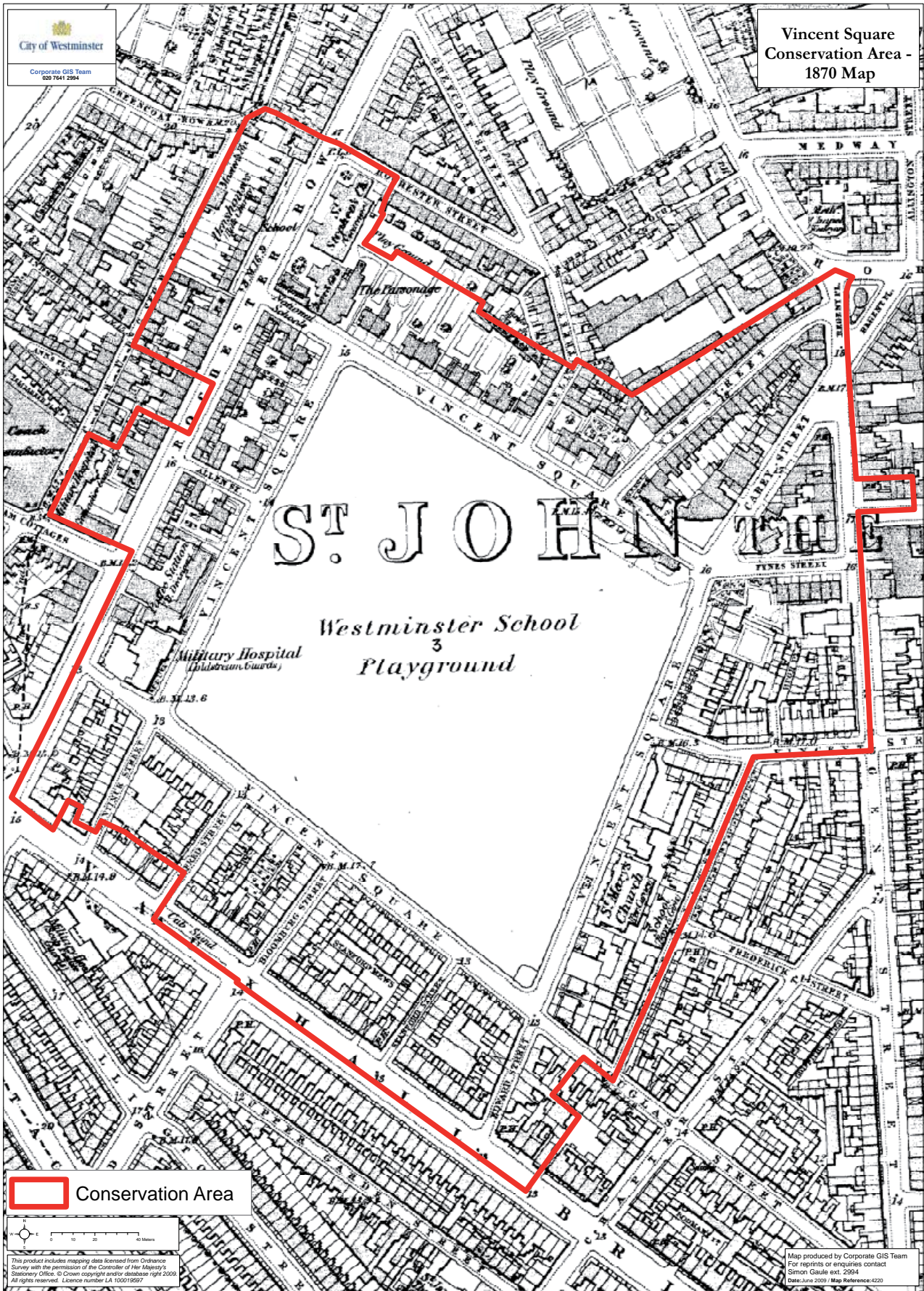


Figure 5: 1870s Ordnance Survey Map



Figure 7: Vincent Square in 1845. The listed buildings nos. 84, 85 and 86 and 3 and 4 Vincent Square are all visible in this view. Copyright Collage

and vice. Its proximity to slums may be the reason that this area also began to attract more institutional uses such as hospitals almshouses and the police courts to serve working class residents and as part of the Victorian drive to improve conditions in the area.

3.11 By the First Edition of the Ordnance Survey (1870), the area had been fully developed, with all of today's street pattern in existence and all of the land, with the obvious exception of the playing fields, having been built upon. The plot sizes show that the number of larger non-residential, institutional or public buildings in the area had increased. These included a Military Hospital (for the Coldstream Guards) at the western corner of the square, first established in 1814, and now occupied by no. 64-65 Vincent Square. Immediately adjacent to this hospital is a Police Station and courts, which no longer survives but the site was later to be occupied by a magistrate's court, and this later building (of 1903-4) still survives on Rochester Row, albeit no longer in use.

3.12 The only surviving church within the area – the Church of St Stephen (which dates from 1847-9)- is also on the First Edition map at the northern corner of the area. Associated with the church and now occupied by the buildings of Westminster Kingsway College were National Schools and a Parsonage. There was another church building within the conservation area and this is shown on this First Edition map, located on the south-eastern side of the square, St Mary the Virgin Church, which had a school to the rear on Hide Place and a Vicarage, immediately to its north on Vincent Square. This was pulled down in 1923. The site of the church and school is now occupied by Vincent House while a replacement vicarage building survived until quite recently. However, this has now been replaced by no. 21 Vincent Square (the present vicarage) and the two adjacent buildings- nos. 21A and 21B.

3.13 One final development of note, which first appears on the First Edition is the appearance of buildings on the playground itself, these are in the form of a narrow

range of buildings alongside the boundary of the playground, close to its north-east corner. It would seem likely that this is the Old Lodge, which still stands today.

3.14 Between the Ordnance Survey First Edition and Second Edition (1890) there appear to have been only modest changes taking place within the area. Probably the most notable buildings to be erected during this period was the pavilion within the playground, which was constructed in 1888-9, and the United Westminster Almshouses (on the west side of Rochester Row, opposite the Church of St Stephen) which were built 1880-82 on the site of the original Emery Hill Almshouses,

consolidating all the charitable foundations in the area into one.

3.15 Map evidence, but also the surviving buildings within the area, demonstrate that the period between the very end of the nineteenth century up until the outbreak of the First World War was a time of considerable activity within the Vincent Square Conservation Area. Many new buildings, which still survive, were erected at this time and with this wave of new building activity also came a change to the character and appearance of the area.

3.16 The 1910 Ordnance Survey map shows that the north-western arm of

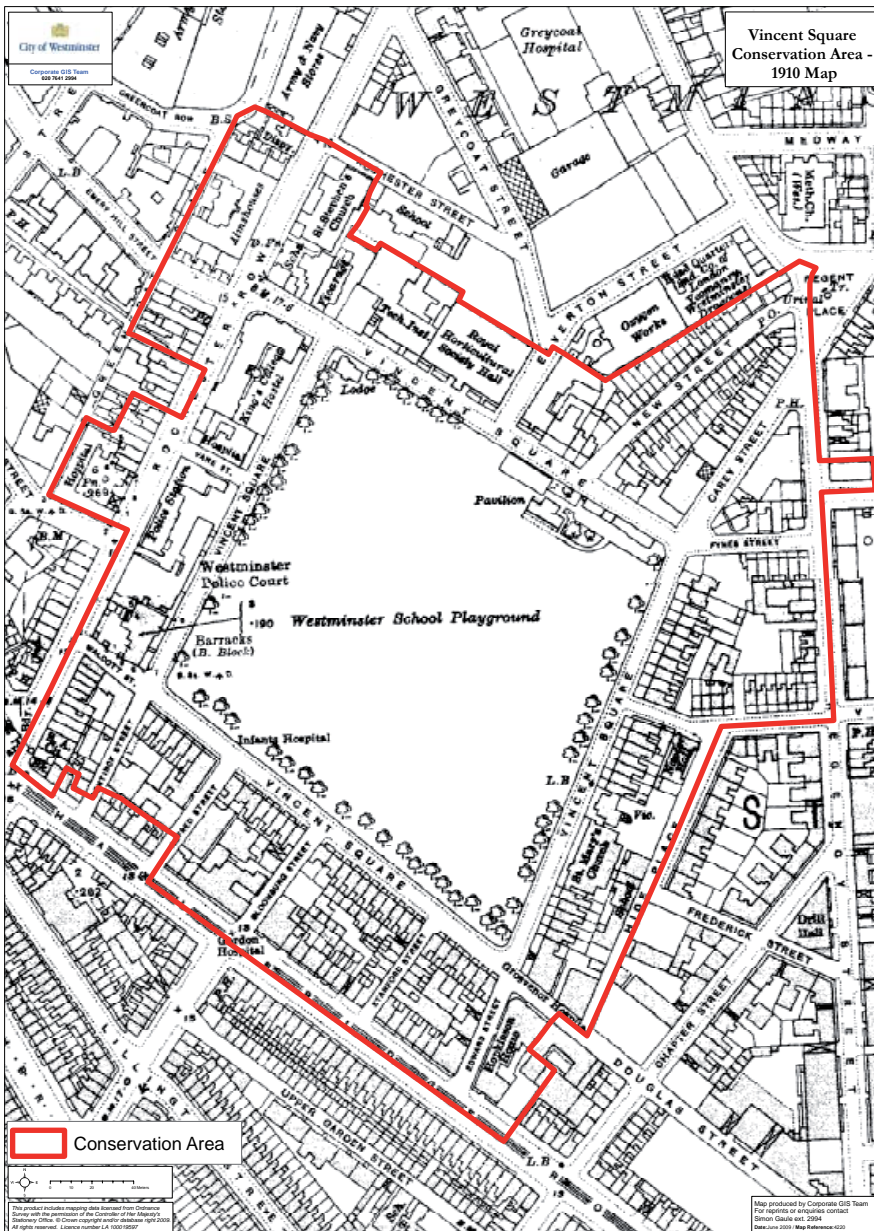


Figure 8: 1910 Ordnance Survey Map

Vincent Square, with the exception of the Military Hospital, has been completely rebuilt. The new Police Station (1901) and Westminster Police Court (1903-4) have been built, so too has another hospital building on the corner of Vane Street and Vincent Square, the Empire Hospital later to become the Rochester Hotel (1913), and next to this the King's College Hostel, now the Wellington Hotel (also dated 1913).

3.17 On the north-eastern arm of Vincent Square a new Technical College was built; this dates to 1905-7 and is the earliest surviving part of Westminster Kingsway College. Adjacent to this is the Royal Horticultural Society Hall (now known as Lindley Hall); this was built in 1904. On the opposite side of Elverton Street to Lindley Hall is St George's House, built in 1903-4, and originally used as a ladies residential club.

3.18 On the south side of Vincent Square, in the blocks between the square and Vauxhall Bridge Road, there were also a number of new developments, including the Infant's Hospital (1906-7) and its auxiliary block Kimmerston House (1913) on either side of Udall Street (previously called Alfred Street). The Gordon Hospital was founded in 1884 and is shown on the Ordnance Survey map of this period at the junction of Bloomburg Street and Vauxhall Bridge Road, although this building was replaced by a far more substantial building in the 1930s. Further hospital buildings were located at the south corner of the square, namely the Grosvenor Hospital (dated 1896-8 and now the Westminster Under School) and finally Hopkinson House of 1904-5.

3.19 In almost every case these new, on the whole, institutional buildings, replaced former houses. The reasoning for this is not clear, but it would seem the buildings had relatively short leases on them and possibly the impressive setting and open character of the square led

these institutions to takeover these sites. Certainly the restorative ambience of the tree-lined playground might account for the numerous hospital buildings that were built, although the proximity to the nearby Westminster Hospital and St Thomas's Hospital was also a factor, with the former eventually owning many of these sites.

3.20 While this period witnessed the demise of many residential, detached villas, these did not all give way to new uses and in some cases the early buildings were replaced by new blocks of fashionable mansion flats, such as The Willows, no. 83 Vincent Square (built in 1903) and St Augustine's Mansions on the corner of Vauxhall Bridge Road and Bloomburg Street.

3.21 Other new buildings of note from this early twentieth century period include Napier Hall on the corner of Hide Place and Vincent Street, dated to 1904 and the only other building on the playground the New Lodge.

3.22 By the arrival of the First World War, the appearance of the Vincent Square Conservation Area had evolved to a point where it would have been very recognisable as the area which exists today. Developments since then have been sporadic.

3.23 During the inter-war period there were some developments within the area, notably the construction of Vincent House in 1932, replacing St Mary's Church; the new Gordon Hospital in 1939; and an extension to the original technical college in 1930-33. Astral House, one of the blocks of Carey Mansions and no.34 Maunsel Street also date from this period.

3.24 In the period from the end of the Second World War to the present day, sporadic development has continued to occur, with early post-war examples including further extensions to Kingsway College in the period 1950-61; and nos.

64-65 Vincent Square in 1958-60 (the former replacing the vicarage and school, associated with the Church of St Stephen; and the latter occupying the site of the former military hospital). There are also examples of building from the 1970, 80s, 90s and the early years of the 21st century, in most cases these have been to provide new residential accommodation.

3.25 Today the area retains a varied built form, which reflects each phase of its historical development. It was designated as a conservation area in 1979.

History Summary

Pre-1800: Area was originally part of Tothill fields, occupied by ponds, marshland and market gardens

1677: Rochester Row established as a path across the area.

1708: Emery Hill Almshouses first established.

1810: 10 acres of land set aside on Tothill Fields for the use of the schoolboys of Westminster School.

1811: Vauxhall Bridge Road laid out as new approach road to Vauxhall Bridge.

1813: Two northern sides of the square first built up with villas.

1823: Maunsel Street developed, originally named New Street.

1847-9: Construction of Church of St Stephen.

1870-1910: A number of hospitals and other institutional buildings constructed in the area, including New Police Station and Police Court.

1930-40: Construction of Vincent House, Astral House and the new Gordon Hospital building

1950-61: Kingsway College extension and no. 64-65 Vincent Square built

4 CHARACTER OF THE CONSERVATION AREA

General

4.1 Vincent Square Conservation Area has a peaceful, predominantly residential character, which contrasts with the busy streets around.



Figure 9: Residential terraces overlooking tree-lined Vincent Square

4.2 At the heart of the conservation area is the expansive area of green open space formed by the playing fields, this is surrounded by tall mature Plane trees. The size of the space creates a pleasant, open setting, with many long views into surrounding areas. The conservation area is therefore strongly influenced by development outside its boundaries.



Figure 10: The open space of the playing fields is at the heart of the conservation area

4.3 Around the perimeter of the square, the townscape has a varied character, with an attractive mix of building ages and styles.

4.4 Whilst the area retains a residential feel, there are also a number of larger institutional buildings and the long historical association with educational, health-related and charitable uses still has an influence on the area's character. Busier and more commercial streets form the outside boundaries to the conservation area.



Figure 11: Area of mixed townscape, looking towards the church tower of St-James-the-Less in Pimlico

Character Summary

- Large area of playing fields as centrepiece of the area
- Mixed townscape and building types around the perimeter of the fields
- Very open setting with views to surrounding areas and landmarks

Streets and Spaces

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

4.6 Vincent Square is dominated by the central open space of the playing fields which covers some 13 acres, making it the largest private square in the City. It is a particularly important area of open space in this otherwise densely developed part of Westminster.

