

Westminster City Council

# St Mary's site allocation Heritage Impact Assessment

**Final report**

Prepared by LUC

February 2024



## Westminster City Council

### St Mary's site allocation Heritage Impact Assessment

**Project Number**  
12580

Version	Status	Prepared	Checked	Approved	Date
1.	Draft	V. Askew L. Bjerketvedt C. Galleano I. Philips C. Wasilewski	R. Haworth	R. Haworth	20.12.2023
2.	Final draft for client review	V. Askew L. Bjerketvedt C. Galleano I. Phillips C. Wasilewski	R. Haworth	R. Haworth	22.02.2024
3.	Final	M. Davies	R. Haworth	R. Haworth	01.03.2024

Bristol  
Cardiff  
Edinburgh  
Glasgow  
London  
Manchester  
Sheffield  
  
landuse.co.uk

Land Use Consultants Ltd  
Registered in England  
Registered number 2549296  
Registered office:  
250 Waterloo Road  
London SE1 8RD  
  
100% recycled paper

Landscape Design  
Strategic Planning & Assessment  
Development Planning  
Urban Design & Masterplanning  
Environmental Impact Assessment  
Landscape Planning & Assessment  
Landscape Management  
Ecology  
Historic Environment  
GIS & Visualisation  
Transport & Movement Planning  
Arboriculture



OHS627041





## Contents

Summary of assessment findings	92	Figure 4.17: Paddington, District and Circle Line Underground Station	59
Policy recommendations	95	Figure 4.18: Great Western Hotel	61
<hr/>			
<b>Appendix A</b>		Figure 4.19: Norfolk Square assets, northern side	63
<b>Heritage asset scoping assessment</b>	<b>A-1</b>	Figure 4.20: Talbot Square assets, western side	65
<hr/>			
<b>Appendix B</b>		Figure 4.21: Nos. 107-121 Sussex Gardens	67
<b>Archaeological potential assessment</b>	<b>B-1</b>	Figure 4.22: Children's Hospital	69
Archaeological potential – Baseline	B-2	Figure 4.23: Paddington Green Conservation Area	71
<hr/>			
<b>Appendix C</b>		Figure 4.24: Prince Consort National Memorial	73
<b>High-level observations on 170m scenario</b>	<b>C-1</b>	Figure 4.25: Royal Albert Hall	75
Approach	C-1	Figure 4.26: Kensington Palace	77
Risks of harmful effects	C-1	Figure 4.27: The Orangery at Kensington Palace	79
Conclusion	C-2	Figure 4.28: Regent's Park Registered Park and Garden and Conservation Area	81
		Figure 4.29: Hyde Park	83
		Figure 4.30: Kensington Gardens, focused on the Palace	85
		Figure 4.31: Kensington Palace Conservation Area	87
		Figure 4.32: Royal Parks Conservation Area	90
		Figure B.1: GLHER data within 500m buffer around site boundary	B-7

## Table of Figures

Figure 3.1: Zone of Theoretical Visibility (ZTV)	12
Figure 3.2: Designated assets intersecting ZTV within 2km buffer around site boundary	13
Figure 4.1: Heritage assets within the site	16
Figure 4.2: Heritage assets within 500m buffer around the site	17
Figure 4.3: Heritage assets within 2km buffer around the site, scoped into detailed assessment	18
Figure 4.4: Clarence Memorial Wing of St Mary's Hospital	19
Figure 4.5: Mint Wing of St Mary's Hospital	22
Figure 4.6: Bayswater Conservation Area	25
Figure 4.7: Cambridge Wing	28
Figure 4.8: Former Outpatients Building	31
Figure 4.9: Albert Edward Wing in the background	34
Figure 4.10: Mary Stanford Wing	37
Figure 4.11: Former Medical School	40
Figure 4.12: New Medical School, Praed Street elevation	43
Figure 4.13: Salton House	46
Figure 4.14: Lindo Wing	49
Figure 4.15: The Bays	52
Figure 4.16: Paddington Station	57

# Chapter 1

## Executive summary

### Purpose and scope

**1.1** This assessment considers the potential effects that development of the St Mary's Paddington site would have on the historic environment. No detailed design is put forward for assessment but assumptions are based on redevelopment of the current hospital complex, consisting of replacement of current provision with a new hospital and the repurposing of the existing building stock that is of heritage value under a range of potential uses.

**1.2** Compliance with Westminster City Plan Policy 41 is assumed, including a policy-compliant maximum building height of 60 metres.

**1.3** An additional scenario was also reviewed at high level to understand what the impacts could be if a taller building, similar to others recently approved throughout the Paddington Opportunity Area were to come forward. The potential implications of this second scenario, involving one hospital building at 170 metres in height, was also considered, at Appendix C. These two scenarios effectively model a 'base case' and a worst case scenario, in order to gain a broad understanding of the range of heritage impacts.

**1.4** Baseline survey and scoping assessment identified heritage assets likely to be affected by the 60m scenario.

### Assets within the site

- Bayswater Conservation Area
- Clarence Memorial Wing of St Mary's Hospital (listed grade II, NLHE ref: 1265525)
- Mint Wing of St Mary's Hospital (listed grade II, NLHE ref: 1066060)
- Cambridge Wing (Building of Merit, Westminster City Council)
- Former Outpatients' Department (Building of Merit, Westminster City Council)
- Albert Edward Wing (Building of Merit, Westminster City Council)
- Mary Stanford Wing (Building of Merit, Westminster City Council)

- Former Medical School (Building of Merit, Westminster City Council)
- New Medical School (Building of Merit, Westminster City Council)
- Salton House (Building of Merit, Westminster City Council)
- Lindo Wing (Building of Merit, Westminster City Council)
- The Bays (Building of Merit, Westminster City Council)
- Non-designated archaeology

#### Assets with potential to experience setting change (500m study area)

- Paddington Station including the Lawn, GWR office block on London Street and offices along Eastbourne Terrace (listed grade I, NLHE ref: 1066881)
- Paddington, District and Circle Line Underground Station (listed grade II, NLHE ref: 1392020)
- Great Western Hotel (listed grade II, NLHE ref: 1113591)
- Nos. 1-21, 2-22, 23-53, 24-42 Norfolk Square (listed grade II, NLHE ref: 1225254, 1225255, 1225257, 1225256)
- No. 35 Norfolk Place (listed grade II, NLHE ref: 1266555)
- Nos. 1-13 and 2-18 Talbot Square (listed grade II, NLHE ref: 1357300, 1066225)
- Nos. 107-121 Sussex Gardens (listed grade II, NLHE ref: 1237436)
- Children's Hospital, Paddington Green (listed grade II building, NHLE ref:1357437)
- Paddington Green Conservation Area

#### Assets with potential to experience setting change (2km study area)

- Prince Consort National Memorial (Albert Memorial) (listed grade I, NHLE ref: 1217741)
- Royal Albert Hall (listed grade I, NHLE ref: 1217742)
- Kensington Palace (listed grade I, NHLE ref: 1223861)
- The Orangery at Kensington Palace (listed grade I, NHLE ref: 1223783)
- Regent's Park Registered Park and Garden (grade I RPG, NHLE ref:1000246) and Conservation Area
- Hyde Park Registered Park and Garden (grade I RPG, NHLE ref: 1000814)

- Kensington Gardens Registered Park and Garden (grade I RPG, NHLE ref:1000340)
- Kensington Palace Conservation Area
- The Royal Parks Conservation Area

## Assessment

**1.5** Detailed assessment of these assets was carried out to identify their significance, the contribution of the site to their significance, the potential for the proposed development to affect that significance, and what any resulting harm and level of effect would be. The key findings of the assessment are that:

#### Assets within the site

**1.6** Effects to assets within the site vary depending on whether physical change occurs to its constituent assets, as a cohesive group of historic hospital buildings, or as a result of setting change outside the group.

**1.7** Retention and alteration/retrofit to accommodate new uses is unlikely to result in substantial harm to any of the assets within the site, in any of the potential use options. This supports the assumption that assets within the site should be retained and adapted, while more substantial forms of redevelopment would be more appropriately located north of the south section of South Wharf Road.

**1.8** There is variation in the level of potential harm within the less than substantial bracket which may help match potentially more suitable uses to each asset in order to avoid or minimise harm. The specific characteristics and aspects of significance of individual buildings may make them more suitable for some uses than others.

**1.9** Regarding the Bayswater Conservation Area, the complex of historic hospital buildings contributes to the special character and appearance of the conservation area through its street form, scale, grain, enclosure and architectural quality. Changes to the assets within the site including to façades, height, massing, separation and address to the street, and the type of activity they will generate through different uses, therefore have potential to affect the conservation area to a medium-high level.

**1.10** Regarding archaeology, there is considered to be a low potential for encountering archaeological remains of prehistoric, Romano-British, early medieval and medieval date from within the site. If present, any surviving prehistoric features are likely to be deeply buried due to layers of made ground that have been deposited on top of them over the centuries. There is high potential for below-ground archaeological remains relating to the 19<sup>th</sup> century development of the site, such as its former use as a reservoir and

residential buildings. The levels of preservation and survival of these remains is unknown, but it is likely that the construction of basements, foundations, services, and the construction of a reservoir in the western part of the site will have disturbed or truncated any earlier archaeological remains.

### Assets with potential to experience setting change

**1.11** Changes of use, and moderate associated physical alterations, to individual assets within the site are unlikely to affect the significance of assets nearby.

**1.12** No asset outside the site (aside from Paddington Station) has any specific relationship with the site which contributes directly to its significance. Even where tall building may be visible from, or in combination with an asset, its fundamental aspects of significance are not likely to be affected.

**1.13** However, effects relating to distraction could affect assets which are intervisible, or visible in combination with, potential tall buildings within the site. In these cases, the understanding or appreciation of its significance would be affected by the incursion of a tall building. This applies mainly to

- Assets with aspects of aesthetic value deriving from their landmark qualities, or the contribution of architectural features to a distinctive silhouette or street presence which would interact with a tall building, such as the Great Western Hotel (listed grade II, NHLE ref: 1227144) and the Prince Consort National Memorial (Albert Memorial) (listed grade I, NHLE ref: 1217741); or to,
- Assets, generally those with an area-based designation (conservation areas and RPGs) which have characteristics of openness, formal design, and general absence of intrusion of modern development contributing to their significance, such as Kensington Gardens (RPG grade I, NHLE ref: 1000340) and Regent's Park Conservation Area.

**1.14** The high-level observations on the potential risks of a 170m scenario identify that the key effects are likely to be exaggerated versions of those found under the 60m scenario assessment. Additional, specific assets across a wider area (2-5km) may also experience effects which would need to be tested further – including the Palace of Westminster and Westminster Abbey World Heritage Site, the Royal Parks RPGs, types of listed buildings and conservation areas with key characteristics which are more at risk of harmful interaction with a tall building.

## Conclusions

**1.15** These findings lead to a recommendation that proposals incorporate:

- Retention and sensitive adaptation of existing assets within the site.
- Matching of proposed uses to individual buildings' sensitivities and capacity for change.
- Retention of the group value of the existing ensemble of historic hospital buildings – i.e their relationship with each other.
- Contextual cues based on the characteristics of the Bayswater Conservation Area and the historic hospital complex to drive street form, scale, grain, enclosure, permeability and architectural quality.
- Focusing of substantial change within the site to those elements not considered of heritage value (the listed buildings, Buildings of Merit or areas within the Bayswater Conservation Area); the areas north of South Wharf Road being most suitable.
- Focusing of tallest development in one restricted zone within the site to control effects (including cumulatively with existing and proposed Paddington Basin developments). The point towards the northernmost tip of the site is likely to be most suitable.
- Outside the tallest element, adoption of generally lower, stepped-down heights approaching context height adjacent to assets. This is in order to protect conservation area character, railway- and hospital asset group value by avoiding excessive distraction in the settings of the nearest susceptible assets.

## Chapter 2

### Introduction

#### Background

**2.1** In August 2023 LUC was commissioned to support Westminster City Council (WCC)'s preparation of evidence to support site allocations being introduced through a review of its City Plan 2019-2040. LUC was appointed to prepare Heritage Impact Assessment (HIA) for the St Mary's Hospital, Paddington site.

**2.2** The purpose of the HIA is to identify the likely impacts of the proposed site allocation on the historic environment, flagging risks of significant effects and making recommendations on ways to avoid, reduce or mitigate harmful effects.

#### Legislation, policy and guidance

**2.3** The assessment has regard for legislative requirements in relation to the historic environment and has been informed by national and local planning policy. It also takes account of established sector guidance on the assessment of significance of heritage assets and how to assess the impact of proposals on that significance.

#### Statutory duties

**2.4** Legislation relating to archaeology and scheduled monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended.

**2.5** Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of conservation areas.

#### National Planning Policy Framework

**2.6** National planning policy is laid out in the National Planning Policy Framework (NPPF) (revised December 2023). The NPPF reflects the statutory requirement to have special regard for the preservation and enhancement of the historic environment by:

- Making the conservation of the historic environment and good design fundamental to achieving sustainable development (para.8c).
- Requiring great weight to be given to the conservation of designated heritage assets (para.205).
- Requiring any harm to have clear and convincing justification (para.206).
- Requiring a level of information proportionate to the importance of assets that helps the local authority make informed decisions about proposals that affect them (para.200).

**2.7** Section 16 of the NPPF – Conserving and Enhancing the Historic Environment – relates specifically to the management of the historic environment in the planning system. It provides guidance for planning authorities, property owners, developers and others on the conservation and management of heritage assets, both designated and non-designated. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking to:

- Deliver sustainable development;
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conserve England's heritage assets in a manner appropriate to their significance; and
- Recognise the contribution that the historic environment makes to our knowledge and understanding of the past.

**2.8** Achieving sustainable development involves seeking positive improvements in the quality of the environment and, in the case of heritage assets, requiring local planning authorities to look for opportunities to enhance or better reveal their significance (para.206). It is also a fundamental part of Plan-making, as set out in Chapter 3 of the NPPF. Chapter 3 states that:

"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate..." and "should demonstrate how the plan has addressed relevant economic, social and environmental objectives [...]. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued." (paragraphs 31 and 32)

**2.9** The purpose of this report is to address both the plan-making and historic environment chapters of the NPPF by providing a robust evidence base to inform the development of the City Plan.

## Sector guidance

**2.10** The study has been conducted in line with recognised practice, as set out in the Chartered Institute for Archaeologists (CIfA) (2014), *Standard and guidance for historic environment desk-based assessment* – noting that this is a strategic study, whereas the standards are targeted towards project-specific assessment. Therefore, it is not fully compliant, relying on readily available data and omitting a full aerial photo search and archive visit.

**2.11** It follows the recommended stages for understanding cultural heritage assets and evaluating the consequences of change contained in IEMA, CIfA and IHBC joint guidance (April 2021), *Principles of Cultural Heritage Impact Assessment in the UK*.

**2.12** In addition, guidance published by Historic England on *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (GPA3)* has been followed to understand the contribution of setting to the significance of assets and impacts thereon. Similarly, *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (HEAN3)* has informed the methodology.

**2.13** A full description of the methodology used to undertake the study is set out in **Chapter 3**.

## Definitions

**2.14** This report uses the following definitions, provided in Annex 2 of the NPPF:

- **Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest:** a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets:** World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

## Sources

**2.15** The asset identification and scoping exercise, assessment of heritage significance, and assessment of impact were informed with reference to the following sources:

- Historic England (HE) National Heritage List for England (NHLE) designated heritage asset data
- Greater London Historic Environment Record (GLHER) data<sup>1</sup>
- WCC conservation data: conservation area boundaries and unlisted Buildings of Merit
- WCC Conservation Area Audits
- Modern Ordnance Survey (OS) base mapping
- Historic mapping – such as OS and tithe maps
- Recent and readily available digital aerial photos
- Recent digital aerial and LiDAR imagery
- Publications and grey literature – including assessments of significance carried out for heritage assets in and around the site
- Consultation responses from Historic England
- Site visits – including all heritage assets identified for detailed assessment, unless otherwise stated

## Report structure

**2.16** The report is structured as follows:

- **Chapter 1:** Executive Summary
- **Chapter 2:** Introduction
- **Chapter 3:** Sets out the methodology used to undertake the study.
- **Chapter 4:** Assessment of significance, sensitivity and level of effect likely to be caused by the proposed development to affected assets, including:
  - Assessment of designated assets within the site.
  - Assessment of non-designated assets within the site.
  - Assessment of the archaeological potential of the site and the impact of the development of the site on it.
  - Assessment of designated assets with the potential to experience setting change as a result of development of the site.

- Recommendations for sustainable development options. For assets outside the site, these recommendations are treated together in Chapter 5, to avoid repetition.

- **Chapter 5:** Summary and recommendations.

---

<sup>1</sup> GLHER search 18188 dated 23/11/2023

## Chapter 3

# Methodology

### Asset identification

**3.1** Following confirmation of the site allocation boundary and scenario for assessment, LUC has identified, in accordance with step 1 of Historic England's (2015) HEAN 3 guidance, all assets that would be affected by the potential site allocation. Heritage assets are identified using the following sources:

- The National Heritage List for England (NHLE) data sets for nationally designated assets.
- WCC shapefiles for conservation areas and locally listed buildings.
- The Greater London Historic Environment Record (GLHER) for non-designated assets.
- Reference to historic OS maps.

**3.2** Any assets within the site boundary are automatically included for assessment as it is assumed that they may experience physical change.

**3.3** A zone of theoretical visibility (ZTV) has been created to estimate the extent of effects outside the site and areas with potential to experience change as a result of the proposed development (**Figure 3.1**).

**3.4** The substantial coverage of the ZTV means that this process returns c.15,000 designated assets which could potentially experience an interaction with the proposed development. However, not all of these assets will experience effects to their significance as a result and, of those, only a proportion are at risk of experiencing effects at the higher end of the NPPF's 'less than substantial' or within the 'substantial' categories of harm. The purpose of this HIA is to identify the 'headline' issues arising from potential development of the site, and to provide recommendations on policy implications and development options. Further, detailed asset identification and impact assessment would be required to establish the full range of effects of a development proposal, once developed in more detail.

**3.5** Study areas have been set based on the ZTV extent, knowledge of the area and its assets, and experience of urban development of similar scale and type. Assets have been identified selectively, based on asset type and designation level. Although significance is not an indicator of sensitivity it does limit the overall level of effect on the historic environment that may result (see **Table 3.4**). High and medium-high levels

of effect i.e. those that are most likely to result in significant effects to the historic environment are more likely to come from effects to highly-graded assets.

**3.6** On this basis, an outer study area has been set at a 2km radius around the site (**Figure 3.2**). Assets in the outer study area have been filtered to include:

- Grade I listed buildings
- Grade I registered parks and gardens
- World Heritage Sites
- Conservation areas<sup>2</sup>
- Scheduled monuments

**3.7** An inner study area has been set at a 500m radius around the site, within which all designated and non-designated assets have been considered (**Figure 4.2**). Only Unlisted Buildings of Merit located inside the site have been considered in detail. The other Unlisted Buildings of Merit within the study area are all component parts of the Bayswater and Paddington Green Conservation Areas and are covered in the relevant assessments for each conservation area.

**3.8** Assets considered unlikely to experience meaningful change to their significance have been scoped out of further assessment. Each asset returned in the filtered list has undergone a high-level check of its aspects of significance and whether they are likely to be affected by development of the site. Only those scoped 'In' have undergone detailed assessment within this report. The output of this scoping exercise, which includes a rationale behind the scoping in/out of assets, can be found in the asset scoping tables at **Appendix A**, and shown at **Figure 4.3**.

**3.9** An additional tall building scenario of 170m maximum height has been included for consideration (see Assumptions, below). This scenario would be separate from the core considerations for the site allocation because it would fall beyond the limits currently likely to be compliant with adopted policy in the City Plan. Given neighbouring developments across the Paddington Opportunity Area which do reach heights of circa 170m however, this was tested as a potential worst-case scenario. A further study area of 5km radius around the site was therefore also considered, and used to formulate high-level observations on the potential risks of this scenario (shown in **Figure 3.1**). The 170m scenario is considered in **Appendix C**.

## Assessment of heritage significance

**3.10** Detailed appraisal of the scoped-in assets' heritage significance has been undertaken as per step two of Historic England's (2015) HEAN 3 guidance for the selection of site allocations.

**3.11** Heritage significance has been articulated in accordance with the heritage values set out in Historic England's *Conservation Principles, Policy and Guidance* (2008) and includes a consideration of the role of setting in this significance following GPA3 *The Setting of Heritage Assets* (2017), published by Historic England. It also considers if, how and to what extent the allocation site relates to that significance.

**3.12** The description of significance is accompanied by an assessment of its importance as defined in **Table 3.1**. The importance of a cultural heritage asset is a measure of the degree to which cultural significance is sought to be protected through, for example, legislation and planning policy.

**Table 3.1: Level of importance rating criteria**

Importance	Criteria
<b>High</b>	Designated heritage assets of national or international significance.
<b>Medium</b>	Non-designated heritage assets of regional significance.
<b>Low</b>	Non-designated heritage assets of local significance.
<b>Uncertain</b>	Non-designated heritage assets whose significance could not be ascertained.

**3.13** The **High** category includes world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wrecks. Conservation areas of demonstrably national or international significance may be rated High (usually when in conjunction with one or more of the designated asset types). Non-designated heritage assets that meet the criteria for statutory designation or are of equivalent significance would also be included.

**3.14** The **Medium** category includes locally listed buildings or locally listed parks and gardens, sites of archaeological

<sup>2</sup> A number of conservation areas outside the WCC authority boundary are likely to be affected. Data for these conservation areas has been taken from Historic England's national dataset. It is considered unlikely that there would be substantial newly-designated

or amended conservation areas in these areas which have not yet been updated into the HE data. As a result, use of this source is considered a limited and acceptable risk to the robustness of the work.

interest as noted on the HER, or previously unidentified non-designated assets of demonstrably regional significance.

**3.15** The **Low** category includes key features in a conservation area, buildings, areas, parks and gardens identified on the HER or historic maps, isolated archaeological finds as identified on the HER, or previously unidentified non-designated assets of demonstrably local significance.

### Sensitivity to development of the site

**3.16** In accordance with step 3 of Historic England's (2015) HEAN 3 guidance for the selection of site allocations, the next stage of the assessment is to establish the sensitivity of that significance to change. An asset's sensitivity to change is not automatically commensurate with its level of significance but is dependent on where that significance lies and the type of proposed change.

#### Physical Change

**3.17** Assets located within the site have been assumed to experience change in line with the assumptions below. A level of high is applied automatically to all assets within the site, with commentary provided on the potential variation that may arise.

#### Setting Change

**3.18** Aside from physical change, the significance of heritage assets can also be affected through change within their setting. In order to establish the sensitivity of any asset to change, the assessments:

1. Identify any parts of the asset's setting that contribute to its heritage values;
2. Assess whether the allocation site forms part of that setting and thus contributes to one or more of these heritage values;
3. Consider the degree of that contribution to the overall significance of the heritage asset; and
4. Gauge in what way and to what extent the development of the site would affect that contribution.

**3.19** Assets within the site may be affected both physically and through setting change. These elements of change have been assessed separately.

**3.20** Sensitivity to setting change has been assessed using professional judgement, understanding of the assets' significance, and consideration of the potential interaction with the proposed development, based on the assumptions below.

**3.21** Each asset's sensitivity to setting change as a result of the development of the site is ascribed a level, as per the criteria given in **Table 3.2**.

**Table 3.2: Setting sensitivity rating criteria**

Sensitivity to setting change	Criteria
<b>High</b>	The site makes a considerable contribution to the heritage significance of the asset and this contribution may be affected by the development of the site.
<b>Medium</b>	The site makes a moderately important contribution to the heritage significance of the asset and this contribution may be affected by the development of the site.
<b>Low</b>	The site makes a marginally important contribution to the heritage significance of the asset and this contribution may be affected by the development of the site.
<b>None</b>	The site does not contribute to the heritage significance of the asset; or
	The site contributes to the heritage significance of the asset, but that contribution will not be affected by the development of the site.

#### Potential Harm to the Asset

**3.22** With the importance of each asset and its sensitivity to the development of the site established, the potential level of harm to the significance of the asset is assessed, in accordance with step 3 of Historic England's HEAN 3 (2015). This level is assigned in relation to the harm that an asset might experience, but the descriptive assessment also identifies any neutral or beneficial changes where applicable. The criteria for these levels are as follows:

**Table 3.3: Potential harm to asset rating criteria**

Potential harm to asset	Criteria
<b>High</b>	The significance of the heritage asset would be lost or substantially harmed by the development.
<b>Medium</b>	The significance of the heritage asset would be harmed. The harm would fall within the less than substantial bracket but may be at a high to moderate level.
<b>Low</b>	The significance of the heritage asset would be harmed. The harm would fall

Potential harm to asset	Criteria
	within the less than substantial bracket but is likely to be to a low level.
<b>None</b>	The significance of the heritage asset will not be harmed.

### Level of effect

**3.23** This final step in the assessment takes the potential harm to the asset and considers that against its level of importance in order to establish a proportionate level of effect on the historic environment overall. The criteria for these levels are as follows:

**Table 3.4: Level of effect rating criteria**

Level of effect	Criteria
<b>High</b>	Asset is of high or medium importance and the magnitude of change is likely to cause substantial harm to the significance of the heritage asset.
<b>Medium-high</b>	Asset is of high or medium importance and the magnitude of change is likely to harm the significance of the asset, but not substantially.
<b>Medium</b>	Asset is of low importance and the magnitude of change is likely to cause substantial harm to the significance of the heritage asset.
<b>Low-medium</b>	Asset is of low importance and the magnitude of change is likely to harm the significance of the asset, but not substantially; or Asset is of high or medium importance and the magnitude of change will only marginally affect its significance.
<b>Low</b>	Asset is of low significance and the magnitude of change will only marginally affect its significance.
<b>Uncertain</b>	There insufficient information available regarding importance or magnitude of effect to form a conclusion on level of effect.

### Assumptions

**3.24** Heights and capacities for the overall site allocation remain unknown. These will be provided in further detail as designs progress through forthcoming planning applications.

**3.25** In the absence of specified heights across the whole development, assumptions have been made in order to test potential heritage impacts. This includes matters relating to uses and building heights on site.

### Overarching development

**3.26** It is presumed that the whole site will be redeveloped and/or repurposed.

**3.27** Whilst it is understood that there is an extant planning permission within the site boundary (16/11914/FULL), for the purposes of this assessment, it has been presumed that additional planning applications may come forward which may include proposals that could have a different impact on heritage assets. As a result, this assessment has focussed on the current state of these assets and any wider redevelopment which could occur across the site as a whole, as a result of the emerging site allocation policy.

**3.28** For the listed buildings and unlisted buildings of merit across the site, it is anticipated that these will be retrofitted to become another use (although what use this will be is yet to be determined) if they are deemed to no longer be required for the function of the hospital. Any modifications to the buildings would be in line with existing policies relating to heritage in the adopted City Plan 2019-2040. This includes Policy 39 which states that the demolition of listed buildings will be regarded as substantial harm and will be resisted in all but exceptional circumstances and that there will be a presumption that unlisted buildings of merit that make a positive contribution to a conservation area will be conserved. This assessment therefore presumes all buildings would be retained and retrofitted. Should any plans for the site depart from this policy position and instead propose the demolition of heritage assets, this will clearly have more significant impacts than their assumed retention and repurposing – and would need further testing and justification at planning application stage.

### Uses

**3.29** The existing hospital is required to remain operational during the construction phase of the new hospital. Therefore, once a new hospital facility is operational and the decant from existing premises has occurred, the current hospital buildings may be appropriate for repurposing or redevelopment. This may comprise a number of different uses which could complement the hospital and the wider aims of the Paddington Opportunity Area.

**3.30** The uses for the site have been presumed as follows:

- Hospital/healthcare, or
- Commercial, comprising research and development space in the life sciences sector, offices, retail and food and beverage, or

- Community floorspace, or
- Residential (incorporating affordable housing).

**3.31** Generic, physical implications of change of use of heritage assets on site, such as the need for 'shop window', street-level visibility for commercial uses, have been considered in regard to sensitivity to change. Potential for upward extension to existing buildings has also been considered.

### Height

**3.32** Policy 41 of the adopted City Plan 2019-2040 specifies that tall buildings may be acceptable in some locations across the city. This includes the Paddington Opportunity Area, which the St Mary's site allocation falls within. As such, on the basis of existing policies, it has been assumed that tall buildings may be appropriate in this location.

**3.33** The emerging site allocation policy wording specifies however that where height may occur across the site, that the future hospital building/s will be required to be the tallest building/s and that any other development should grade down from this in order to ensure that the hospital and its public functions act as a landmark in the site. As a result, it has been presumed that the hospital building would be the tallest in the site allocation boundary.

**3.34** With regards to the Paddington Opportunity Area, Policy 41 states: "the prevailing context height for the wider Paddington area is identified as 6 residential storeys (20m) with a varied context. Tall buildings within this area of 2 to 3 times this context height may be appropriate."

