



GENERAL INFORMATION LEAFLET

VINCENT SQUARE

Conservation Area

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DEPARTMENT OF PLANNING & ENVIRONMENT
DEVELOPMENT DIVISION. DECEMBER 1993

Designation: Designated as a Conservation Area in 1979.

Historical Background: The Conservation Area principally comprises the private Westminster School playing field and the buildings surrounding it. Originally part of Tothill Field, the area was apparently used in medieval times for military practice. Terraced houses were in existence in Rochester Row by the 1790s. Vincent Square was first laid out in the early 19th century. The field was surrounded by terraced houses of which 3 storey brick examples still survive at Nos. 3-4 and 86. Off the north east corner of the Square lies Maunsel Street, with two complete early 19th century terraces. In the mid 19th century, St Stephen with St John's Church (Benjamin Ferrey) was constructed as a gift from Baroness Burdett-Coutts, with the express purpose to take Christianity into the residential slums of south Westminster. A number of developments took place around the square at the turn of the century including the Westminster Technical College (1893), the former Grosvenor Hospital (1897), the Royal Horticultural Society Old Hall (1904) and the King's College Hostel (1913). A further phase of re-development took place after the wars, including a number of health authority buildings on the south west side of the Square, the most notable of which is the Wolfson School of Nursing (T.P. Bennett 1951).

Listed Buildings: The St Stephen with St John's Church is listed Grade II*, Nos 3 and 4, 7 and 8, and 84, 85, 86 Vincent Square, the united Westminster Almshouses, Rochester Row, the Royal Horticultural Society Old Hall, Vincent Square and a pair of K6 telephone kiosks in Rochester Row, are all listed Grade II.

Key Features: The Conservation Area is most notable for the wide open space of the Westminster School private playing field and the trees which surround it. It provides a unique space within Westminster which forms an attractive and quiet haven from the traffic and bustle of nearby Vauxhall Bridge Road and Victoria Street. The Square is surrounded by a mixture of styles of building. On the south east side of the Square, domestic scaled residential buildings contrast with the 1930's considerably higher, faience clad Vincent House. This is echoed on the south west side of the Square where further small scale residential terraces are found side by side with the modern Westminster Children's Hospital and Wolfson School of Nursing. This side of the Square has been dominated by health authority uses, although some of the buildings have recently been disposed of, resulting in additional residential uses in the Square. The northern corner of the Square is of particular townscape quality, containing a concentration of turn-of-the century buildings, including the King's College Hostel, Westminster Technical College and the Royal Horticultural Society Old Hall. These public buildings are predominantly of brick. The dominant use in the Square is residential with a mixture of public (including hospital) and commercial uses interspersed.

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.

Strategic Views: Not affected.

Areas of Special Archaeological Priority: Not affected.

Article 4 Directions: None.

Regulation 7 Directions: None.

Design Briefs and Design Guides: No specific design guides.

Contacts:

**Built Environment
Westminster City Council
City Hall, 64 Victoria Street, London, SW1E 6QP
Tel: (020) 7641 2513
PlanningInformation@westminster.gov.uk**