4.7 The layout is not that of a formal London square. The relatively quiet streets which form the perimeter around the square are surrounded with diverse townscape, which has a loose composition and is characterised by a sense of openness.

4.8 Beyond the square, more major traffic routes are located to the edges of the conservation area. Vauxhall Bridge Road

in particular is a principal traffic route, dominated by a larger scale of townscape. Rochester Row is also an important route. One of the first historic pathways across Tothill Fields to Chelsea, today it remains a busy thoroughfare.

4.9 A number of the smaller routes lead away from the area and are characterised by a greater sense of enclosure moving away from the open character within the square itself.

4.10 For the purposes of the conservation area audits, the Council has defined three categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces and Intimate Routes and Spaces. The map at **Figure 13** shows the hierarchy of routes and spaces within the Vincent Square Conservation Area.

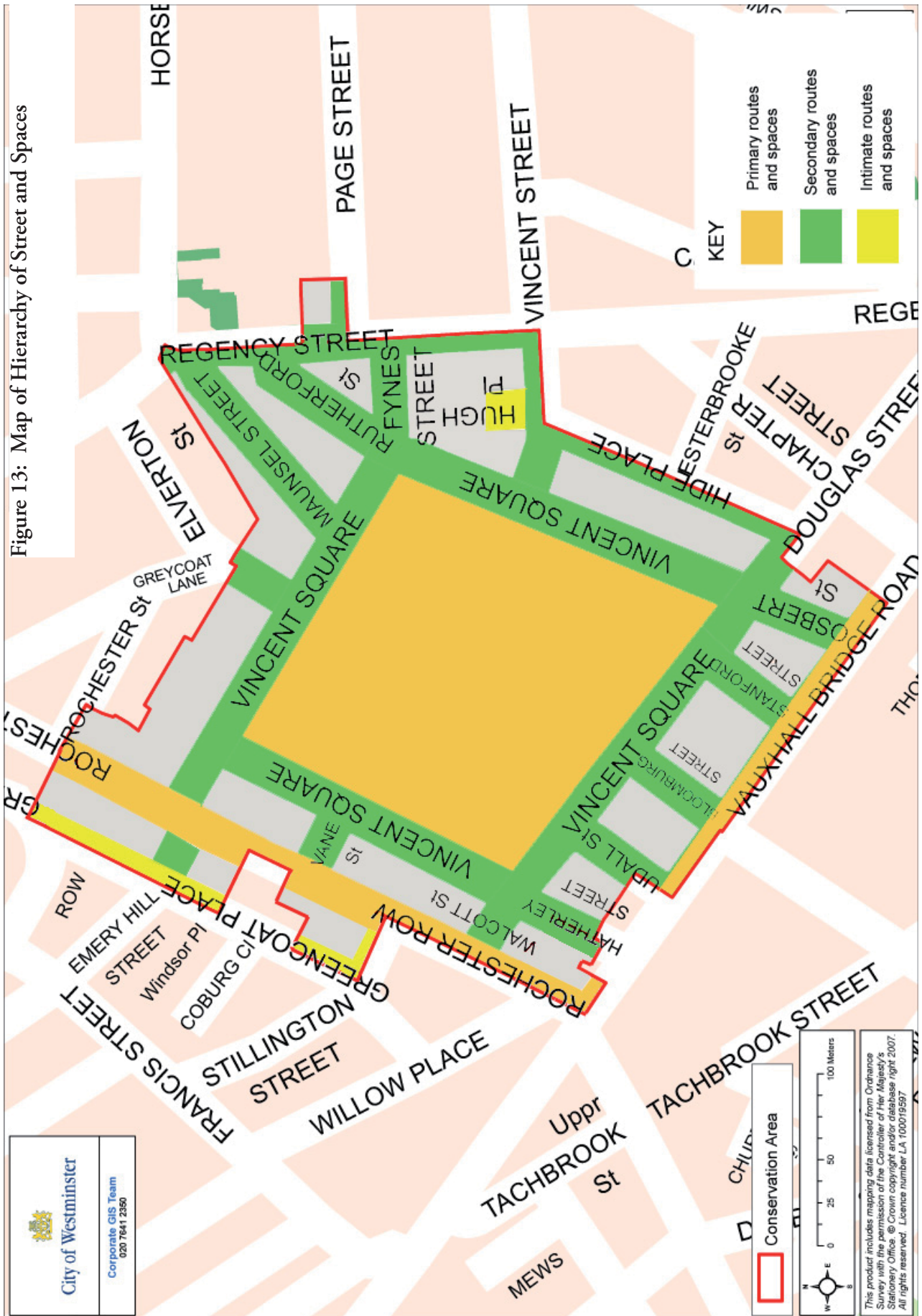
POLICY AND FURTHER GUIDANCE

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



Figure 12: Aerial photograph of Vincent Square

Figure 13: Map of Hierarchy of Street and Spaces



Architecture

Overview

4.11 Despite its small size, Vincent Square has a mixed architectural character. The largest proportion of buildings in the area were constructed between the mid-Victorian period and the First World War. However, examples of development from all periods from late Georgian to the 21st century are represented.



Figure 14: The red brick Edwardian buildings with stucco banding echo the materials for Westminster Cathedral, which is visible in long views out of the Square.

4.12 There is also an interesting variety of building types and styles, ranging from simple domestic scaled late Georgian and mid-Victorian residential terraces to larger institutional buildings in more flamboyant Edwardian and late Victorian styles.



Figure 15: The largest proportion of buildings in the area are domestic scale Victorian terraces

4.13 Despite this variety, the majority of buildings do, however, retain a consistent scale and this is important to the area's character. Materials also give a sense of coherence, with most buildings using a palette of red and yellow brick, sometimes with stone dressings. Edwardian buildings are predominantly in red brick and echo the detailing of Westminster Cathedral and the surrounding mansion blocks, which are visible in long views from the square.

4.14 The predominant building ages in the conservation area are shown on the map at **Figure 16**. The text that follows describes individual buildings within the conservation area by era: (i) early nineteenth century, (ii) mid nineteenth century, (iii) late nineteenth and early twentieth century, (iv) interwar and (v) post World War II.

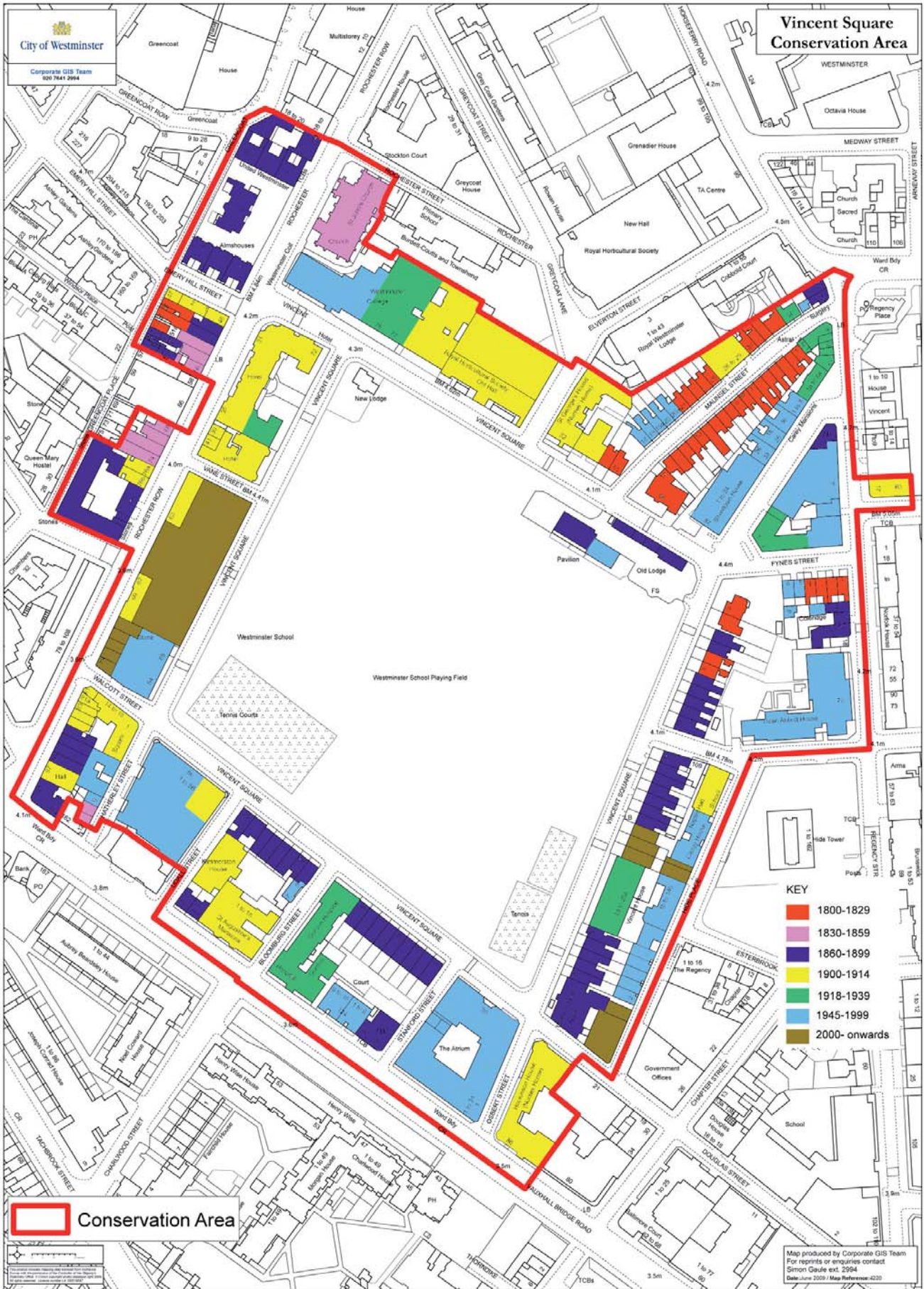


Figure 16: Map of approximate building ages in Vincent Square

Early Nineteenth Century – the first phase

4.15 The earliest buildings within the conservation area date from the very beginning of the nineteenth century and were mostly residential houses. Some of the better examples of this first generation of buildings are on Vincent Square and include nos. 3 and 4 Vincent Square and nos. 84 and 85 Vincent Square. These form two pairs of villas, which are shown on Horwood's map and are also listed buildings. The two buildings are very similar in character, with a ground floor and two upper storeys (nos. 84 and 85 also have a basement), they are designed to appear as a single villa property but are in fact semi-detached houses. They both have a



Figures 17 and 18: Nos 3 & 4 Vincent Square, (above) and Nos. 84 & 85 Vincent Square, (below)



pediment gable and blind lunette window, which unify the pairs. Both also feature balconies to the first floor French doors and have sash windows. Although similar in style, the buildings are not identical. Nos. 3 and 4 Vincent Square occupy a more generous plot and their entrance doors are contained in side wings, the elevation is also expressed in fair-faced brick and contains a central alignment of blind windows. Nos. 84 and 85 are notable for their colourful stucco facades and architrave surrounds to the windows.

4.16 Nos. 7 and 8 Vincent Square are also first phase buildings, although they are slightly later in date than the villas, possibly built between 1810-20. They both comprise basement, ground floor and two upper storeys. The ground floor has a stucco finish, with fair-faced brick above. Both have six-over-six sash windows to the upper floors and a first floor balcony. The ground floor sash window to no. 7 features more elaborate window tracery in Gothic style.



Figure 19: Nos. 7 & 8 Vincent Square

4.17 Other buildings from this first phase of development are nos. 1-6 Fynes Street (which date from about 1820, although nos 5 and 6 were destroyed during the war and represent rebuilds to a similar design as their original). The four surviving original houses are in a short terrace, but like

the villas on Vincent Square are paired, with the raised ground floor doorways contained within two sets of recessed arches. Each house has only one sash window to the front of each of its two floors and the brickwork has been painted. Other than the recessed arch of the doors, the only other embellishment to the elevation is in the form of a brick dentil stringcourse.



Figure 20: Nos. 1-6 Fyne Street



Figure 21: Maunsel Street

4.18 Many of the buildings on Maunsel Street date from the 1820s. These are typically one bay wide terraced houses, many have a basement (although some do not), a ground floor and two upper storeys. They are built in London stock bricks and have a stucco stringcourse above ground floor. The windows are generally



Figure 22: Maunsel Street, detail

sashes, although some modifications have occurred. The first floor sash windows are in many cases noteworthy for their narrow margin lights. The doors are typically of four or six panels and feature very shallow elliptical fanlights, some of which have decorative tracery to them.

4.19 The large house at the southern end of Maunsel Street, with its elevation facing onto Vincent Square (no.86 Vincent Square) also dates from this period. This again has a detached villa character, with a central Doric columned porch and above this, first floor French doors, with narrow margin lights which give onto a balcony with iron railings. To the rear of this house are attached stucco houses, set back from the main building line on Maunsel Street, one of which features an eye-catching staircase window with Art Nouveau tracery.



Figure 23: No. 86 Vincent Square



Figure 24: No. 18 Maunsel Street

4.20 The only other buildings which may date from this early period are a small group of three terraced properties on Greencoat Place, on the western side of the conservation area. These were originally two storey (probably with a basement) although have been altered and extended in later years. Nos. 49 and 51 are a pair and feature a doorway beneath an arched fanlight with modified shopfronts, with sash windows to the first floor. Both feature a dentil string and a recessed brick panel within the parapet. No. 53



Figure 25: Nos. 49-51 Greencoat Place



Figure 26:
No. 53
Greencoat
Place

Greencoat Place is a unique building which has been elaborately embellished with first floor pilasters surmounted by a corbelled cornice with bottle balustrade above.

Mid-nineteenth century

4.21 A number of buildings within the area date from the Victorian period. Included in this group are several groups of terraces and pairs of houses which exhibit very similar characteristics. These are nos. 5 & 6 Vincent Square; nos. 9-13 Vincent Square; nos. 14-20 Vincent Square; and nos. 37-45 Vincent Square. All of these buildings date from the 1860s and 1870s and, although not examples of the earliest buildings in the area, they do represent the earliest buildings on their site.

4.22 These properties are all characterised by having a raised ground floor above a basement storey and with two upper storeys. They are constructed in a yellow London stock brick, but the ground and basement floors are finished in stucco. The basement and ground floor also feature a canted bay window and railings to the steep flight of steps up to the front door. A continuous balcony and iron railing is at first floor level and the surrounds to the first and second floor windows have rendered architraves. Many of the properties retain their original railings and boundary walls at the front. Although each group has subtle variations to their elevation, in the form of variable architrave details and



Figures 27-28: Nos. 9-13 Vincent Square (*above*) and Nos. 5-6 Vincent Square (*below*)



stringcourses, they nevertheless display a remarkable degree of uniformity. This may have been a product of the control exercised over design by the Church Commissioners who owned the land and contracted leases to develop the sites.

4.23 The uniformity to these buildings is also expressed in the roofline, which has no roof extensions and to the rear elevations, the V-shaped profile of the brickwork defining the original roof profile survives. Although not prominent in all cases the rear elevations of nos. 9-13 Vincent Square and nos. 37-45 Vincent Square are clearly visible from street views and are an attractive townscape feature.