**3.35** Therefore, in line with Policy 41, tall buildings of up to 60 metres (three times the context height of 20 metres) may be appropriate. It is noted however that there are other tall buildings throughout the Paddington Opportunity Area. These buildings are of heights substantially greater than two to three times context height, which means that the local context is changing. One example includes the Paddington Green Police Station which was called-in by the GLA and granted planning permission by the Deputy Mayor in May 2023. This development comprises three towers to a maximum height of 169.95m AOD.

**3.36** As such, it is possible that any future hospital may exceed the height of 60 metres, with any impact of its height needing to be balanced with the public benefits to be provided by the new facility, to be determined once more information is known through a planning application.

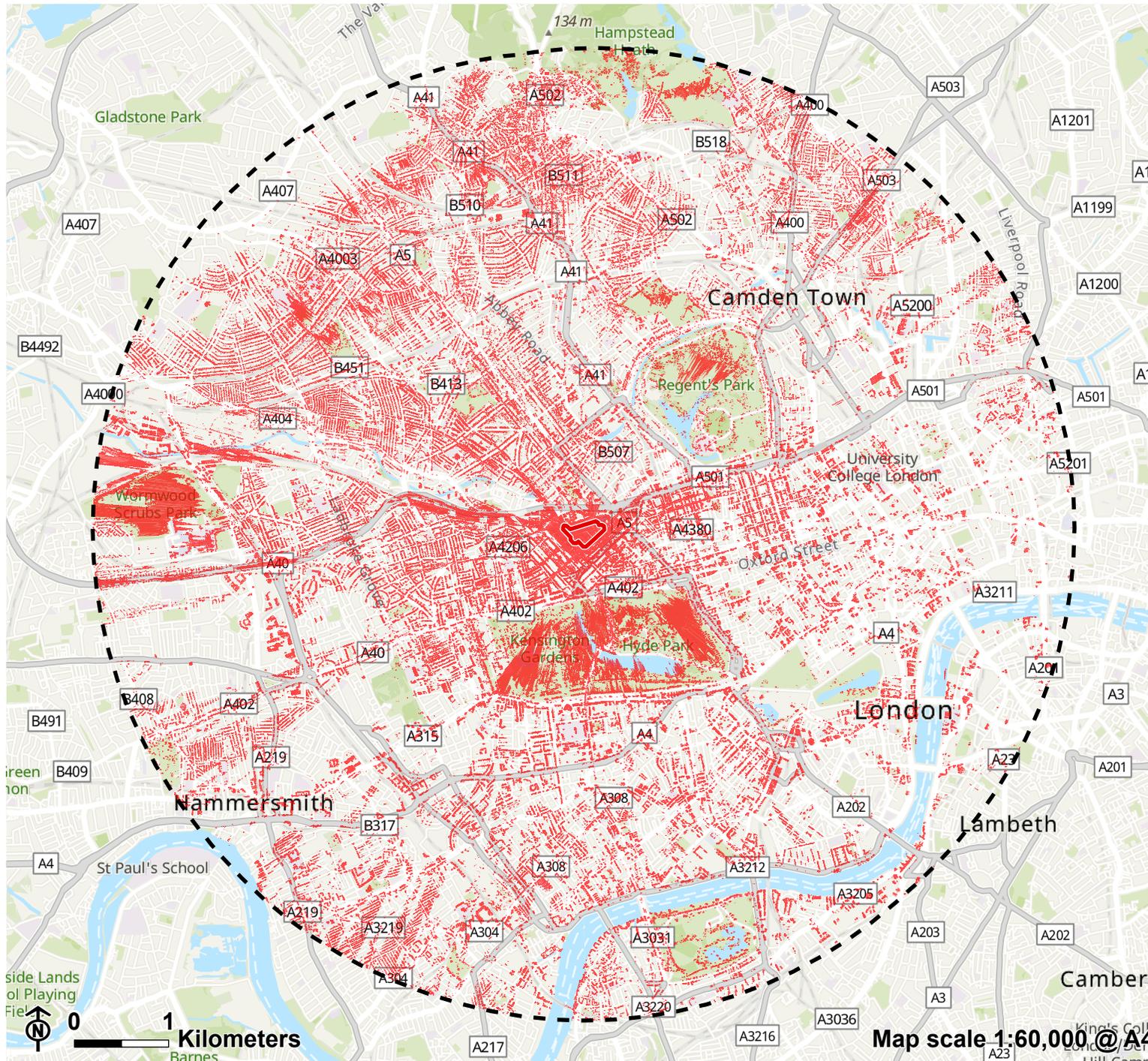
**3.37** For the purposes of this assessment, the principles of Policy 41 have been relied upon to give an indication of what heritage impacts a policy compliant building height of 60 metres might have on the surrounding area. An additional

scenario was then also reviewed to understand what the impacts could be if a building similar to others recently approved throughout the Paddington Opportunity Area were to come forward. As a result, the potential implications of a second scenario, involving one hospital building at 170 metres in height, was also considered, at **Appendix C**. These two scenarios effectively model a 'base case' and a worst case scenario, in order to gain a broad understanding of the range of heritage impacts that could occur.

**3.38** Whilst the second scenario may not currently be policy compliant, in the event that any additional height beyond that recommended by Policy 41 may come forward, it is recognised that this would be subject to its own Heritage Statement/Impact Assessment as part of the planning application process in line with Policy 39 of the adopted City Plan 2019-2040. These subsequent assessments would highlight any further impacts that buildings of greater height might have on the historic environment, once detailed designs are known.

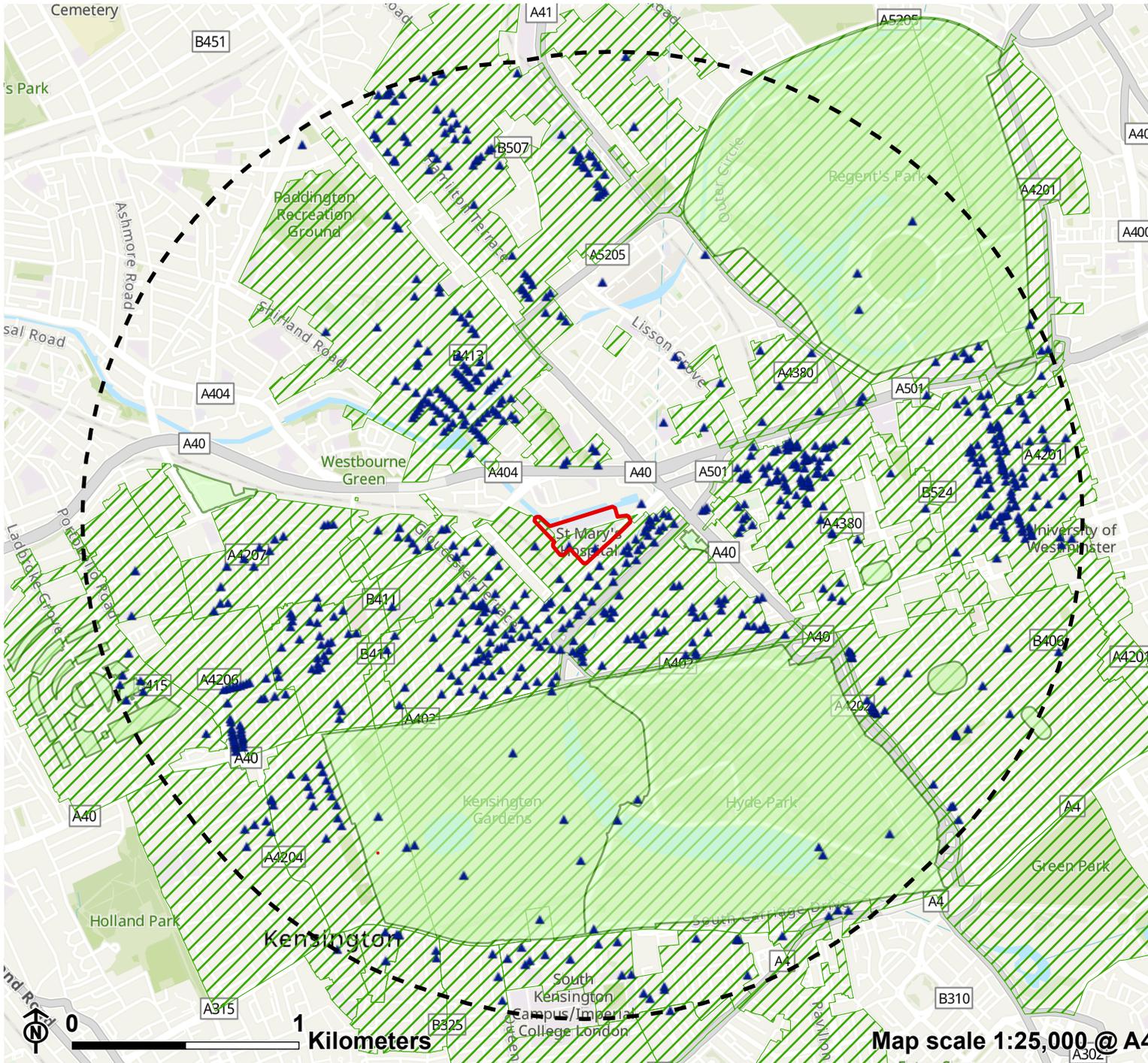


**Fig.3.1: Zone of Theoretical Visibility (ZTV)**



-  Site boundary
-  Buffer 5km
-  Areas visible within ZTV

Notes:  
The ZTV is calculated to a theoretical building height of 60m from a viewing height of 1.6m above ground level. The radius is set to 5km from the proposed site boundary. The ZTV was calculated using Lidar 1m DSM data from Environment Agency.



**Fig.3.2: Designated assets intersecting ZTV**

- Site boundary
- Buffer 2km
- ▲ Listed Building
- Conservation Area
- Registered Parks Gardens
- Scheduled Monument

© Historic England 2024.  
Contains Ordnance Survey data.  
© Crown copyright and database  
right 2024. The Historic England  
GIS Data contained in this  
material was obtained on  
13/12/2023. The most publicly  
available up to date Historic  
England GIS Data can be obtained  
from [HistoricEngland.org.uk](http://HistoricEngland.org.uk).

# Chapter 4

## Assessment

### Site description

**4.1** The St Mary's, Paddington site consists of a series of city blocks forming St Mary's Hospital. The site is of roughly triangular overall form, lying immediately east of Paddington Station and c.200m west of Edgware Road, immediately bounded to the south by Praed Street and to the north by Paddington Basin. The central blocks between Praed Street, the southern section of South Wharf Road and Tanner Lane contain the historic hospital buildings, generally of five main storeys plus basements and attics. Between South Wharf Road and Paddington Basin the existing buildings are generally of 20<sup>th</sup> century origin, varying in character and height between 2-storey former storage/light industrial units and 6-10 storey hospital uses.

### Heritage assets within the site

**4.2** The Bayswater Conservation Area lies partially within the site and has the potential to be physically affected by its development. Other designated assets which lie within the site boundary are:

- Clarence Memorial Wing of St Mary's Hospital (listed grade II, NLHE ref: 1265525)
- Mint Wing of St Mary's Hospital (listed grade II, NLHE ref: 1066060)

**4.3** Non-designated assets which lie within the site boundary are:

- Cambridge Wing (Building of Merit, Westminster City Council)
- Former Outpatients' Department (Building of Merit, Westminster City Council)
- Albert Edward Wing (Building of Merit, Westminster City Council)
- Mary Stanford Wing (Building of Merit, Westminster City Council)
- Former Medical School (Building of Merit, Westminster City Council)
- New Medical School (Building of Merit, Westminster City Council)

- Salton House (Building of Merit, Westminster City Council)
- Lindo Wing (Building of Merit, Westminster City Council)
- The Bays (Building of Merit, Westminster City Council)

**4.4** These components of the site and their relationship to the Bayswater Conservation Area are shown in **Figure 4.1**.

### Heritage assets with potential to experience setting change

**4.5** All assets lying in the immediate surroundings of the site (500m study area) are shown in **Figure 4.2**. Those which may be affected by development through change to their setting are:

- Paddington Station including the Lawn, GWR office block on London Street and offices along Eastbourne Terrace (listed grade I, NLHE ref: 1066881)
- Paddington, District and Circle Line Underground Station (listed grade II, NLHE ref: 1392020)
- Great Western Hotel (listed grade II, NLHE ref: 1113591)
- Nos. 1-21, 2-22, 23-53, 24-42 Norfolk Square (listed grade II, NLHE ref: 1225254, 1225255, 1225257, 1225256)
- No. 35 Norfolk Place (listed grade II, NLHE ref: 1266555)
- Nos. 1-13 and 2-18 Talbot Square (listed grade II, NLHE ref: 1357300, 1066225)
- Nos. 107-121 Sussex Gardens (listed grade II, NLHE ref: 1237436)
- Children's Hospital, Paddington Green (listed grade II building, NHLE ref:1357437)
- Paddington Green Conservation Area

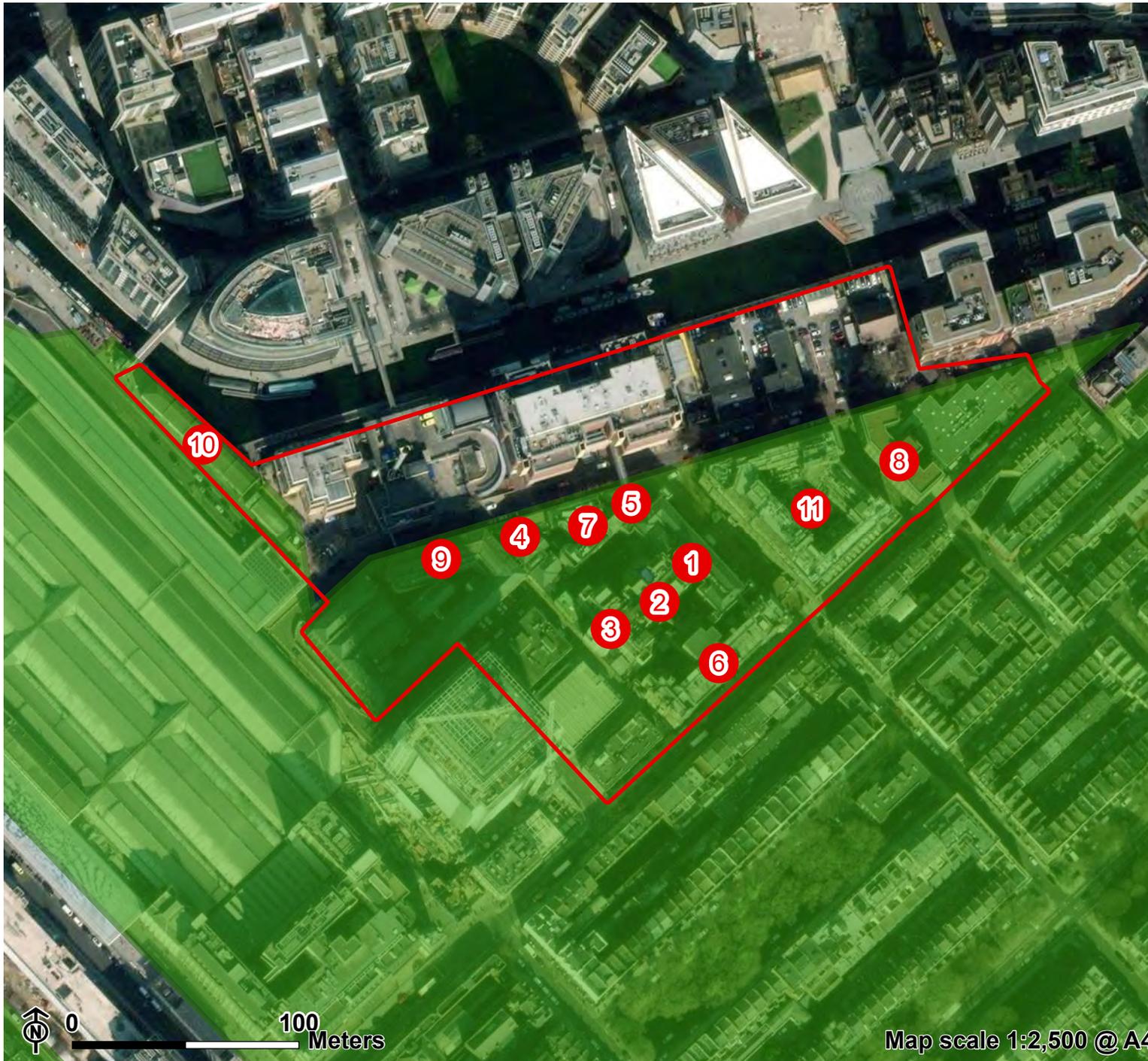
**4.6** In the wider area (2km study area), assets which may be affected through change to their setting are:

- Prince Consort National Memorial (Albert Memorial) (listed grade I, NHLE ref: 1217741)
- Royal Albert Hall (listed grade I, NHLE ref: 1217742)
- Kensington Palace (listed grade I, NHLE ref: 1223861)
- The Orangery at Kensington Palace (listed grade I, NHLE ref: 1223783)
- Regent's Park Registered Park and Garden (grade I RPG, NHLE ref:1000246) and Conservation Area
- Hyde Park Registered Park and Garden (grade I RPG, NHLE ref: 1000814)

- Kensington Gardens Registered Park and Garden (grade I RPG, NHLE ref:1000340)
- Kensington Palace Conservation Area
- The Royal Parks Conservation Area

**4.7** These assets which have been scoped into detailed assessment are shown in **Figure 4.3**.

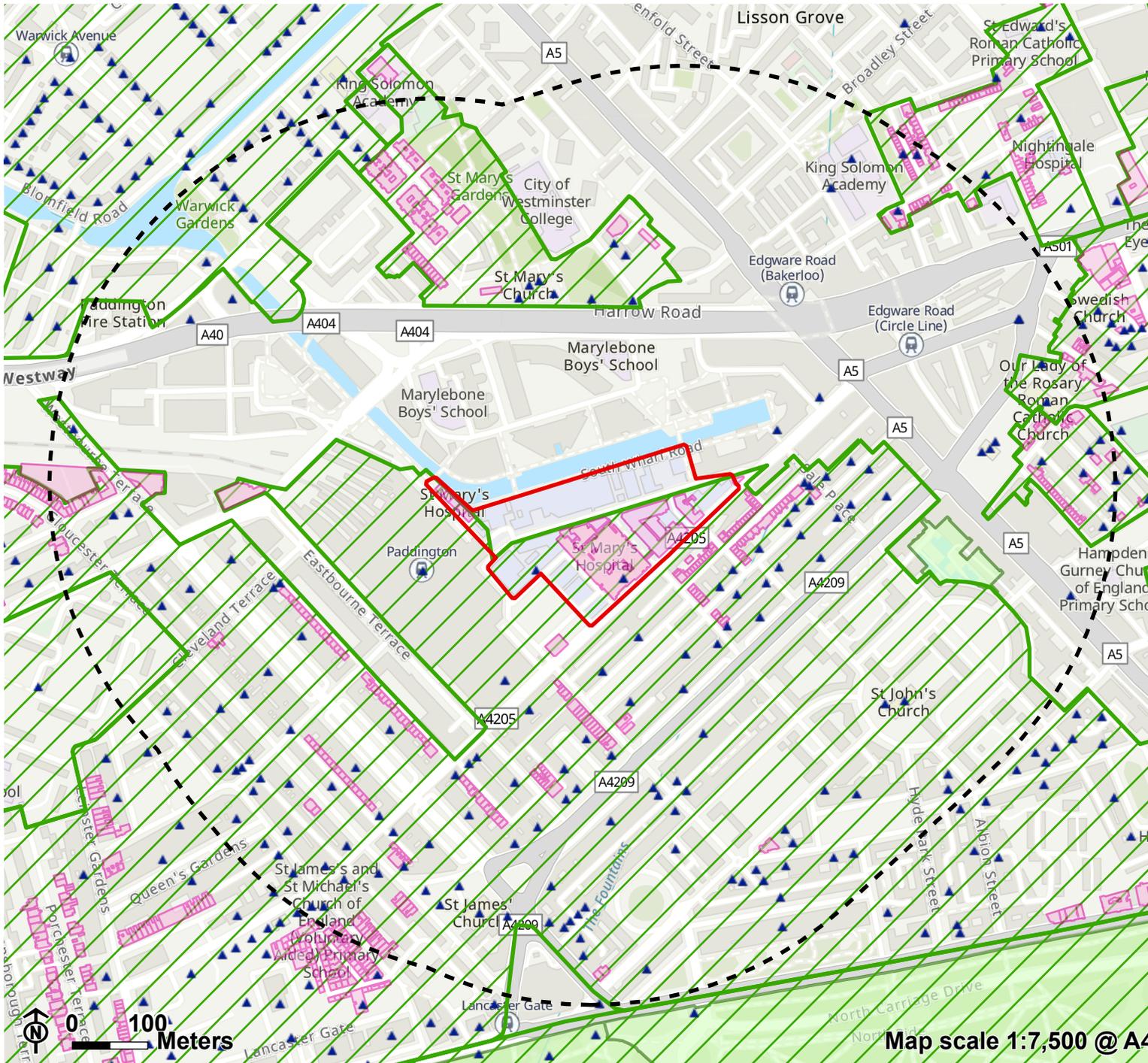
**Fig.4.1: Heritage assets  
within the site**



 Site boundary  
 Bayswater Conservation Area

**Buildings**

- 1: Cambridge Wing
- 2: Albert Edward Wing
- 3: Mary Stanford Wing
- 4: Old Medical School
- 5: Former Outpatients' Building
- 6: Clarence Memorial Wing
- 7: Lindo Wing
- 8: Salton House
- 9: Mint Wing
- 10: The Bays
- 11: New Medical School



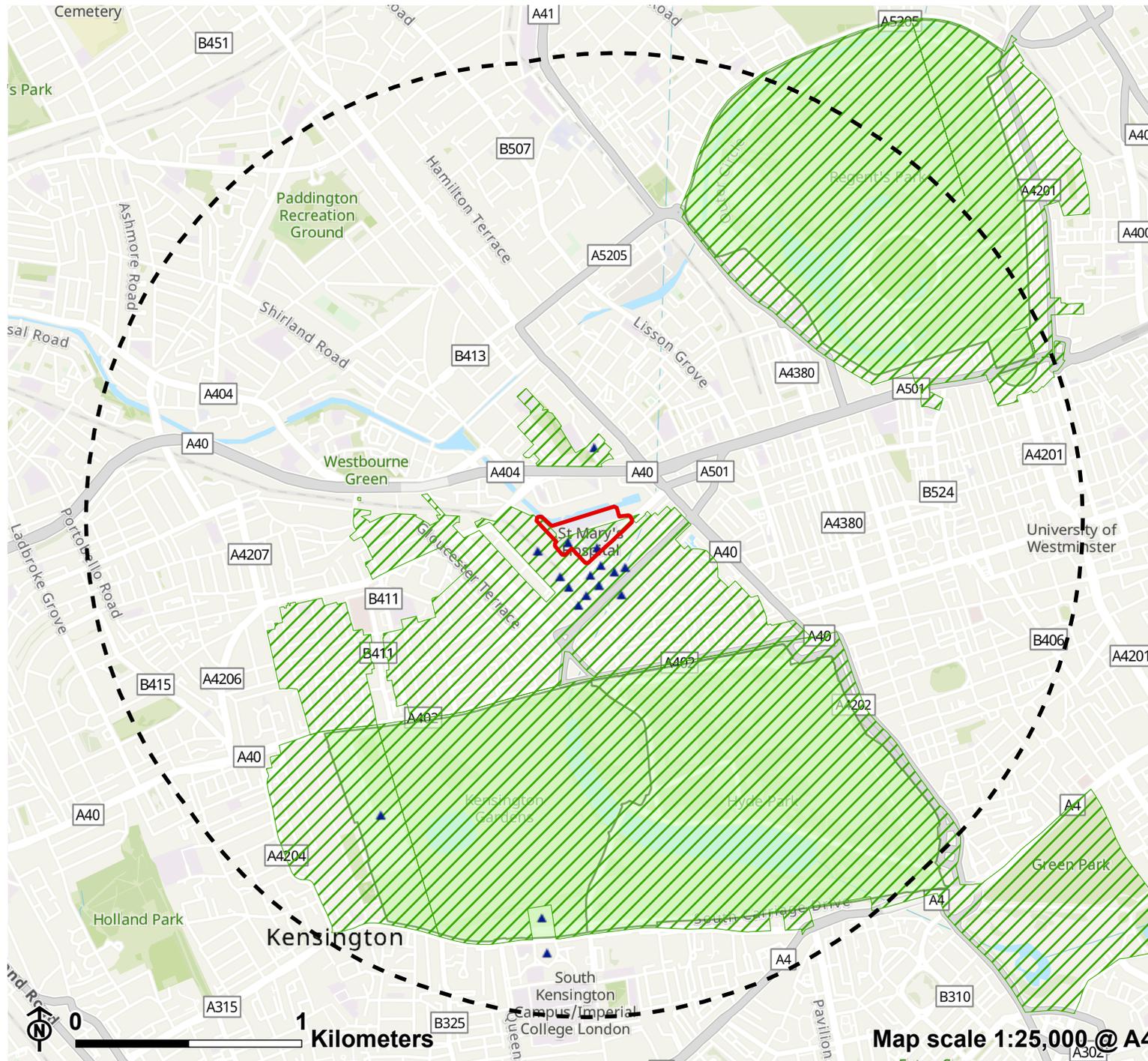
**Fig.4.2: Built heritage assets in the site and immediate surroundings**

- Site boundary
- Buffer 500m
- ▲ Listed Building
- Conservation Area
- Registered Parks and Gardens
- Unlisted building of merit

© Historic England 2024.  
 Contains Ordnance Survey data.  
 © Crown copyright and database  
 right 2024. The Historic England  
 GIS Data contained in this  
 material was obtained on  
 28/02/2024. The most publicly  
 available up to date Historic  
 England GIS Data can be obtained  
 from [HistoricEngland.org.uk](http://HistoricEngland.org.uk).



**Fig.4.3: Scoped assets for detailed assessment**



-  Site boundary
-  Buffer 2km
-  Listed Building
-  Conservation Area
-  Registered Parks and Gardens

© Historic England 2024.  
Contains Ordnance Survey data.  
© Crown copyright and database right 2024. The Historic England GIS Data contained in this material was obtained on 13/12/2023. The most publicly available up to date Historic England GIS Data can be obtained from [HistoricEngland.org.uk](https://www.historicengland.org.uk).

## Designated assets within the site

### Clarence Memorial Wing of St Mary's Hospital (Grade II, NLHE ref: 1265525)

#### Summary

Table 4.1: Clarence Memorial Wing of St Mary's Hospital effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Physical change	High	Low	Medium-high
	Setting change within hospital complex	High	Medium	Medium-high
	Setting change outside hospital complex	Low	Low	Low-medium

#### Description

**4.8** The Clarence Memorial Wing, opened in 1904, created a new grand frontage for the hospital which up until that point had experienced piecemeal development. Facing onto Praed Street, the design by Sir William Emerson is in an eclectic renaissance style and consists of a central block with five bays of red bricks, with Ionic pilasters and columns, ashlar dressings and loggias and a slate roof. There are six bays to either side of the central block surmounted by pedimented gables. Other features include sash windows, ashlar quoins, modillion cornicing, a balustraded balcony to the 1st floor, and a two-tier loggia to the 1st and 2nd floors.

#### Significance

**4.9** The significance of the Clarence Memorial Wing derives from:

- **Evidential value:** The hospital wing has limited evidential value given its common and well-understood Victorian/early 20<sup>th</sup> century materials and construction.
- **Historical value:** The hospital wing has illustrative historical value as an example of a late Victorian hospital, built using medical and architectural principles of the time. As with many other hospitals of the era, the

Figure 4.4: Clarence Memorial Wing of St Mary's Hospital



building is grand and architecturally similar to banks or mansions of the time, emphasising the status of the building and the importance put upon medical advances and institutions. It also has associative historical value with notable figures with the medical and architectural fields such as the scientist Alexander Fleming and architect Sir William Emerson.

- **Aesthetic value:** The hospital wing has considerable aesthetic value in its use of ashlar detailing in the renaissance style. Some of the interior and fittings are noted to have been retained. The hospital wing also demonstrates impressive scale and detailing, contributing to the significance of the Bayswater Conservation Area.
- **Communal value:** There will be aspects of communal value associated with the building, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the area as well as those who have worked in, or been treated in, the institution itself.

**4.10** The importance of this asset is **high**.

#### Contribution of the site to significance

**4.11** The principal reason for the building's designation is its illustrative value as an example of a late Victorian hospital department. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.12** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.13** Regarding change in its setting, the sensitivity of the Clarence Memorial Wing depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.14** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.15** Development in the setting of the Clarence Memorial Wing, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Clarence Memorial Wing and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.16** The Clarence Memorial Wing's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.17** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.18** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.19** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

### Level of effect

**4.20** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.

- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

### Options for sustainable development

#### Hospital/healthcare

**4.21 External Changes.** Continuity of use in hospital/healthcare is unlikely to require major physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.22** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.23 Internal Changes.** There may be internal changes to the building as part of modernisation for hospital/healthcare use. However, incremental changes have already taken place and sensitive design could maximise the retention of historical elements of layout and fabric that have survived previous alterations throughout the 20<sup>th</sup> century.

**4.24** Therefore, the potential effect of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised, and sensitive internal and façade design was employed.

#### Commercial

**4.25 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.26** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.27 Internal Changes.** There may be internal changes required to the building as adaptation for commercial use. However, incremental changes have already taken place and sensitive design could maximise the retention of historical elements of layout and fabric that have survived previous alterations throughout the 20<sup>th</sup> century.

**4.28** Therefore, the potential effect of alterations for commercial use is **medium-high**, primarily due to the potential impact from external changes.

#### Community floorspace

**4.29 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Clarence Memorial Wing in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.30** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.31 Internal Changes.** There may be internal changes needed to the building as part of adaptation for community use, particularly if larger spaces were needed for events and meetings. Incremental changes have already taken place and sensitive design could maximise the retention of historical elements of layout and fabric that have survived previous alterations throughout the 20<sup>th</sup> century.

**4.32** Therefore, the potential effect of alterations for community uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised, and sensitive internal and façade design was employed.

#### Residential (incorporating affordable housing)

**4.33 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Clarence Memorial Wing in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.34** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would affect the aesthetic value of the building.

**4.35 Internal Changes.** Adaptation for residential use could see significant changes in the internal layout of the building and considerable loss of historical layout and fabric that have survived previous alterations throughout the 20<sup>th</sup> century.

**4.36** Therefore, the potential impact of alterations for residential use is **medium-high**, based on the potential impact from the construction of additional storeys and internal alterations.

#### Tall development in setting

**4.37** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.38** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Mint Wing of St Mary's Hospital (Grade II, NLHE ref: 1066060)

### Summary

Table 4.2: Mint Wing of St Mary's Hospital effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>High</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.39** The core structure of the Mint Wing of St Mary's Hospital was constructed in 1878, not for the hospital but as stables for the hundreds of horses that were integral to the running of the railway in the late 19<sup>th</sup> to mid-20<sup>th</sup> century. During these early days of the railway, the first and last stages of freight train journeys were horse drawn, resulting in the need to house a considerable number of horses at a station terminal.<sup>3</sup>

**4.40** Originally known as the Mint Stables, the building had three floors that could accommodate 600 horses, with open galleries connected by open sloping ramps with wooden treads to provide grips for the horses' hooves.

**4.41** The building underwent considerable rebuilding in the 1920s and conversion for hospital use in the 1960s but has retained its historical layout and some features such as the sloping ramps and galleries, although both altered.

### Significance

**4.42** The significance of the Mint Wing derives from:

- **Evidential value:** Surviving fabric of a Victorian transport support building, containing evidence of 19<sup>th</sup> century physical development and industrial history of the area

Figure 4.5: Mint Wing of St Mary's Hospital



which has been heavily eroded in other parts of the borough.

- **Historical value:** Unlike most of the buildings within the hospital site, the Mint Wing was not built to serve the hospital but as housing for the hundreds of horses used in early railway operations. It therefore possesses historic illustrative significance relating to the area's transport and distribution legacy rather than medical developments. It represents an important but lesser-known part of London's industrial heritage, and also contributes to the significance of Paddington Station.
- **Aesthetic value:** The historic design of the stables was based primarily on function rather than aesthetics, meaning they have little aesthetic value as an historic asset. However, they have acquired some fortuitous aesthetic value as industrial style buildings in contrast to the Victorian and 1930s institutional style buildings which comprise the majority of the hospital estate.
- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance of the Mint Wing since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.43** The importance of this asset is **high**.

<sup>3</sup> Wilson, A. (1967) London's Industrial Heritage. David & Charles (Publishers) Ltd

### Contribution of the site to significance

**4.44** The principal reason for the building's designation is its illustrative value as an example of housing for horses used in early railway operations and represents an important but lesser-known part of London's industrial heritage. Its location next to Paddington Station (Grade I listed) is the most important aspect of its setting and means these assets contribute mutually to each other's significance. The presence of the hospital makes a lower level of contribution.

### Sensitivity to development of the site

**4.45** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.46** Regarding change in its setting, the sensitivity of the Mint Wing depends most upon its relationship with Paddington Station and the historic road and rail network – which are not proposed for change in the scenarios considered in this assessment.

**4.47** Development in the setting of the Mint Wing would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Mint Wing and the railway, and the Mint Wing and other hospital buildings, would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.48** The Mint Wing's sensitivity to development in its setting, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.49** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.50** Harm to the asset arising from setting change, including potential tall building in its setting, would be **low**.

### Level of effect

**4.51** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.

- Setting change, including tall building in its setting: **low-medium**.

### Options for sustainable development

#### Hospital/healthcare

**4.52 External Changes:** continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.53** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.54 Internal Changes:** there may be internal changes to the building as part of modernisation for hospital/healthcare use. However, unlike most of the buildings within the hospital site, the Mint Wing was not built to serve the hospital but as housing for the hundreds of horses used in early railway operations. Therefore, its function has already changed, and any internal historic fabric removed to accommodate its present use.

**4.55** Therefore, the potential effect of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Commercial

**4.56 External Changes:** any changes to the façades of the building to allow for street front retail or restaurant use, or changes to the apertures on or access to the upper storeys, would diminish the historical and aesthetic value of the building. Specifically, alterations to the sloping ramps or gallery would erode the historical illustrative value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.57** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.58 Internal Changes:** dependent on design, adaptation of the building for commercial use could see significant changes to the layout of the building across all floors to accommodate the uses outlined in the assumptions. However, as detailed

above, its function has already changed and any internal historic fabric removed to accommodate its present use.

**4.59** The potential effect of alterations for commercial use is **medium-high**, primarily due to the potential impact from external changes.

#### Community floorspace

**4.60 External Changes:** if a low impact design were adopted, minimal interventions would be required to the external elements of the Mint Wing in order to adapt it for use as community floorspace. The illustrative and aesthetic value of the building would be retained.

**4.61** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the illustrative and aesthetic value of the building.

**4.62 Internal Changes:** adaptation of the building for use as community floorspace is likely to entail changes to the internal floor plan of the building through the removal of existing internal divides or construction of new walls to create usable spaces that meet the requirements of the users. However, the building's current floor plan and function as a medical wing is not illustrative of the original use of the building and does not contribute to its significance.

**4.63** Therefore, the potential effect of alterations for community uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised, and sensitive internal and façade design was employed.

#### Residential (incorporating affordable housing)

**4.64 External Changes:** if a low impact design were adopted, minimal interventions would be required to the external elements of the Mint Wing in order to adapt it for residential use. External additions such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned discreetly, there would be limited impact on the significance of the building.

**4.65** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the historical value of the building and increase the impact on its significance.

**4.66 Internal Changes:** adaptation of the building for residential use is likely to entail changes to the internal floor plan of the building through the removal of existing internal divides or construction of new walls to create usable spaces that meet the requirements of the users. Changes to the floor plan could result in the loss of the current floor plan. However, the building's current floor plan and function as a medical wing

are not illustrative of the original use of the building and do not contribute to its significance.

**4.67** Therefore, the potential effect of alterations for residential use is **medium-high**, based on the potential impact from the construction of additional storeys.

#### Tall development in setting

**4.68** The parts of the asset's setting which contribute most to its significance are Paddington Station and elements of the historic rail and road network. Areas outside these elements make a lower level of contribution. Tall development which is visible in combination with (such as in the backdrop to) the asset and the station is unlikely to fundamentally change the relationship between them, but could distract from their group value. More substantial or dramatic changes within the site, including any tall elements, should therefore be sited to avoid intruding between these two elements. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Bayswater Conservation Area

### Summary

Table 4.3: Bayswater Conservation Area effects summary

Importance	Type of change	Sensitivity	Risk of harm to asset	Level of effect
<b>High</b>	Physical change	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change outside hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>

### Description

**4.69** The Bayswater Conservation Area (BCA) was first designated in 1967, and extended in 1978, 1990, 2002 and 2010 and is managed by Westminster City Council.

**4.70** Part of the site is located in the northeastern corner of the conservation area, in the area included as part of the 2010 boundary extension. Only the southeastern section of site lies within the BCA boundary.

**4.71** The BCA was designated in order to protect the outstanding character of the area, which is defined as a fashionable 19<sup>th</sup> century residential area, developed in a grand manner in the form of 'an inter-related pattern of wide streets, crescents and squares planned on either side of the two main boulevards, Westbourne Terrace and Sussex Gardens'.<sup>4</sup>

**4.72** The 2010 extension area comprises an important group of Victorian and early 20<sup>th</sup> century transport related and other buildings, and was designated in order to protect these buildings and recognises the continuing influence of the railway and canal in the area.<sup>5</sup> The architectural language of the hospital buildings contributes to the Victorian historicist character of this part of the conservation area, enhancing its

significance and contributing to the understanding of the expansion and requirements of London at this time.

**4.73** Many of the buildings within the conservation area are either listed or unlisted buildings of merit, all forming component parts of the conservation area.

**4.74** The street pattern of the Bayswater Conservation Area with its grid of streets clearly shows that the area was planned. The density of the grid and the plot sizes also reflect the differences in the status of the various areas of development; the higher status of the Great Western/Hillton Hotel on Praed Street and grand terraces of Sussex Gardens and Bathurst Street for example, contrast with the more modest and compact three and four storey terraces of Star Street and Albion Street. Mature trees line many of the residential streets, and semi-private enclosed spaces, such as Hyde Park Square and Gloucester Square, retain many significant trees. The character of the area remains largely residential despite the expansion to include buildings representing transport infrastructure.

Figure 4.6: Bayswater Conservation Area



### Significance

**4.75** The significance of Bayswater Conservation Area derives from:

- Evidential value: Surviving fabric, including Paddington Station and St Mary's Hospital, contain evidence of the

<sup>4</sup> Bayswater Conservation Area mini report, 2004. <https://www.westminster.gov.uk/planning-building-control-and-environmental-regulations/planning-policy/supplementary-planning-documents-and-guidance/conservation-area-audits-maps-and-guidance-k>

<sup>5</sup> Bayswater Conservation Area extension 2010. Appendix 4: Description of extension area. <https://www.westminster.gov.uk/planning-building-control-and-environmental-regulations/planning-policy/supplementary-planning-documents-and-guidance/conservation-area-audits-maps-and-guidance-k>

pre-20<sup>th</sup> century physical evolution and industrial history of the area.

- Historical value: The BCA as a whole is of historical importance relating to the development of residential areas of London in the 19<sup>th</sup> century, with a variety of housing types, many with original features. Historical significance is also derived from buildings representing Victorian advances in transportation and health care provision.
- Aesthetic value: The BCA is of aesthetic value derived from the grade I listed Paddington station and range of grade II listed buildings. These are largely Victorian and are examples of surviving residential and industrial buildings representing this phase of the area's development.
- Communal value: The special historic character of the conservation area contributes to local distinctiveness and sense of place of local communities.

**4.76** The importance of this asset is **high**.

#### Contribution of the site to significance

**4.77** Part of the site falls within the conservation area. The significance of this part of the conservation area is in its layout and ensemble of buildings representing Victorian advances in transportation and health care provision. This significance was specifically recognised in the extension of Bayswater Conservation Area to include Paddington Station, St Mary's Hospital and associated streets in 2010. The contribution of the hospital and the associated street pattern, grain, scale and architectural expression to the historic and architectural interest of the area are noted in the updated conservation area appraisal's description of the station and hospital area.<sup>6</sup>

**4.78** The part of the site outside the conservation area is generally of a more modern character, without buildings of merit, although it forms part of the same historic pattern of development influenced by the canal, road and rail networks. It makes some contribution, but to a lower level than the areas within.

#### Sensitivity to development of the site

**4.79** Taking a precautionary approach, it has been assumed that any parts of the conservation area falling within the site boundary may be subject to physical change. Although this represents only a small proportion of the overall conservation area, it contains some of the area's constituent buildings which are noted as having particular merit, both designated and undesignated. Its character and appearance may

therefore be affected by a wide range of different types of change.

**4.80** Its significance could also be affected by change in its setting, in the part of the site lying outside the conservation area. The elements of this area which contribute to significance are unlikely to be fundamentally changed. Tall building in this part of the site could add an element of distraction from the special character of the conservation area. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail at planning application stage.

**4.81** The sensitivity of the asset to the development of the site is therefore rated as **high**.

#### Potential harm to the asset

**4.82** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **medium**, given that harm to part of a conservation area is harm to the whole.

**4.83** Harm to the asset arising from setting change, including potential tall building in its setting, would be **medium**.

#### Level of effect

**4.84** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change, including tall building in its setting: **medium-high**.

#### Options for sustainable development

##### Hospital/healthcare

**4.85** Continuity of use in hospital/healthcare is unlikely to require major physical changes to the external appearance of the buildings within the site. The historical and aesthetic value of the conservation area would therefore be retained.

**4.86** More extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the historical and aesthetic value of the conservation area.

**4.87** Therefore, the effect on the conservation area of alterations for hospital/healthcare uses is **medium-high**, but

<sup>6</sup> Bayswater Conservation Area Extension 2010, Appendix 4: Description of extension area

<https://www.westminster.gov.uk/media/document/bayswater-conservation-area-extension-2010>

could be reduced to **low-medium** if upward extension were avoided or minimised.

### Commercial

**4.88** Any changes to the principal façades of buildings within the site to allow for street front retail or restaurant use would diminish the contribution of these buildings to the aesthetic value of the conservation area. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. In addition, change of use from hospital provision would erode the contribution of these buildings to the historical illustrative value of the conservation area.

**4.89** Extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would further affect the historical and aesthetic value of the conservation area.

**4.90** Therefore, the potential impact on the conservation areas of alterations to buildings for commercial uses is **medium-high**.

### Community floorspace

**4.91** If a low impact design were adopted, minimal interventions would be required to the external elements of buildings within the site in order to adapt them for use as community floorspace. The contribution of these buildings to the aesthetic value of the conservation area would therefore be retained. However, change of use from hospital provision would erode the contribution of these buildings to the historical illustrative value of the conservation area.

**4.92** Extensive alterations, such as the creation of additional floors to provide further areas for community use, would further affect the historical and aesthetic value of the conservation area.

**4.93** Therefore, the effect on the conservation area of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

### Residential (incorporating affordable housing)

**4.94** If a low impact design were adopted, minimal interventions would be required to the external elements of buildings within the site in order to adapt them for residential use. The contribution of these buildings to the aesthetic value of the conservation area would therefore be retained.

**4.95** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the historical and aesthetic value of the buildings and increase their impact on the significance of the conservation area.

**4.96** In addition, change of use from hospital provision would erode the contribution of these buildings to the historical illustrative value of the conservation area.

**4.97** Therefore, the potential impact on the conservation areas from alterations to buildings for residential use is **medium-high**, based on the potential impact from the construction of additional storeys and the loss of historical illustrative value through changes of use.

### Tall development in setting

**4.98** The complex of historic hospital buildings, alongside Paddington Station, the canal basin and the associated street pattern, are noted to make a particular contribution to the special historic character and appearance of the conservation area. The parts of the site outside the conservation area boundary make some contribution to its significance through its setting, but to a relatively low level.

**4.99** In and around the site, there is an obvious visual contrast between the scale and character of the streets and buildings within, and outside of, the conservation area, particularly evident to the north and south of the boundary line of South Wharf Road. Changes to the hospital complex should protect its cohesive group value if possible, and allow its more modest scale and proportions to remain evident, avoiding amalgamation with the more modern, taller development behind.

**4.100** More substantial or dramatic changes within the site, including any tall elements, should be focused away from the group of historic hospital buildings, Paddington Station and the Mint Wing, and preferably outside of the conservation area boundary. The backdrop of the conservation area to the north has come to be partially characterised by the cluster of taller, modern development around Paddington Basin. Proposed tall development within the site could utilise this clustering effect to reduce or minimise the potential for additional harmful effects.

**4.101** Precise siting and design would need to be tested at planning application stage to ensure that the cumulative effect with existing tall development is positive in terms of achieving this reduction, rather than expanding or increasing existing effects on setting.

## Non-designated assets within the site

### Cambridge Wing

#### Summary

Table 4.4: Cambridge Wing effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-High</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-High</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-Medium</b>

#### Description

**4.102** Opened in 1851, the Cambridge Wing was the first hospital building of the new St Mary's Hospital. The building is three storeys, with classical motifs, and underwent alterations in the 1930s. Designed by Thomas Hopper, the hospital was built in the *corridor plan*, which consisted of a large ward and day room, combined with some small secure rooms.<sup>7</sup> However, by the time it opened few hospitals were adopting this plan, which was acknowledged to have poor ventilation, instead adopting the *pavilion plan* with its interlinked wards and corridors intended to combat disease. This makes the Cambridge Wing one of the last hospitals to be built illustrating 18<sup>th</sup> and 19<sup>th</sup> century hospital layouts.<sup>8</sup>

#### Significance

**4.103** The significance of the Cambridge Wing derives from:

- **Evidential value:** The hospital wing has limited evidential value given its common and well-understood Victorian/early 20<sup>th</sup> century materials and construction.

Figure 4.7: Cambridge Wing



- **Historical value:** The hospital wing has illustrative historical value as an example of a late Victorian hospital, built using medical and architectural principles that had been popular leading up to this time. This illustrative value contributes to the significance of the grade II listed Clarence Memorial Wing, and the understanding of the hospital estate as a whole. It also has associative historical value with notable figures such as architect Thomas Hopper.
- **Aesthetic value:** Although lacking the more elaborate detailing of the Clarence Memorial Wing, the Cambridge Wing has considerable aesthetic value in its use of classical motifs and stucco detailing. The hospital wing also demonstrates impressive scale and detailing, contributing to the significance of the Bayswater Conservation Area.
- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance of the Cambridge Wing since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.104** The importance of this asset is **medium**.

<sup>7</sup> Historic England, *Health and Welfare Buildings - listing selection guide* 2011

<sup>8</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

### Contribution of the site to significance

**4.105** The principal reason for the building's designation is its illustrative value as an example of a mid-Victorian hospital department. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.106** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.107** Regarding change in its setting, the sensitivity of the Cambridge Wing depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.108** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.109** Development in the setting of the Cambridge Wing, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Cambridge Wing and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.110** The Cambridge Wing's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.111** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.112** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.113** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

### Level of effect

**4.114** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex is **low-medium**.

### Options for sustainable development

#### Hospital/healthcare

**4.115 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.116** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.117** Therefore, the potential effect of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Commercial

**4.118 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.119** Extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the historical and aesthetic value of the building.

**4.120** Therefore, the potential effect of alterations for commercial use is **medium-high**.

### Community floorspace

**4.121 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Cambridge Wing in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.122** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the illustrative and aesthetic value of the building.

**4.123** Therefore, the potential effect of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

### Residential (incorporating affordable housing)

**4.124 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Cambridge Wing in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.125** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the historical value of the building and increase the impact on its significance.

**4.126** Therefore, the potential effect of alterations for residential use is **medium-high**.

### Tall development in setting

**4.127** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.128** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Former Outpatients Building

### Summary

Table 4.5: Former Outpatients Building effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-High</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-High</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-Medium</b>

### Description

**4.129** Opened in 1884, the Former Outpatients Building is a single storey building with basement designed by Stephen Salter in a classical style with red brick and white stucco window surrounds. Salter also designed the Mary Stanford Wing and oversaw the extension of other hospital buildings around the same time.

**4.130** The building was built with direct access to the Cambridge Wing on both the ground floor and basement, but only functioned as the outpatient's department for a short period of time before the department was transferred and the building used for variety of hospital uses.<sup>9</sup>

### Significance

**4.131** The significance of the Former Outpatients building derives from:

- **Evidential value:** The building has some evidential value in its Victorian/early 20<sup>th</sup> century materials and construction.
- **Historical value:** The building has some illustrative historical value as an example of a late Victorian hospital department. This illustrative value contributes to the significance of the grade II listed Clarence Memorial Wing, and the understanding of the hospital estate as a whole. It also has associative historical value with notable figures such as architect Stephen Salter.

Figure 4.8: Former Outpatients Building



- **Aesthetic value:** The hospital wing has some aesthetic value derived from its external detailing which can be appreciated from its prominent position within the hospital complex. However, this has been negatively impacted by the addition of first floor extensions during the 20<sup>th</sup> century.
- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance of the Former Outpatients Building since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.132** The importance of this asset is **medium**.

### Contribution of the site to significance

**4.133** The principal reason for the building's designation is its illustrative value as an example of a late Victorian hospital building. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.134** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential

<sup>9</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.135** Regarding change in its setting, the sensitivity of the Former Outpatients Building depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.136** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.137** Development in the setting of the Former Outpatients Building, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Former Outpatients Building and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.138** The Former Outpatients Building's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

#### Potential harm to the asset

**4.139** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.140** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.141** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

#### Level of effect

**4.142** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

## Options for sustainable development

### Hospital/healthcare

**4.143 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.144** More extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would diminish the aesthetic value of the building. However, due to historical alterations and demolitions to the asset, the aesthetic value of the building makes less of a contribution to significance to this asset than it does to others within the hospital complex.

**4.145** Therefore, the potential effect of alterations for hospital/healthcare uses is **low-medium**.

### Commercial

**4.146 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. More extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would also diminish the aesthetic value of the building.

**4.147** However, due to historical alterations and demolitions to the asset, the aesthetic value of the building makes less of a contribution to significance to this asset than it does to others within the hospital complex.

**4.148** Therefore, the potential effect of alterations for commercial use is **low-medium**.

### Community floorspace

**4.149 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Former Outpatients Building in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.150** More extensive alterations, such as the creation of additional floors to provide further areas for community use, would diminish the aesthetic value of the building. However, due to historical alterations and demolitions to the asset, the aesthetic value of the building makes less of a contribution to

significance to this asset than it does to others within the hospital complex.

**4.151** Therefore, the potential effect of alterations for community floorspace use is **low-medium**.

#### **Residential (incorporating affordable housing)**

**4.152 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Former Outpatients Department in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.153** More extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building. However, due to historical alterations and demolitions to the asset, the aesthetic value of the building makes less of a contribution to significance to this asset than it does to others within the hospital complex.

**4.154** Therefore, the potential impact of alterations for residential use is **low-medium**.

#### **Tall development in setting**

**4.155** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.156** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Albert Edward Wing

### Summary

Table 4.6: Albert Edward Wing effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.157** The Albert Edward Wing was constructed as part of the westward expansion of the hospital in the 1860s. The foundation of stone of the hospital was laid in the basement level by Prince Albert in 1845 illustrating the intended scope of the building. However, funding challenges during this phase of the hospital's construction meant only the basement and ground floor of the planned building were built at this time. Additional storeys were added, along with other alterations throughout the late 19<sup>th</sup> and 20<sup>th</sup> centuries.<sup>10</sup>

**4.158** The wing is finished in red brick with stucco window surrounds, similar to those seen in the Cambridge Wing.

### Significance

**4.159** The significance of the Albert Edward Wing derives from:

- **Evidential value:** The hospital wing has limited evidential value given its common and well-understood Victorian/early 20<sup>th</sup> century materials and construction.
- **Historical value:** The building has some illustrative historical value as an example of a late Victorian hospital department and the location of the foundation stone. This illustrative value contributes to the significance of the grade II listed Clarence Memorial Wing, and the understanding of the hospital estate as a whole. It is also

of interest for the information it provides on the construction phases of the hospital and the challenges it

Figure 4.9: Albert Edward Wing in the background



faced, as well as associative historical value with notable figures such as Prince Albert.

- **Aesthetic value:** The hospital wing has some aesthetic value derived from its external detailing, but this is less prominent than other buildings within the hospital complex. It has also been negatively impacted by the addition of first floor extensions during the 20<sup>th</sup> century.
- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance of the Albert Edward Wing since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.160** The importance of this asset is **medium**.

### Contribution of the site to significance

**4.161** The principal reason for the building's designation is its illustrative value as an example of a late Victorian hospital department. The other constituent parts of the historic hospital

<sup>10</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.162** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.163** Regarding change in its setting, the sensitivity of the Albert Edward Wing depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.164** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.165** Development in the setting of the Albert Edward Wing, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Albert Edward Wing and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.166** The Albert Edward Wing's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.167** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.168** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.169** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

### Level of effect

**4.170** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

### Options for sustainable development

#### Hospital/healthcare

**4.171 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.172** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.173** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Commercial

**4.174 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. This is especially the case for the basement and ground floors, which are the older elements of the building, and those most likely to need more extensive alterations to accommodate these types of uses. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.175** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.176** Therefore, the potential impact of alterations for commercial use is **medium-high**.

### Community floorspace

**4.177 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Albert Edward Wing in order to adapt it for use as community floorspace. The historical and aesthetic value of the building would therefore be retained.

**4.178** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.179** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

### Residential (incorporating affordable housing)

**4.180** If a low impact design were adopted, minimal interventions would be required to the external elements of the Albert Edward Wing in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned discretely, there would be no impact on the significance of the building.

**4.181** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building.

**4.182** Therefore, the potential impact of alterations for residential use is **medium-high**.

### Tall development in setting

**4.183** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.184** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Mary Stanford Wing

### Summary

Table 4.7: Mary Stanford Wing effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.185** Built in the 1880s, the Mary Stanford Wing was the third purpose built wing of St Mary's Hospital. It was designed by Stephen Salter in a classical style with five storeys of red brick and white stucco window surrounds, similar to the Cambridge and Albert Edward Wings also designed by Salter around the same time. The wing included a students' club, 70 bed wards, nurses' dormitories and new hospital chapel.<sup>11</sup>

### Significance

**4.186** The significance of the Mary Stanford Wing derives from:

- **Evidential value:** The hospital wing has limited evidential value given its common and well-understood Victorian/early 20<sup>th</sup> century materials and construction.
- **Historical value:** The building has some illustrative historical value as an example of a late Victorian hospital department. This illustrative value contributes to the significance of the grade II listed Clarence Memorial Wing, and the understanding of the hospital estate as a whole. It also has associative historical value with notable figures such as architect Stephen Salter.
- **Aesthetic value:** The hospital wing has some aesthetic value derived from its external detailing, but this is less prominent than other buildings within the hospital

Figure 4.10: Mary Stanford Wing



complex. It has also been negatively impacted by the 20<sup>th</sup> century additions and alterations.

- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance of Mary Stanford Wing since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.187** The importance of this asset is **medium**.

### Contribution of the site to significance

**4.188** The principal reason for the building's designation is its illustrative value as an example of a late Victorian hospital department. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

<sup>11</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

### Sensitivity to development of the site

**4.189** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.190** Regarding change in its setting, the sensitivity of the Mary Stanford Wing depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.191** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.192** Development in the setting of the Mary Stanford Wing, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Mary Stanford Wing and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.193** The Mary Stanford Wing's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.194** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.195** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.196** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

### Level of effect

**4.197** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.

- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

### Options for sustainable development

#### Hospital/healthcare

**4.198 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.199** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.200** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Commercial

**4.201 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.202** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.203** Therefore, the potential impact of alterations for commercial use is **medium-high**.

#### Community floorspace

**4.204 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Mary Stanford Wing in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.205** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.206** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### **Residential (incorporating affordable housing)**

**4.207 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Mary Stanford Wing in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.208** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building.

**4.209** Therefore, the potential impact of alterations for residential use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### **Tall development in setting**

**4.210** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.211** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Former Medical School

### Summary

Table 4.8: Former Medical School effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.212** The Former Medical School, opened in 1854, was a purpose built medical school, co-located with the first hospital building, the Cambridge Wing and designed by the same architect Thomas Hopper. At the time of construction it was a novel idea to locate the two facilities together.

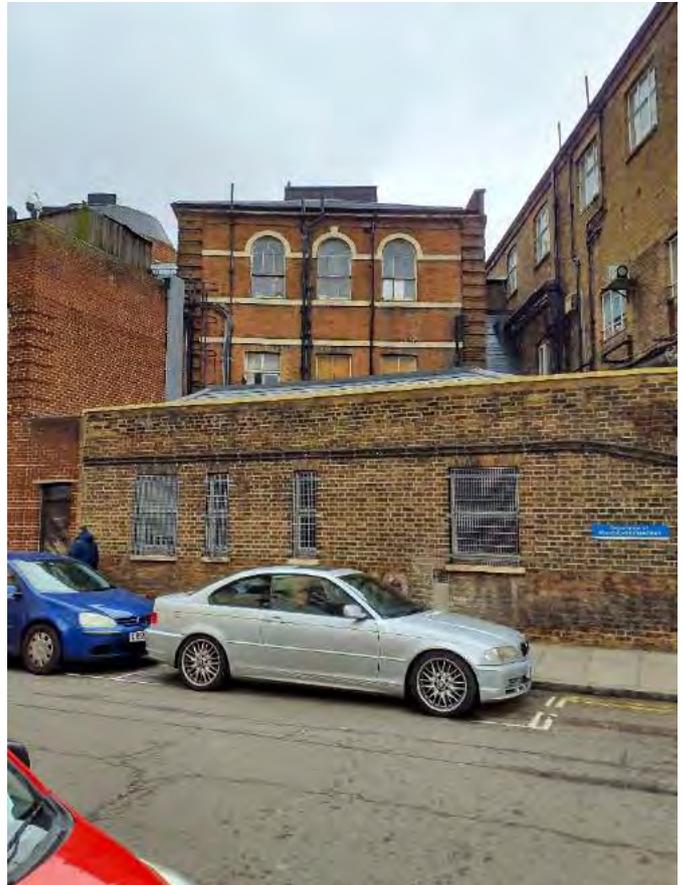
**4.213** The original red brick building underwent significant alterations during the 20<sup>th</sup> century following the relocation of the teaching activities to a newly built medical school. These changes included partial clearance in the 1930s to accommodate the new Lindo Wing neonatal unit and the addition of a two storey extension to the remaining section. Much of the historical fabric was removed during these alterations, but features such as the main stairwell, and internal arches between some rooms has survived.<sup>12</sup>

### Significance

**4.214** The significance of the Former Medical School derives from:

- **Evidential value:** The building has limited evidential value given its common and well-understood Victorian/early 20<sup>th</sup> century materials and construction.
- **Historical value:** The building represents considerable illustrative historical value as one of the first exemplars of a medical school constructed alongside the hospital it supported.