4.24 Other buildings of very similar appearance to the group above are nos. 54 & 55 Vincent Square and nos. 144 & 146 Vauxhall Bridge Road. These are of a similar scale but have slightly less



Figure 29: Nos. 14-21 Vincent Square, detail

embellishment, which might suggest they are of an earlier date. They do not have bay windows or stucco to the ground floors, nor do they feature first floor balconies. They do, however, all feature shallow pediments over the first floor windows and in the case of nos. 144 & 146 Vauxhall Bridge Road have attractive pairs of arched sash windows to the ground floor, with a stucco surround and entablature (Figure 30).



Figure 30: Nos. 144 and 146 Vauxhall Bridge Road



Figure 31: Nos. 52-56 Rochester Row

4.25 Other residential properties from this period can be found at nos. 48-56 Rochester Row. Nos. 52, 54 and 56 are probably of earlier date (c.1830s) than nos. 48 and 50, as the latter have similarities to the 1860s/70s houses within Vincent Square. All of these properties feature ground floor shop units, although none are original.

4.26 Two other groups of terraces in Vincent Square date from this period, but are detailed in a different way to the buildings described above - these are nos. 22-26 Vincent Square and nos. 48-53 Vincent Square. Both these terraces are very similar in appearance and are thought to date from the early 1880s. They are characterised by a greater use



Figure 32: Nos. 22-26 Vincent Square



Figure 33: Nos. 48-53 Vincent Square detail

of red brick in their detailing, three storey canted bays, three closely spaced sash windows to the top storey and a dentil brick cornice. Although similar in scale to the 1860s and 70s houses, they also differ in having a clearly expressed pitched slate roof, rather than a parapet, which obscures the roof. The design reflects the continual development of architectural expression for the terraced house and in these later houses, the influence of Gothic polychromy and the Arts and Craft Movement is beginning to be expressed.

4.27 Two rather unusual residential buildings which may date from this period are nos. 55A and 55B Greencoat Place. These are three storey buildings with later mansards, which have painted stone quoined surrounds to the ground and first floor windows, with enlarged keystones. Both buildings also have very modest attic



Figure 34: Nos. 55a and 55b Greencoat Place

storey windows. The ground floor doors include a central opening which leads into a rear yard and outbuildings. The windows are small-paned metal casements.



Figure 35: The Royal Oak

4.28 Moving on from residential buildings, The Surprise at Pimlico and The Royal Oak are the two surviving public houses within the conservation area and both date from this period. The Surprise at Pimlico, on the corner of Vauxhall Bridge Road and Stanford Street may have originally been three terraced houses from the 1870s, which have been converted into a pub. It has a stucco ground floor, with two storeys of yellow stock brickwork above. The window surrounds have architraves and there are stone quoins and an enriched overhanging eaves cornice to provide embellishment. At present the building is in a somewhat run-down condition (see Section 8: Negative Features), but is potentially a building which could enhance this part of the conservation area.

4.29 The Royal Oak is an impressive corner pub at the junction of Regency and Rutherford Streets. Its name and construction date of 1872 are boldly displayed on the canted corner. It is a three storey property with a later mansard roof addition. Constructed in a cream gault brick, the building provides a striking contrast to some of its neighbours. It also features stucco quoins, architraves to the

windows and, on the Rutherford Street elevation, two oval windows.

4.30 In the northern corner of the conservation area are the only two listed Victorian buildings within the conservation area, namely the Church of St Stephen and the United Westminster Almshouses. The church dates to 1847-9 and is attributed to the architect Benjamin Ferrey (a pupil of Pugin). It is constructed in Bargate ragstone and Blyth sandstone and is in the Decorated style. Its north-west tower with spire represents a local landmark (See Landmark Buildings).



Figure 36: United Westminster Almshouses on Rochester Row

4.31 On the opposite side of Rochester Row to the church are the United Westminster Almshouses. These are dated to 1880-2 and comprise a central block and two flanking ranges. The group are all constructed in red brick, with tiled roofs. The site is very formally laid out in a symmetrical arrangement with the central block forming the principal building, with prominent three storey Flemish gabled bays and a centrally located domed cupola. Formal lawns and a boundary railing provide an appropriate setting for the complex. Within the Rochester Row gables of the flanking ranges are high level niches with stone busts set into a pedimented stone surround.



Figure 37: The Cricket Pavilion

4.32 The final and architecturally unique building from this period is the cricket pavilion on the playground which occupies a prominent position within the conservation area. This dates to 1888-9 and is attributed to the architect Richard Creed. This is a half-timbered 'black and white' building with steeply pitched tile roofs, tall decorative brick chimney stacks and a cupola. This reflects a Tudor Gothic and Arts and Crafts influence, which is characteristic of the period.

Late nineteenth century and early twentieth century

4.33 The last years of the nineteenth century and the time up until the outbreak of the First World War was a period which witnessed a great flurry of building activity within the conservation area, primarily resulting in earlier residential dwellings being displaced by larger buildings, most not for residential use.

4.34 A number of these were built as hospital buildings and some continue in this use. The buildings which fall into this category are the Westminster Under School (originally the Grosvenor Hospital for Women and Children), Hopkinson House, the Infants Hospital and its auxiliary building Kimmerston House in Udall Street, the Rochester Hotel (originally the Empire Hospital) and St George's House. While all of these buildings vary

in their detailed design and architectural embellishment, they also exhibit numerous characteristics, which unify them and signal them as buildings of this, essentially Edwardian period. They are all red brick buildings, typically of four or five storeys and occupying a significantly larger plot than the narrow plot widths of the earlier terraced houses. Because of their larger plot size, they often occupy a whole block and as a consequence are on a corner with more than one principal elevation. This corner location also provided opportunities for architectural flourishes, notably in the form of corner towers and turrets, with pyramidal and domed roofs. Stone is also used in many of these buildings, usually for enrichment to door surrounds.

4.35 The earliest of these hospital buildings is the Westminster Under School, which strictly falls within the Victorian era, as it is dated 1896-7. Reflective of its slightly earlier date, this building exhibits a Gothic style, most notably in its arcades of arched windows and its prominent gables.

4.36 Possibly the most ornate of these buildings is the facade to the Infants Hospital, which dates to 1907. This has a distinctive corner turret, with columned stone attic storey, surmounted by a dome. A cartouche at the base of the turret, informs us that the stone was laid by HRH the Duchess of Albany on 2 May 1907. The



Figure 38: Westminster-Under-School



Figure 39: The Infants Hospital



Figure 40:
Entrance to the
Infants Hospital,
Udall Street

carved stone door surround to the Udall Street elevation of the building is also of note (Figure 40).

4.37 The auxiliary building to the Infants Hospital – Kimmerston House (dated 1913), is in a more restrained Queen Anne Revival style, with tall chimney stacks and pedimented dormers. As with the facade to the Infants Hospital, this building also features majolica roundels of infants (see Public Art).



Figure 41: Kimmerston House

4.38 At the north-west corner of Vincent Square is the Rochester Hotel, which was built in 1913 and was originally the Empire Hospital. The original building is in a silver brick with red brick dressings with a top storey of banded red brick and stone, and shopfronts on the Rochester Row elevation. A substantial extension was added to the building in 1923, comprising another sheer storey of banded stone and brick and the mansard roof was possibly added at the same time.

4.39 The Vincent Square elevation of the building has two attractive canted bays which extend to second floor level. Between and above these are projecting balconies with iron railings. There is an ornate stone door surround on the Vane Street elevation.



Figure 42: The Rochester Hotel



Figure 43: The Wellington Hotel

4.40 Adjoining the Rochester Hotel is another hotel building – the Wellington Hotel. Like the Rochester, the Wellington was not originally used as a hotel, but was built as a hostel for King’s College Theology department. It dates to 1913 and is substantial in scale, with elevations onto both Vincent Square and Rochester Row. The left wing of the building, when viewed from Vincent Square was added in 1928-9. It is constructed in red brick, with substantial stone base and has a somewhat eclectic architectural treatment, with Tudor Gothic influences, notably in the tall chimney stacks and the eye-catching stone mullioned and transomed window on the splayed northern corner elevation. On the Vincent Square elevation, some of the detailing exhibits greater Classical influence, notably in the stone-dressed surrounds to both the doors on this elevation.

4.41 The only listed Edwardian buildings within the conservation area are the former police station and magistrates’ court on Rochester Row, one part of the Westminster Kingsway College and the Royal Horticultural Society’s Lindley Hall on Vincent Square.

4.42 Both the police station and magistrates’ court (two separate buildings) are in a Free Baroque style and are in

red brick, with a substantial amount of stone dressing and detailing and are both attributed to the same architect – John Dixon Butler. Both present symmetrical facades to Rochester Row. The police station (dated 1901) is notable for its central pedimented section and strong stone modillion cornice and the magistrates’ court (dated 1903-4) for its recessed central bay, with segmental-headed pediment above.

4.43 The eastern part of the Westminster Kingsway College, dates from 1905-07 and is a yellow brick building with a stone base and stone dressings. It is designed in a restrained English Baroque style and has an asymmetrical facade, with the entrance bay stepped forward slightly and located off centre.



Figure 44 and 45: Former Police Station, Rochester Row, (above) and Magistrates Court, (below)



4.44 Immediately to the east is the Royal Horticultural Society's Lindley Hall. This dates to 1904 and is in two distinct parts. The block which faces onto Vincent Square has a symmetrical facade in red brick, with stone dressings. The central bay rises in sheer brick above the eaves line and features a substantial Doric columned porch. The list description describes the elevation as being in a 'free style mixing Norman Shaw and Arts and Crafts features'. To the rear of this block is a large exhibition hall, with distinctive glazed end gable on Elverton Street, which reveals the steel frame and barrel shape of the roof.

4.45 Although the majority of the buildings of the Edwardian period in the area are



Figure 46: Westminster Kingsway College

non-residential, there are a handful of exceptions to this, and these include 83 Vincent Square ('The Willows'), 26-29 Maunsel Street, St Augustine's Mansions (on the corner of Vauxhall Bridge Road and Bloomburg Street) and Vincent Square Mansions (on the corners of Rochester Row, Walcott Street and Hatherley Street). As with the other buildings of this period, these are all predominantly red brick buildings and in the case of St Augustine's Mansions and Vincent Square Mansions are large corner properties with prominent gables and a corner turret in the case of the latter. Very typical of Edwardian buildings most of these have sash windows where the upper sash is divided into 6 or 8 panes, but the lower sash is a single sheet



Figure 48: St Augustine's Mansions



Figure 47: Lindley Hall



Figure 49: Vincent Square Mansions

of glass. Vincent Square Mansions also features a group of five shopfronts to its Rochester Row elevation.

4.46 Both St Augustine's Mansions and Vincent Square Mansions are examples of a more fashionable form of residential development within the area, replacing the terraced houses which formerly occupied their sites with buildings providing a greater residential density.



Figure 50: The Willows, Vincent Square

4.47 Of slightly more modest proportions, but nonetheless following the same principles are The Willows on Vincent Square and no. 26-29 Maunsel Street. The former, in particular, is a richly decorated red brick building, with a symmetrical facade comprising three storey bays, with balconies between, with a pedimented round-arched window. The bays feature stucco banding to the brickwork which responds to the detailing of Lindley Hall further to the north-west.

4.48 The Maunsel Street building, although well detailed, is a far more



Figure 51: Nos. 26-29 Maunsel Street



Figure 52: No. 46 Rochester Row

restrained building, reflecting its context within a street of predominantly early nineteenth century terraced houses.

4.49 The final two buildings worthy of note from this period are Napier Hall and no.46 Rochester Row. The latter is a corner building and has the characteristics of a former public house, although is no longer in this use. It is again a red brick building, with raised brick pilasters and stone stringcourses. Some of the first floor windows are embellished with tile cladding within arched panels. The ground floor shopfront features a pedimented doorcase on the Emery Hill Street elevation.

4.50 Napier Hall is on the corner of Hide Place and Vincent Street. This was built in 1904, by Law and Allen and was a clubroom for St Mary's Church, which formerly occupied part of the south-eastern

side of Vincent Square. The hall is in red brick, with prominent dormers which have hipped roofs. The north gable has a 'Venetian' style window with a datestone below, and the truncated gable to the roof features some carved stone detailing.



Figure 53: Napier Hall

Inter-war period

4.51 There are only five buildings from this period within the conservation area. Three of these have elevations facing onto Vincent Square, namely Vincent House (dated 1932 and on the south-eastern arm of the square); the Gordon Hospital (dated 1939 and also with elevations on Bloomburg Street and Vauxhall Bridge Road); and the central block of the Westminster Kingsway College (dated to 1930-33). Of these, the latter is the more restrained and contextual building, it is simply detailed and reflects the scale and rhythm of the first phase Edwardian block to the east.

4.52 The Gordon Hospital and Vincent House are both substantially taller and larger than many of their surrounding buildings and arguably their scale alone, introduces a degree of harm to the prevailing character of the area.

4.53 The scale and height of Vincent House is, however, offset in some measure by the attractive elevational treatment. The Vincent Square elevation is clad in white

faience, with yellow brick to the flanking walls. It features various neo-Classical embellishments, notably the swags and pilasters to the fourth floor, and the swags and 'palmette' style finial to the door. The elevation also features set backs and inseting to the upper storeys, which in a small way relieve the mass.



Figure 54: Vincent House



Figure 55: The Gordon Hospital

4.54 While some mitigation can be offered to set against the scale of Vincent House, the Gordon Hospital is of more bland design. Its scale and looming flank walls overpower the more attractive and modestly scaled terraced houses on Vincent Square.

4.55 At the northern end of Maunsel Street are the only other inter-war buildings in the area - Astral House and no. 34 Maunsel Street. Astral House is a large, five storey corner block of flats, with ground floor shop units, which is in red brick, with steel windows and some projecting balconies. There is nothing particularly noteworthy about this building, with the exception of the Art Deco influenced entrance door on the Maunsel Street elevation (Figures 56-57).



Figures 56-57: Astral House, (above), viewed from Regency Street and (left) door detail on Maunsel Street



4.56 No.34 Maunsel Street is described by Pevsner as dating from circa 1938 and that it 'fumbles after something Modernist'. It has, however, undergone some insensitive alterations and Pevsner's description is arguably generous.



Figure 58: No. 34 Maunsel Street

Post-war buildings

4.57 There are a number of buildings which have been constructed since the end of the Second World War within the conservation area. Most of these examples are from the 1970s onwards and are not of particular interest. However, there are some exceptions to this, perhaps the most significant of these being the western block(s) of the Westminster Kingsway College. This large block was constructed in two phases between 1950 and 1961 and is by H S Goodhart-Rendel. It is constructed in yellow brick, with projecting brick and polychrome brick patterning. Two of the most prominent features are the projecting semi-circular staircase turret and the metal-framed, diamond pattern glazing.