Figure 4.11: Former Medical School



- **Aesthetic value:** Despite areas of demolition and alterations, the building has some aesthetic value through the retention of some internal historic fabric and features.
- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance of the Former Medical School since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.215** The importance of the asset is **medium**.

### Contribution of the site to significance

**4.216** The principal reason for the building's designation is its illustrative value as an example of a mid-Victorian medical

<sup>12</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

school. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.217** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.218** Regarding change in its setting, the sensitivity of the Former Medical School depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.219** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.220** Development in the setting of the Former Medical School, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Former Medical School and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.221** The Former Medical School's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.222** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.223** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.224** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

### Level of effect

**4.225** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

### Options for sustainable development

#### Hospital/healthcare

**4.226 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.227** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.228** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Commercial

**4.229 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.230** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.231** Therefore, the potential impact of alterations for commercial use is **medium-high**.

#### Community floorspace

**4.232 External Changes.** If a low impact design were adopted, minimal interventions would be required to the

external elements of the Former Medical School in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.233** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.234** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Residential (incorporating affordable housing)

**4.235 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Former Medical School in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.236** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building.

**4.237** Therefore, the potential impact of alterations for residential use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Tall development in setting

**4.238** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.239** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## New Medical School

Table 4.9: New Medical School effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.240** Completed in 1933, the New Medical School and Institute of Pathology and Research was built as a purpose-built medical school, replacing the 19<sup>th</sup> century Former Medical School. The building was part of the 1930s masterplan, and is contemporary with the first phase of construction of Salton House.

**4.241** The building was constructed of red Dorking brick with Portland stone dressings, in a neo-Georgian style which was the pervasive choice of architectural style for institutional buildings during the inter-war era. It consists of two wings rising to five storeys, with the principal elevation facing Norfolk Place, and is connected to the Clarence Wing by an arched bridge on the first floor.<sup>13</sup>

**4.242** Two additional wings were added after the Second World War – the Centenary Wing in neo-Georgian style along the north elevation to South Wharf Road, and a Brutalist infill to the east elevation facing Salton House in 1969. This features five storeys of concrete-pilastered bands at irregular rhythms, decreasing in density with greater height, over an open understorey supported on pilotis.<sup>14</sup>

### Significance

**4.243** The significance of the New Medical School derives from:

- Evidential value: The building has limited evidential value given its common and well-understood early 20<sup>th</sup> century materials and construction.

Figure 4.12: New Medical School, Praed Street elevation



- Historical value: The building represents illustrative historical value as an example of interwar purpose-built medical school completed to a high specification. A commemorative plaque on its north-west corner marks the hospital's association with Alexander Fleming.
- Aesthetic value: The hospital wing has aesthetic value derived from its external detailing, which is more prominent than other buildings within the hospital complex. The 1969 section on the east elevation is also notable. The building contributes to the significance of the Bayswater Conservation Area.
- Communal value: There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance the New Medical School since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.244** The importance of this asset is **medium**.

### Contribution of the site to significance

**4.245** The principal reason for the building's designation is its illustrative value as an example of a 1930s purpose built medical school. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more

<sup>13</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

<sup>14</sup> Ibid.

modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.246** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.247** Regarding change in its setting, the sensitivity of the New Medical School depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.248** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.249** Development in the setting of the New Medical School, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the New Medical School and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.250** The New Medical School's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

### Potential harm to the asset

**4.251** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.252** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.253** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

### Level of effect

**4.254** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

### Options for sustainable development

**4.255** As the largest individual element of the historic hospital complex, covering a whole block and with a large central courtyard, the New Medical School is likely to have the greatest flexibility to accommodate change sensitively, whilst retaining its key aspects of significance. Relatively bold changes could be accommodated, set back within the deep block footprint, avoiding major change to its outward-facing appearance.

### Hospital/healthcare

**4.256 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.257** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, could affect the aesthetic value of the building.

**4.258** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if major upward extension were avoided or minimised.

### Commercial

**4.259 External Changes.** The New Medical School already incorporates a degree of permeability and address to the street, particularly on the south elevation to Praed Street, which may lend it greater suitability to street front retail or restaurant use than other elements of the historic hospital complex. This would also apply if office use required greater ground-floor visual permeability in this location, which could be incorporated without major effect to the significance of the building.

**4.260** More extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.261** Therefore, the potential impact of alterations for commercial use is **medium-high**, but could be reduced to **low-medium** if major upward extension were avoided or minimised, and façade changes focused to the areas where the existing design is already most suitable/ adaptable.

### Community floorspace

**4.262 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the New Medical School in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.263** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.264** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if major upward extension were avoided or minimised.

### Residential (incorporating affordable housing)

**4.265 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the New Medical School in order to adapt it for residential use. Existing additions within the central court are unlikely to be of heritage value and this area presents an opportunity to create a greatly-enhanced external amenity space. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation – in some areas, these are already in place but are likely to require adaptation. If proliferation could be avoided and locations chosen sensitively, there would be no impact on the significance of the building.

**4.266** More extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building.

**4.267** Therefore, the potential impact of alterations for residential use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

### Tall development in setting

**4.268** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.269** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to

determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## Salton House

### Summary

Table 4.10: Salton House effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-high</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.270** Opened in 1937, Salton House was built as onsite accommodation for nurses working at St Mary's Hospital. The building was part of the 1930s masterplan, with the first phase of the building constructed to provide accommodation of a high standard with a well-equipped room for each nurse and comfortable common rooms.

**4.271** The building has eight storeys of pale brick, in a neo-Georgian style which was pervasive choice of architectural style for institutional buildings during inter war era.<sup>15</sup>

### Significance

**4.272** The significance of Salton House derives from:

- **Evidential value:** The building has limited evidential value given its common and well-understood early 20<sup>th</sup> century materials and construction.
- **Historical value:** The building represents illustrative historical value as an example of interwar purpose built nurses accommodation completed to a high specification.
- **Aesthetic value:** The building has some aesthetic value in its formality and uniformity of design with modest embellishments on the western elevation. Elements of the original plan form have been retained in places. It has a formal, axial relationship with the townscape grid

Figure 4.13: Salton House



of Bayswater to the south-east, closing the vista northwards along Bouverie Place.

- **Communal value:** There will be aspects of communal value associated with the building as part of the St Mary's complex, largely due to its role as a medical and research facility supporting care and wellbeing, and as a focal point within this part of Westminster. This is an important relationship to groups of people who are familiar with the institution, but it forms a minor element to the heritage significance Salton House since it relates more to the hospital as an institution rather than to discrete parts of its built fabric.

**4.273** The importance of this asset is **medium**.

**4.274** As noted in paragraph 3.27, it is acknowledged that there is an extant planning permission relating to this asset, permitting its demolition. As this has not yet been implemented and as circumstances may change, its current value has been used as the basis of this assessment, but it is

<sup>15</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

recognised that its loss has been agreed to within the context of the extant permission (16/11914/FULL).

#### 4.275

#### Contribution of the site to significance

**4.276** The principal reason for the building's designation is its illustrative value as an example of a 1930s purpose built nurses' accommodation. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

#### Sensitivity to development of the site

**4.277** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.278** Regarding change in its setting, the sensitivity of Salton House depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.279** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.280** Development in the setting of Salton House, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between Salton House and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.281** Salton Houses' sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

#### Potential harm to the asset

**4.282** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.283** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.284** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

#### Level of effect

**4.285** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

#### Options for sustainable development

##### Hospital/healthcare

**4.286 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.287** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.288** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

##### Commercial

**4.289 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historical and aesthetic value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. If the external presentation of the building remained unaltered, these values and their contribution to the significance of the building would be retained.

**4.290** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.291** Therefore, the potential impact of alterations for commercial use is **medium-high**.

determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

#### Community floorspace

**4.292 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of Salton House in order to adapt it for use as community floorspace. The aesthetic value of the building would therefore be retained.

**4.293** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.294** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Residential (incorporating affordable housing)

**4.295 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of Salton House in order to adapt it for residential use. Fire safety provisions, such as fire escapes would need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.296** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building.

**4.297** Therefore, the potential impact of alterations for residential use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Tall development in setting

**4.298** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.299** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to

## Lindo Wing

### Summary

Table 4.11: Lindo Wing effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-High</b>
	Setting change within hospital complex	<b>High</b>	<b>Medium</b>	<b>Medium-High</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-Medium</b>

### Description

**4.300** Completed in 1936, the Lindo Wing was built as the neonatal ward at St Mary's Hospital. The building was part of the 1930s masterplan, replacing the maternity ward in the main hospital which was not able to meet the requirements of the rising birth rate.

**4.301** The building has five storeys of red brick, in a neo-Georgian style which was pervasive choice of architectural style for institutional buildings during the inter war era. Architectural details include a Portland stone doorcase around the central doorway, topped by a stone cartouche below a stone string course.<sup>16</sup>

**4.302** In the later part of the 20<sup>th</sup> century the hospital wing became well known as the birthplace of members of the royal family including Prince William the Prince of Wales.

### Significance

**4.303** The significance of the Lindo Wing derives from:

- Evidential value: The building has limited evidential value given its common and well-understood early 20<sup>th</sup> century materials and construction.
- Historical value: The building represents illustrative historical value as an example of interwar purpose built neonatal unit completed to a high specification. The building also has associative historic value through its associations with the British Royal Family.

### 4.304

Figure 4.14: Lindo Wing



- Aesthetic value: The building has some aesthetic value in its formality and uniformity of design with bold Portland stone embellishments on the principal elevation. Elements of the original plan form have been retained in places but very little of the internal historic fabric remains.
- Communal value: The hospital wing will have communal value through its associations with the royal family and as the birthplace of the current heir to the throne, potentially enhancing the importance of the building to the local community, wider British society and international visitors interested in the monarchy.

**4.305** The importance of this asset is **medium**.

### Contribution of the site to significance

**4.306** The principal reason for the building's designation is its illustrative value as an example of a 1930s purpose built neonatal ward. The other constituent parts of the historic hospital complex (the designated and non-designated assets identified in **Figure 4.1**) therefore make the primary contribution to its significance through setting. Other, more modern elements of the site make no particular contribution to the asset's significance.

### Sensitivity to development of the site

**4.307** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this

<sup>16</sup> Alan Baxter, 2022. *St Mary's Hospital Initial Heritage Statement*

initial assumption, discussed under options for sustainable development, below.

**4.308** Regarding change in its setting, the sensitivity of the Lindo Wing depends upon whether the change affects the historic constituent elements of the hospital complex within the site.

**4.309** Considerable change to or demolition of listed buildings or buildings of merit within the hospital complex would erode this relationship and diminish the significance of the building. Its sensitivity to change within this historic group is therefore **high**.

**4.310** Development in the setting of the Lindo Wing, outside of the historic hospital complex, would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between the Lindo Wing and other hospital buildings would be maintained. Effects would take place against the backdrop of existing modern development nearby, such as the Queen Elizabeth Queen Mother Building and Paddington Basin development to the north. The additional effect of the new proposal would need to be assessed in detail.

**4.311** The Lindo Wing's sensitivity to development in its setting outside the historic hospital group, including to potential tall buildings nearby, is therefore **low**.

#### Potential harm to the asset

**4.312** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.313** Harm to the asset arising from setting change within the historic hospital complex would potentially be **medium**.

**4.314** Harm to the asset arising from tall building in its setting, outside the historic hospital complex would be **low**.

#### Level of effect

**4.315** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change within the historic hospital complex: **medium-high**.
- Setting change arising from tall building in its setting, outside the historic hospital complex: **low-medium**.

## Options for sustainable development

### Hospital/healthcare

**4.316 External Changes.** Continuity of use in hospital/healthcare is unlikely to require physical changes to the external appearance of the building. The aesthetic value of the building would therefore be retained. An exception to this may be accessibility arrangements, as entry to the building for wheelchair users is currently through the Mary Stanford Wing. If this wing were under different ownership/use, the entrance to the Lindo Wing may have to be adapted to meet disability access regulations. If the external presentation of the building remained unaltered, the historical associative and communal value of the building derived through the relationship with the Royal Family would be retained.

**4.317** However, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.318** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

### Commercial

**4.319 External Changes.** Any changes to the principal façade of the building to allow for street front retail or restaurant use would diminish the historic illustrative and communal value of the building. Office use may be generally more suitable, with potentially less change required to façades. However, office use may still entail a range of approaches to the façade to address access and visual permeability, which would be harmful to historical and aesthetic value at the worst-case end of the likely range. As above, changes required in order to meet accessibility requirements could also diminish the aesthetic value. If the external presentation of the building remained unaltered, the historical associative and communal value of the building derived through the relationship with the Royal Family would be retained.

**4.320** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.321** Therefore, the potential impact of alterations for commercial use is **medium-high**.

### Community floorspace

**4.322 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Lindo Wing in order to adapt it for use

as community floorspace. The aesthetic value of the building would therefore be retained. An exception to this may be accessibility arrangements, as discussed above.

**4.323** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.324** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Residential (incorporating affordable housing)

**4.325 External Changes.** If a low impact design were adopted, minimal interventions would be required to the external elements of the Lindo Wing in order to adapt it for residential use. As well as potential modifications for disabled access as discussed above, fire escapes would also need to be installed to meet building regulations for residential accommodation. If these could be positioned at the rear of the building, there would be no impact on the significance of the building.

**4.326** However, more extensive alterations, such as the creation of additional floors to provide further residential units, would diminish the aesthetic value of the building.

**4.327** Therefore, the potential impact of alterations for residential use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

#### Tall development in setting

**4.328** The parts of the asset's setting which contribute most to its significance are the other elements of the historic hospital complex. Areas outside this complex make a lower level of contribution. More substantial or dramatic changes within the site, including any tall elements, should therefore be focused away from the group of historic hospital buildings.

**4.329** Tall development which is visible in combination with (such as in the backdrop to) the asset and other elements of the historic group is unlikely to fundamentally change the relationships between them, but could distract from their group value. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would reduce the likelihood of harm through visual distraction or incursion.

## The Bays

### Summary

Table 4.12: The Bays effects summary

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
<b>Medium</b>	Physical change	<b>High</b>	<b>Low</b>	<b>Medium-high</b>
	Setting change within hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>
	Setting change outside hospital complex	<b>Low</b>	<b>Low</b>	<b>Low-medium</b>

### Description

**4.330** The Bays are former wharf buildings, built c.1850 to support the city's transport and distribution networks. They were not built to serve the hospital but were incorporated into the hospital's building portfolio in 1983 and adapted to new uses.

**4.331** The buildings are narrow two storey brick structures alongside the Paddington Basin, and historically had further timber bays attached. They were converted for office use in the 1980s.

Figure 4.15: The Bays



### Significance

**4.332** The significance of The Bays derives from:

- **Evidential value:** Surviving fabric of a Victorian transport support building, containing evidence of 19<sup>th</sup> century physical development and industrial history of the area which has been heavily eroded in other parts of the borough.
- **Historical value:** Unlike most of the other buildings within the hospital site, The Bays were not built to serve the hospital. They therefore possess historic illustrative significance relating to the area's transport and distribution legacy rather than medical developments.
- **Aesthetic value:** The historic design of the wharf building was based primarily on function rather than aesthetics, meaning they have little aesthetic value as an historic asset. There is however some fortuitous aesthetic value from their industrial and uncomplicated appearance amongst the luxury apartments and office blocks of the Paddington Basin.
- **Communal value:** There is no known communal value associated with the building.

**4.333** The importance of the asset is **medium**.

### Contribution of the site to significance

**4.334** The principal reason for the building's designation is its evidential and historical value as surviving fabric of a Victorian transport support building, containing evidence of 19<sup>th</sup> century physical development and industrial history of the area. Its location along the Paddington Basin canal contributes to its significance with its mix of commercial buildings and retains a functional relationship despite the incursion of modern developments, such the adjacent Paddington Basin. This is the most important aspect of its setting and contributes to its significance. The presence of the hospital makes a lower level of contribution.

### Sensitivity to development of the site

**4.335** The asset's sensitivity to physical change is rated as **high**. However, the varying implications of potential development options are likely to moderate the effects of this initial assumption, discussed under options for sustainable development, below.

**4.336** Regarding change in its setting, the sensitivity of the The Bays depends most upon its relationship with Paddington Basin and canal – which are not proposed for change in the scenarios considered in this assessment.

**4.337** Development in the setting of The Bays would not fundamentally alter its inherent aspects of significance. The presence of a tall building nearby could introduce visual distraction. However, even if relatively tall (at or towards the taller end of the two scenarios considered in this assessment), the understanding of the key relationships between The Bays and Paddington Basin and canal would not be directly affected. Effects would take place against the backdrop of existing modern development nearby. Precise effects relating to siting and design would need to be tested at planning application stage.

**4.338** The Bay's sensitivity to development in its setting, including to potential tall buildings nearby, is therefore **low**.

#### Potential harm to the asset

**4.339** Compliance with policy would require harm to be avoided or minimised, but may still occur, if justified. The risk of harm from physical change is therefore **low**.

**4.340** Harm to the asset arising from setting change, including potential tall building in its setting, would be **low**.

#### Level of effect

**4.341** Taking into account the importance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on significance is:

- Physical change: **medium-high**.
- Setting change, including tall building in its setting: **low-medium**.

#### Options for sustainable development

##### Hospital/healthcare

**4.342 External Change.** Adaptation for hospital/healthcare could require significant changes to the building, in order to achieve the level of professionalism and privacy required of a building of this type.

**4.343** In addition, more extensive alterations, such as the creation of additional floors to provide further areas for hospital/healthcare use, would affect the aesthetic value of the building.

**4.344** Therefore, the potential impact of alterations for hospital/healthcare uses is **medium-high**.

##### Commercial

**4.345 External Change.** Continuity of use in commercial/office uses is unlikely to require physical changes to the external appearance of the building. The historical and aesthetic value of the building would therefore be retained.

**4.346** However, more extensive alterations, such as the creation of additional floors to provide further areas for commercial use, would affect the aesthetic value of the building.

**4.347** Therefore, the potential impact of alterations for commercial use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

##### Community floorspace

**4.348 External Changes** If a low impact design were adopted, minimal interventions would be required to the external elements of The Bays in order to adapt it for use as community floorspace. The historical and aesthetic value of the building would therefore be retained.

**4.349** However, more extensive alterations, such as the creation of additional floors to provide further areas for community use, would affect the aesthetic value of the building.

**4.350** Therefore, the potential impact of alterations for community floorspace use is **medium-high**, but could be reduced to **low-medium** if upward extension were avoided or minimised.

##### Residential (incorporating affordable housing)

###### External Changes

**4.351** Adaptation for residential use could require significant changes to the building, in order to achieve the internal planning, level of access, safety and privacy required of a building of that type.

**4.352** In addition, more extensive alterations, such as the creation of additional floors to provide residential units, would affect the aesthetic value of the building.

**4.353** Therefore, the potential impact of alterations for residential use is **medium-high**.

##### Tall development in setting

**4.354** The parts of the asset's setting which contribute most to its significance are Paddington Basin and the canal. Areas outside these elements make a lower level of contribution. Tall development which is visible in combination with (such as in the backdrop to) the asset and the canal system is unlikely to fundamentally change the relationship between them, but could distract from the appreciation of their significance. More substantial or dramatic changes within the site, including any tall elements, should therefore be sited to avoid intruding between these two elements. The taller, more prominent or dramatic the design, the more harmful this effect is likely to be, albeit within the low-medium bracket. A less prominent design, or testing to determine the optimum siting option(s), would

reduce the likelihood of harm through visual distraction or incursion.

## Summary of potential impacts and sensitivity based on assumptions

Table 4.13: Summary of potential impacts and sensitivity based on assumptions

Asset	Potential impact of change of use to hospital/ healthcare	Potential impact of change of use to commercial	Potential impact of change of use to community floorspace	Potential impact of change of use to residential
Clarence Memorial Wing	Low-Medium	High	Low-Medium	High
Mint Wing of St Mary's Hospital	Low-Medium	Medium-High	Low-Medium	Medium-High
Bayswater Conservation Area	Low-Medium	Medium-High	Low-Medium	Medium-High
Cambridge Wing	Low-Medium	Medium-High	Low-Medium	Medium-High
Former Outpatients Building	Low-Medium	Low-Medium	Low-Medium	Low-Medium
Albert Edward Wing	Low-Medium	Medium-High	Low-Medium	Medium-High
Mary Stanford Wing	Low-Medium	Medium-High	Low-Medium	Medium-High
Former Medical School	Low-Medium	Medium-High	Low-Medium	Medium-High
New Medical School	Low-Medium	Medium-High	Low-Medium	Medium-High
Salton House	Low-Medium	Medium-High	Low-Medium	Medium-High
Lindo Wing	Low-Medium	Medium-High	Low-Medium	Medium-High
The Bays	Medium-High	Low-Medium	Low-Medium	Medium-High

## Archaeological potential

**4.355** There is considered to be a low potential for encountering archaeological remains relating to prehistoric, Romano-British, early medieval or medieval periods within the site. If present, any surviving prehistoric features are likely to be deeply buried due to layers of made ground that have been deposited on top of them over the centuries.

**4.356** The archaeological potential of the site is derived mainly from the evidence that below-ground archaeological remains may provide in relation to the 19<sup>th</sup> century development of the site. The potential for this is high and is likely to be in the form of archaeological remains of the site's former use a reservoir and residential buildings during the early part of the 19<sup>th</sup> century and then for the construction of St Mary's Hospital. Archaeological features and structures (such as the foundations and basements) related to the previous development of the site and the early phases of the development of St. Mary's Hospital are likely to be preserved within the site.

**4.357** Although the levels of preservation and survival of these archaeological remains is unknown, it is likely that the construction of basements, building foundations, deep services, and the construction of a reservoir in the western part of the site will have disturbed or truncated any earlier archaeological remains.

**4.358** Further detail on the archaeological value of the site is provided at **Appendix B**.

## Heritage Assets with the Potential to Experience Setting Change (500m study area)

### Listed buildings

**Paddington Station including The Lawn, GWR office block on London street and offices along Eastbourne Terrace (Grade I listed building, NHLE ref: 1066881)**

#### Summary

Table 4.14: Paddington Station effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high

#### Description

**4.359** The asset is located immediately to the west of the Site. It comprises the railway terminus of Paddington Station, the Great Western Railway (GWR) office block on London Street, offices along Eastbourne Terrace and The Lawn, an area east of the train shed.

**4.360** The station terminus comprises four train sheds with the earliest being built between 1851-54 by Isambard Kingdom Brunel, Sir Matthew Digby Wyatt and Sir Charles Fox for the Great Western Railway. Offices for the GWR were also added in 1881 along Eastbourne Terrace. A fourth train shed was added between 1914-1916 along with several other alterations and additions to the trainshed buildings in the 1930's.

**4.361** The setting of the asset is defined by its urban location, with a tight urban grain of multi-storey buildings. This, combined with a narrow street pattern along Eastbourne Terrace, London Street and Winsland Street, creates an enclosed feel which is reinforced by tall buildings with limited opportunities for long-range views. Praed Street is wider and feels less enclosed, but the exterior of Paddington Station is entirely hidden from this frontage by the Great Western Royal Hotel.

Figure 4.16: Paddington Station



#### Significance

**4.362** The significance of this asset derives from:

- **Evidential value:** surviving buildings, in terms of their form and function, as an example of one of the earliest major railway termini to survive in Britain. Evidential value is also derived from the relationship between the station buildings and the hospital site via the evidence that this provides of the mid-19<sup>th</sup> century expansion and development of this part of London.
- **Historical value:** the railway terminus has high associative historical value as an example of a major work of engineering by Isambard Kingdom Brunel, with collaboration from other well-known individuals such as Sir Matthew Digby Wyatt (architect) and Sir Charles Fox (contractor) and, latterly, PC Culverhouse (Chief Architect of the GWR). The railway terminus also has high illustrative value of the size and scale of railway infrastructure, demonstrating the demand for and popularity of rail travel into and out of London during the mid-19<sup>th</sup> century, as an important component of the history of the Great Western Railway.
- **Aesthetic value:** the railway terminus also has high aesthetic value in terms of the architectural design of the train sheds and associated buildings. In particular, the four span roof structure (which was designed by Brunel and constructed in 1852-4 with the largest span added by the GWR in 1914-16), is characteristic of railway architecture and provides clear evidence for large scale wrought-iron construction by Fox, Henderson and Company who were one of the most important and innovative iron constructors in the mid-19<sup>th</sup> century.

- Communal value: Paddington railway station has some communal value for its association with the stories of Paddington Bear, a fictional bear who is found in Paddington station. This connection is further enforced by a statue of Paddington Bear and author Michael Bond which is located within the station on Platform One and provides visitors with a focal reminder of the stories.

**4.363** The setting of the asset contributes to its significance in that it allows for the purpose and function of the asset to be understood and appreciated. The siting of the railway terminus in this part of the Paddington allowed for it to serve the southwest by rail and act as a hub for the transportation of passengers in this part of London.

**4.364** The importance of this asset is **high**.

#### Sensitivity to development of the site

**4.365** The sensitivity of the significance of the asset to the development if the site is rated as **medium**.

**4.366** The site is located within the setting of the asset with the first hospital buildings on the site being built around the same time as the construction of the station. This reflects the increasing expansion and popularity of the area with the station being a central hub for the transportation of goods to and from this part of London, facilitated by the use of horses to transport goods arriving by rail. As a result of this increasing demand for horses, the GWR constructed a stable block to the east of the station, strategically placed between both the station to the west and the goods yard to the northeast. This was the Mint Stables and was opened in 1877. This building underwent several alterations throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and was acquired, along with several other nearby buildings, by St Mary's Hospital throughout the 1960's.

**4.367** Therefore, the site has historically defined (and continues to define) the character of the wider townscape with its incremental and piecemeal acquisition of various buildings surrounding the original hospital buildings, including those adjacent to Paddington Station. The station and the hospital site are intrinsically linked, not just by both being examples of the expansion of this part of London, but also by the interplay and relationships of the station and hospital buildings, i.e. in the case of the Mint Wing some of the western part of the building was demolished in order to make way for additional station platforms.

**4.368** The proximity of the hospital site and the station buildings have therefore played a key role in defining the character of the wider townscape and layout of streets and spaces. This has been further enhanced by the shared architectural design of the surrounding 19<sup>th</sup> century buildings including hospital buildings, residences, commercial premises and station buildings. This continuity of design creates a

Victorian streetscape (albeit with many modern additions) which allows for the appreciation and understanding of the north-westerly expansion of this part of London and the expansion of the hospital and station as part of this.

**4.369** Therefore, the site shares a meaningful connection with the asset, contributing to its evidential and historical values.

#### Potential harm to the asset

**4.370** The risk of harm to the asset from development of this site is **medium**.

**4.371** Development of the site, including through introduction of a tall building, could harm the significance of the asset. This could arise if a particularly marked or dramatic level of change intervened between, or caused major distraction from the relationship between the station and the Mint Wing. Harm may also arise if development affected the relationship between the asset and the historic hospital complex, if it affected the way this is understood and appreciated within the surrounding streetscape as this relationship adds to the evidential and historic values of the asset. The level of harm would however not reach the substantial category of NPPF paragraph 205-207, as its main aspects of value would be maintained.

#### Level of effect

**4.372** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **medium-high**. This is because it could experience a degree of change which may be harmful, although the harm would not be substantial.

## Paddington, District and Circle Line Underground Station (Grade II listed building, NHLE Ref: 1392020)

Table 4.15: Paddington, District and Circle Line Underground Station effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	None	None	None

### Description

**4.373** This asset is located 100m to the southwest of the site between Praed Street and Conduit Place with its main frontage onto Praed Street. It comprises the train shed and platforms of the Paddington District and Circle Line Underground Station with interior booking hall. The train shed and platforms were constructed between 1866-68 by Sir John Fowler, engineer to the Metropolitan Railway. The station was originally Paddington Praed Street and formed the northern end of the Metropolitan Railway's southward expansion to Gloucester Road, sanctioned by an Act of 1864 to replace an earlier section of line which terminated at the now demolished station of Paddington Bishops Road. The street frontage was rebuilt by Charles Walter Clark in 1914 in his characteristic white faience.