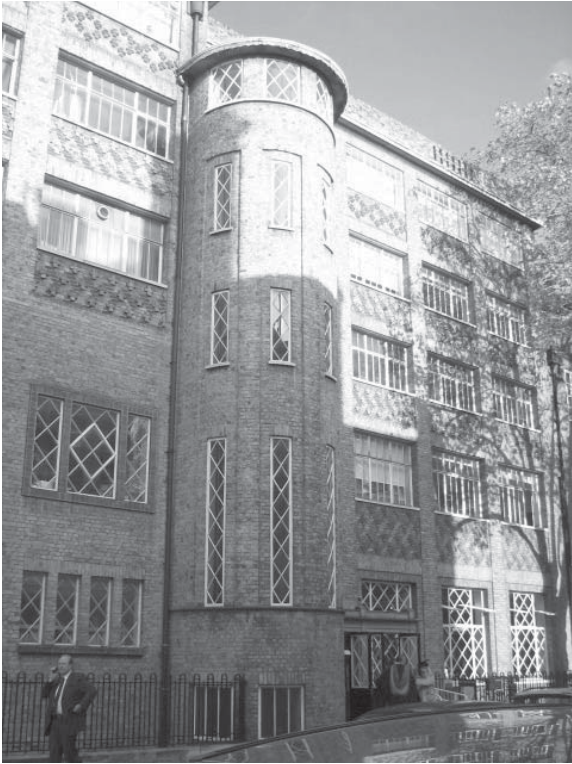


Figure 59: Westminster Kingsway College



Figure 60: No. 64-65 Vincent Square

4.58 Another early post-war building of note is no. 64-65 Vincent Square, which is attributed to A.V.Farrier and dates to 1958-60. This building is somewhat unique within the conservation area, having a predominantly glazed elevation, which contrasts with the solidity of brickwork elsewhere. Nonetheless its narrow framing fins between the glazing and its high quality materials, including stone to the front elevation and brick to its end walls, contribute to an elegant building for its

time and one that has been enhanced by a recent programme of refurbishment.

4.59 Immediately to the north of no.64-65 Vincent Square is a recently completed development, comprising a range of buildings with elevations onto both Vincent Square and Rochester Row. This development, by John Simpson & Partners, involved alteration and demolition of parts of the former police station and magistrates' court. It includes a range of buildings in high quality materials, which exhibit an eclectic, but classically inspired idiom. The buildings respond well to their context, with elaborately detailed brick buildings, featuring gables, turrets, cupolas and banded brick and stone, all of which resonate well with the surrounding buildings.

4.60 Two other buildings from this post-war period have elevations onto Vincent Square, namely no. 56 Vincent Square and no. 30 Vincent Square. The former retains the facade of the Infant's Hospital and dates to the early 1990s. In red brick with a corner turret, this again seeks to respond to its context, but its flatter modelling and



Figure 61: No. 63 Vincent Square

minimal detailing ultimately produces an unsatisfactory result.

4.61 No.30 Vincent Square (The Atrium) occupies a whole block with elevations onto Osbert Street, Vauxhall Bridge Road and Stanford Street, as well as the square. Designed and built in the 1990s, its scale and massing somewhat overpower, and some of its detailing, particularly to windows, is disappointing.



Figure 62: No. 30 Vincent Square



Figure 63: Dean Abbot House

4.62 Some post-war buildings have been inserted into the historic townscape, as facsimiles (or closely matching) of their adjoining terraced housing. In the case of nos.18, 19, 19a, 20 & 20a Maunsel Street and nos. 5 & 6 Fynes Street, these have replaced bomb sites and have effectively re-established their predecessors. In the case of no. 21 Vincent Square (3 houses), this has infilled the site of a former vicarage.

4.63 On the eastern side of the conservation area, there are a number of other post-war buildings, notably in Hide Place, Dean Abbot House on Regency Street and the block defined by Fynes Street, Rutherford Street and Regency Street. None of these buildings are considered to be of particular note.

POLICY AND FURTHER GUIDANCE

Any proposal should take into account the character of its context. Policy DES1 should be consulted on the principles of development, DES4 for infill development and DES5 on alterations and extensions.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES9(C) encourages reinstatement of missing traditional features to the original design detail and materials.

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

Roof Profiles

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

4.65 Policy DES 6 of the Unitary Development Plan highlights the instances where roof extensions are not considered acceptable. These include cases where buildings are completed compositions, where there is a uniform skyline to a terrace or group of buildings, where the roofline is exposed to long views from public places, where the building's profile makes a contribution to the local skyline and where historic roof forms would be lost.

4.66 Within the Vincent Square Conservation Area, many buildings fall into one of these categories, which means that the addition of roof extensions may have a harmful impact on the area.

4.67 There are a number of examples of groups of buildings, namely nos. 5 and 6 Vincent Square, nos. 9-13 Vincent Square, 14-21 Vincent Square, nos. 37-45 Vincent Square, 54 and 55 Vincent Square, 52-56 Rochester Row and finally most of the houses in Maunsel Street, where the original consistent roofline has been maintained. These have butterfly roofs set behind a straight front parapet giving the various groups a strongly unified appearance, both to the front and rear (Figure 64).

4.68 In these instances, the addition of a roof storey would destroy the uniformity of rooflines and harm the character and appearance of the group. In the case of the groups on Vincent Square itself, these are all from a similar date and have similar architectural characteristics and together



Figure 64: Rhythm of butterfly roofs maintained to the rear of nos. 37-45 Vincent Square

they can be regarded as forming a wider grouping, whose scale and appearance have merit and should be maintained.

4.69 The same applies to two other groups of terraces, namely those at nos. 22-26 Vincent Square and nos. 48-53 Vincent Square. These also share a consistent design and form groups. They do, however, differ in terms of their roof profile, having exposed pitched slate roofs, which provide greater definition to the buildings and can be considered to be completed architectural compositions.

4.70 Another large group of buildings within the conservation area are those which were built during the Edwardian period. Many of these feature distinctive roof forms, with gables and turrets, which clearly distinguish these buildings as completed compositions, and also make



Figure 65: Many later Victorian and Edwardian roofscapes can be considered to be completed compositions, designed with distinctive roof storeys including gables, dormers and tall chimneys.

a positive contribution to the local skyline. Typical examples of this type of building would include Hopkinson House (no. 88 Vauxhall Bridge Road) and St Augustine's Mansions. Any extensions or alterations to these roofs would prove very difficult to carry out without harming the positive attributes currently exhibited by these roof forms.

4.71 In the case of Vincent House and the Gordon Hospital, the buildings are already substantially larger than their immediate neighbours and any further upward extension would only amplify the existing harm caused. In the case of the Gordon Hospital, its height makes it a building which is visible in long views and the insensitively located telecommunications equipment that has been installed to its roof, demonstrate how alterations at roof level to such prominent buildings can have a harmful impact on the wider conservation area.

4.72 The original roof coverings within the conservation area were generally natural slate and clay tile. Original materials should be retained wherever possible. The Council discourages the use of modern materials such as concrete tiles or artificial slate as they rarely meet the high quality, appearance or longevity of traditional natural materials.

4.73 As part of the conservation area audit, a survey of roof profiles has been undertaken. This identifies where buildings have already been extended, or were designed with an existing roof storey. This includes identifying groups of buildings which retain a consistent roofline, where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roof is exposed to long views from public places. This survey has been undertaken from street level.

4.74 This survey is intended as a guide and the identification of buildings as

unlikely to be suitable for roof extension will not necessarily preclude all roof alteration. Individual applications will be assessed having regard to their detailed design, impact on the character of the conservation area and impact on amenity of adjoining occupiers.

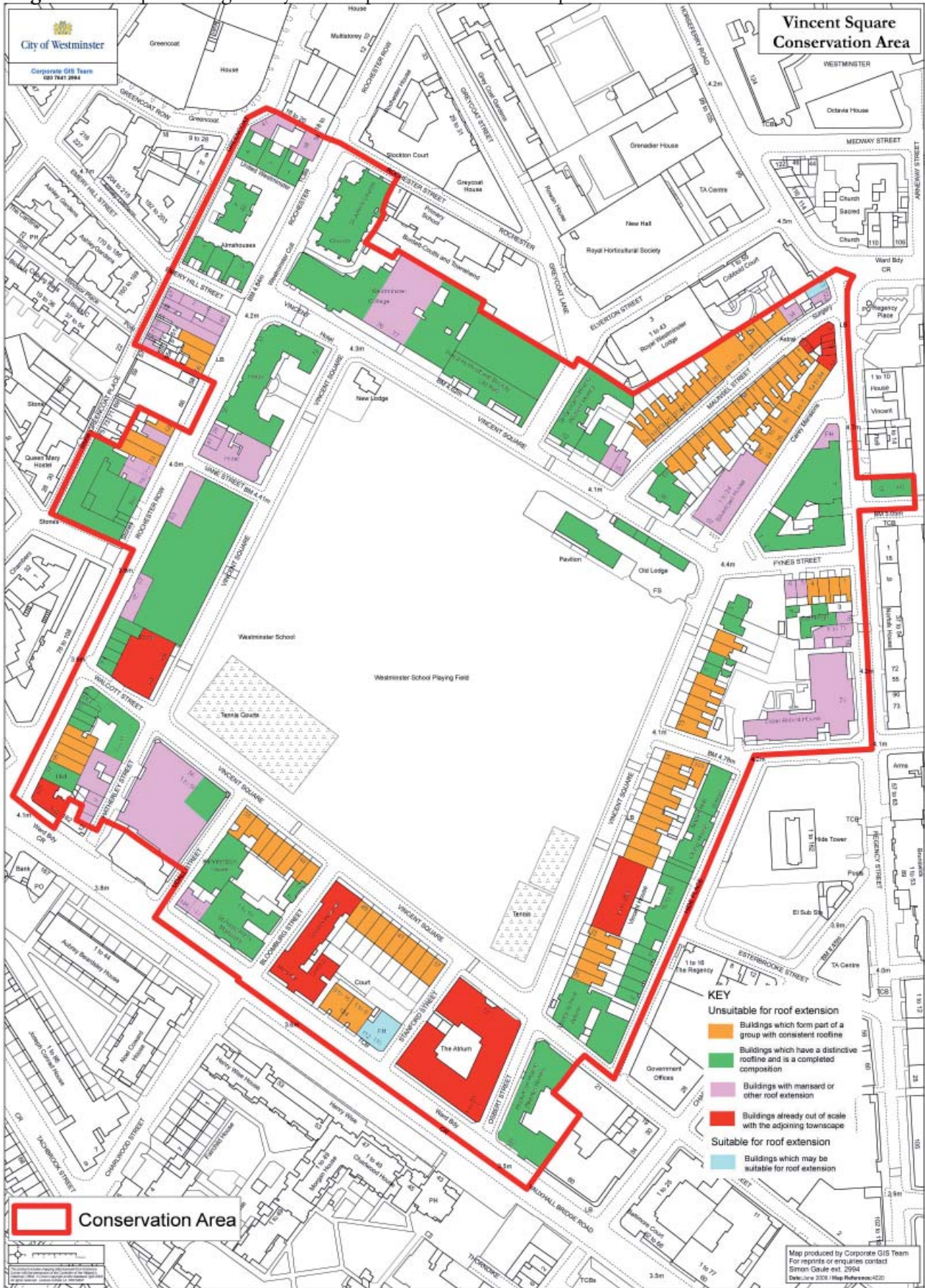
4.75 The map at **Figure 66** shows the different types of roof profiles in Vincent Square where roof extensions would not normally be acceptable, without proper justification.

POLICY AND FURTHER GUIDANCE

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

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

Figure 66: Map showing survey of roof profiles on Vincent Square



Unlisted Buildings of Merit

4.76 Whilst there are several listed buildings within the conservation area, the majority are unlisted and many of these contribute to the character and quality of the local area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in the audits as 'Unlisted Buildings of Merit'. By definition these properties are considered to be of value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will normally be resisted.

4.77 A range of buildings from each phase of the development of the Vincent Square Conservation Area are considered to be of merit. The following buildings have been identified as unlisted buildings of merit:

Fynes Street: 1-6

Greencoat Place: 49-53, 55A & B

Hide Place: Napier Hall

Maunsel Street: 1-17, 18-25, 26-29, 30-33

Rochester Row: 31-35(odd), 46-56(evens), 81-87(odds)

Vauxhall Bridge Road: 88, 112, 144-146, St Augustines Mansions

Vincent Square: 5, 6, 9-13 (consec.), 14-21 (consec...), Vincent House, 22-26 (consec.), Westminster Under School, 37-45 (consec.), 48-55 (consec.), 64-65, 72, St Georges House (No 82), Rochester Hotel

Vincent Street: 109

Udall Street: Kimmerston House, Infants Hospital

4.78 Some buildings are considered to neither detract from nor enhance the character of the conservation area. These are identified as making a neutral contribution, meaning that their scale

and materials may blend with the local townscape but they may be of bland appearance or altered to a significant extent.

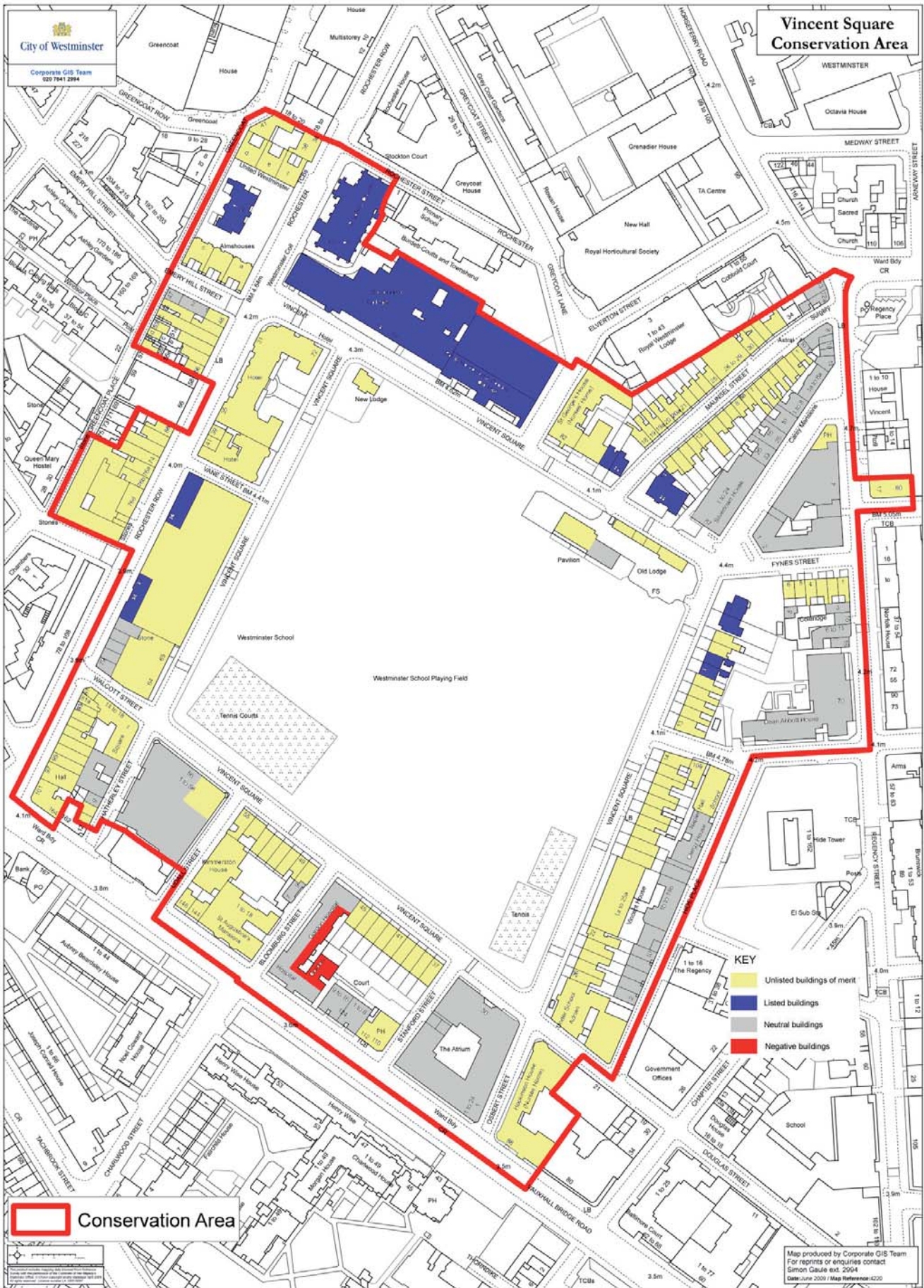
4.79 Negative buildings are those that due to their scale, detailed design or materials are considered to detract from the predominant character of the conservation area. These are described in more detail, within Section 8: Negative features.

4.80 The map at **Figure 67** shows Unlisted Buildings of Merit, Neutral and Negative buildings in Vincent Square. Listed buildings are also shown on this map and listed in the directory at the back of this document.

POLICY AND FURTHER GUIDANCE

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

Figure 67: Map showing a survey of unlisted buildings of merit



Landmark Buildings

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

4.82 The following buildings are considered to be local landmarks within the Vincent Square Conservation Area.

- **The Almshouses on Rochester Row**
- **The Wellington Hotel**
- **Church of St Stephen**
- **1950s section of Kingsway College**
- **Royal Horticultural Society Hall**



Figure 68: The Wellington Hotel, no. 31-35 Rochester Row

4.83 Other tall buildings in surrounding conservation areas are sufficiently prominent that they can also be considered local landmarks, in that they have an effect on the character of the conservation area. These are:

Three towers of the Palace of Westminster
Campanile of Westminster Cathedral
Church of St James the Less, Pimlico



Figure 69:
St Stephen's
Church

Views

4.84 Views make an important contribution to our appreciation of Westminster's townscape and historic character.

Important views are protected at both regional and local level. Designated Views of London-wide significance are identified by the Mayor of London in the View Management Framework. The City Council has also identified two categories of Local Views: Metropolitan and Local. These are described in the relevant policies of the Unitary Development Plan.

4.85 Local Views can be of natural features, skylines, landmark buildings and structures, as well as attractive groups of buildings, and views into parks, open spaces, streets and squares. Local views of metropolitan importance are of more significant landmarks and include views from Westminster out to other parts of London, and views from other parts of London into Westminster.

4.86 The open nature of Vincent Square means there are a large number of attractive views to surrounding landmarks. From the western side of Vincent Square there are good views towards the Palace of Westminster and the London Eye. From the southern side there are views towards Westminster Cathedral and Victoria. The following local views have been identified within the Vincent Square Conservation

Area, and are shown on the map at **Figure 70**:

1. View of the spire of St Stephen's Church from Greencoat Row
2. Panoramic view across Vincent Square from outside Westminster College toward terraced housing and the cricket pavilion
3. Panoramic views from the western corner across Vincent Square taking in Westminster College, the RHS hall, cricket pavilion and terraced housing.



Figure 70: View down Maunsel Street

4. View down Udall Street to RHS Hall
5. View down Bloomburg Street across Vincent Square to the cricket pavilion with the Palace of Westminster clocktower (Big Ben) and the London Eye beyond.
6. View south down Osbert Street toward the tower of the Church of St James the Less in Pimlico
7. Panoramic view from southern corner of Vincent Square outside Vincent House towards Wellington Hotel and Westminster College. Tall buildings on Victoria Street
8. View across square from outside Vincent House towards Wellington hotel and Westminster College. Tall buildings on Victoria Street have a detrimental impact on this view.

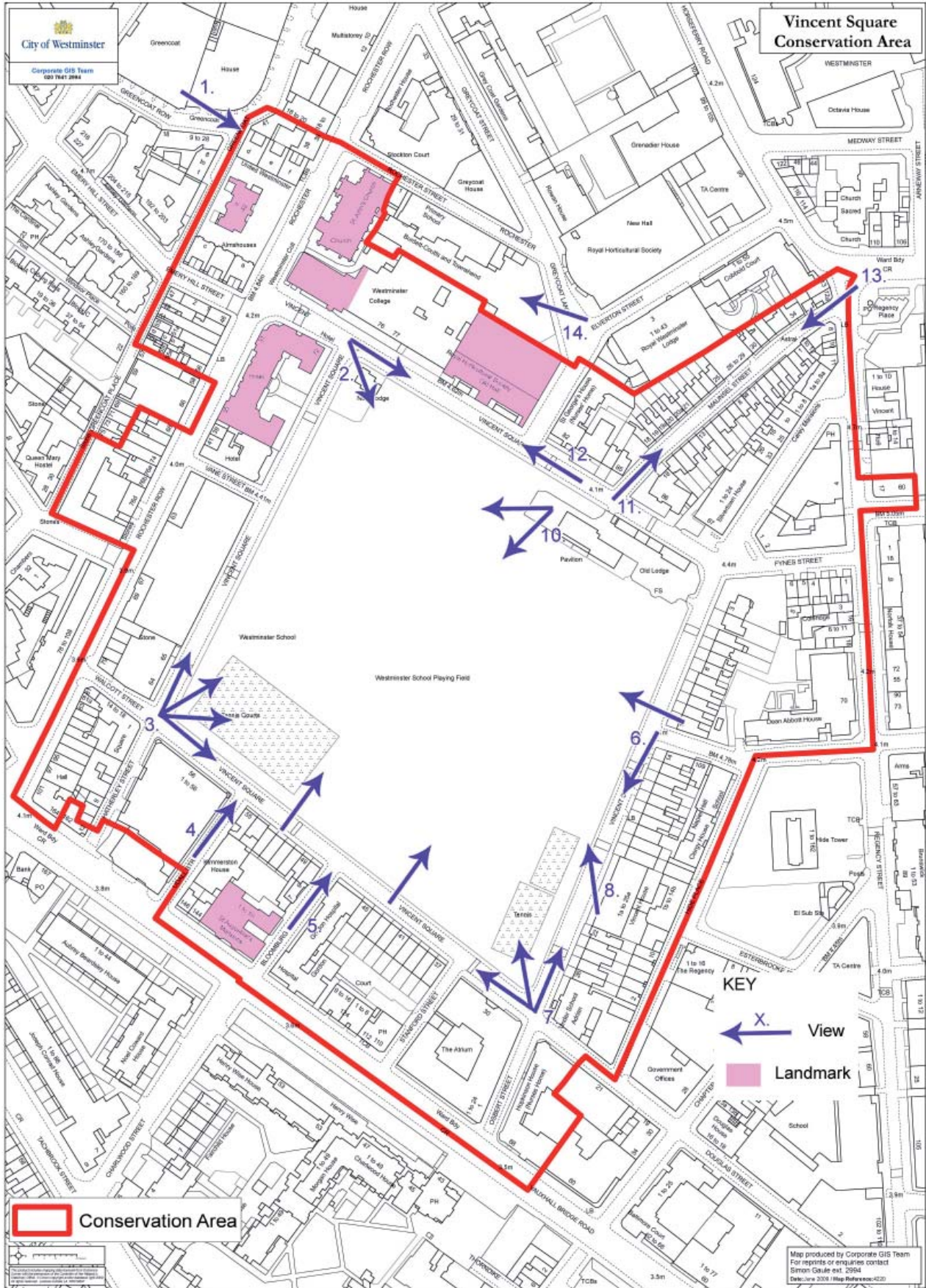
9. View across Vincent square of Westminster Cathedral campanile rising above buildings to the northwest side of the square. Portland House is an unfortunate presence behind the campanile from certain viewpoints.
10. View of the northwest side of the square from outside no. 82 Vincent Square
11. View of Palace of Westminster up Maunsel Street. The view is closed by the small terraced houses of Medway Street Conservation Area, and framed by the curve of the picturesque terraces to either side of Maunsel Street forming the middle ground.
12. View of Westminster Cathedral down Emery Hill Street. This has a number of possible viewing points along the NE side of Vincent Square with the relationship of the mansion blocks to the campanile changing as one moves west.
13. The reverse view of no. 11 down Maunsel Street towards Vincent Square.
14. View of the spire of St Stephen's Church across the playground of Burdett Coutts School.

POLICY AND FURTHER GUIDANCE

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

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

Figure 71: Map of Views and Landmark Buildings



5. Local Townscape Detail

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

Shopfronts

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

5.3 The conservation area has a primarily residential character and there are relatively few shopfronts of interest. However, groups of small shopfronts of varying quality are located on Rochester Row and Regency Street. Whilst there are few unaltered shopfronts, some of these retain their traditional proportions or elements of their original surrounds, including console brackets and pilasters.

5.4 The following shopfronts of particular interest have been identified.

No. 81A Rochester Row is part of a group of shopfronts on Rochester Row, most of which have been substantially altered. It retains traditional proportions and a simple timber surround and makes a positive contribution to the streetscene.

No. 39 Rochester Row Set below the Rochester Hotel, this attractive shopfront has stone pilasters and fascia set below dentil cornice. Set within this framework, the shopfront has a recessed side doorway and large plate glass display windows with slender, cast iron mullions to the sides.



Figure 72: Shopfront at No.81A Rochester Row



Figure 73: No.39 Rochester Row



Figure 74: No.53 Rochester Row

5.5 Although converted to residential use, **no. 53 Rochester Row** also retains an attractive and traditionally proportioned timber shopfront at ground floor level, subdivided by slender pilasters and with recessed side entrance.



Figure 75: No.46 Rochester Row

5.6 In addition to these shopfronts, there are also two public houses in the conservation area. Best preserved of these is the Royal Oak on Regency Street which dates from 1872 (Figure 76) and retains its traditional timber corner frontage.



Figure 76: The Royal Oak

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

POLICY & FURTHER GUIDANCE

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

Railings, boundary walls & enclosures

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

5.9 Railings make an important contribution to the character of the Vincent Square Conservation Area, with examples of railings of interest from each period of the area's development, reflecting the variety of architectural styles in the area.

5.10 Terraced properties from the earliest period of the area's development would originally have been set behind heavy cast iron railings.



Figure 77: Original cast iron railings, gates and gate piers to No.13 Vincent Square



Figure 78: Stone gate piers to Vincent Square

5.11 Few of these remain today (see Section 8: Negative Features). However, particularly attractive original railings do remain to no. 13 Vincent Square (Figure 77). Painted in black, these are topped with spearhead finials and retain the original gate piers. Reinstatement of this design to this terrace group would be beneficial.

5.12 Whilst the railings to Vincent Square itself are modern, the stone gate piers date from 1883, having been moved to this site from Ashburnam House c.1930 (Figure 78).

5.13 There are also numerous attractive examples of railings fronting later Victorian and Edwardian buildings in wrought and cast iron. These tended to incorporate more decorative detailing, palmettes and scrolls (Figures 79-80).



Figure 79: Railings to St Augustine's Mansions incorporating decorative scrolls and wave uprights



Figure 80: Railings to Westminster-Under-School with dog-leg rail.

5.14 The area also contains examples of cast and wrought iron balconies, both on terraces from the mid-nineteenth century and on later mansion blocks (Figures 81-82).



Figure 81: Mid C19th cast iron balconies to Vincent Square properties, with decorative palmette design to uprights



Figure 82: Delicate decorative side railing panel to The Willows.



Figure 83: 1960s railings to No. 64-65 Vincent Square

5.15 Some later 20th century buildings are also fronted by railings. Particularly attractive are the simple 1960s railings to 64-65 Vincent Square (Figure 83). Adjoining this, the new development at 63 Vincent Square also incorporates attractive modern railings.

5.16 Other cast iron details of interest include original bootscrapers (Figure 84) and cast iron rainwater pipes and hoppers, some of the latter with date stamps.



Figure 84: Bootscrape to No. 49 Greencoat Place

POLICY AND FURTHER GUIDANCE

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

Street Furniture

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

5.18 There is relatively little historic street furniture within the Vincent Square Conservation Area. However, that which does remain adds interest and variety to the local streetscene.

5.19 The majority of lampstandards are reproduction Grey Wornum design. This design was originally conceived by George Grey Wornum in 1957 and is characteristic of this part of Westminster. There are also 3 attractive Windsor gas lamp standards along Maunsel Street.



Figure 85-86: (left) Grey Wornum lampstandard and (right) Windsor gas lampstandard on Maunsel Street

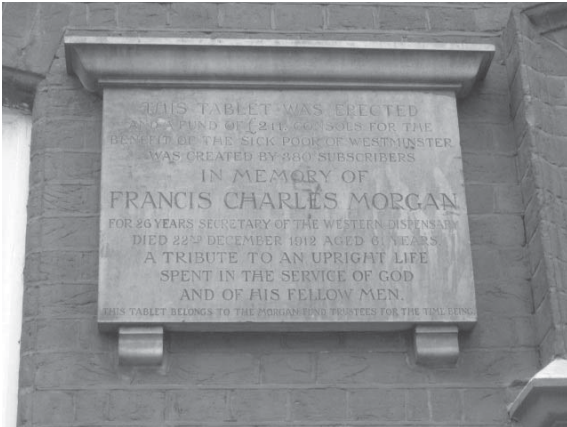


Figure 87: Telephone kiosks on Rochester Row

5.20 There are a number of original K6 telephone kiosks in the area. This includes two listed K6 kiosks located outside the United Westminster Almshouses and

another outside no. 82 Vincent Square. Several double aperture pillar letter boxes can be found throughout the area, on Vincent Square outside no. 14-21 Vincent Square, on the north side of Rochester Row and on Regency Street. These familiar features within the street scene also add interest to the area.

5.21 Finally there are many details incorporated into buildings which provide an insight into the area's history. These include a number of datestones and other plaques (Figures 88-93). For example that to the Westminster almshouses and Infants Hospital and the bas relief and inscription above the entrance of no. 64-65 Vincent Square.



Figures 88-91: Historic Plaques and Signage to United Westminster Almshouses (*above*), Napier Hall (*below centre right*), Grosvenor Hospital (*below centre left*) Vincent House (*below*)



Figure 92: Coat of Arms to former Police Station on Rochester Row



Figure 93: Cartouche to the Infants Hospital

POLICY AND FURTHER GUIDANCE

Policy DES7 B intends to protect these historic and characteristic features of the street scene.

Public Art

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

5.23 Despite its small size, there are a number of examples of public art within the Vincent Square Conservation Area, most of this in the form of decorative detail and sculptural panels integrated into facades and often providing a connection to the building's history and use.

5.24 On blocks A and F of the United Westminster Almshouses, there are busts and memorial tablets to the Reverend Palmer and Mr Emery Hill (Figure 94) respectively. They are high up on the Dutch style brick gable end of the



Figure 94: The United Westminster Almshouses



Figure 95: Roundel to the Infant's Hospital

amalgamated almshouses, on the site of those founded by Emery Hill in 1708.

5.25 Other decorative detail can be found to the Infant's Hospital and Kimmerston House. Here there are majolica roundels of infants (Figure 95), after those on the Foundling Hospital in Florence.

5.26 On the Vincent Rooms of Westminster Kingsway College, there is a large panel of engraved grey/green slate showing a dinner table by Janet Ledger (b.1938). This is mounted on the brick wall above the doorway to the Vincent Rooms.