**4.374** The setting of the asset is defined by its location along Praed Street with principal frontage fronting this street. Praed Street is a wide thoroughfare with long-range views to the northeast and southwest along this street. Whilst the elevation of the underground station does form a strong component of the street frontage in this area, its prominence is reduced due to the extensive frontage of the Great Western Hotel (now the Hilton London Paddington) with a tall and decorative frontage which is located opposite and dominates the local streetscape.

### Significance

**4.375** The significance of this asset derives from:

- **Evidential value:** this asset has evidential value as an example of an early underground station built as part of the Metropolitan Railway.
- **Historical value:** the asset has historical illustrative value due to it being an example of the need for public transportation, as part of the wider system of underground rail transport across London. This is of particular historical value due to the Metropolitan Railway being the first in its kind in terms of it being an underground line.

Figure 4.17: Paddington, District and Circle Line Underground Station



- **Aesthetic value:** the asset has high aesthetic value due to its architectural design. The yellow brick and white glazed faience design was the work of Charles Walter Clark who was an architect working for the Metropolitan Railway between 1911 and 1933 and was responsible for designing 25 underground stations throughout London. Therefore, the street frontage of the station entrance is a well-preserved example of Metropolitan Railway architecture with similar examples across London, including at Baker Street, Farringdon, Great Portland Street and Willesden Green.
- **Communal value:** the asset will form part of the communal memory and experience of many residents, visitors and commuters through its role as an important transport hub in the area for over 150 years.

**4.376** The importance of this asset is **high**.

### Sensitivity to development of the site

**4.377** The sensitivity of the significance of the asset to the development of the site is **none**. The site is located within the setting of the asset, in that it forms part of the wider urban streetscape, but it does not contribute towards the significance of the asset, nor does it share any meaningful connection with the asset.

### Potential harm to the asset

**4.378** The risk of harm to the asset from development of this site is **none**. The development will change the setting of the asset (via the form of the introduction of a tall building which would dominate the streetscape), which could change the way the asset is experienced, but this will not harm its heritage significance which is derived from its principal frontage and

form and function as an underground tube station entrance. This significance is best appreciated and understood in close proximity to the asset; this will be unaffected by development within the site.

#### Level of effect

**4.379** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **none**.

**4.380** This is because development within the site would not affect the significance of the asset.

## Great Western Hotel (grade II listed building, NHLE Ref: 1227144)

Table 4.16: Great Western Hotel effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.381** The Great Western Hotel (now the Hilton London Paddington) is located on Praed Street, located c.95m southwest of the site. The asset comprises a four-storey building with projecting two-bay square angle towers of six storeys. Materials comprise stuccoed brick, apart from the ground floor and first floor centre bays which are refaced in stone. The frontage also features pulvinated friezes and pediment with sculpted figures of peace, plenty, science and industry, by John Thomas.

**4.382** The hotel was constructed between 1851-53 to a design by Philip Charles Hardwick who pioneered the 'Second Empire' style for buildings of this type in England, and also used in other buildings within Westminster, notably at the Palace of Westminster. The building of the hotel formed part of the construction of Paddington Station complex with the station infrastructure and hotel being constructed and opened around the same time. The building of the hotel was funded by the GWR in order to provide accommodation for passengers using Paddington Station and was the first of its kind in London.<sup>17</sup> Parts of the exterior and interior of the hotel were extended and remodelled by Percy Emerson Culverhouse, architect of the GWR, in the 1930's.

**4.383** The setting of the asset is characterised by its prominent location fronting Praed Street, a busy thoroughfare through Paddington. The principal frontage of the hotel is imposing, and its design creates a sense of grandeur, allowing one to experience the Victorian architecture and acting as a landmark for the surrounding streets. This is further enhanced by the use of projecting towers on each end of the frontage which further signify and mark the hotel as a focal point. Whilst the tall frontage and projecting towers do add some sense of enclosure, the width of Praed Street means that the street feels more open than some of the surrounding, more narrow streets and there are clear views from hotel in both directions along Praed Street.

Figure 4.18: Great Western Hotel



### Significance

**4.384** The significance of the asset is derived from:

- Evidential value: as an example of a large Victorian hotel, purpose built to provide accommodation for passengers travelling to and from Paddington Station.
- Historical value: the asset has high illustrative historical value. In terms of its illustrative historical value, the size and scale of the hotel demonstrates the demand and popularity of Paddington Station. The purpose of the hotel was to provide accommodation for the passengers using Paddington Station and therefore the two assets are intrinsically linked. The size and scale of the hotel demonstrates the demand and popularity of the station and the increasing use of the station for long distance travel.
- Aesthetic value: the asset also has high aesthetic value. This is derived from its architectural design and detailing, as examples of Victorian architecture and the 'Second Empire' designs of Philip Charles Hardwick and later, of Percy Emerson Culverhouse. The use of this style and design of architecture in other notable buildings within Westminster (i.e. The Palace of Westminster) further adds to the aesthetic value of the asset.
- Communal value: the asset has some communal value. As well as providing accommodation, the hotel was (and continues to be) a place for social events and gatherings and therefore will likely be perceived as a source of

<sup>17</sup> Biddle. G & O..S Nock, 1983, The Railway Heritage of Britain, 213-5.

social interaction and a focal meeting place for those who have visited or stayed at the hotel.

**4.385** The importance of the asset is **high**.

#### Sensitivity to development of the site

**4.386** The sensitivity of the significance of the asset to the development if the site is rated as **low**. The site is located within the setting of the asset and does contribute to the significance of the asset in that the buildings within the site, notably the Clarence Memorial Wing, also front onto Praed Street and are experienced as part of the Victorian street architecture. This adds to the aesthetic and historical value of the asset when experienced with surrounding buildings along Praed Street but does not form part of the principal aspects of significance of the asset which are derived from the location of the asset and its imposing frontage.

#### Potential harm to the asset

**4.387** The risk of harm to the asset from development of this site is **low**. Its principal aspects of its significance – aesthetic and historical – would not be directly affected. A tall building within the site may have the potential to compete with the landmark qualities of the two towers at either end of the principal frontage, reducing its importance and eroding its aesthetic value. However, the surrounding tight urban grain, and the recent addition of the tower building of Paddington Square, which is located immediately adjacent to the asset, has already eroded some of the landmark quality of the towers on the hotel frontage.

**4.388** The proposed development within the site would also not largely change the Victorian streetscape along Praed Street and so the ability to understand and appreciate the asset as part of this would be unaffected.

**4.389** As a result, any such effect is likely to be minimal. The overall level of harm from this change would be low, as other elements of significance would not be undermined.

#### Level of effect

**4.390** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. This is because development may marginally affect its aesthetic value.

## Norfolk Square assets (all grade II listed buildings, NHLE ref: 1225254, 1225255, 1225256, 1225257, 1266555)

Table 4.17: Norfolk Square assets effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.391** These assets comprise the following:

- Nos. 1-21 Norfolk Square (NHLE ref:1225254)
- Nos. 2-22 Norfolk Square (NHLE ref:1225255)
- Nos. 23-53 Norfolk Square (NHLE ref:1225257)
- Nos. 24-42 Norfolk Square (NHLE ref:1225256)
- No. 35 Norfolk Place (NHLE ref:1266555)

**4.392** These assets are located around Norfolk Square, c.75m southeast of the site and comprise brick stuccoed terraces with four storeys. Many of the houses have iron railings flanking steps to entrances with projecting porches and balconies above with stucco balustrade. Some, such as Nos. 24-42, also have casements in architraves with consoles supporting pulvinated frieze and segmental pediments. The houses are set around a formal square, occupied by a fenced garden with trees and benches.

**4.393** These houses were built in the mid-19<sup>th</sup> century, as part of the development of Bayswater as a fashionable residential area. This commenced in 1827 when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road with continuing development throughout the 19<sup>th</sup> century. Development in this area comprises an inter-related pattern of wide streets, crescents and squares laid out in a grid pattern.

**4.394** The setting of these assets is characterised by their location around a formal square. Although there are some differences in design (such as the projecting porches of Nos. 24-42) the principal frontages of the houses around Norfolk Square are largely uniform in terms of their size and massing, creating a pleasing symmetry to the square whilst the garden space in the centre provides a green and leafy area of open space. Many of the original houses have now been converted into hotels with some, such as the Norfolk Plaza Hotel, display altered ground floor entrances with fascia's denoting the name of the hotels.

Figure 4.19: Norfolk Square assets, northern side



### Significance

**4.395** The significance of the assets is derived from:

- Evidential value: the assets have some evidential value, derived from the evidence they provide of the form, scale and function of mid-19<sup>th</sup> century terraced houses in this part of Paddington.
- Historical value: the assets also have high illustrative historical value as examples of residential dwellings in this part of Paddington, demonstrating the popularity of the area for settlement. Their grand design also contributes to the Victorian architecture seen in the surrounding streets, adding to a historical landscape that is still largely able to be appreciated in its original form.
- Aesthetic value: Norfolk Square has considerable aesthetic value, derived from the architectural design and detailing of the houses themselves, and their setting around a formal, designed square. Both these aspects give grandeur to the square and illustrate that these buildings were not solely functional but that their design played a key part in the creation of an aesthetically pleasing space.
- Communal value: the assets have high communal value, in terms of their social value. The construction of terraces around a set square was a fundamental part of the design of Norfolk Square, created in order to aid social interaction and neighbourliness, by providing an outdoor recreational area which could be used by all residents of the surrounding houses and also those further afield. To this day, this space provides a sense of place for local residents who use it for relaxation and recreation.

**4.396** The importance of the assets is **high**.

#### Sensitivity to development of the site

**4.397** The sensitivity of the significance of the assets to the development if the site is rated as **low**. The site, in its current form, forms a general part of the setting of the assets as part of the Victorian streetscape and thereby contributes to the historical value of the assets, allowing for the historical development, form and purpose of area to be understood and appreciated. However, the site does not contribute towards the principal elements of the significance of the assets as these are derived from their layout around a designed square, and their architectural detailing and design.

#### Potential harm to the assets

**4.398** The risk of harm to the assets from development of this site is **low**.

**4.399** The assets may be visible in combination with the proposed development on the site, and in the case of Nos.1-21 Norfolk Square (NHLE ref:1225254) and Nos. 23-53 Norfolk Square (NHLE ref:1225257), a tall building within the site is likely to be visible from the upper storeys of the principal elevations of these buildings as their principal elevations face towards the site.

**4.400** Therefore, a tall building within the site could introduce visual distraction which may slightly affect the ability to appreciate the assets surrounding Norfolk Square, particularly those where their principal elevations face towards the site.

**4.401** However, this is unlikely to directly affect the main elements of the significance of the assets – i.e. their historical, aesthetic and communal value – as these are best experienced from close proximity to the asset.

#### Level of effect

**4.402** Taking into account the significance of the assets and the risk to harm of their significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction but is unlikely to have a major effect on the significance of the assets.

## Talbot Square assets (all grade II listed buildings, NHLE Ref: 1066225, 1357300)

Table 4.18: Talbot Square assets effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.403** This comprises the following assets:

- Nos. 1-13 Talbot Square (NHLE ref: 1357300)
- Nos. 2-18 Talbot Square (NHLE ref: 1066225)

**4.404** Talbot Square is located to the northeast of Sussex Gardens, located c.175m southwest of the site. The assets comprise two rows of brick terraces with four storeys, attics and basements and include architectural detailing including quoins, Tuscan columns, and stucco base balusters, probably to the design of George Gutch. These are located facing each other around a designed square.

**4.405** Talbot Square was built in the mid 19<sup>th</sup> century as a result of this area being laid out by the surveyor to the Bishop of London, and was built on the site of the former Lower Reservoir of the Grand Junction canal Company. This scheme was carried out in the form of inter-connected pattern of wide streets, crescents and squares which were planned around either side of the two main boulevards; Sussex Gardens and Westbourne Terrace. Talbot Square is the only surviving section of a monumental composition opening out on to Sussex Gardens and formed the northern extent of the residential development of the area between Praed Street, Edgware Road and Bayswater Road.

**4.406** The setting of the assets is defined by their location around Talbot Square. The architectural detailing of the terraces creates a sense of grandeur and uniformity, although is somewhat reduced by the monotonous design of the modern flats which are located at the northern end of the square. The garden is well maintained, creating a peaceful oasis in a leafy, open space.

Figure 4.20: Talbot Square assets, western side



### Significance

**4.407** The significance of the assets is derived from:

- Evidential value: the assets have some evidential value, derived from the evidence they provide of the form, scale and function of mid 19<sup>th</sup> century terraced houses in this part of Paddington.
- Historical value: the assets have high illustrative historical value for demonstrating the demand for, and popularity of, this type of housing during the 19<sup>th</sup> century. The layout of grand terraces around a square created a spacious arrangement of street and open space, thereby demonstrating the importance and value of creating pleasant spaces that were not just purely functional, but enabled these spaces to be enjoyed, promoting recreation and leisure. Talbot Square also has some historical associative value due to it being laid out to the designs of George Gutch, architect to four of the successive Bishops of London and surveyor for much of the Diocese's southern strip of the parish of Paddington.<sup>18</sup>
- Aesthetic value: Talbot Square also has high aesthetic value, derived from the architectural design and detailing of houses themselves, and their setting around a formal, designed square. Both these aspects give grandeur to the square and illustrate that these buildings were not solely functional but that their design played a key part in the creation of an aesthetically pleasing space.

<sup>18</sup> Talbot Square, History and Architecture ([Talbot Square | London](#)), Accessed 15/12/2023

- Communal value: the assets have high communal value, in terms of their social value. The construction of terraces around a set square was a fundamental part of the design of Talbot Square, created in order to aid social interaction and neighbourliness, by providing an outdoor recreational area which could be used by all residents of the surrounding houses and also those further afield. To this day, this space provides a sense of place for local residents who use it for relaxation and recreation.

**4.408** The importance of the assets is **high**.

#### Sensitivity to development of the site

**4.409** The sensitivity of the significance of the assets to the development if the site is rated as **low**. The site, in its current form, forms a general part of the setting of the assets as part of the Victorian streetscape and thereby contributes to the historical value of the assets, allowing for the historical development, form and purpose of area to be understood and appreciated. However, the site does not contribute towards the principal elements of the significance of the assets as these are derived from their layout around a designed square, and their architectural detailing and design.

#### Potential harm to the assets

**4.410** The risk of harm to the assets from development of this site is **low-medium**.

**4.411** The assets may be visible in combination with the proposed development on the site and tall buildings within the site would be visible from the principal elevations of Nos 1-13 Talbot Square (NHLE ref: 1357300).

**4.412** Therefore, a tall building within the site could introduce visual distraction which may affect the ability to appreciate the assets surrounding Talbot Square, particularly when experiencing Talbot Square from the southwest.

**4.413** However, this is unlikely to directly affect the main elements of the significance of the assets – i.e. their historical, aesthetic and communal value – as these are best experienced from close proximity to the asset.

#### Level of effect

**4.414** Taking into account the significance of the assets and the risk to harm of their significance, the overall level of effect of the development of the site on the significance is **low**. Development within the site may introduce visual distraction but is unlikely to have a major effect on the significance of the assets.

## Nos. 107-121 Sussex Gardens, W2 (NHLE Ref: 1237436)

Table 4.19: Nos. 107-121 Sussex Gardens effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.415** The asset is located on the southeastern side of Sussex Gardens, approximately c.195m southeast of the site. The asset comprises a row of brick terraces of over four storeys, with principal elevations facing towards the northwest. The ground floors are stuccoed, some with ionic porches with round arched sashes with stucco balustrade and iron balconies on the first floor. There are also cornices on the third-floor level. These terraces are set back from the road, separated by a narrow strip of garden which contains mature London plane trees and ornamental hedging. This is also mirrored on the northern side of the road carriageway.

**4.416** These terraces were laid out in the early to mid-19<sup>th</sup> century as part of the development of Bayswater as a fashionable residential area. This commenced in 1827 when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road with continuing development throughout the 19<sup>th</sup> century. Sussex Gardens, along with Westbourne Terrace, form the main boulevards as part of an inter-related pattern of wide streets, crescents and squares laid out in a grid pattern.

**4.417** The setting of the asset is defined by its residential character. The wide street of Sussex Gardens, and the fact that the terraces are set back from the main road, give a sense of spaciousness and symmetry to this street. The mature trees that separate the terraces from the road carriageway also provide a leafy, green feel to the area creating a pleasant sense of grandeur. Due to the linear nature of the street, there are long-range views both northeast and southwest along Sussex Gardens although the mature trees shield clear views of the principal frontages of the terraces, especially during the summer months.

Figure 4.21: Nos. 107-121 Sussex Gardens



### Significance

**4.418** The significance of the asset is derived from:

- **Evidential value:** the asset has some evidential value, derived from the evidence it provides of the form, scale and function of mid-19<sup>th</sup> century terraced houses in this part of Paddington.
- **Historical value:** the asset also has high illustrative historical value as examples of residential dwellings in this part of Paddington, demonstrating the popularity of the area for settlement. Their grand design also contributes to the Victorian architecture seen in the surrounding streets, adding to a historical landscape that is still largely able to be appreciated in its original form, demonstrating the grid pattern of the original layout. Sussex Gardens also has some historical associative value due to it being laid out to the designs of George Gutch, architect to four of the successive Bishops of London and surveyor for much of the Diocese's southern strip of the parish of Paddington.
- **Aesthetic value:** the asset also has high aesthetic value, derived from the architectural design and detailing of the terraces themselves, and its location on a wide thoroughfare. The architectural detailing, such as the porches and arched detail, and the elongated strip of garden which separates the terraces from the road, create a sense of uniformity, space and openness which adds to the grandeur, reinforced by the opposing symmetry of the terraces and garden on the opposite side of the street.
- **Communal value:** the asset has some communal value. The use of a thin strip of garden to separate the terraces

from the main road carriageway not only adds to its aesthetic value but was also served to provide a green space for residents to use for outdoor recreation, aiding social interaction and neighbourliness.

**4.419** The importance of the asset is **high**.

#### Sensitivity to development of the site

**4.420** The sensitivity of the significance of the assets to the development if the site is rated as **low**. The site, in its current form, forms a general part of the setting of the assets as part of the Victorian streetscape and thereby contributes to the historical value of the asset, allowing for the historical development and subsequent expansion, form and purpose of the area to be understood and appreciated. However, the site does not contribute towards the principal elements of the significance of the asset as this is derived from the layout of terraces and accompanying garden, and their architectural detailing/design.

#### Potential harm to the asset

**4.421** The risk of harm to the asset from development of this site is **low**.

**4.422** There is potential that the asset may be experienced in combination with the proposed development when looking from the south towards the north. It is also possible that tall buildings within the site would also be visible from the principal elevations of Nos 107-121 Sussex Gardens, although this would probably be from the upper storeys only.

**4.423** Therefore, a tall building within the site may introduce visual distraction which could affect the appreciation of the asset. However, this is unlikely to directly affect or undermine the significance of the asset as these are best experienced from within close proximity along Sussex Gardens where the aesthetic, architectural and historical values can be best appreciated.

#### Level of effect

**4.424** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction but is unlikely to have a major effect on the significance of the asset.

## Children's Hospital, Paddington Green (Grade II listed building, NHLE ref:1357437)

### Summary

Table 4.20: Children's Hospital Paddington Green effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Low	Low-medium

### Description

**4.425** During the early 1880s, two houses on Church Street in the northeast corner of Paddington Green were converted into a hospital to replace the North West London Free Dispensary for Sick Children which was originally located at Bell Street, Edgware Road. However, by the end of the 19<sup>th</sup> century, the converted houses were no longer fit for purpose and a new Children's Hospital was built on the site in 1895 to a design by H.P. Adams.<sup>19</sup>

**4.426** The building is composed of red brick with red terracotta dressings over three storeys. It has 16 main bays with central entrance with sculpture of mother and child set into the gable. The left three bays have a Dutch gable over and the right bays have a mid 20<sup>th</sup> century extension in front. Of particular interest are a series of tile pictures set in the walls of the day centre inside the Outpatients department.

**4.427** In 1948 the hospital joined the NHS and became affiliated with St Mary's Hospital, coming under the management of the St Mary's Group Hospital Management Committee. The hospital closed in 1987 and the building is now used for apartments, a medical centre and a children's mental health centre.

### Significance

**4.428** The significance of this asset derives from:

- Evidential value: The former hospital has limited evidential value given its common and well-understood Victorian/early 20<sup>th</sup> century materials and construction.
- Historical value: The former hospital has illustrative historical value as an example of a late Victorian hospital, built using medical and architectural principles

Figure 4.22: Children's Hospital



of the time. As with many other hospitals of the era, the building is grand and architecturally similar to banks or mansions of the time, emphasising the status of the building and the importance put upon medical advances and institutions.

- Aesthetic value: The former hospital has considerable aesthetic value derived from its architectural detailing, particularly the sculptured gable over the entrance which highlights the function and purpose of the hospital as one built for the care of children. The decoration and detailing of the exterior of the building, and its location fronting Paddington Green, contributes towards the significance of the Paddington Green Conservation Area. The retention of some of the original tile pictures within the Outpatients department also have aesthetic value.
- Communal value: There will be aspects of communal value associated with the building, largely due to its role as a medical facility supporting care and wellbeing. This is an important relationship to groups of people who are familiar with the area as well as those who have worked in, or been treated in, the institution itself.

**4.429** The importance of this asset is **high**.

### Sensitivity to development of the site

**4.430** The sensitivity of the significance of the asset to the development if the site is rated as **medium**.

**4.431** The asset shares an association with the site in that the Paddington Green Children's Hospital became affiliated with St Mary's Hospital in 1948 and was under the same

<sup>19</sup> [Lost Hospitals of London \(myzen.co.uk\)](http://Lost_Hospitals_of_London_(myzen.co.uk)) (Accessed 14/02/2024)

management. Both the site and the asset share a common purpose and this historical association between the two means that there is a meaningful connection between the site and the asset, contributing towards its evidential and historical values.

#### Potential harm to the asset

**4.432** The risk of harm to the asset from development of this site is **low**.

**4.433** Development within the site (such as a change of use), or development of a tall building within the site, could harm the significance of the asset if it affected the way the relationship between the asset and the site was able to be understood and appreciated as it is this relationship which adds to the evidential and historic values of the asset.

**4.434** However, development within the site would not affect the ability to appreciate the aesthetic, communal and some of the historical values of the asset as the form and purpose of the building as a former children's hospital, and its relationship with Paddington Green Conservation Area will be unaffected.

#### Level of effect

**4.435** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**.

**4.436** Development within the site (especially a change of use) may harm the relationship between the two hospital sites, which may harm the historical value of the asset. However, development within the site would not cause harm at a substantial level, or at the higher end of less than substantial, as the aesthetic, communal and some historical value would be retained.

## Conservation Areas

### Paddington Green Conservation Area

#### Summary

Table 4.21: Paddington Green Conservation Area effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

#### Description

**4.437** This conservation area was originally designated as a detached part of the Maida Vale Conservation Area, set around the grounds of St Mary's Church. In 1988, this area was extended to include the old churchyard, Paddington Green Primary School and parts of St Mary's Terrace, Church Street and Newcastle Place. It was then renamed the Paddington Green Conservation Area and is located c.245m north of the Site.

**4.438** Paddington Green is a surviving fragment of the original rural fabric of the area, containing part of the site of Paddington and Lillestone villages, originally both isolated villages located away from the city. However, by the end of the 18<sup>th</sup> century Paddington Green, with nearby Lisson Grove, was a fashionable area on the edge of the country linked by broad streets to Regents Park and the West End.<sup>20</sup>

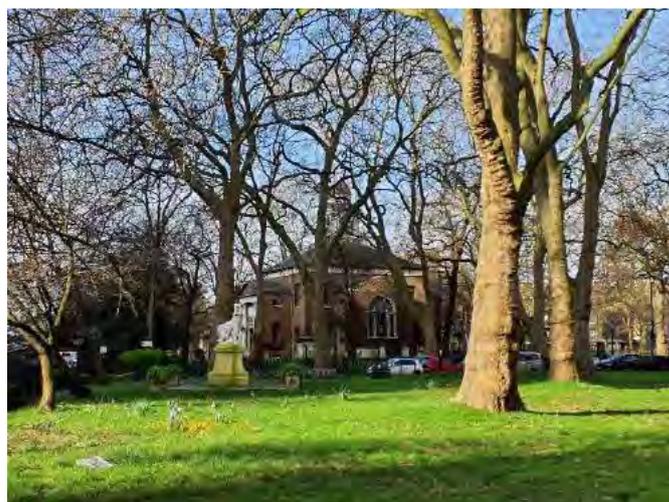
**4.439** The main focal point for the conservation area is on St Mary's Church and associated churchyard which was built between 1788-91 on the site of two earlier churches (NHLE ref: 1065972). The streets surrounding the churchyard and gardens (St Mary's Terrace, Church Street and Newcastle Place) add to the character and appearance of the conservation area in the form of residential developments that were constructed along these streets during the 19<sup>th</sup> and 20<sup>th</sup> centuries, as part of the rapid urban expansion of London. Paddington Green Children's Hospital, located between Church Street and Newcastle Place, also forms a dominant part of the streetscape in this area (NHLE ref:1357437).

**4.440** The character and appearance of the conservation area is one of varied building types and the rectangular form of St Mary's Gardens. The variation in building types represents the rapid expansion and evolution of the development of the

Paddington area, although there are some areas where building heights are more uniform, such as the residential properties along St Mary's Terrace. Many of these buildings are either listed or unlisted buildings of merit, all forming component parts of the conservation area. In this area, roads are wide and lined by mature trees which provide a leafy and green feel to the streets. St Mary's Garden is a focal point for green and open space within the conservation area with mature London plane trees which shield some of the views of and noise from the Westway.

**4.441** The setting of the conservation area is largely defined by modern development which borders the conservation area on all sides. This is particularly prevalent in the area south of the conservation area where the construction of the Westway and high rise developments within the Paddington Basin create a sense of enclosure and place the formerly rural settlement definitively within the city.

Figure 4.23: Paddington Green Conservation Area



#### Significance

**4.442** The significance of this asset derives from:

- Evidential value: surviving fabric and green/garden of part of the site of Paddington village, containing a fragment of the rural landscape which has been largely built upon in the surrounding area.
- Historical value: The conservation area as a whole is of historical importance relating to the development residential areas of London in the 19<sup>th</sup> century, reflecting the rapid expansion of the city during this time. The surviving remnants of the former Paddington village

<sup>20</sup> Westminster City Council, 2003, Paddington Green Conservation Area Audit, No. 35

settlement in the form of St Mary's Gardens has historical value due to the evidence it provides of the former village nature of settlement in this location, and the subsequent development of the area. The relationship between this area and the surrounding residential development provides evidence of the rapid development and subsequent expansion of the area from the 19<sup>th</sup> century onwards.

- Aesthetic value: the conservation area has high aesthetic value, derived from both the form, and layout of streets and open spaces and the architectural detail and design of the listed and unlisted buildings within it, notably St Mary's Church and Paddington Green Children's Hospital and the residential buildings along St Mary's Terrace. These reflect the phases of the development of the area throughout the Victorian period to the early 20<sup>th</sup> century.
- Communal value: The special historic character of the conservation area contributes to local distinctiveness and sense of place of local communities.

**4.443** The importance of this asset is **high**.

#### Sensitivity to development of the site

**4.444** The sensitivity of the significance of the asset to the development of the site is **low**. The site makes no direct contribution to the significance of the asset other than as a general part of its urban and historical context. Its main aspects of significance will not be affected by development of the site.

#### Potential harm to the asset

**4.445** The risk of harm to the asset from development of the site is **low**. Tall buildings within the site would be visible from, and in conjunction with, the conservation area but would be experienced as part of the existing urban development south of the Westway and as part of the Paddington Basin. The principal aspects of the significance of the conservation area – its aesthetic and historic values – will not be affected or undermined by the proposed development.

#### Level of effect

**4.446** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction but is unlikely to affect the significance of the assets.

## Heritage Assets with the Potential to Experience Setting Change (2km study area)

### Prince Consort National Memorial (Albert Memorial) (Grade I listed building, NHLE ref: 1217741)

#### Summary

Table 4.22: Prince Consort National Memorial (Albert Memorial) effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high

#### Description

**4.447** The Prince Consort National Memorial (Albert Memorial) is located approximately 2km south of the site, in Kensington Gardens.

**4.448** Following the death of Prince Albert in 1861, a national memorial was commissioned by Queen Victoria in his honour. It was the Queen herself who decided that the memorial should be in the form of a monument, rather than a university/international scholarship, and after lengthy design and negotiation processes, architect George Gilbert Scott's proposal was chosen.

**4.449** Plans for the memorial developed alongside those of the Royal Albert Hall and the Royal School of Music as part of the 'Albertopolis' cultural complex.