5.27 The most recent examples of public art are located on no. 66-68 Vincent Square. Here there is a decorative sculptural scheme in bronze and stone, by the Scottish classical sculptor Sandy Stoddart, as part of a collaboration with the architect John Simpson. This scheme is from Virgil's Eclogue VII and includes a herm of Priapus and two large bronze roundels with the heads of Thyrsis and Corydon.



Figure 96: Herm of Priapus with roundel depicting Corydon in the background

POLICY AND FURTHER GUIDANCE

Policy DES 7 A in the UDP encourages the provision of public art in association with all large development proposals.

The Statues and Monuments SPD provides further guidance on statues and monuments in Westminster. This identifies a saturation zone in which the maximum number of statues acceptable in townscape terms has been reached.

Hard Landscaping and Original Street Surfaces

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

5.29 There are few remaining historic floor surfaces within the Vincent Square Conservation Area, with the exception of some small areas of remaining York stone and some granite kerbs.

5.30 The majority of road surfaces are now a mixture of modern concrete paving, brick paviours and tarmac.

POLICY & FURTHER GUIDANCE

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

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

6 Trees, Soft Landscape and Biodiversity

6.1 Trees and green spaces are vital to the quality of urban environments in both

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



Figure 97: Vincent Square is dominated by its trees and green space



Figure 98: Tall mature trees surround the edges of the square

6.2 Vincent Square Conservation Area is dominated by green open space. This is particularly important both in terms of visual amenity and as a habitat for wildlife, as this is one of the few open spaces in this otherwise urban part of Westminster.

6.3 The square is surrounded by attractive mature Plane trees. These tall

trees line its perimeter, with some other species interspersed, including sycamore. The whole square is covered by a Tree Preservation Order.

6.4 Around the square, the majority of buildings are set back from the street, with small front gardens containing small shrubs and trees. These are also important and contribute to the green and spacious character of the square. The area immediately south of the square has been designated as an area of wildlife deficiency.

6.5 On Rochester Row, there are a number of large Plane trees on both sides of the street, which provide a soft edge to this otherwise busy traffic route.



Figure 99: Trees outside St Stephen's Church on Rochester Row

6.6 The streets to the southwest of the square are planted with ornamental Pear trees while elsewhere in the conservation area are individual examples of Whitebeam.

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

POLICY AND FURTHER GUIDANCE

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

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

UDP Policy ENV 17: Nature Conservation and Biodiversity seek to enhance areas of designated nature conservation value and green corridors.

For guidance on best practice relating to wildlife, the Westminster Biodiversity Action Plan highlights species and habitats of conservation concern, identifying actions to improve conditions for wildlife in Westminster.

7 Characteristic Land Uses

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

7.2 This small conservation area has a mixture of uses which contribute to its character.

7.3 The predominant land use in the area is now residential, with a mixture of housing types including small terraced houses and larger blocks of flats. Other residential accommodation is provided by the almshouses on Rochester Row and sheltered housing at Dean Abbott House.

7.4 The area has historically attracted a concentration of hospital and health-related uses and retains this connection today. Whilst many of the original hospital buildings have now been converted to housing, several buildings are still in medical use: the Gordon Hospital, Hopkison House and St George's House.

7.5 Educational uses have also had a significant impact on the area's character. At the heart of the area, the open space is still in use as the playing fields for Westminster School. Westminster Kingsway College also occupies three large buildings to the north of the square and Westminster-Under-School is located on the south-eastern corner of the square.

7.6 There are also a small number of commercial premises in the conservation area. These are largely confined to the periphery, with a range of small shops, and cafes along Rochester Row and Regency Street. Two large hotels occupy large prominent plots on the western side of the square and there are two public houses in the area.

7.7 Other important uses include the Lindley Hall. This is the home of the Royal Horticultural Society and houses the horticultural library, administrative offices, conference centre and halls. There are also several small offices in the area.

7.8 Predominant land uses which characterise the area are shown on the map at **Figure 100**.

POLICY AND FURTHER GUIDANCE

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

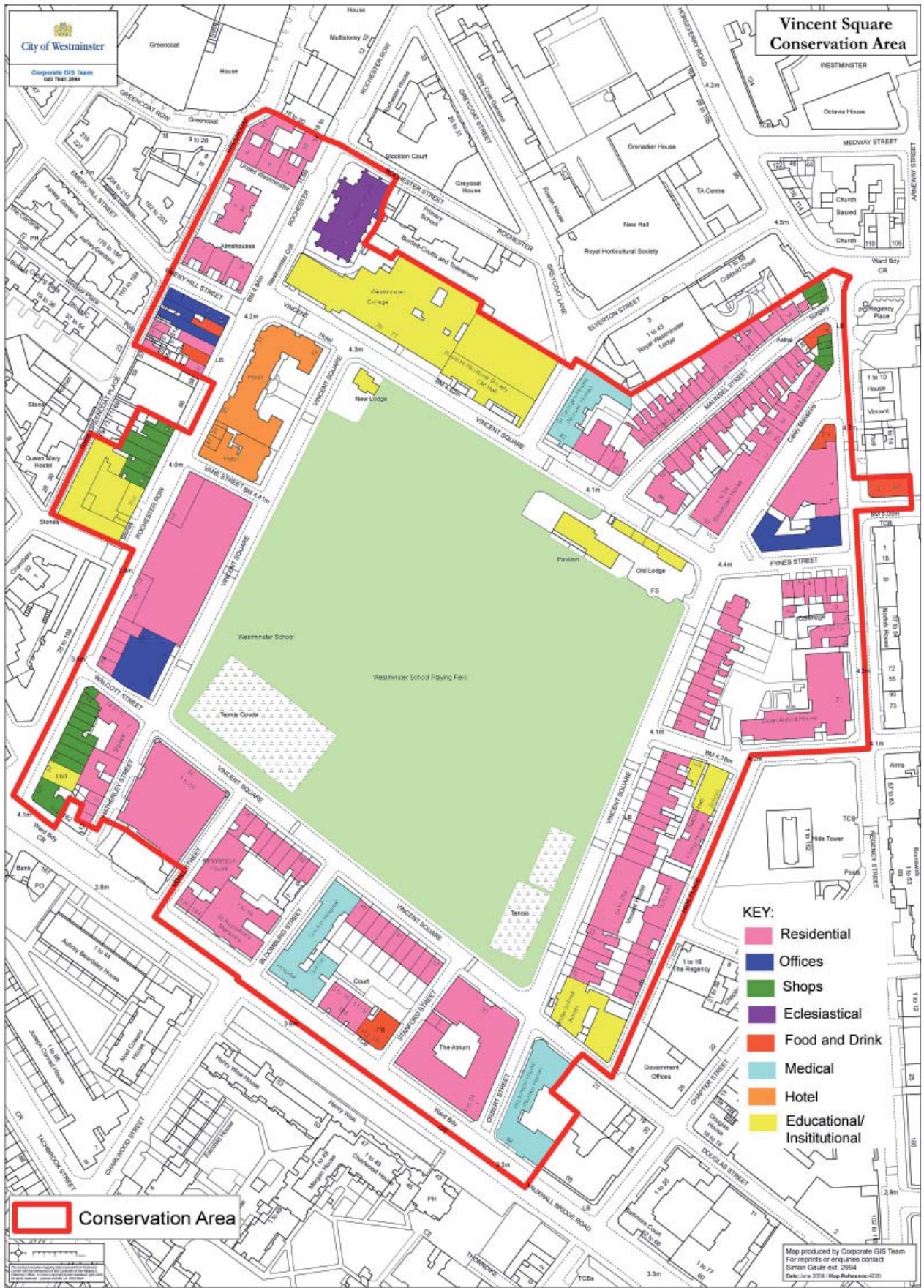


Figure 100: Characteristic Land Uses

8 NEGATIVE FEATURES AND ENHANCEMENT

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

8.2 Buildings, spaces and public realm are generally well-maintained within the Vincent Square Conservation Area. However there are a number of features, buildings and alterations that are considered to detract from the conservation area, as set out below:

Roof alterations and clutter

8.3 Roof clutter has had an impact on the roofscape of buildings in the Vincent Square area. Tall aerials are particularly prominent on the small terraced houses at no. 9-13 Vincent Square and along Maunsel Street. Telecoms equipment is also highly visible on Gordon House and Carey Mansions on Rutherford Street has had its roofscape marred by both tall aerials and lift overruns (Figure 101).



Figure 101: Roofscape to Carey Mansions, Rutherford Street

8.4 At no. 52-54 Rochester Row a mesh fence has been erected at roof level on top of the front parapet and this has an untidy appearance and detrimental impact on the character of the street.

Replacement windows and loss of architectural detail

8.5 There are a number of locations within the Vincent Square Conservation Area where poor quality modern replacement windows have been installed. Many of these use non-traditional materials and are designed with glazing bar patterns and methods of opening which do not match the originals. Such alterations can radically alter the appearance of individual buildings and have a negative impact on the wider conservation area. Locations where replacement windows have had a detrimental impact in Vincent Square include Vincent Square Mansions, Vincent House, the lodges on the playing fields and no. 34 Maunsel Street.



Figure 102: Replacement windows in uPVC

8.6 Solid roller shutters have been installed to windows to rear of the terrace at no. 37-45 Vincent Square and these have a detrimental impact when viewed from Stanford Street (Figure 103).



Figure 103: Roller shutters

8.7 To the front of this terrace, the panelled doors are also unpainted timber. These would originally have been painted and this treatment detracts from the appearance of this attractive terrace.

Loss of original boundary treatment

8.8 Original boundary railings have been lost to many of the properties in Vincent Square and in some cases these have been replaced with inappropriate alternatives, which do not match the appearance and quality of those to adjoining properties. This detracts from the uniformity of terraced groups. Particularly poor examples can be found to the southern side of Vincent Square. Here forecourts have also been altered. To no.15, a garage has been added at basement level, which has a detrimental impact on the terrace.



Figure 104: Modern railings on Vincent Square

Other visual clutter: wires, satellite dishes, plant and air conditioning

8.9 Other visual clutter includes inappropriately located or oversized satellite dishes, cables and plant.

8.10 On nos. 12a and 13 Regency Place, a large satellite dish and air conditioning unit to the front elevation of the shopfront creates an untidy and cluttered appearance.



Figure 104: 12a and 13 Regency Place

8.11 To some of the mansion blocks wires have been draped externally on the front elevation which again detracts from the overall character of individual buildings and the area as a whole.

Shopfronts and signage

8.12 The shopfronts and signage to both Rochester Row and Regency Street are of varying quality and not all are sympathetic to the architectural detail of the buildings in which they are set and the wider streetscape. Some signs have been installed obscuring original architectural details and are in poor quality materials.



Figure 106: Shopfronts on Rochester Row

8.13 Rochester News, no. 83 Rochester Row, has over large fascia, fixed canopy and aluminium shopfront which relates poorly to the rest of the group (Figure 106).



Figure 107: The exposed return elevation to no. 69 Rochester Row

Maintenance of buildings

8.14 Whilst the majority of buildings in the area are well-maintained, there are some which would benefit from better maintenance. On Rochester Row, a section of the return of the elevation to no. 69 has not been finished following construction of the adjoining new development and has an untidy appearance.



Figure 108: Temporary timber structure outside The Surprise at Pimlico Public House

8.15 Although an attractive building, the public house The Surprise at Pimlico on Vauxhall Bridge Road is also in poor condition, detracting from the character of this part of the area. A temporary timber structure to part of the shopfront further detracts from its appearance.

Gordon House

8.16 Whilst the elevational treatment and materials of the building do not detract



Figure 109: View of Gordon House from Stanford street



Figure 110: Corrugated metal lift housing to the front of Gordon House on Vauxhall Bridge Road



Figure 111: No. 34 Maunsel Street is poorly proportioned and detailed in relation to adjoining terraced houses.

from the character of the conservation area, the building is overscaled in relation to adjoining buildings. The blank flank elevations are highly visible and have a stark appearance. The roofscape is dominated by large telecoms equipment.

No. 34 Maunsel Street

8.17 When considered in relation to adjoining buildings, this property is considered to have a negative impact on the character and appearance of the area. Its smooth white render is in sharp contrast to the stock brick of adjoining buildings and it has had poor quality replacement windows added which further detract from its appearance.

Tall buildings and setting of conservation area

8.18 Tall buildings in surrounding areas have had a significant impact on the character of the Vincent Square Conservation Area. Towers in the Victoria area are highly visible in views from the

south of the square and mar the open character of the square and views to the silhouette of the Westminster Cathedral campanile.

8.19 Looking to the southern part of the square Hide Tower has a significant and detrimental impact on views as it rises above the small domestic scale of the Victorian terraced houses.

POLICY AND FURTHER GUIDANCE

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



Figure 112: The Hide Tower has a significant impact on the character of the Vincent Square Conservation Area

9 Management Proposals

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

9.2 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the conservation area are listed in the directory, at Section 11. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of the Vincent Square Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in Section 8.

Table of proposals

Negative Feature	Action
Infill development and development affecting the setting of the conservation area	<ul style="list-style-type: none"> • New proposals for infill development should be of the highest standard of design and include an analysis of the character and appearance of the conservation areas and should reflect the predominant scale and architectural detail of the area, making reference to the findings of the conservation area audit • Proposals for development adjacent to the conservation area should have regard to their impact on its setting, making reference to the findings of the conservation area audit and important local views identified
Loss of architectural detail	<ul style="list-style-type: none"> • Consider use of an Article 4 Direction to control works to properties on Maunsel Street • Encourage awareness of original design detail and best conservation practice through circulation of audit and design guides. Audit to be made available on the website • Encourage reinstatement of railings where missing in front of individual properties • Pursue enforcement action where possible on unauthorised works • Seek reinstatement of original architectural detail where possible as part of refurbishment schemes and removal of inappropriate detail such as uPVC windows
Maintenance	<ul style="list-style-type: none"> • Monitor situation and, if condition deteriorates, letters to be sent to owners and consideration given to the issue of Listed Building Repairs Notices or Section 215 Notices, as appropriate

Negative Feature	Action
Shopfronts & Signage	<ul style="list-style-type: none"> • Many of the poor quality shopfronts and signage has been in place for more than four years and are therefore exempt from enforcement action. Where this is the case, improvements will be sought through the development control process as and when planning applications are received • Original historic shopfronts and elements of shopfronts including surrounds and detail identified in the audit should be retained/ refurbished as part of refurbishment proposals • Encourage awareness amongst shop owners of original design detail through circulation of audit and shopfront design guides. Audit to be made available on the website
Roof Alterations & Clutter	<ul style="list-style-type: none"> • All proposals for roof extensions to be considered having regard to the roof extensions map • Seek the removal/re-siting of unnecessary and redundant equipment and rooftop clutter as part of future development or refurbishment proposals • Seek improvements to poorly detailed roof extensions as part of refurbishment proposals
Public Realm	<ul style="list-style-type: none"> • a reduction in street clutter and other appropriate improvements to the public realm will be encouraged.
Inappropriately sited plant, wires & air-conditioning equipment	<ul style="list-style-type: none"> • Update and republish guidance on plant and air conditioning and make available on the Council website • Seek the removal/re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals

10 GLOSSARY OF TERMS

Acanthus

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

Accretions

A gradual build-up of small additions and layers.