**4.450** Built between 1862 and 1875, the monument features a giant seated sculpture of Prince Albert surrounded by gables supporting an elaborately designed canopy with a Gothic spire, sitting atop a decorative square podium. Elaborate sculptures through the monument represent the industrial arts and the continents.

**4.451** The monument is situated within Kensington Gardens, on the southern boundary of the park along Kensington Gore, and directly facing the Royal Albert Hall. It lies within the Knightsbridge, Knightsbridge Green and Albert Gate Conservation Area and adjacent to the Royal Parks Conservation Area.

Figure 4.24: Prince Consort National Memorial



#### Significance

**4.452** The significance of this asset derives from:

- **Evidential value:** Whilst the monument has been completed to a high specification, the techniques and materials used are not markedly innovated. Its evidential value is therefore limited.
- **Historical value:** The monument memorialises a significant figure in British history, both as the spouse of the monarch, and a popular figure and supporter of the arts within Victorian society. The elaborate sculpture represent key ideals of the time, such as Empire and industrial advances, designed and created by eminent Victorian artists, sculptors and architects. The monument overall is illustrative of the Victorian predisposition towards statuary and visual representations of key figures.
- **Aesthetic value:** The outstanding level of craftsmanship and striking appearance as a glittering structure topped by a Gothic spire provide the memorial with considerable aesthetic value. The asset is a landmark asset within the

area and makes a significant contribution to the Knightsbridge, Knightsbridge Green and Albert Gate Conservation Area and the setting of other listed buildings of Albertopolis such as the Royal Albert Hall.

- Communal value: The monument has considerable communal value derived from its prominent position within Kensington Gardens and opposite the Royal Albert Hall, both popular destinations for domestic and international visitors.

**4.453** The importance of the asset is **high**.

#### Sensitivity to development of the site

**4.454** The sensitivity of the significance of the asset to the development if the site is rated as **medium**.

**4.455** Part of the significance of the asset lies in the majestic proportions of the monument, its visual relationship with the Royal Albert Hall, and the contrast between the asset's parkland surroundings and the urban fabric around the venue. The presence in the background of tall buildings overlooking the park tree lines could introduce an urban element of distraction affecting the relationship between the asset and its picturesque environs.

#### Potential harm to the asset

**4.456** The level of distraction and its effect on significance would vary depending on visual prominence including through height and design. In a worst-case scenario – for example if prominent development intruded obviously within the silhouette of the Gothic canopy - harm could be caused at a moderate level within the less than substantial bracket. The level of harm would be **medium**.

#### Level of effect

**4.457** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **medium-high**.

## Royal Albert Hall (Grade I listed building, NHLE ref: 1217742)

### Summary

Table 4.23: Royal Albert Hall effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.458** The Royal Albert Hall is located approximately 2km south of the site.

**4.459** Built between 1867 and 1871 as a high capacity, multi-purpose venue, it is located on part of a large area of land purchased through proceeds from the Great Exhibition of 1851 by Prince Albert, which became known as 'Albertopolis'. The Prince possessed a vision to promote the arts and sciences, and after his death the idea was realised in the construction of the Royal Albert Hall as a public memorial to him.

**4.460** The Hall has been the venue for the BBC Proms every summer since 1941, and has hosted numerous concerts, ballets, operas, political speeches and sporting events.

**4.461** The building was inspired by the size and grandeur of a Roman amphitheatre. The auditorium is extensive with an iron roof which is the largest of its kind. The exterior is decorated in extensive mosaic friezes and terracotta ornamentation. The interior walls were originally relatively plain, with only the private boxes receiving decoration. The plasterwork swags on the balconies were added in 1914-15 and the colour scheme dates to the 1970s.<sup>21</sup>

**4.462** The hall is central within a cluster of nationally important assets, including the Albert Memorial, Hyde Park, Royal School of Music and the Natural History and Victoria and Albert Museums, many of which form part of 'Albertopolis'.

### Significance

**4.463** The significance of this asset derives from:

- **Evidential value:** Whilst many of the materials and construction method used are well known and appreciated, the large auditorium and its iron roof are

Figure 4.25: Royal Albert Hall



evidence of advances in Victorian engineering and innovation.

- **Historical value:** The Hall has historical illustrative value as a purpose built music venue, constructed during the Victorian era to make the arts and sciences more widely accessible to members of society, and for its key position within the 'Albertopolis' cultural complex. Historical associative value is derived from the relationship with Prince Albert and Queen Victoria, as well as the public figures and performers who have appeared during the venue's history, such as Winston Churchill, the Dalai Lama, Wagner and the Beatles.
- **Aesthetic value:** The hall has outstanding aesthetic value with its scale, red brick construction and distinctive elliptical roof form. The asset is a landmark building within the area and makes a significant contribution to the Knightsbridge, Knightsbridge Green and Albert Gate Conservation Area.
- **Communal value:** The asset has high communal value as the building is nationally recognised as venue for events that represent British identity, such as the BBC Proms. As a public venue, the Hall is accessed by large numbers of domestic and international visitors.

**4.464** The importance of this asset is **high**.

### Sensitivity to development of the site

**4.465** The sensitivity of the significance of the asset to the development if the site is rated as **low**.

<sup>21</sup> The Royal Albert Hall South West Quadrant Heritage Statement, Alan Baxter Associates. June 2015

**4.466** Part of the significance of the asset lies in its location, the view of the park, and its relationship with the Prince Consort National Memorial. The visibility of the site in the background, as a taller building overlooking the others, might affect its significance. Specifically, it will affect the visual relationship with the Prince Consort monument by introducing a urban element in the rural character of the monument's environs (the Royal Parks).

#### Potential harm to the asset

**4.467** The presence of tall buildings in the background can distract from the appreciation of the view towards north, which is mainly characterised by the relationship of the asset with the Prince Consort National Memorial and the Royal Parks. However, all other elements of the asset's value would be unchanged. Therefore, the risk of harm to the asset from development of this site is assessed as **low**.

#### Level of effect

**4.468** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**.

## Kensington Palace (Grade I listed building, NHLE ref: 1223861)

### Summary

Table 4.24: Kensington Palace effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Medium	Medium-high

### Description

**4.470** Kensington Palace was originally known as Nottingham House, built in 1661 for the Earl of Nottingham. The house had already been enlarged and improved by Wren when it was bought as a country seat by William III in 1689, after which further additions were made by Wren for the King. When Queen Mary died in 1694, the King made Kensington Palace his permanent residence. During the early 18<sup>th</sup> century further adaptations were made by William Kent. The Palace has remained a Royal residence – it was the birthplace of Queen Victoria and in the 21<sup>st</sup> century remains the official residence of the Prince and Princess of Wales.

**4.471** Throughout its history and phases of development the Palace complex remained an irregular group of structures around three courtyards.

**4.472** The principal south front and Kings Gallery (1695) use red and brown brick and a relative lack of ornamentation, whilst the eastern front (1718-26) adopts a classical Palladian style with a central pedimented bay.

**4.473** The Palace originally stood in substantial ornamental grounds, which has now been considerably altered. However, the palace is still set apart from its neighbours with only an incidental relationship to them.

**4.474** The only formal axial views are from the south front from Dial Walk and partially the eastern front across Round Pond.<sup>22</sup>

### Significance

**4.475** The significance of this asset derives from:

- Evidential value: Whilst the monument has been completed to a high specification, the techniques and materials used are not markedly innovated. Its evidential

Figure 4.26: Kensington Palace



value is therefore limited. Within the scope of this assessment, the remains relating to the scheduled monument of Kensington Palace have been scoped out.

- Historical value: Historical values make a high contribution to the significance of the Palace. The Palace building illustrates some of the ways in which the English Royal family sought to update their properties in order to express their status and meet their personal requirements. Successive royal residents made changes to the palace, gradually enlarging it and providing an increasingly grand residence containing impressive and lavishly decorated internal spaces. The Palace is associated with at least two important figures in British architectural history, Wren and Kent.
- Aesthetic value: Aesthetic value makes a high contribution to the significance of the Palace. The building has outstanding levels of aesthetic value derived from its external presentation and internal detailing. Despite the change in setting, the building creates a sense of grandeur and elitism as befits a Royal Palace. Its location within the grade I listed Kensington Gardens RPG contributes to its significance.
- Communal value: Communal value made a high contribution to the significance of the palace. As a Royal Palace, it is a popular destination for domestic and international visitors.

**4.476** The importance of the asset is **high**.

<sup>22</sup> Kensington Palace Conservation Area Proposal Statement, *The Royal Borough of Kensington and Chelsea*

### Sensitivity to development of the site

**4.477** The sensitivity of the significance of the asset to the development if the site is rated as **low**.

**4.478** The site does not form part of the setting of the asset and does not contribute towards the principal elements of the significance of the asset as this is derived from its historical, aesthetic and group value with Kensington Gardens and ancillary buildings such as the Orangery.

**4.479** The presence in the background of tall buildings overlooking the park tree lines could introduce an urban element of distraction affecting the relationship between the asset and its picturesque environs.

### Potential harm to the asset

**4.480** The presence of significantly taller structures compared to the rest of the urban fabric might divert attention away from the royal residence. This residence was crafted to provide enjoyment within a carefully designed environment, offering a retreat from the urban environment and evoking a sense of harmony with nature.

**4.481** The level of distraction and its effect on significance would vary depending on visual prominence including through height and design. In a worst-case scenario – for example if prominent development intruded obviously within the skyline of the palace when viewed from the south - harm could be caused at a moderate level within the less than substantial bracket. The level of harm would be **medium**.

### Level of effect

**4.482** Development within the site may introduce visual distraction possibly affecting the significance of the asset as place of isolation and appreciation of landscaped nature. Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **medium-high**.

## The Orangery at Kensington Palace (Grade I listed building, NHLE ref: 1223783)

### Summary

Table 4.25: The Orangery at Kensington Palace effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.483** The Orangery at Kensington Palace was built in 1704 to designs by Sir Christopher Wren.<sup>23</sup> Orangeries had become popular after the Eighty Years War as merchants began to import orange trees for their beauty and scent, which required special greenhouses to protect them during the winter.

**4.484** It is built using red and amber brick which mirrors the fabric of the adjacent Palace. The building is one storey of 13 bays, set out symmetrically with the three centre bays set forward with split segmental pediments.

Figure 4.27: The Orangery at Kensington Palace



### Significance

**4.485** The significance of this asset derives from:

- **Evidential value:** Whilst the building has been completed to a high specification, the techniques and materials used are not markedly innovated. Its evidential value is therefore limited.
- **Historical value:** The high cost of materials to build and maintain an orangery means they were a symbol of wealth and luxury. The Orangery at Kensington Palace therefore represents a high status building, designed for the monarchy by one of the most highly acclaimed English architects. The asset is illustrative of technological advancements as orangeries became more influenced by classical architecture in the 18<sup>th</sup> century, rather than a functional room to protect the plants.
- **Aesthetic value:** The building has considerable aesthetic value in its use of brickwork mirroring Kensington Palace and stone pediments and keystones. Fine interior detailing noted to have been retained. The building also demonstrates subservient scale to the palace, contributing to its significance and that of grade I listed Kensington Gardens RPG.
- **Communal value:** The Orangery was designed a private space within the palace for horticulture and later for private royal parties. The communal value is therefore low. More recently it has opened as a public restaurant where people can gather and appreciate the environment, but this does not contribute to the heritage significance of the building.

**4.486** The importance of this asset is **high**.

### Sensitivity to development of the site

**4.487** The sensitivity of the significance of the asset to the development if the site is rated as **low**.

**4.488** The site does not form part of the setting of the asset and does not contribute towards the principal elements of the significance of the asset as this is derived from its historical, aesthetic and group value with Kensington Gardens and ancillary buildings such as the Orangery.

**4.489** The presence in the background of tall buildings overlooking the park tree lines could introduce an urban element of distraction affecting the relationship between the asset and its picturesque environs.

### Potential harm to the asset

**4.490** Part of the significance of the orangery lies in its relationship with the Royal Palace and the gardens

<sup>23</sup> Orangery at Kensington Palace, NHLE ref: 1223783. Historic England, 1969

surrounding both. The presence of tall buildings in the background might introduce a visual distraction to the relationship between the orangery, the landscaped grounds and the palace, although the visual connections between them would largely remain intact. The level of harm would be **low**.

#### Level of effect

**4.491** Considering both the significance of the asset and the potential risk of harm to its significance, the overall impact of the site's development on its significance is assessed as **low-medium**.

## Registered parks and gardens

### Regent's Park Registered Park and Garden and Conservation Area

**4.492** These two designations covering the Regent's Park area, across two local authorities (Westminster and Camden) largely address the same aspects of significance. They have been assessed together here to avoid repetition.

#### Summary

Table 4.26: Regent's Park effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

#### Description

**4.493** Regent's Park Registered Park and Garden (Grade I listed: NHLE ref:1000246) is an early 19<sup>th</sup> century landscape park designed by John Nash as setting for gentry residences. It became a public park from the mid-19<sup>th</sup> century.

**4.494** The park is located to the north-east of the site, at the approximate distance of 1km. The park's key characteristics mostly derive from elements of the Nash's original design. The majority of these, although modified, still embody the original design: the Circus, the Boating Lake, The Broad Walk which retraces the Basin Water and the Regent's Canal, although relocated.<sup>24</sup>

**4.495** The conservation area (CA) includes Regent's Park and adjoining streets, as well as the immediate surroundings of St Marylebone Parish Church and Park Crescent. The character and appearance of the conservation area is largely defined by the designs of John Nash. This encompassed the design elements listed above forming part of a grand scheme to create a new processional route through London from Carlton House, north along Regent Street and Portland Place to Regent's Park and accommodated villas within the parkland setting. Therefore, the character of Regent's Park derives by the picturesque beauty and style designed originally for 16<sup>th</sup> century recreational and re-designed for private residence purposes. Additionally, the architecture of the adjacent streets

forms an impressive frame for the CA, mirroring Nash's design character and reflecting his townscape concept.

Figure 4.28: Regent's Park Registered Park and Garden and Conservation Area



**4.496** The two combined assets contain later additions resulting from the changes in land use of the park from an early 19<sup>th</sup>-century wealthy residence to a public park. These include recreational grounds, the Bernard Baron sports pavilion, playgrounds, Queen Mary's Gardens, the Zoo, and the Zoological Gardens.

#### Historical development

**4.497** The park land was originally a farmland owned by the Crown since the 16<sup>th</sup> century.

**4.498** In the early 19<sup>th</sup> century John Nash and the partner James Morgan with the help of Humphry Repton designed a park to accommodate villas in a parkland setting and a new street, Regent Street, which could link the first with the city. Parts of the design were: the water features such as Prince Regent's Palace basin and a lake, a double circus of villas and the Regent's Canal crossing the park. Only part of this original design was carried out; only eight villas were built; the basin, some of the terraces and crescents of houses were not constructed. A few years later, the Royal Zoological Society and the Royal Botanic Society bought lands within the park.

**4.499** By the mid-19<sup>th</sup> century, the park ceased to be a fashionable residence and became a public park for recreation.

<sup>24</sup> 1814 historical map held by the British Library and accessible at the following link: <https://britishlibrary.oldmapsonline.org/maps/1ad1d745-c146-5a68-af46-0e4eb0764b2c/> (26/01/2024).

**4.500** By the early 20<sup>th</sup> century part of the park was redesigned and the residential buildings were acquired and converted for the public park needs.

**4.501** In the Second World War, the park was used as military camp, at the end of the war the buildings were replaced with sports fields. The park and the Nash's buildings were further damaged during the war; part of the Regent's Canal was reclaimed and used as car park. By the late 20<sup>th</sup> century, the park was reopened to the public.

**4.502** At the present, Regent's Park is a public park managed by The Royal Parks.

### Significance

**4.503** The assets' significance lies in the following values:

- **Evidential value:** In the medieval period the park area contained farmland and a possible village. It was enclosed by Henry VIII and transformed into a royal hunting park. Over time, this space evolved into a public park, but remained largely undisturbed by major development. For this reason, the park holds the potential for archaeological remains spanning various historical periods including those related to the park early phases and from wartime activity.<sup>25</sup>
- **Historical value:** The park embodies a well preserved example of early 19<sup>th</sup> century residential development within a landscaped park setting. The Nash's original design is still appreciable in the layout and characteristics of the Inner Circle, the Boating Lake, The Broad Walk which retrace the Basin Water and the Regent's Canal. The enclosure of the area to a 16<sup>th</sup> century deer park also retains historical value reinforcing the layered history and cultural significance of the park.
- **Aesthetic value:** Since the early 19<sup>th</sup> century, the park has been designed and implemented as a space to evoke visual pleasure and aesthetic appreciation. Originally intended mainly as a place for hunting, soon became a residence for wealthy merchants and professional people. The aim was not dissimilar to living in a country house within a landscaped setting with the only exception of sharing the space with other residents.
- **Communal value:** From the mid-19<sup>th</sup> century onwards, Regent's Park transformed into a public area enriched with various forms of entertainment. This shift allowed both visitors and residents to gather and appreciate the natural beauty of the landscape and gardens. Additionally, the park became a hub for playing sports and exploring attractions such as the Zoo. As other

London public parks, Regent's Park became an iconic location for social and recreational purposes which are the core of the communal value.

**4.504** The assets' importance is **high**.

### Sensitivity to development of the site

**4.505** The sensitivity of the significance of the asset to the development of the site is **low**. The site makes a limited, if any, contribution to the significance of the asset but has potential to be affected, specifically by tall development at the site.

### Potential harm to the asset

**4.506** The risk of harm to the asset from development of the site is **low**. Surrounding modern urban developments, including at Paddington Basin, are currently perceived as linear blocks that appear on the parkland horizon in view gaps or in winter conditions. The presence of additional tall structures might add to or exacerbate the effects of these existing features. In a worst-case scenario this may visually distract from the appreciation of the park, which was designed to offer pleasure within a landscaped setting.

### Level of effect

**4.507** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction possibly affecting the significance of the asset as a place of leisure, escape and appreciation of landscaped nature.

<sup>25</sup> Historic England (2018), *London Borough of Camden Archaeological Priority Areas Appraisal*

[historicengland.org.uk/content/docs/planning/apa-camden/\(26/01/2024\)](https://historicengland.org.uk/content/docs/planning/apa-camden/(26/01/2024)).

## Hyde Park Registered Park and Garden (Grade I listed, NHLE ref: 1000814)

### Summary

Table 4.27: Hyde Park effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.508** Hyde Park is a grade I royal deer park originally enclosed by Henry VIII in the 16<sup>th</sup> century which later became a public park. It is located immediately to the west of Kensington Gardens and 500m south of the site. The park is composed of an ensemble of buildings, ornamental structures and landscape features.

**4.509** Originally, the Serpentine was formed by a series of pools; these were connected later in the 18<sup>th</sup> century to form first the Long Water (see Kensington Gardens) and in 1731 the Serpentine. Consequently, the Serpentine was separated from the Long Water first by a cascade and later, in the early 19<sup>th</sup> century, by the bridge still standing. Associated to the Serpentine are the Dell, the Lido and boathouses. The first occupies the spot of a former 18<sup>th</sup> century lake to the east of the water feature. The Lido is located to the south of the Serpentine and was built in 1930 by George Lansbury allowing mixed bathing. To the north of the Serpentine, three boathouses were constructed in the 20<sup>th</sup> century. Further north the Superintendent's House, the Ranger's Lodge (listed grade II), and the Old Police Station are located. At a short distance from those, a nursery and a bird sanctuary are placed.

**4.510** The second key feature is embodied by the Ring, a fashionable avenue established in the early 17<sup>th</sup> century for riders and carriages and located at the centre of the park and still, in part, appreciable.

**4.511** At the north-east corner of the park lies Speaker's Corner, known since the mid-19<sup>th</sup> century as a place where people gather to listen to public speakers.

**4.512** Further north the Superintendent's House, the Ranger's Lodge (listed grade II), and the Old Police Station are located. At the short distance from those, a nursery and a bird sanctuary are placed.

**4.513** Several gates and lodges serve as entrances to the park, with the majority of them being listed. The park is intersected by numerous tracks and walks, most of which

were established in the 17<sup>th</sup> century. These radiate from the gates and various points within the site. In the early 19<sup>th</sup> century, the King's New Road was developed, forming a circuit around the park. Among those, Walnut Avenue represent an important avenue part of the original Wise's design, identified as key feature and still wholly appreciable.

Figure 4.29: Hyde Park



### Historical development

**4.514** Since the park was landscaped in the 17<sup>th</sup> century, the Ring became a fashionable spot that marked the change in the land use of the park: less focused on hunting and more devoted to the appreciation of the landscape and the rural beauty.

**4.515** In the late 17<sup>th</sup>-early 18<sup>th</sup> century, a large part of the western area was separated by the rest of the park for the creation of Kensington Palace and Gardens. The remaining part had only a few formal features: the Serpentine, Walnut Avenue at the eastern end, the Ring, and several small rectangular plantations.

**4.516** During the late 18<sup>th</sup> century and the early 19<sup>th</sup> century, the park was mainly used by the public with the consequent restoration of ride, drive, fish and skate and pedestrian access.

**4.517** In the early 19<sup>th</sup> century, major developments were carried out by Decimus Burton and James McAdam. The area along Park Lane was reorganised with the construction of new entrances, lodges and substitution of the former brick wall with railings and belt trees. Marble Arch, originally designed to be a triumphal entrance to Buckingham Palace, was moved to the north-east corner of the park. From the mid-19<sup>th</sup> century, a redevelopment of the park in Victorian style was carried out with the construction of recreation facilities.

**4.518** During the WWII the park was readapted to serve military and defensive purposes. Air-raid shelters, barracks, allotments and anti-aircraft defences were constructed, including three barrage-balloon emplacements and an anti-aircraft battery.

**4.519** In the second half of the 21<sup>st</sup> century, Dutch elm disease and improvements to Park Lane caused major alterations to the park.

**4.520** At the present, Hyde Park is a public park managed by The Royal Parks.

### Significance

**4.521** The significance of the asset is derived from:

- **Evidential value:** The park was enclosed by Henry VIII and transformed into a royal hunting park. Over time, this space evolved into a public park, but remained largely undisturbed by major development. For this reason, the park holds the potential for archaeological remains spanning various historical periods including remains related to the park early phases.
- **Historical value:** The park represents a well preserved example of 16<sup>th</sup> century royal deer park and 17<sup>th</sup> century landscaped park. Key characteristics from the original Wise's design and 17<sup>th</sup>-18<sup>th</sup> century modifications are still largely appreciable. These include the Serpentine, the avenue along Park Lane and the Ring. The enclosure of the area to a 16<sup>th</sup> century deer park also retains historical value reinforcing the layered history and cultural significance of the park.
- **Aesthetic value:** Since the 17<sup>th</sup> century, the park has been designed and implemented as a space to evoke visual pleasure and aesthetic appreciation. Originally intended mainly as a place for hunting, soon became a destination for experiencing and enjoying the beauty of the landscape and rural environment. Especially the Serpentine and the Ring became fashionable locations for landscape appreciation. The plantation, avenues, ornamental structures and buildings, the picturesque water bodies, and even the more functional gates, enclosures, and walls were systematically designed to offer visual delight, immersing visitors in a picturesque rural landscape.
- **Communal value:** Since the early 18<sup>th</sup> century, the park has transformed into a public space where visitors and London residents come together to socialise, appreciate the natural beauty and the designed landscape, and connect with the history of the location. Furthermore, Speakers' Corner retains a high communal value as location of democratic expression, community

engagement and location of social interaction with strong educational value.

**4.522** The importance of the asset is **high**.

### Sensitivity to development of the site

**4.523** The sensitivity of the significance of the asset to the development of the site is **low**. The site makes a limited, if any, contribution to the significance of the asset but has potential to be affected, specifically by tall development at the site.

### Potential harm to the asset

**4.524** The risk of harm to the asset from development of the site is **low**. Surrounding modern urban developments, including at Paddington Basin, are currently perceived as linear blocks that appear on the parkland horizon in view gaps or in winter conditions. The presence of additional tall structures might add to or exacerbate the effects of these existing developments. In a worst-case scenario this may visually distract from the appreciation of the park, which was designed to offer pleasure within a landscaped setting.

### Level of effect

**4.525** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction possibly affecting the significance of the asset as a place of leisurely escape and appreciation of landscaped nature.

## Kensington Gardens Registered Park and Garden (Grade I listed, NHLE ref:1000340)

### Summary

Table 4.28: Kensington Gardens effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.526** Kensington Gardens is located to the south of the Site, at the approximate distance of 500m. Originally, it was part of Hyde Park and bought by the royal family in the 17<sup>th</sup> century to become a royal residence. The park was designed by George London and Henry Wise, and further developed from the 18<sup>th</sup> century by Charles Bridgeman and William Forsyth. The park became open to the public in the early 19<sup>th</sup> century and has remained both royal residence and a public open space managed by The Royal Parks to the present.

**4.527** The park extends for 112ha and is connected to Hyde Park, which bounds it along the east edge. The RPG can be divided in three areas: western, central and eastern. The area to the west of the Broad Walk includes Kensington Palace, the southern gardens and Diana Memorial Playground. The palace was originally part of a 17<sup>th</sup> century country house gradually developed in a palace in the 18<sup>th</sup> century. It includes gardens, buildings and ornamental statues, some of which designated and separately assessed in this document.

**4.528** The central area comprises a large water feature called Round Pond part of the Wise and later Bridgeman's design. From this pond, three main avenues spreads out in a radial pattern. Several secondary avenues and path cross the area which also includes building and ornamental statues such as the Serpentine Gallery, Queen Caroline's Temple, Peter Pan and Physical Energy Statues. The eastern area of the park encompass the Italian Garden to the north, The Long Water, also Wise and later Bridgeman's design water feature in the centre, and the lawns to the east. The latter hosts a small playground to the north, allotments, Serpentine North Gallery, former 19<sup>th</sup> century military gunpower magazine to the south.

**4.529** The Italian Gardens were originally constructed as part of the cleaning works in 1860. Their layout includes four fountains & pools with elaborate urns a balustrade walks overlooking the Long Water and a pumping house. To the north-east of the Italian Gardens the Queen Anne's Alcove

was moved from the south of Kensington Palace to this location in the mid-19<sup>th</sup> century.

Figure 4.30: Kensington Gardens, focused on the Palace



### Historical development

**4.530** Originally part of Hyde Park, Kensington Gardens began its transformation in 1689 when Nottingham House was purchased by the royal family. In this early phase, Christopher Wren, George London, and Henry Wise played key roles in expanding the house and landscaping the grounds.

**4.531** Charles Bridgeman implemented significant changes between 1727 and 1731. He introduced a ha-ha and a new wall as a boundary with Hyde Park. He also created the Round Pond and the Long Water or Canal, while altering flower borders to lawns, plantations, promenades, and vistas.

**4.532** In 1784, William Forsyth made further changes, including planting fruit trees and possibly introducing a paddock.

**4.533** By the early 19<sup>th</sup> century, the gardens were open to the public, with facilities and entertainment added. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, Kensington Gardens became associated with children, symbolised by the Peter Pan statue and the children's playground constructed to the north of the Palace.

**4.534** During the WWII, losses and replacement occurred; most of the gardens external and internal railings were removed.

### Significance

**4.535** The significance of this asset derives from:

- Evidential value: As originally part of Hyde Park, Kensington Gardens was an open area enclosed by

Henry VIII and transformed into a royal hunting park. Over time, this space evolved into a public park, but remained largely undisturbed by major development. For this reason, the park holds the potential for archaeological remains spanning various historical periods including remains related to the park's early phases.

- **Historical value:** The park represents an outstanding example of late 17<sup>th</sup> century landscape park of royal hunting park origin. The 18<sup>th</sup> century palace and park layout, along with key features such as the Round Pond and the Long Water, garden enclosures and avenues are well preserved. These elements collectively illustrate the distinctive characteristics of both the royal residence and its associated pleasure grounds. Furthermore, they manifest the original design and later modifications by architects Henry Wise, Charles Bridgeman.
- **Aesthetic value:** Since the 17<sup>th</sup> century, the park has been designed and implemented as a space to evoke visual pleasure and aesthetic appreciation. Initially intended for the enjoyment of the royal family, this purpose later extended to the public as well. The symmetry of the avenues, the ornamental statues and buildings, the picturesque water bodies, and even the more functional gates, enclosures, and walls were systematically designed to offer visual delight, immersing visitors in a picturesque rural landscape and providing an escape from the urban hustle.
- **Communal value:** Since the early 19<sup>th</sup> century, the park has transformed into a public space where visitors and London residents come together to socialise, appreciate the designed landscape, and connect with the history of the location and royal heritage. Since the late 19<sup>th</sup> century, the park has also become a destination for children and families, thanks to the presence of several playgrounds within the area.

**4.536** The importance of the asset is **high**.

#### Sensitivity to development of the site

**4.537** The sensitivity of the significance of the asset to the development of the site is **low**. The site makes a limited, if any, contribution to the significance of the asset but has potential to be affected, specifically by tall development at the site.