Aedicule

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

Architraves

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

Art Deco

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

Art Nouveau

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

Arts & Crafts

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

Balconettes

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

decorative than functional.

Baroque

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

Bay

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

Bay window

An angular or curved projecting window.

Beaux Arts

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

Bottle balustrade

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

Butterfly roof

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

Buttress

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

Canopy

A projection or hood over a door, window etc.

Canted

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

90° to another part of the same façade.

Cantilevered

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

Capital

The head or crowning feature of a column.

Cartouche

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

Casement windows

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

Cast Iron

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

Chevron

A type of moulding forming a zigzag pattern.

Chimney stack

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

Classical

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

Coade Stone

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

Coal Hole Cover

A circular, metal or wooden plate covering a hole in the pavement where domestic coal

deliveries were dropped into a vaulted bunker beneath the pavement.

Colonnade

A row of columns carrying an ENTABLATURE or arches.

Composite

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

Console

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

Coping

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

Corbel

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

Corinthian

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

Cornice

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

Cresting

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

Cupola

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

Curtain wall

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

Dentil

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

Doric

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

Dormer window

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

Dressings

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

Eaves

The under part of a sloping roof overhanging a wall.

Edwardian

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

English bond

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

Entablature

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

Faience

A type of glazing used on ceramics.

Fanlight

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

Fascia

The wide board over a shopfront, usually carrying its name.

Fenestration

The arrangement of windows in a building's façade.

Festoon

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

Finial

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

Flemish bond

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

Fluting

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

Frieze

A decorative band running between the ARCHITRAVE and CORNICE.

Gable

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

Gauged brick

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

Gault brick

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

Georgian

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

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style emphasises verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural

detail. The style focused on letting more light enter buildings than was possible before. A series of Gothic revivals began in mid-18th century England and continued into the 20th century, largely for ecclesiastical and university buildings.

Grille

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

Hipped Roof

A roof with sloped instead of vertical ends.

Ionic

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

Italianate

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

Keystone

The central stone of an arch, sometimes carved.

Lightwell

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

Loggia

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

Mansard roof

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

Mansion block

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

Mews

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

Mezzanine

A low storey between two higher ones.

Modernism

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

Modillion

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

Mullions

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

Oriel window

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

Parapet

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

Pediment

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

Pentelic marble

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

Pier

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

Pilaster

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

Pitched roof

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

Polychromy

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

Portcullis

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

Portico

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

Portland stone

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

Queen Anne

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

Quoins

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

Romanesque

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

Rustication

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

Sash window

A window formed with sliding glazed frames running vertically.

Soffit

The exposed underside of any overhead component of a building.

Stallriser

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

Stucco

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

Terracotta

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

Terrace

A row of attached houses designed as a unit.

Triglyphs

Blocks separating the square spaces in a DORIC FRIEZE.

Tripartite Windows

A window formed of three elements.

Turrets

A small and slender curved tower.

Tuscan

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

Venetian windows

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

Victorian

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

Wrought iron

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

Stock brick

The most commonly used type of building brick found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

York stone

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

11 DIRECTORY OF BACKGROUND PAPERS AND INFORMATION

- I Designation and Extension Reports
- II List of Buildings of Special Architectural and Historic Merit
- III Other Designations
- IV Design Guides and Planning Briefs
- V Further Reading

I Designation and Extension Reports

Vincent Square was designated a conservation area in 1979. Designation and extension reports are reproduced in the following pages:

CITY OF WESTMINSTER

TP/60/79

TOWN PLANNING COMMITTEE - 28 JUNE 1979

REPORT BY THE CITY PLANNING OFFICER

VINCENT SQUARE - REQUEST FOR DESIGNATION AS A CONSERVATION AREA

1. Vincent Square Residents' Association supported by others including the Westminster Society and the President of the Civic Trust, seek to persuade the Town Planning Committee to designate an area centred on Vincent Square. The Association has made a study of the area, a report of which has been sent to each member of Committee.
2. In March 1969 the Committee considered a two part report on (a) Millbank (Tate Gallery area) and (b) Vincent Square. Committee approved the recommendation to designate the Millbank area but instructed the Director of Architecture and Planning to withdraw his recommendations to designate the eastern corner of Vincent Square (including Maunsel Street) to enable him to consider what procedure would be appropriate for dealing with small groups of properties of character sold outside conservation areas.
3. It will be noted that this small area was recommended for designation in 1969 even though, at the time, ILEA had a defined site which included Nos. 3-13 Vincent Square and properties in Fynes Street and in spite of the fact that two blocks (Hancock House and Silvertown House) detract from the general character of this corner of the square.
4. It will also be noted Vincent Square as a whole was not recommended for designation as, at that time, it was considered that it did not reach the standard of 'areas of special architectural or historic interest' particularly in comparison with the squares in Belgravia, Pimlico and Bayswater which were included in the initial designation.
5. Subsequently, ILEA withdrew their requirement for the site and a small terrace of houses in Fynes Street has been renovated and improved by the demolition of rear garages and the erection of two houses in keeping with the terrace. In addition, a most satisfactory scheme for sheltered housing has been approved at the rear of the Vincent Square terrace which, if built, will enhance the area. Nos. 5-20 Vincent Square and the terraced houses in Fynes Street are being considered for listing; twenty seven houses in Maunsel Street, now Grade III, are being considered for upgrading to the statutory list and Nos. 84/85 and 3 /4 Vincent Square are already listed.
6. Since 1969, mainly due to public pressure, the definition of what constitutes 'character' and indeed, the definition of 'an area of special architectural and historic interest' (although still the statutory definition) has changed and the conservation legislation has been strengthened - particularly pertinent being the need to obtain consent to demolish any building in a designated area. These facts have led to even greater pressure for designations.

7. From 1967 to 1970, visual quality of the buildings and an easily discernible homogeneity in the townscape were the most important criteria. Hence the rather tight boundaries of the original, but quite extensive, areas. The following is an extract from the Department of the Environment's Circular 46/73. (1973) which illustrates the change.

'We need full and firm conservation policies. Past and present conservation work has concentrated upon areas of exceptionally important landscape and historic townscape. Steps are taken to conserve buildings of high architectural merit or historic importance. But the new approach must be broader than this. It can be realised within the present plan-making procedures. It should take account of the growth of the public opinion in favour of conserving the familiar and cherished local scene. It should also have care for the conservation of existing communities and the social fabric, wherever public opinion points clearly towards it. Conservation of the character of cities ought more strongly to influence planners at all stages of their work; conservation of the character of cities should be the starting point for thought about the extent of redevelopment needs; and conservation of the character of cities should be the framework for planning both the scale and the pace of urban change.'

8. The conservation of existing communities and the social fabric of an area is not confined to conservation under the Civic Amenities Act and subsequently legislation; it is an important part of the Development Plan as a whole.

However, the definition of 'character' has therefore become more complex and the designation of 'Familiar and cherished' and local scenes could be almost limitless.

9. The City Council has responded to this broader approach by agreeing to the extension of many areas such as Soho and Covent Garden and by designating Queens Park. Nevertheless, in each case, the areas have a very discernible visual cohesion and quality and possess a closely knit community feeling, albeit in some cases, one which is socially different from the original.

10. It is suggested that the 'character' of Vincent Square is mainly dependent on the extent of the Westminster School Playing Fields and the fine trees it contains. This is a rather unique space in the City but, unfortunately it lacks the immense scale of a Royal Park, the charm of a village green or the scale and formal relationship of buildings to space so evident in a traditional London Square. Even in its own terms as a valuable 'open space' it cannot be described as an outstanding landscape feature.

Fortunately however, the size tends to diminish the effect of the rather unfortunate developments which have taken place around its perimeter. These are of very mixed quality and so many of them are unsatisfactorily related and neighbourly. Building relationships need not be unified and formal to give cohesion but there must be some unifying scale and character. It is interesting to note that, with the exception of the isolated terrace on the south west side - Nos. 37-45, the buildings illustrated in the Association's excellent brochure are all within the area suggested for designation in 1969.

What is not illustrated is the very disturbing intrusion of Vincent House within the domestic terraces on the south east side of the square, the hospital architecture on the south west side, again in conflict with domestic terraces between, or the offices on the north west side. The western corner of the square has more townscape quality, containing buildings such as the King's College Hospital, the Westminster Technical College and the Royal Horticultural Hall which form a group but again, in contrast to the character and scale of the eastern corner.

11. Unfortunately however, in one respect, the extensive area of the open space has a disadvantage. Distant views of the square are possible and there is little doubt that high buildings, beyond the square, impinge on its visual quality to a marked degree.

12. The areas immediately to the rear of the square, other than, Maunsel Street and Fynes Street, have very little to commend them for designation - particularly the area adjacent to the

Vauxhall Bridge Road. The area to the north, between Vincent Square and the boundary of the Westminster Cathedral Conservation Area, has more character, to a degree it continues the character of the northern corner of the square and includes the United Westminster Almshouses and St Stephen's Church (with its truncated spire which should be replaced some day). This area could form a link between the Westminster Cathedral area and Vincent Square. However, as regards the square itself the case for designation is marginal.

13. It is agreed that Vincent Square as an open space with trees is a great asset to the City and to the people living, working and passing through the area. Westminster School are the stewards of the 'fields' and its use by the boys adds to the charm and interest of the area. The playing fields and trees are well maintained and it is therefore all the more regrettable that the school has retained such an ugly fence around the area and exacerbated the situation by extending its height with barbed wire creating the appearance of a 'concentration camp'. In the unforeseeable event of the school vacating the area, it is inconceivable that any future community would allow the large and important open space to be developed. With that in mind it would appear to be all the more important to ensure that an early attempt is made to restore railings to the Square.

14. The other activities in the area are mixed, as in most parts of central London. Nurses are to be seen walking through the area; students sit on the terraces outside the college and people live and work in the area. Nevertheless it is considered that these activities are scattered and not readily associated with the building as a totality compared with other parts of the City.

15. In order to avoid a long and detailed report, an appreciation of the buildings and the townscape is appended and slides illustrating the area will be displayed in Committee.

16. It is considered that, although the area is one which should be protected and enhanced, it still does not quite merit the criteria required for designation as a conservation area.

17. The eastern corner of Maunsel Street and Fynes Street and the other old terraces in the square could be fully protected by statutory listed and the normal, but comparatively high, standards of development control should provide protection, and where possible, enhancement, for this area as a whole.

Recommendation

1. That Vincent Square should not be designated as a conservation area.
2. That the Secretary of State for the Environment be required to list:-

Nos. 21-25	(consecutively)	Maunsel Street
Nos. 30-33	(consecutively)	Maunsel Street
Nos. 1-7	(consecutively)	Maunsel Street
No 8a		Maunsel Street
No. 8-17	(consecutively)	Maunsel Street
Nos. 1-4	(consecutively)	Fynes Street
Nos. 5-20	(consecutively)	Vincent Square
Nos. 37-45	(consecutively)	Vincent Square

IAN LACEY

CITY PLANNING GROUP

Vincent Square

North east side

A Located on the northern apex of the Square close by Rochester Row is the Westminster Technical College, comprising a range of five storey brick buildings erected in 1908, and 1952 respectively; the last two parts having been designed in a somewhat indeterminate style by H S Goodhart-Rendel.

B Adjacent to the Technical College, on the corner of Elverton Street is the front part of the Old Hall of the Royal Horticultural Society, containing the Society's offices. A four storey brick building with robust stone banded detailing and projecting porch completed in 1904 to the designs of Edwin Stubbs.

C On the opposite corner of Elverton Street is located the St George's House, No. 82 Vincent Square, used as a nurses' home - a red brick domestic-scaled building of the 1890's similar to No. 83 adjacent.

D Adjacent, on the corner of the Maunsel Street, are Nos. 84 and 85 Vincent Square, - a pair of late 18th century/early 19th century statutory-listed two bay, four storey stucco-faced houses with ironwork balconies.

E On the opposite corner of Maunsel Street there is another statutorily listed house, No. 86 a three storey, three bay early 19th century grey brick house with ironwork balconies and a Doric porch. Beyond No. 86 on the corner of Rutherford Street is Hancock House, No. 87, a poorly designed post-war building which imparts little architectural or townscape quality to the area.

Between Rutherford and Fynes Street, is a further insensitive building, Silvertown House, Nos. 1 and 2 Vincent Square, completed as flats in 1939.

South east side

F At the corner of Fynes Street are located Nos. 3 and 4 Vincent Square, a pair of the 18th century four storey brick houses with ironwork balconies and side wings.

G Nos. 5 and 6 and 9 to 13 comprise a terrace of four storeys, brick and stucco two bay terraced houses, dating from 1870 and 1866 respectively, similar in scale and design to Nos. 14 to 20 to the south of Hide Place, built in 1878. The buildings have a pleasant scale and design and contribute significantly to the character of the Square. It is understood that they have been suggested for statutory listing. Nos. 7 and 8 comprise a pair of smaller four storey, two bay terraced properties, built in the late 18th century which are set in the terrace Nos. 5 to 13. Behind this group of domestic buildings rises the enormous 18 storey bulk of Hide Tower, a Council residential development of the early sixties, which detracts substantially from the townscape quality of the area. Beyond, No. 21 is the Vicarage for the Church of St Stephen with St John, built in 1954 with an essentially modern style, on the site of the larger St Mary's Vicarage.

H Beyond, rise the faience-clad, seven storey bulk of Vincent House, built in the thirties on the site of

St Mary's Church; a building totally out of scale and sympathy with everything around it.

I To the south of Vincent House, are located Nos. 22 to 26 Vincent Square, a terrace of four storey brick houses dating back from 1881 and similar in scale to the terrace, Nos. 5 to 13.

J At the southern apex of the square is the former Grosvenor Hospital, a robust, red brick and terracotta Victorian institutional building from 1897 and built to the designs of George Aitchinson.

South west side

On the south side of the junction between Osbert and Douglas Street is located a further robustly

detailed red brick late Victorian building - Hopkinson House, used as a nurses' home.

K On the opposite corner between Osbert and Stanford Streets is located the Wolfson School of Nursing of Westminster Hospital; a five storey building of insensitive and indeterminate design by T P Bennett, dating from 1961, which replaced the terrace, Nos. 28 to 36.

L Beyond Stanford Street is located the terrace comprising Nos. 37 to 45 Vincent Square, a group of four storey, two bay and stucco terraced houses, very similar to Nos. 5 to 7 and 9 to 20 on the south east side of the Square, and understood to have been recommended for inclusion on the 'local list'.

M At the corner of Bloomberg Street is located the Gordon Hospital, a six storey, brick building of indeterminate quality dating from 1884 and 1939.

N Between Bloomberg and Udall Street is a terrace, Nos. 48 to 52 Vincent Square, comprising a group of terraced houses, very similar to Nos. 22 to 26 on the south east side of the Square and dating from 1881. Beyond, on the corner of Udall Street, are Nos. 54 and 55, a pair of four story brick and stucco villas dating from the 1860's.

O Between Udall and Hatherley Streets is located the Westminster Children's Hospital dating from 1907 and extended in 1914 and several times subsequently. The building, basically of brick, is five storeys in height and has been effectively mutilated by the later extensions.

North west side

P The north west side of the Square contains two blocks of buildings that between Walcott and Vane Streets is occupied for the greater part of the Police Station and court with their associated buildings dating from 1845 onwards. The buildings are entirely of brick and all have a severe architectural quality. Adjacent to Walcott Street is an appalling five storey office building of insensitive design by Victor Farrier, dating from 1960.

Q The block between Vane Street and the north apex of the Square is occupied by the Empire Nurses' Home, a highly eclectic six storey building in brick dating from the 1890's. Beyond and occupying the whole of the site between Rochester Row and Vincent Square is the King's College Hostel, dating from 1914 with extensions of 1929.

R A well-mannered and elegant building arranged around a courtyard, built to the designs of A C Martin, and probably the finest piece of institutional architecture in the entire Square.

Maunsel Street

S The terraced houses that comprise Maunsel Street were mostly built between 1820 and 1830 by the developer Paul Storr. The houses are mostly of four storeys, including basements and are for the most part included in the local list and are understood to have been recommended for listing.

CITY OF WESTMINSTER

TP.103/79

TOWN PLANNING COMMITTEE - 27 SEPTEMBER 1979

REPORT BY THE CITY PLANNING OFFICER

PROPOSED CONSERVATION AREA - VINCENT SQUARE

1. On the 28 June the Town Planning Committee considered a submission by the Vincent Square Resident's Association that an area centred on Vincent Square should be designated a conservation area.
2. The submission was supported by the Maunsel Street Association and other residents' associations in the vicinity and by the President of the Civic Trust.
3. The Association had suggested a rather widely drawn boundary as a basis for discussion but indicated that the main purpose of designation was to conserve Vincent Square, Maunsel Street, Fynes Street and the part of Vincent Street which adjoins the square (see Map A).
4. The Town Planning Committee accepted the submission that the square and its periphery buildings should be considered for designation and instructed that a boundary be defined for consultation.
5. The suggested boundary is shown in Map B attached to the report.

In defining this area it has been recognised that the large open space and the varied buildings which front on to it or those leading into it must be completed together and therefore the boundary includes many buildings, which, individually, are not considered to be of conservation standard. This has been done in order to obtain a reasonably tidy boundary but mainly to ensure that, in the long term, alterations and new developments will have a more cohesive, if varied, character, commensurate with the more outstanding interesting buildings in the area.

6. The Committee also accepted that the following buildings were worthy of being added to the Statutory List of Buildings of Special Architectural or Historic interest:-

Nos. 21-25	(consecutively)	Maunsel Street
Nos. 30-33	(consecutively)	Maunsel Street
Nos. 1-7	(consecutively)	Maunsel Street
No 8a		Maunsel Street
No. 8-17	(consecutively)	Maunsel Street
Nos. 1-4	(consecutively)	Fynes Street
Nos. 5-20	(consecutively)	Vincent Square
Nos. 37-45	(consecutively)	Vincent Square

7. The following organisations have been consulted on these proposals:

Vincent Square Residents Association

BTR Property Holdings Limited

The Maunsel Street Association

St Augustine's House Residents Association

The Westminster Hospital Special Trustees

The Westminster Society

The Georgian Group

The Victorian Society

The Civic Trust

Westminster School

Department of the Environment

8. The organisations have responded as follows:

The Vincent Square Residents Association, writing on behalf of the Maunsel Street Association and BTR Property Holdings Ltd in addition to the Association itself has expressed support for the proposed designation but has suggested that the proposed boundary be adjusted so as to include the development site at the junction of Vincent Street and Regency Street. The Association whilst expressing support for the proposed additions to the statutory list has also suggested the inclusion of St Augustine's House, Bloomburg Street.

9. The Westminster Society has written to support the proposed designation and to welcome the proposed additions to the list, but has also suggested the inclusion of the Vincent Street/Regency Street site, referred to in paragraph 8, within the proposed conservation area.

10. The Georgian Group and the Victoria Society have expressed their support for the proposed designation and listings.

11. The Department of Environment has written indicating that they cannot easily consider the inclusion on the statutory list of the buildings in Vincent Square and the adjacent streets which have been suggested by the City Council unless they were threatened by either demolition or unsuitable alterations, suggesting that such action would be premature pending the revision of the potential listings for the City.

12. The Bursar of Westminster School has written indicating that since the school's interest is largely confined to the central open area, it would be inappropriate for the school to comment upon the extent to which the surrounding property was included in the area.

13. The Civic Trust whilst welcoming the proposed designation have indicated that they do not generally comment in detail upon such proposals.

14. The response from the St Augustine's House Residents Association and the Westminster Hospital Special Trustees will be reported to Members verbally.

15. The suggested inclusion of the Vincent Street/Regency Street development site marked A on the attached plan within the proposed area is considered a sensible and worthwhile amendment in that whilst outline planning consent for its development for a sheltered housing scheme was granted in March 1977, the disposition, massing and detailed design have still to be submitted and approved, and it is therefore considered that the inclusion of the site within the proposed conservation area would facilitate the achievement of a scheme of a high standard of design and quality.

16. Due to the negative response of the Department of Environment on those buildings already suggested for listing it is considered that little purpose would be served at this stage in suggesting the listing of St Augustine's House. The building's interest and merit should nevertheless be borne in mind in any further representation made to the Department of the Environment.

Recommendation

That officers be instructed to proceed with the designation of the area shown on the Map No. CD.CO.0024 (to be displayed at Committee) and on the attached plan (Map B), as the Vincent Square Conservation Area under the provisions of Section 177 of the Town and Country Planning Act 1971.

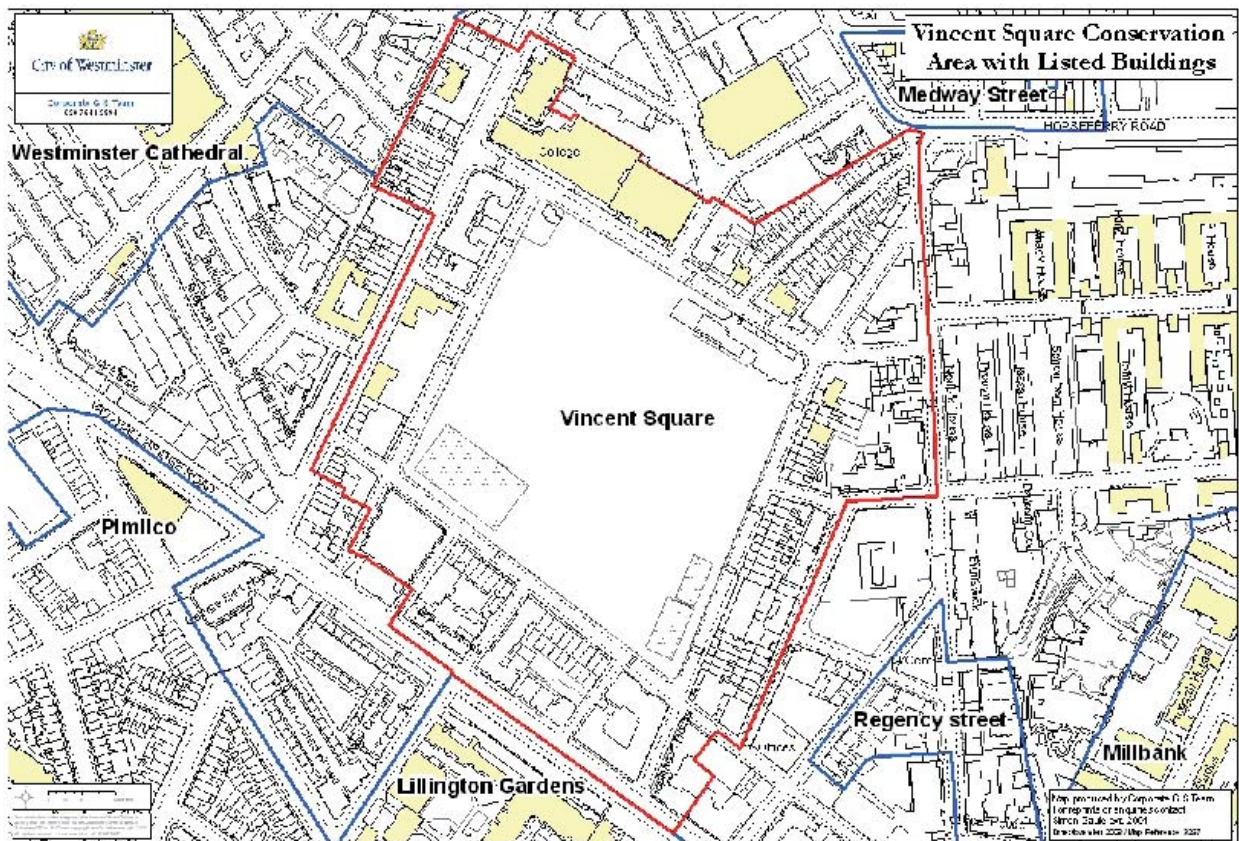
IAN LACEY

CITY PLANNING OFFICER

LISTED BUILDINGS IN VINCENT SQUARE

At the time of preparation of this document, there were 11 statutory listings, one of which is Grade II* and ten Grade II, including one telephone box. These are listed below and shown on the map:

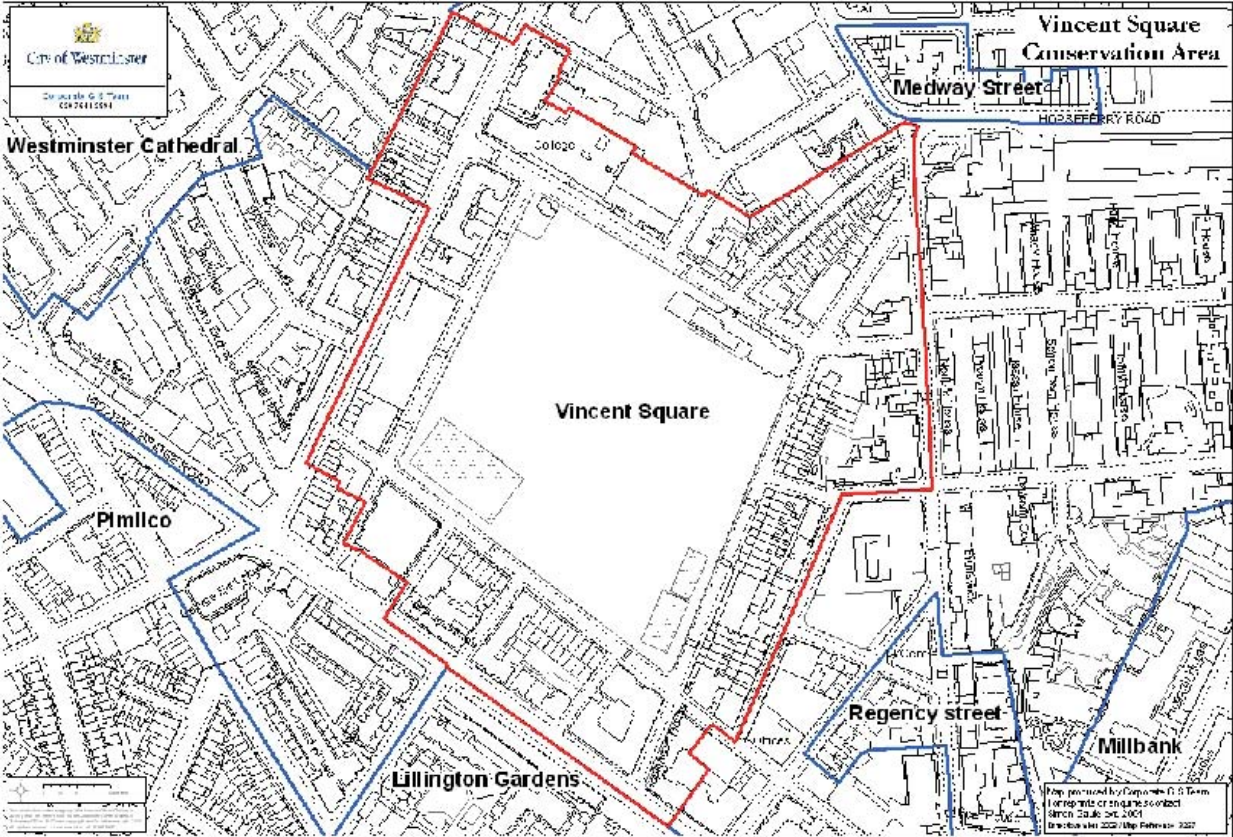
Telephone Box - K6 - Outside 42, Rochester Row	SW1	II
St Stephens with St John Church, Rochester Row	SW1	II*
United Westminster Almshouses, Rochester Row	SW1	II
3 Vincent Square	SW1	II
4 Vincent Square	SW1	II
7 Vincent Square	SW1	II
8 Vincent Square	SW1	II
Royal Horticultural Society, 80 Vincent Square	SW1	II
84 Vincent Square	SW1	II
85 Vincent Square	SW1	II
86 Vincent Square	SW1	II



VINCENT SQUARE CONSERVATION AREA CONTOUR MAP

Adjacent Conservation Areas

Vincent Square Conservation Area is bounded by Westminster Cathedral Conservation Area to the north west, Lillington Gardens Conservation Area to the south west and Medway Street Conservation Area to the north east.



IV WESTMINSTER PUBLICATIONS, POLICIES AND DESIGN GUIDES

Unitary Development Plan

Planning policies are explained in the adopted City of Westminster Unitary Development Plan. This can also be viewed on-line at:

<http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

Design Guides and Publications

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

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. A Guide to Providing Access for All
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. Railings on Domestic Buildings in Westminster
6. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
7. Conservatories : A Guide to Design and Planning Procedures.
8. A Guide to the siting of Satellite Dishes and other Telecommunications Equipment
9. A Guide to the siting of Security Cameras and Other Security Equipment
10. Public CCTV Systems – Guidance for Design and Privacy
11. Shopfronts, Blinds and Signs.
12. Designing out Crime in Westminster
13. Façade Cleaning - The removal of soiling and paint from brick and stone facades
14. Stucco: A Guide to its Care and Maintenance.
15. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
16. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
17. Public Art in Westminster
18. Trees and Other Planting on Development Sites
19. A Brief Guide to Planning Enforcement

Further Reading

1. Westminster City Council (1989) *A Prospect of Westminster*
2. Bradley, S and Pevsner (2003), *The Buildings of England. London 6: Westminster*. Yale University Press
3. Weinreb and Hibbert (1983) *The London Encyclopaedia* Papermac
4. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd.

Sourcing Professional Advice and Building Materials for Historic Building Works

For lists of specialist historic buildings consultants, building contractors and specialist suppliers of building materials, the Building Conservation Directory can be viewed on-line at: www.buildingconservation.com.

Local History

For information on all aspects of local history contact:

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

General Enquiries: Tel: (020) 7641 5180

Other sources for historic maps & images

Motco Enterprises Ltd www.motco.com
Collage – Guildhall Library Collections www.guildhall-art-gallery

WESTMINSTER CITY COUNCIL CONTACTS LIST

General Planning Information

To find out if a property is listed or in a conservation area or is affected by a Regulation 7 or Article 4 Direction and to obtain copies of design guidance or planning application forms or to report a breach of planning control:

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

Or write to:

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

One Stop Services

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

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

Trees

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

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

Further Information

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

Alternatively you can ring the City of Westminster General Inquiries number for assistance.
Tel: (020) 7641 6000

Translation Service

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

Spanish

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

French

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

Portuguese

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

Chinese

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

Bengali

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

Arabic

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

Urdu

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

Farsi

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

Serbo Croat

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

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

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