#### Potential harm to the asset

**4.538** The risk of harm to the asset from development of the site is **low**. Surrounding modern urban developments, including at Paddington Basin, are currently perceived as linear blocks that appear on the parkland horizon in view gaps

or in winter conditions. The presence of additional tall structures might add to or exacerbate the effects of these existing features. In a worst-case scenario this may visually distract from the appreciation of the park, which was designed to offer pleasure within a landscaped setting, providing isolation from the urban hustle and fostering a connection to nature.

#### Level of effect

**4.539** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction possibly affecting the significance of the asset as former residence and place of isolation and appreciation of landscaped nature.

## Conservation areas

### Kensington Palace Conservation Area

#### Summary

Table 4.29: Kensington Palace effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

#### Description

**4.540** The Kensington Palace Conservation Area (CA) was first designated in 1971 and enlarged on several occasions until 1995. The CA is surrounded by other conservation areas and includes the western part of Kensington Gardens RPG.

**4.541** The asset is located approximately 500m to the south-west of the site and includes: Kensington Palace and Kensington Palace Gardens, the terraces around Brunswick Gardens, Vicarage Gate and Mall Chambers and the commercial area to the south of Kensington High Street.

**4.542** Since the 17<sup>th</sup> century, Campden Hill has been an attractive area for gentry residential houses. The area acquired more prestige when William III decided to purchase Nottingham country house to make a royal residence.

**4.543** However, it is with the 19<sup>th</sup> century that the speculative development in the area result in the construction of opulent Victorian and Edwardian villas along Palace Green and the elegant stucco terraces further west. The villas, the gardens and the avenue linking the residential estate to Kensington Gardens are part of the significance of this portion of the asset.

**4.544** The terraces were built speculatively resulting in different architectural detailing and decorative elements which represent a significant part of their character. The opulence of the original design is best experienced in Brunswick Gardens where paired porticos, projecting balcony, sash windows and elegant façades can be appreciated.

**4.545** In the late 19<sup>th</sup> century, a commercial area was created at the south-west of the CA; whereas along the northern boundary mews were converted into houses for middle class residents.

**4.546** Many of the buildings within the conservation area are either listed or unlisted buildings of merit, all forming component parts of the conservation area.

**4.547** The south-western corner embodies principal shopping streets characterized by tall island blocks mirrored in residential properties. Additionally, Victorian and Edwardian buildings in Jacobean style and Dutch-style are also present.

Figure 4.31: Kensington Palace Conservation Area



#### Significance

**4.548** The significance of this asset derives from:

- Historical value: this value related to the importance of the asset as a variegated group of residential and commercial buildings that feature the 19<sup>th</sup> century development of the London area and the appealing location due to the vicinity of the royal residence, also included in the CA.
- Aesthetic value: the majority of the terraces and villas, was constructed in this location to mirror, although at a lower level, the prestige, elegance, and wealth associated with the royal residence. The symmetry of layout and facades, stucco decorations, refined architectural detailing, gardens, avenues, and landscape features collectively contribute to characterising the aesthetic significance of the asset and strengthen the relationship with Kensington Palace.

**4.549** The asset's importance is **high**.

#### Sensitivity to development of the site

**4.550** At the northern boundary and the south-west corner, while some intervisibility might exist, the presence of elevated buildings in the background is predicted to have minimal impact on the appreciation of the variety of Victorian building styles, uses, and the overall character of the developments. These were originally built to accommodate to the growing needs of the area's increasing population. Their historical and

aesthetic values will be appreciable and understandable despite the possible intervisibility with the site.

**4.551** In contrast, the villas along Green Place and the terraces further west were designed to be located in the vicinity of Kensington Palace, Kensington Gardens and Hyde Park. The intervisibility with the site's development may introduce a distraction affecting the appreciation of this relationship.

**4.552** Taken as a whole, the asset's sensitivity to the development of the site is **low**.

#### Potential harm to the asset

**4.553** The risk of harm to the asset from development of the site is **low**. Development may create a slight additional visual distraction to the relationship between the royal residence and the eastern part of the asset, although any effect to significance would be at a relatively low level.

#### Level of effect

**4.554** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**. Development within the site may introduce visual distraction possibly affecting the significance of the asset in the visual and prestigious relationship between the asset and the royal residence.

## Regent's Park Conservation Area

**4.555** The assessment for this asset is covered under Regent's Park Registered Park and Garden, above.

## Royal Parks Conservation Area

### Summary

Table 4.30: Kensington Palace effects summary

Importance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium

### Description

**4.556** The Royal Parks Conservation Area, established in 1990, encompasses Hyde Park, St James's Park, Green Park, Buckingham Palace Gardens, and Kensington Gardens. The historical roots of the Royal Parks are closely tied to Crown ownership. Hyde Park, named after the ancient manor of Hyde, was originally part of Abbey land seized and enclosed as a deer park during Henry VIII's reign. Initially reserved for hunting in the 16<sup>th</sup> century, it was opened to the public in the early 17<sup>th</sup> century.

**4.557** Landscaping efforts commenced in 1728 when Charles Bridgeman laid out formal paths in Kensington Gardens, incorporating nearly 300 acres from Hyde Park. The Mall, a grand Baroque avenue connecting Admiralty Arch to Buckingham Palace, was originally designed by Charles II in 1660-2 during the expansion of St James's Palace after the burning of Whitehall Palace. Concurrently, the Thames marshland constituting St James's Park was drained, creating a straight canal approximately half a mile long. Green Park, initially known as Upper St James's Park, and the current gardens of Buckingham Palace were later added to the Royal domain. The surrounding area developed into a fashionable hub around these parks. While St James's Park has always been open to the public, Green Park was opened in the early 19<sup>th</sup> century. Simultaneously, the Baroque canal in St James's Park underwent a transformation into a picturesque lake.

**4.558** The layout, structures and features (such as the large lakes in Hyde Park and St James Park), and their setting, are the principal features of importance within the conservation area, reflecting the purpose of the parks to create a picturesque landscape during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The relationship between the lakes, avenues, woodland and planting within the parks all contributes towards the significance of the conservation area by allowing for both the historical purpose and function to be appreciated, as well as providing a natural open space in the heart of London. Furthermore, the surrounding buildings enhance the Parks. The aristocratic houses and palaces on the east side of Green Park and north side of St James's Park, the government

buildings at the east end of St James's Park, the town houses along the Bayswater Road and Knightsbridge, the Albert Hall and Memorial and the mansion blocks along Park Lane, all create distinctive areas and characters around the borders of the Parks.

Figure 4.32: Royal Parks Conservation Area



### Significance

**4.559** The significance of this asset derives from:

- Evidential value: Originally in part enclosed by Henry VIII and transformed into a royal hunting parks. Over time, they evolved into public parks, but remained largely undisturbed by major development. For this reason, the park holds the potential for archaeological remains spanning various historical periods including remains related to the deer parks origin and landscaped phases.
- Historical value: The parks serve as exceptional examples of early post-medieval landscape parks with roots in royal hunting park origins. The 17<sup>th</sup> to 18<sup>th</sup> century landscaping efforts have effectively preserved the layout of the royal palace and adjacent parks with their key characteristics mainly represented by water bodies, landscape features and architectural elements. Several elements of the designs carried out by Andre Mollet, Henry Wise, Charles Bridgeman, Lancelot Brown, and John Nash, George London, William Forsyth, and Decimus Burto are still wholly appreciable.
- Aesthetic value: Since the 17<sup>th</sup> century, the parks have been crafted to elicit visual pleasure and aesthetic appreciation. Originally conceived for the enjoyment of the royal family, their purpose was subsequently broadened to include the public. The symmetry of the avenues, ornamental statues and buildings, picturesque

water bodies, gates, enclosures, and walls were meticulously planned to provide visual delight, immersing visitors in a scenic rural landscape and offering an escape from the urban hustle.

- Communal value: Since the 19<sup>th</sup> century, the parks have been transformed into public spaces where visitors and London residents gather together to socialize, appreciate the designed landscape, and connect with the history of the location and royal heritage.

**4.560** The asset's importance is **high**.

#### Sensitivity to development of the site

**4.561** The sensitivity of the significance of the asset to the development of the site is **low**. Development at the site may marginally affect the asset's significance, introducing a visual element of distraction that draws attention outward.

#### Potential harm to the asset

**4.562** The risk of harm to the asset from development of the site is **low**. Development may create a slight additional visual distraction from the appreciation of the parks, designed to offer pleasure within a landscaped setting, providing isolation from the urban hustle and fostering a connection to nature.

#### Level of effect

**4.563** Taking into account the significance of the asset and the risk to harm of its significance, the overall level of effect of the development of the site on the significance is **low-medium**.

# Chapter 5

## Summary and recommendations

### Summary of assessment findings

#### Effects to assets within the site

**5.1** Assets within the site have been assessed for their sensitivity both to physical change and to change in their setting.

#### Assets experiencing physical change

- Retention and alteration/retrofit to accommodate new uses is unlikely to result in substantial harm to any of the assets within the site, in any of the potential use options. This supports the assumption that assets within the site should be retained and adapted, while more substantial forms of redevelopment would be more appropriately located north of the south section of South Wharf Road.
- The starting assumption for potential level of effect is medium-high for all uses. This is likely to arise if substantial upward extension or façade remodelling is required to any of the assets. However, this initial assumption could be reduced to low-medium in many cases if less dramatic extension or alteration were proposed. This indicates that policy compliance is more likely to be achieved by concentrating more substantial change outside of the group of assets which form the historic hospital complex.
- There is variation in the level of potential harm within the less than substantial bracket which may help match potentially more suitable uses to each asset in order to avoid or minimise harm. The specific characteristics and aspects of significance of individual buildings may make them more suitable for some uses than others. These nuances are covered in detail in chapter 4 but, for example:
  - Within the commercial use category, office use may be more appropriate for some assets than retail or food and beverage, because of the lower likelihood of needing to accommodate street-level visual permeability or shop-window type alterations where this would cause harm to the aesthetic value of façade design.
  - Historical alterations and demolitions to the former Outpatients Building mean that its aesthetic value

makes less of a contribution to its significance than it does to others within the hospital complex, giving it potentially greater flexibility regarding change of use and remodelling.

- The deep footprint and central courtyard of the New Medical School give it greater flexibility to accommodate change sensitively, whilst retaining its key aspects of significance, than some of the other assets within the site. Its large ground-floor windows to Praed Street may lend it greater suitability to street front retail or restaurant use than other elements of the historic hospital complex.
- The Buildings of Merit (i.e. the unlisted heritage assets within the site) would have greater flexibility for internal alterations as planning controls would not extend to their interiors. Recording should be considered in cases where major changes are proposed in order to retain evidence of historic interior plan form and features of interest, even if not protected.
- Regarding the Bayswater Conservation Area, the complex of historic hospital buildings contributes to the special character and appearance of the conservation area through its street form, scale, grain, enclosure and architectural quality. Changes to the assets within the site including to façades, height, massing, separation and address to the street, and the type of activity they will generate through different uses, therefore have potential to affect the conservation area to a medium-high level.

### Assets experiencing setting change

**5.2** The assessment finds a split in likely level of effect between those arising from changes to the historic complex of hospital buildings, and changes to other parts of the site not containing heritage assets. This is because of the contribution of each of the assets forming the hospital to each others' significance, individually and as a group. Each asset is therefore at greater risk of harm to its significance from changes within this group than it is from change arising outside the group. This risk would be further increased if one or more historic elements of the hospital were demolished or substantially altered. While the assumption for this assessment is for retention and retrofit to take place to all the elements of the historic hospital complex, this risk to significance should be borne in mind if future proposals depart notably from that assumption.

**5.3** While the risks of harm are lower for change arising outside the historic hospital group, the potential effects to the Bayswater Conservation Area are still at a medium-high level. Presence of tall development in the immediate surroundings of

the conservation area and the historic hospital complex could create a sense of distraction, affecting the understanding or appreciation of the assets' significance. Their fundamental aspects of significance would not be affected by such development, at any scale, but in general, the taller or more visually dramatic the proposed development, the more potentially distracting it becomes.

**5.4** Careful siting and contextual design would assist in avoiding or reducing potential effects through setting change, including consideration of historic groupings, street form etc.

### Effects to assets outside the site

**5.5** Paddington Station is the only asset outside the site with any direct relationship with the site which contributes to its significance; specifically with the Mint Wing. These assets' proximity and shared roles in the development of the railway history of the area mutually reinforce each others' significance. Changes to the Mint Wing would have potential to affect the significance of Paddington Station, albeit not substantially.

**5.6** The assets closest to the site share its historic context of street form, scale, enclosure and architectural quality which contribute to the character and appearance of the Bayswater Conservation Area.

**5.7** Changes of use, and moderate associated physical alterations, to individual assets within the site are unlikely to affect the significance of assets nearby. Detailed assessment would need to be carried out to determine setting effects arising from more dramatic change to these assets, such as upward extension, and its potential for distraction.

**5.8** No other asset outside the site, identified in this assessment, has any specific relationship with the site which contributes directly to its significance. However, effects relating to distraction could affect assets which are intervisible, or visible in combination with, tall buildings within the site.

**5.9** The ZTV at **Figure 3.1** shows the extent of potential effects of a 60m or taller structure across the city. Many thousands of assets intersect with this ZTV, although most would not be affected by it. The assets most likely to experience significant effects have been scoped into assessment. Detailed assessment would be required to check and confirm the extent, degree and direction of effects on all assets once a detailed proposal was developed.

**5.10** Even where a tall building/s may be visible from, or in combination with an asset, its fundamental aspects of significance are not likely to be affected. For many assets (for example, the Paddington, District and Circle Line Underground Station, listed grade II, NHLE ref: 1392020), there is no likely effect because, even if visible, development of the site would not affect the understanding or appreciation of the asset's significance.

**5.11** There are cases where there is potential for significance to be affected by incursion of a tall element in the experience of an asset, so that the understanding or appreciation of its significance would be affected by distraction. These cases largely fall into two groups:

- Assets with aspects of aesthetic value deriving from their landmark qualities, or the contribution of architectural features to a distinctive silhouette or street presence which would interact with a tall building. Assets in this category would generally need to be relatively close to the site in order to experience a level of intrusion or distraction which would cause harm, as distraction effects would diminish in proportion with distance, through perspectival effects and screening. The spatial range over which this would operate would obviously increase in relation to proposed building height. Examples in this category include the Great Western Hotel (listed grade II, NHLE ref: 1227144) and the Prince Consort National Memorial (Albert Memorial) (listed grade I, NHLE ref: 1217741).
- Assets, generally those with an area-based designation (conservation areas and RPGs) which have characteristics of openness, formal design, and general absence of intrusion of modern development contributing to their significance. Effects may operate over a reasonable distance because of the consideration of openness/ enclosure and visibility over the horizon, and again would increase in relation to proposed building height. Examples in this category include Kensington Gardens (RPG grade I, NHLE ref: 1000340) and Regent's Park Conservation Area.

## Policy recommendations

### Development principles

**5.12** In order to maximise the benefits of the historic environment as a driver for quality of place, and to protect the significance of the historic environment, development proposals should incorporate:

- Retention and sensitive adaptation of existing assets within the site.
- Matching of proposed uses to individual buildings' sensitivities and capacity for change.
- Retention of the group value of the existing ensemble of historic hospital buildings – i.e their relationship with each other.
- Contextual cues based on the characteristics of the Bayswater Conservation Area and the historic hospital complex to drive street form, scale, grain, enclosure, permeability and architectural quality.
- Focusing of substantial change within the site to those elements not considered of heritage value (the listed buildings, Buildings of Merit or areas within the Bayswater Conservation Area); the areas north of South Wharf Road being most suitable.
- Focusing of tallest development in one restricted zone within the site to control effects (including cumulatively with existing and proposed Paddington Basin developments). The point towards the northernmost tip of the site is likely to be most suitable.
- Outside the tallest element, adoption of generally lower, stepped-down heights approaching context height adjacent to assets. This is in order to protect conservation area character, railway- and hospital asset group value by avoiding excessive distraction in the settings of the nearest susceptible assets.

## **Appendix A**

### **Heritage asset scoping assessment**

Table A.1: Designated assets within the site

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
Designated assets within the site					
BAYSWATER CONSERVATION AREA	Conservation Area	The Bayswater Conservation Area is characterised as a largely residential Victorian area. The density of the grid and the plot sizes reflect the differences in the status of the various areas of development; the higher status of the Great Western/Hillton Hotel on Praed Street and grand terraces of Sussex Gardens and Bathurst Street for example, laid out by the more modest and compact three and four storey terraces of Star Street and Albion Street. Mature trees line many of the residential streets, and semi-private enclosed spaces, such as Hyde Park Square and Gloucester Square, retain many significant trees. The character of the conservation area remains largely residential despite the expansion to include buildings representing transport infrastructure.	The layout, street forms and spaces and range of historic buildings are the principal features of importance within the conservation area, characterised by 19th century residential buildings, developed in a grand manner with the addition of infrastructure assets relating to Paddington Station and St Mary's Hospital.	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
CLARENCE MEMORIAL WING OF ST MARY'S HOSPITAL	1265525 Grade II listed	Early 20th century hospital building, red brick, including central block with five bays with Ionic pilasters and columns, ashlar dressings and loggias and a slate roof.	Of aesthetic and historical value as example of Victorian medical institutions, in a prominent location therefore contributing positively to the special character of the Bayswater Conservation Area.	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
MINT WING OF ST MARY'S HOSPITAL	1066060 Grade II listed	Late 19th century, built as stables for horses used in the running of the railway. Converted for hospital use in 1960s.	Historical interest for its form and illustrative value as a rare survival of an important but lesser-known part of London's industrial heritage, and also enhances the significance of Paddington Station and contributes positively to the special character of the Bayswater Conservation Area.	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
Non-designated assets within the site					
CAMBRIDGE WING	Building of Merit (WCC)	Mid-19th century building, three storeys and classical motifs, altered in 1930s. First building constructed for hospital use.	Aesthetic and historic value derived from it being the earliest building in the hospital estate, and to its relatively high retention of historic fabric in comparison to other Buildings of Merit.	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
FORMER OUTPATIENTS DEPARTMENT	Building of Merit (WCC)	Late 19th century building, red brick with white stucco window surrounds. Purpose built as outpatient's wing.	■ Of aesthetic and historical value due to its architectural interest and as one of the 19th	The asset is within the site and development therefore has potential to impact the	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			century buildings in the hospital estate.	significance of the asset and its setting.	
ALBERT EDWARD WING	Building of Merit (WCC)	Mid-19th century building, 20th century alterations. Red brick with stucco window surrounds. Location of hospital's original foundation stone.	<ul style="list-style-type: none"> <li>Of aesthetic and historical value due to its architectural interest and as one of the early buildings in the hospital estate.</li> </ul>	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
MARY STANFORD WING	Building of Merit (WCC)	Late-19th century building, 20th century alterations. Red brick with stucco window surrounds. Purpose built as third medical wing of St Mary's Hospital.	<ul style="list-style-type: none"> <li>Of aesthetic, historical and communal value as an interesting example of purpose-built medical wing from this era.</li> </ul>	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
FORMER MEDICAL SCHOOL	Building of Merit (WCC)	Mid-19th century building, red brick. Dedicated medical school for St Mary's hospital. Surviving internal features include main stairwell, and internal arches between rooms.	<ul style="list-style-type: none"> <li>Of aesthetic, historical and communal value as an interesting example of purpose-built medical school from this era.</li> </ul>	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
New Medical School	Building of Merit (WCC)	1930s Masterplan block in Neo-Georgian style with 1969 Brutalist infill to east.	<ul style="list-style-type: none"> <li>Of aesthetic, historical and communal value as an interesting example of purpose-built medical school from this era.</li> </ul>	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
SALTON HOUSE	Building of Merit (WCC)	Purpose built 1930-50s nursing accommodation.	<ul style="list-style-type: none"> <li>Of aesthetic, historical and communal value as an interesting example of purpose-</li> </ul>	The asset is within the site and development therefore has potential to impact the	<b>In</b> - Potential to physically affect the fabric of the

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		Pale brick and neo-Georgian style	built medical accommodation from this era.	significance of the asset and its setting.	building and affect the appreciation of the asset.
LINDO WING	Building of Merit (WCC)	1930s neonatal wing, part of the 'Central Block'. Five storeys, red brick neo-Georgian. Used as a maternity unit by members royal family during late 20th and early 21st century.	<ul style="list-style-type: none"> <li>Of aesthetic, historical and communal value as an interesting example of this building type and era, with associations with the British royal family.</li> </ul>	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
THE BAYS	Building of Merit (WCC)	Group of two storey brick warehouses with shallow slate roofs.	<ul style="list-style-type: none"> <li>Historical interest for its form and illustrative value as a rare survival of a once common canal side feature.</li> </ul>	The asset is within the site and development therefore has potential to impact the significance of the asset and its setting.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.

Table A.2: Heritage Assets with the potential to experience setting change.

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
Conservation Areas					
Paddington Green Conservation Area	Conservation Area	The conservation area is centred on St Mary's Church and associated churchyard which was built between 1788-91 on the site of two earlier churches. The streets surrounding the churchyard and gardens (St Mary's Terrace, Church Street and Newcastle Place) also add to the character and appearance of the conservation area in the form of residential developments that were constructed along these streets during the 19th and 20th centuries, as part of the rapid urban expansion of London. Paddington Green Children's Hospital, located between Church Street and Newcastle Place) also forms a dominant part of the streetscape in this area.	The layout, street forms and spaces and range of historic buildings are the principal features of importance within the conservation area, reflecting the former rural nature of the site as part of Paddington village and the subsequent rapid development and expansion of the area during the 19th and 20th centuries.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.
Regent's Park	Conservation Area	Originally designated in 1969 and extended in 2011 to include the eastern segment of John Nash's early 19th century Regent's Park development. The conservation area includes	The planned composition of landscape and buildings within the park and the comprehensive masterplanning of the park, terraces and villas that surround it, are the principal	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed	<b>In</b> - Potential to affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		<p>Regent's Park and adjoining streets, as well as the immediate surroundings of St Marylebone Parish Church and Park Crescent. The character and appearance of the conservation area is largely defined by the designs of Joh Nash, who was chosen to redesign the formerly named Marylebone Park in 1811. His designs included a grand scheme to create a new processional route through London from Carlton House, north along Regent Street and Portland Place to Regent's Park. The architecture of the surrounding streets forms a grand, Classical composition of stuccoed terraces, enclosing an extensive parkland which contains isolated villas and an ornamental lake. Though the architecture of the surrounding streets (Marylebone Road, Park Street and Park Square) differs in style, they have a uniformity of design which demonstrates the underlying townscape concept of Nash's masterplan design. The character of Regent's Park</p>	<p>features of importance within the conservation area, reflecting (to some extent) the original use of the park as a medieval deer park and the subsequent redesign and development of the parkland and surrounding streets during the early 19th century. The combination of an extensive park surrounded by a grand, Regency streetscape creates a sense of the country within the city, reinforced by the use of the park as one of London's largest public parks.</p>	<p>development could introduce visual distraction, affecting the appreciation of the asset.</p>	

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		itself is that of a public park with some private dwellings, a place of picturesque beauty and style.			
Kensington Palace	Conservation Area	The conservation area encompasses a range of Georgian and Victorian developments, including Kensington Palace Gardens and Palace Green villas, stucco terraces to the west, and a commercial shopping street in the south-west corner.	The asset retains both historical and aesthetic values as a residential area, characterised by Georgian and Victorian developments linked to the location and proximity to the royal residence.	The significance of the asset also lies in the intervisibility between some residential estates with Kensington Gardens and Hyde Park. The site buildings' height surpasses the surrounding urban developments. This might represent a visual distraction to the appreciation of the asset's significance.	<b>In</b> - Potential to affect the appreciation of the asset.
Maida Vale	Conservation Area	The Maida Vale Conservation Area was first designated in 1968 and has been extended on numerous occasions, most recently in 1996. The conservation area covers the area to the north of Little Venice and the Grand Union Canal, notably Elgin Avenue, Sutherland Avenue and Randolph Avenue. The character and appearance of the conservation area is largely defined by residential properties with retail facilities along Clifton Road, Elgin Avenue and Formosa Street and BBC studios at Delaware	The layout, street forms and range of historic buildings are the principal features of importance within the conservation area. The architectural style of the buildings and their layout along wide streets and avenues reflect the early development and subsequent expansion of the area with the majority of buildings pre-dating 1860 comprise of brick and stucco fabrics and the later development comprising use of red stock brick and examples of mansion flats and apartments. The	Whilst there may be intervisibility and in combination views between the asset and the site, the site does not contribute towards the significance of the asset, aside from as part of the surrounding urban grain.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		Road and the former Welford Dairy at the junction of Elgin Avenue and Shirland Road. the earliest developments in the area followed on from the building of the Grand Union Canal and Regent's Canal in the southern part of the conservation area post 1820 although the significant development of the area mainly started during the 1830's and progressed throughout the 19th centuries, with housing along large avenues and crescents with secondary streets infilling between them.	combination of high architectural quality and wide, leafy streets enhances the uniformity and cohesiveness of the conservation area, creating a sense of spaciousness and grandeur.		
Fisherton Street Estate	Conservation Area	The Fisherton Street conservation area was first designated in November 1990 and includes the Fisherton Street Estate, comprising a symmetrical layout of seven rectangular blocks, enclosing a pair of grassed courts. This area was originally occupied by terraced housing during the mid-19th century but was subsequently redeveloped with the current estate built in 1924 under the 1923 Housing Act for the former Borough of St Marylebone as	The planned layout, the uniformity and homogenous appearance are the principal features of importance within the conservation area, reflecting the construction of the estate as a single phase in 1924. The area remains unaltered from the original design and is a well-preserved example of local authority housing of its time, showcasing the use of a functional design around a pair of central open spaces.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		part of a nation-wide programme to build "Homes Fit for Heroes". The buildings, generally three and four storeys high, are built of red/brown stock bricks below plain clay tiled mansard roofs with hipped feature bays. The estate is entirely residential.			
Dorset Square	Conservation Area	The Dorset Square conservation Area was designated in and covers the area between Marylebone Road and Rossmore Road, centred around Dorset Square. This area was developed during the early 19th century with Dorset Square being laid out in 1814 and the surrounding streets laid out in the 1820's and 1830's. During the late 19th century, the Great central Railway was constructed, along with Marylebone Station which occupies the southwestern part of the conservation area. Clarence Gate Gardens, Baker Street Station and Chiltern Court were built during the early 20th century. The conservation area is characterised by a central	The layout, street forms and spaces and range of historic buildings are the principal features of the importance within the conservation area, reflecting the early development of the area during the 19th century around Dorset Square and the subsequent expansion and development of surrounding streets throughout the 19th century and into the 20th century. The significance of the conservation area is derived from its character and appearance via the evidence it provides for 19th and 20th century residential development in the form of Georgian squares and terraces and mews, Victorian mansion blocks and inter-war buildings, as well as	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		residential area of Georgian terraces around Dorset Square comprising both grand town houses and mews, large red brick late Victorian buildings of Marylebone Station, an enclave of mansion blocks around Calrence Gate and larger scale inter-war and later buildings around the periphery of the conservation area.	evidence for the development of rail transport via the presence of several notable train station buildings.		
Lisson Grove	Conservation Area	The Lisson Grove Conservation Area was designated in 1990 to include the north side of Broadley Terrace, St Edwards Convent and Primary School and an area on either side of Bell Street and west of Lisson Grove. Part of the area was developed by the Portman Estate after they acquired the land in 1553. Much of the area was subsequently redeveloped, evolving a pattern of straight terraces interspersed by larger monolithic buildings which was largely complete by the mid 19th century. The character of the area is mainly residential with retail uses at street level in Bell	The layout, street forms and spaces and range of historic buildings are the principal features of the importance within the conservation area. Its significance is derived from its character and appearance which comprises Georgian, Victorian and Edwardian terraces (reflecting the development of the residential streetscape), interspersed with a number of institutional developments and some 20th century infill.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		Street and Lisson Grove, education buildings to the west of Cosway Street and the Nightingale Hospital in Lisson Grove.			
Harley Street	Conservation Area	The Harley Street Conservation Area was first designated 1968 around the three main north-south roads of Portland Place, Harley Street and Wimpole Street. Extended east to Great Portland Street and west to Marylebone High Street 1981; extended again 1990 to include the D. H. Evans store on Oxford Street, St Marylebone School and the Middlesex Hospital. The development of the area began in 1717 with the laying out of Cavendish Square and the building of the Estate Chapel, St Peter's, Vere Street by James Gibbs. In the mid-19th century, the area underwent a period of social decline, but was revived in the late 19th-early 20th century when there was a considerable amount of high-quality rebuilding by some of the most distinguished architects of that period. The architectural	The layout, street forms and spaces and range of historic buildings are the principal features of the importance within the conservation area. Its significance is derived from its character and appearance which comprises a distinctive pattern of land use with the area retaining its original residential character with concentrations of medical facilities in and around Harley Street, institutional uses in Portland Place, professional uses in the vicinity of Queen Anne Street and workshops and showrooms in Great Portland Street. This reflects piecemeal residential development of the area during the 18th and 19th centuries and the development of prestigious medical facilities along and around Harley Street.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		character of the Harley Street Conservation Area is dominated by terraced houses of different periods and elaborately decorated late nineteenth century commercial buildings on Marylebone High Street, Wigmore Street and Great Portland Street.			
Portman Estate	Conservation Area	The Portman Estate Conservation Area was first designated in 1967 to cover the late 18th and early 19th century residential area developed by the Portman Estate. Extended in 1979 to include parts of Seymour Place and Marylebone Road, and again in 1990 to include Portman Square, part of Oxford Street and the area north of Crawford Street. The Portman Estate grew up as a westerly extension of the earlier Harley-Cavendish Estate in the wake of the building of the New Road (Marylebone Road) in 1757. Portman Square was laid out in 1764 and the characteristic 18th century grid of streets was extended to the east with Manchester Square in 1776, north with Baker	The layout, street forms and spaces and range of historic buildings are the principal features of the importance within the conservation area. Its significance is derived from its character and appearance which comprises a formal grid layout spreading north and west from Portman Square, with two sections of the north/south grid being widened to form elongated 'squares'. This planned hierarchy of squares, thoroughfares and side streets is mirrored by a hierarchy in the design of houses, with 'first' and 'second' rate houses on main roads and squares and 'third' rate houses on side streets and is reflective of the 18th century planning and	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		Street, completed c. 1800, and west Bryanston and Montagu Squares completed c. 1820. The architectural detailing of the buildings within the conservation area comprises predominantly Georgian terraces and squares, laid out along a formal grid pattern.	residential development of the area.		
Aldridge Road Villas and Leamington Road Villas	Conservation Area	The Aldridge Road Villas and Leamington Road Villas Conservation Area was designated in 1989. This area is a surviving fragment of mid-Victorian residential development bounded on three sides by post 1970's housing. The development of this area was closely linked to the expansion of the Underground with the street pattern following the alignment of the Hammersmith railway lines. The architectural characteristics of the buildings within the conservation area are mainly mid-Victorian terraces and villas forming a cohesive group.	The layout, street forms and spaces and group of mid-Victorian terraces and villas are the principal features of importance within the conservation area, reflecting the development of residential development in this area during the mid to late 19th century as a result of the expansion of the Underground and the construction of railway infrastructure which has influenced the design of streets within the conservation area.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
Molyneux Street	Conservation Area	The Molyneux Street Conservation Area was first	The layout, street forms and spaces and historic buildings	The site makes no contribution to the	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		designated September 1973; extended November 1990 to include the south side of Crawford Place west of Brendon Street and the north side of Crawford Place between the almshouses and Watson's Mews. The streets comprising today's conservation area were laid out and developed in the first decade of the 19th century in the typical Georgian grid-iron pattern, as an area of 'fourth rate' terraced housing – this referring to its cubic capacity and expense of construction as opposed to quality. The area appears to have been planned as a modest neighbour to the dignified squares and streets to the east that comprise the area now designated as the Portman Estate Conservation Area. In this area there is a very high degree of townscape uniformity, dominated by terraces of narrow fronted, stock brick, early 19th century houses, most of which are three storeys high.	are the principal features of the importance within the conservation area, reflecting the early 19th century development of the area for residential development which, today, forms an 'island' of a unique, small scale, uniform and close-built character. The street names also reflect the social and intellectual aspirations of the original residents, with the names of military men and scholars scattered throughout the area, the most pertinent being Admiral Lord Molyneux Shipham.	significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	setting, but this will not affect significance
Stratford Place	Conservation Area	The Stratford Place Conservation Area was first	The layout, street forms and spaces and historic buildings	The site makes no contribution to the	Out - Intervening modern development largely screens

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		designated in 1968 and extended in 1990 to include Picton Place and Selfridges in Oxford Street. Originally the site of a medieval Chapel of Ease and the Lord Mayor of London's banqueting House, Stratford Place was built between 1771-4 as a grand residence. This is a short street, conceived as a symmetrical classical 'palazzo' composition closed by Stratford House (now the Oriental Club) and flanked by two terraces of grand town houses with porters' lodges. Adjoining streets were also laid out in the 18th century for more basic residences and retail occupation. This area was partly redeveloped in the late 19th century, but the most radical change was the building of Selfridges, Oxford Street between 1907-28.	are the principal features of importance within the conservation area, reflecting the changing land ownership and historical development of the area. This is evidenced in the mixed character and appearance of the conservation area with the grand Georgian architecture of Stratford Place, the mid to late 19th century semi-industrial terraces and retail outlets of St Christopher's Place, and the late 19th and 20th century additions, notably the large Selfridges Department Store.	significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
Mayfair	Conservation Area	The Mayfair Conservation Area was first designated in 1969, extended in 1974 to include areas to the south and east of Berkeley Square and east of Savile Row, extended again in 1979 to include the area from the	The layout, street forms and spaces and historic buildings are the principal features of importance within the conservation area, reflecting the changing land ownership and historical development of the area. The mixed	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		north end of South Molton Street to North Audley Street and small extensions on Park Lane, and extended in 1990 to include small areas on Park Lane and Oxford Street. The area was first developed in the 1660's with the construction of three large mansions on the north side of Piccadilly, followed by smaller scale residential development. This early development was slow and piecemeal, but the scale and pace quickened from the mid to late 18th century and, by the 1780's, Mayfair was almost completely built up with the exception of Devonshire House. There are three distinct areas of 18th century grid-iron layout, overlaid by roads based on the course of the Tyburn and Conduit Mead rivers. The area is characterised by early 18th to 20th century townhouses and local and specialist shopping areas, such as Bond Street, Oxford Street, Savile Row and Cork Street.	character (in the form of domestic architecture from the early 18th to the early 20th centuries) of the conservation area reflects the historical development of residential dwellings within the area, which is still legible, albeit with pockets of commercial areas.	spaces and streets within the conservation area.	
Albert Gate	Conservation Area	The Albert Gate Conservation Area was	The location of Albert Gate and the southern end of	The site makes no contribution to the	Out - Intervening modern development largely screens

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		designated in 1989 and covers the Albert Gate, a small section of Knightsbridge and William Street. The gate, comprising two stuccoed Palazzo-style mansion blocks on either side of the now-covered Westbourne, was constructed in the 1840's to provide a new entrance to Hyde Park. Subsequent development of the area was during the Edwardian and late Victorian period comprising mansion blocks and terraces along Knightsbridge and surrounding streets.	Hyde Park is the principal feature of importance within the conservation area, reflecting the mid-Victorian desire to improve the Knightsbridge area by creating a grand entrance to the park to improve the aesthetic of the area which then set precedence for subsequent development.	significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
Knightsbridge	Conservation Area	The Knightsbridge Conservation Area was first designated in 1968. Extended in 1978 to include area north and west of Princes Gardens and around Rutland Gardens and Gate. The area is defined by three distinct developments. First, the eastern part around Trevor Square, Montpelier Square and Place dated early 19th century. Secondly, the central part developed during the mid-19th century, consisting of large stucco	The layout, street forms and spaces and historic buildings are the principal features of importance within the conservation area, reflecting the 19th century development of the area for residential properties and cultural institutions, particularly in the western area where a number of individual grand buildings (such as the Royal Albert Hall) dominate.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		houses detailed in a classical manner including Princes Gate, Rutland Gate, Queens Gate, and part of Ennismore Gardens. Thirdly, the western part dated late 19th century with the Royal Albert Hall (1867-71) by Captain Fawkes, the Royal Geographical Society building (1867-71) by Norman Shaw.			
Knightsbridge Green	Conservation Area	The Knightsbridge Green Conservation Area was designated in January 1989. Knightsbridge Green is a compact and homogeneous cluster of buildings which, although small in area, exerts a predominant influence on the character of the surrounding environment by virtue of its position at the junction of Knightsbridge and Brompton Road. The area retains much of its late Victorian development which is metropolitan in scale and built in red brick with stone and faience dressings. Most post second world war redevelopment in this area has failed to respect the established late Victorian character and scale and has	The layout, street forms and spaces and historic buildings are the principal features of importance within the conservation area, reflecting the late Victorian metropolitan development of the area.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		visually disrupted the continuity of the townscape.			
Queensway	Conservation Area	The Queensway Conservation Area was designated in 2002. The conservation area lies along the course of the former Westbourne Green Lane, which linked the Uxbridge (now Bayswater) Road with the village of Westbourne Green. A series of name changes saw the route become first Black Lion Lane, then Queens Road, and finally Queensway. At the start of the nineteenth century the area was predominantly rural, with only a few buildings, such as the Black Lion Tavern, on the corner of Uxbridge Road and Black Lion Lane. By the 1830s sporadic development of detached dwellings was spreading up the lane from the Uxbridge Road. This development was replaced by speculative terraced development from the mid to late nineteenth century, some of which remains. Queensway has a mixed townscape of unaltered mansion blocks and intact	The layout, street forms and spaces and historic buildings are the principal features of importance within the conservation area, reflecting the former rural nature of the site and the sporadic and then more rapid development and expansion during the 19th century.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		uniform terraces, with some ground floors comprising a variety of commercial frontages with original shopfronts.			
Hallfield Estate	Conservation Area	The conservation area was first designated in 1990 and extended in 1996. The Estate was built between 1951-59 by the architectural practice Drake and Lasdun. It comprises fifteen individual blocks and a primary school, built on land that was partially cleared by war damage. The Estate was designed as a deliberate contrast to the architectural fabric of nineteenth century Bayswater. It was intended as a radical model for the Borough of Paddington's post-war rehousing programme. It was one of the first post-war Estates to include comprehensive communal amenities such as a primary school, shops and laundry (the latter used currently as the housing management Office).	The layout of the buildings and the plan form of the estate are the principal features of importance within the conservation area, reflecting the design, function and purpose of the estate as an example of post-war architecture and appearance.	The site makes no contribution to the significance of the asset as this significance is derived from the architectural and aesthetic design of the buildings and the plan of open spaces within the conservation area.	Out - May be perceptible change within the asset's setting, but this will not affect significance
Westbourne	Conservation Area	The Westbourne Conservation Area was first designated in 1973;	The layout, street forms and spaces and historic buildings are the principal features of	The site makes no contribution to the significance of the asset as	Out - Intervening modern development largely screens any intervisibility between

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		extended in 1978 to include properties north and south of Westbourne Grove and an area to the northwest centred on St Stephen's Gardens; extended also in 1998 to include Westbourne Grove Terrace, Hatherley Grove and Burdett Mews as well as the north side of Westbourne Park Villas. The area (and parts of Kensington adjacent) was laid out and developed mostly around 1850-1855 following the earlier rapid urbanisation of Bayswater and Paddington to the south and east. Westbourne Grove itself still crossed open fields as late as 1840. More recent developments include 32 Newton Road, a modern detached house by Denys Lasdun built between 1937-38. The area is mainly residential, with the main exception being the Victorian shopping street of Westbourne Grove and the informal workspaces found in rear mews.	the importance within the conservation area, reflecting the former rural nature of the site and the sporadic and then more rapid development and expansion during the 19th century.	this significance is derived from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.	asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
Regent Street	Conservation Area	The Regent Street conservation area was first designated in 1973, extended in 1984 to the north	The layout of Regent Street, and the historic buildings which front it, are the principal features of the	The site makes no contribution to the significance of the asset as this significance is derived	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		side of Glasshouse Street and the corner of Coventry Street and Haymarket; boundaries rearranged in 1990 to create the Haymarket Conservation Area. Regent Street was first laid out by John Nash in the early 19th century to create a new processional route from Regent's Park in the north to Carlton House in the south (the present site of Carlton House Terrace). The route cut through a tangle of narrow streets and came to form a boundary between fashionable Mayfair and less prosperous Soho. The early 19th century buildings on Regent Street became unfashionable towards the end of the 19th century and it was decided to rebuild the street in a Beaux Arts style. The rebuilding started in 1898 and was completed in the mid-1930s. None of the original buildings survive within the Regent Street Conservation Area.	importance within the conservation area, reflecting an important example of town planning to create a major thoroughfare in this area during the early 19th century. The uniformity in terms of architectural style, materials and scale of the buildings that front the street contribute heavily to the character and appearance of the conservation area.	from the architectural and aesthetic design of the buildings and the layout of Regent Street within the conservation area.	will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
St John's Wood	Conservation Area	St John's Wood Conservation Area was first designated in 1967, extended in 1979 to include	The layout, street forms and spaces and historic buildings are the principal features of the importance within the	The site makes no contribution to the significance of the asset as this significance is derived	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		<p>areas around St. John's Wood High Street, Prince Albert Road, Lord's Cricket Ground, Grove End Road, Alma Square/Hamilton Gardens and parts of Maida Vale. St. John's Wood represents the first example of suburban residential development in Inner London, having been built up in the 1820's and 1830's largely on land owned by the Eyre family since the thirteenth century. The original pattern included individual villas as well as more traditional terraces and thereby reflected a departure from the dense urban development typical of London up to that time. Subsequent development employed a wide variety of architectural styles but the large mansion blocks of the 1920's and 1930's, such as in Wellington Road and parts of Abbey Road and Grove End Road were not sympathetic in scale and have consequently fragmented the Conservation Area.</p>	<p>conservation area, reflecting the original visions for the area as an 'arcadian suburb' with the character and appearance of the conservation area retaining a strong framework of tree-lined avenues and large villas set within mature landscaped gardens, often partly hidden behind boundary walls.</p>	<p>from the architectural and aesthetic design of the buildings and the plan of spaces and streets within the conservation area.</p>	<p>will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.</p>

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
Royal Parks	Conservation Area	The Royal Parks Conservation Area was first designated in 1990 to include Hyde Park, St James's Park, Green Park and Buckingham Palace Gardens and Kensington Gardens. The history of the Royal Parks is intimately linked to the possession of the land by the Crown. Hyde Park, named after the ancient manor of Hyde, was originally Abbey land which was seized and enclosed as a deer park at the time of Henry VIII. In the 16th century the park was used for hunting but was opened to the public in 1637. Landscaping began in 1728 when Charles Bridgeman laid out the formal paths in Kensington Gardens, taking almost 300 acres from Hyde Park. The Mall, a great Baroque avenue linking Admiralty Arch to Buckingham Palace, was originally laid out by Charles II in 1660-2 when he enlarged St James's Palace following the burning of Whitehall Palace. At the same time the Thames marshland which made up St James's Park was drained	The layout, structures and features (such as the large lakes in Hyde Park and St James Park), and their setting, are the principal features of importance within the conservation area, reflecting the purpose of the parks to create a picturesque landscape during the 18th and 19th centuries. The relationship between the lakes, avenues, woodland and planting within the parks all contributes towards the significance of the conservation area by allowing for both the historical purpose and function to be appreciated, as well as providing a natural open space in the heart of London. In general, the surrounding buildings enhance the Parks. The aristocratic houses and palaces on the east side of Green Park and north side of St James's Park, the government buildings at the east end of St James's Park, the town houses along the Bayswater Road and Knightsbridge, the Albert Hall and Memorial and the mansion blocks along Park	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		and a straight canal, about half a mile long, was created. Green Park (originally Upper St James's Park) and the present gardens of Buckingham Palace were added to the Royal domain shortly afterwards and fashionable London grew up around the parks. St James's Park was always open to the public, but Green Park was only opened in 1826. At the same time the rather neglected Baroque canal in St James's Park was remodelled as a picturesque lake.	Lane, all create distinctive areas and characters around the borders of the Parks. Some of these buildings also form dramatic backgrounds in long views from the Parks.		
South Kilburn	Conservation Area	L-shaped suburban development of stock brick semi-detached villas dating from 1861 to 1873. It is characterized by the distinctive architectural design of Italianate origin, featuring stucco decoration, recurrent architectural elements such as sash windows, a slate roof, chimneys, and a rhythmical layout. The estate was originally laid out around a triangular space known as Cambridge Gardens	The suburban development retains aesthetic value derived from the stucco decoration, the rhythmical layout, and the harmonious character and appearance of mid-Victorian semi-detached villas. It also holds historical significance as a well-preserved development of villas in a then-new 19th-century suburban area designed for middle-class tenants.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance. This is because the site is predicted to be perceived as part of the 20th-century developments that bound and seclude the estate; whereas attention will continue to be drawn within the asset.	Out - May be perceptible change within the asset's setting, but this will not affect the significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
Colville	Conservation Area	The asset primarily consists of Victorian terraced houses featuring original architectural details like stucco mouldings, lightwells, and cast-iron railings. Additionally, there are more uniformly designed and essentially decorated mews, well-maintained murals, religious buildings like All Saints Church, Victorian pub like The Red Lemon, York stone paving, lamp posts, and public-accessible green spaces. Together, these elements contribute to the tranquil character of the residential area	The Victorian terraces and related amenities retain historic value due to the homogeneity of the Victorian style and appearance resulting from a single-phase construction and subsequent well-preservation. The asset also holds aesthetic value derived from varying levels of detail, including stucco mouldings, balustrades, porches, canted bay windows, and Italianate-style features.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance. Furthermore, the viewpoints and directions where the asset is mostly appreciable are largely oriented in the opposite direction to the site.	Out - May be perceptible change within the asset's setting, but this will not affect the significance
Pembridge	Conservation Area	The asset primarily comprises gentry residential properties dating back to the Georgian and Victorian eras. These properties mainly consist of detached, semi-detached, terraced, and mews houses. Additionally, the conservation area features shops with distinct frontages, landscaped features, and more discreet low-rise residential blocks surrounding the central symmetrical stucco and stone facades. These	The asset retains both historic and aesthetic value as a well-preserved residential development embodying the character and appearance of the Georgian and Victorian architecture, encompassing gentry villas, houses, and shops. The aesthetic appeal is evident in the large variety of decorative details and features that collectively contribute to the distinctive character of the area	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance. The site is predicted to be perceived as elevated development in the background, already characterised by 20th and 21st century high-rise buildings.	Out - May be perceptible change within the asset's setting, but this will not affect the significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		facades are adorned with sash windows, stucco balustrades, and columnated entrances.			
Ladbroke	Conservation Area	The estate was developed between the 1820s and 1870s by Thomas Allson, James Thomson, Thomas Allom, William Reynolds, and Thomas Pocock. The asset features highly elaborated terraces designed to follow the contours of the hill, surrounded by well-designed gardens. Some of these were innovative for the time as communal gardens, accessible directly from the rear of the house.	The asset retains both historic and aesthetic value due to its the elegant Victorian style, characteristic layout, innovative communal gardens, terrace ends designed to resemble a symmetrical detached house and great elaborated detailing.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance, which remains an elegant and coherent estate detached from the rest of the urban fabric thanks to its distinctive character. The site is predicted to be perceived as elevated development in the background, already characterised by 20th and 21st century high-rise buildings.	Out - May be perceptible change within the asset's setting, but this will not affect the significance
Kensington	Conservation Area	The main characteristic of the asset is the variety of residential houses and utilitarian buildings. The area can be subdivided in 10 character areas which include: the core of the settlement around St Mary abbots, a former industrial and extractive area that features warehouses and	A mainly residential area with aesthetic and historical value, characterized by a diversity of buildings spanning from the Late Georgian to the Edwardian period. The unique details and layout result from diverse land use, artistic influences, several construction phases, and	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the presence in the background of elevated buildings does not distract from appreciating the variety of building styles, uses, and character of the asset, which	Out - May be perceptible change within the asset's setting, but this will not affect the significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		terrace for working class, and wealthy estates. The area was also popular among architects and artists during the early Victorian period, who chose the location for their studios and residences. The asset also contains a variety building types including mews, churches, five public houses cinemas, and several municipal buildings.	inclusive character of the area	represent the asset's main significance.	
Kensington Square	Conservation Area	The asset encompasses the square and the buildings in Ansdell Terrace and South End streets. The square holds historical significance as the first built outside the centre of London, originally laid out by Thomas Young in the 17th century along with terrace houses. Over the centuries, numerous terrace houses were developed around the square, from the 17th to the 19th century. In addition to residential development, early 20th-century Art Deco department stores, including Derry and Toms, were also constructed.	The asset retains historical and aesthetic values as a residential and commercial area developed between the 17th and 20th centuries, maintaining a unique character and appearance with elegant, essential, and symmetrical layout and appearance of terraces and store centred around Kensington Square.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the presence in the background of elevated buildings does not distract from appreciating the character of terraces and Arte Deco stores, which represent the asset's main significance.	Out - May be perceptible change within the asset's setting, but this will not affect the significance
Kensington Court	Conservation Area	Kensington Court is a residential development	The asset retains historical and aesthetic values as	The site does not significantly contribute to the	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		resulting from a shift in architectural taste and fashion that occurred in London between the 1870s and 1880s. The Italianate stucco terraces, popular until the mid-19th century, were superseded by tall gabled red brick houses and mansion flats in the Queen Anne Revival style. Several architects, including G. R. J. Worley, Paul Hoffmann, and John James Stevenson (one of the founders of the Queen Anne Revival style), contributed to the project.	example of late 19th century Queen Anne Revival laid out by pioneers of the style, capturing its distinctive character and appearance.	significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance, which remains a unique and coherent estate detached from the rest of the urban fabric thanks to its distinctive character.	setting, but this will not affect the significance
De Vere	Conservation Area	The asset contains different distinctive group of buildings: Georgian houses, early Victorian villas and late Victorian terraces and flats.	The asset retains historical and aesthetic values as a palimpsest of residential gentry developments that began in the 17th century, maintaining an elegant and wealthy character and appearance through the centuries.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance, which remains an elegant and coherent estate detached from the rest of the urban fabric thanks to its distinctive character.	Out - May be perceptible change within the asset's setting, but this will not affect the significance
Cornwall	Conservation Area	Victorian grand terrace constructed around a large central private garden designed by Thomas Cundy	The asset retains historical and aesthetic values as testimony of a Victorian French inspired style laid out	The site does not significantly contribute to the significance of the asset. The main appreciation of the	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		III and built by Welchman & Gale, and John Wilkins between 1863-79. The estate represents a short term experiment carried out in the 1870s combining French inspired styles and soon took over by Queen Anne style.	in an elegant and coherent estate capturing its short term distinctive character and appearance.	asset occurs mainly within the Cornwall Garden, where tall Victorian buildings create a secluded area. Where the site is visible, it is predicted to be perceived as part of the external developments that bound the estate; whereas attention will continue to be drawn within the asset.	setting, but this will not affect the significance
Queensgate		The area features late Georgian to mid-20th-century residential gentry properties, organized as terraces with some detached and semi-detached houses. It embodies a coherent, elegant, and harmonious Italianate terraced character, primarily achieved through the consistent use of materials such as London stock and red bricks, stucco, stone, or terracotta, along with timber sash or casement windows. The character of the area is further enhanced by a large number of trees, garden squares, and rear gardens.	The asset retains historical and aesthetic values as an outstanding example of sophisticated, coherent, and harmonious Italianate residential terraced houses, capturing its distinctive character and appearance.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the site is not expected to significantly distract from the appreciation of the asset's significance, which remains an elegant and coherent estate detached from the rest of the urban fabric thanks to its distinctive character. The site is predicted to be perceived as elevated development in the background.	Out - May be perceptible change within the asset's setting, but this will not affect the significance
Thurloe Estate and Smith's Charity		The area was developed with a speculative purpose and is characterised by elegant Georgian residences, later	The asset retains both historical and aesthetic values as a well-preserved area characterised by	The site does not significantly contribute to the significance of the asset. Although some intervisibility	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		influenced by the Victorian Italianate style, and culminating in the distinctive red brick Queen Anne style. The area also hosts the charity set up by Henry Smith in the early 17th century, aiming to generate profit from development to support other charitable purposes. The charity remains operational to the present day.	Georgian and Victorian terraces. These are designed along streets, treated as individual groups, featuring distinctive features and styles expressed in building layout, palace fronts, crescents, private garden squares.	might exist, the presence in the background of elevated buildings does not distract from appreciating the variety of Georgian and Victorian styles, which represent the asset's main significance.	setting, but this will not affect the significance
Listed Buildings					
NUMBERS 1, 2 AND 3 ALBANY TERRACE AND ATTACHED RAILINGS	1113116 Grade I listed	Early C19 terrace of three houses, four storeys with basement. Stucco with rusticated ground floor, sash windows with architraves and pediments in places. Attached cast-iron railings with pineapple finials to areas. By John Nash.	Of aesthetic and historical value as an interesting example of this building type and era, designed by one of the most important architects of the Georgian and Regency eras.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
1-6, PARK CRESCENT W1 (See details for further address information)	1225956 Grade I listed	Early C19 quadrant of town houses, four storeys with basement, forming eastern half of crescent. Stucco faced with slate roof, simple Grecian detailing, colonnade of coupled Ionic columns screening basement area. By John Nash, earliest feature of	Of aesthetic and historical value as an interesting example of this building type and era, designed by one of the most important architects of the Georgian and Regency eras.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		his Regent's Park development.			
1-17 Ulster Terrace	1357331 Grade I listed	Early C19 terrace of town houses, three storeys with dormered mansard roof. Stuccoed with slate roof, with Ionic colonnaded ground floor and semicircular arched doorways. By John Nash, part of his Regent's Park development.	Of aesthetic and historical value as an interesting example of this building type and era, designed by one of the most important architects of the Georgian and Regency eras.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
1-18, YORK TERRACE EAST NW1 (See details for further address information)	1066044 Grade I listed	Early C19 palace fronted terraces, four storeys with attic, composition with York Terrace West. Stuccoed to create 'palace' block composition, with slate roof. Architectural features include hexastyle pavilion features and plain 15 window brick ranges above Doric colonnaded loggia. By John Nash as part of his Regent's Park development.	Of aesthetic and historical value as an interesting example of this building type and era, designed by one of the most important architects of the Georgian and Regency eras.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
PRINCE CONSORT NATIONAL MEMORIAL (ALBERT MEMORIAL)	1217741 Grade I listed	Mid C19 memorial to Prince Consort. Giant seated sculpture of Prince Albert surrounded by gables supporting elaborately designed canopy, sitting atop a decorative square podium. By George Gilbert Scott and	Of aesthetic and historical value as an imposing and important monument designed to a high specification, memorialising Prince Albert, the husband of Queen Victoria.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce	In – potential to affect the appreciation of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		other Victorian artists and craftsmen.		visual distraction, affecting the appreciation of the asset.	
Royal Albert Hall	1217742 Grade I listed	1868-1871 public hall, red brick and buff terracotta with a glazed domed roof. Designed in Italian Renaissance style by Captain Fowke, elliptical with four entrances within projecting porches, and arcaded interior. Designed as a tribute to Prince Albert to fulfil his vision of promoting the Arts and Sciences.	Of aesthetic and historical value as an important and rare example of this building type and era, designed as a tribute to Prince Albert, and opened by Queen Victoria.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> – potential to affect the appreciation of the asset
CHURCH OF ST AUGUSTINE	1221320 Grade I listed	Mid-Late C19 church, designed in early Gothic style. Red brick with stone dressings, seven bay nave, stone pinnacled broach spire, rose window and large spired turrets. By J L Pearson, renowned architect of Gothic Revival churches and cathedrals.	Of aesthetic and historical value as an interesting example of this building type and era, designed by an important architect of Gothic Revival ecclesiastical buildings.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
GREEK CATHEDRAL OF AGHIA SOPHIA AND PRESBYTERY	1223553 Grade I listed	Late C19 Greek Orthodox cathedral, Byzantine inspired. Yellow brick with red brick banding. Central copper clad dome. Greek cross plan with four projecting arms. Lavishly decorated interior, inspired by the Hagia Sophia	Of aesthetic and historical value as an interesting example of this building type and era, inspired by the mother-church of Orthodoxy, with outstanding spatial and decorative qualities of the interior.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		cathedral in Istanbul. By J O Scott, a prolific Victorian ecclesiastical architect.			
KENSINGTON PALACE	1223861 Grade I listed	Originally C17 palace with later additions by Wren (C16) and Kent (C18). Official residence of the Prince and Princess of Wales. Originally designed as a simple range of rooms flanking a double staircase, then piecemeal additions C17-C19. Birthplace of Queen Victoria.	Of historical, aesthetic and communal value as a Royal residence for the British Family, partly designed by one of the most highly acclaimed English architects.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> – potential to affect the appreciation of the asset
ORANGERY AT KENSINGTON PALACE	1223783 Grade I listed	Early C18 Orangery within the grounds of Kensington Palace. Red and amber brick, single storey with 13 bays, keystones above sash windows. By Wren.	Of aesthetic and historical value as an interesting example of this building type and era, designed for the monarchy by one of the most highly acclaimed English architects.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - potential to affect the appreciation of the asset
CHURCH OF ST MARY	1224993 Grade I listed	Early C19 parish church, two storeys of stock brick and Bath/Chilmark stone, circular tower with Graeco-Egyptian entablature, and Greek revival details on portico. By Sir Robert Smirke	Of aesthetic and historical value as an interesting example of this building type and era, designed by an important architect of Greek Revival ecclesiastical buildings.	The site makes no contribution to the significance of the asset	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
93, PARK LANE W1	1226023 Grade I listed	Early C19 terraced town house, four storeys with basement. Stucco with slate roof, sash windows with parapet and cast-iron balcony to 1st floor. Residence of Benjamin Disraeli in mid C19.	Whilst of aesthetic and historical value as an interesting example of this building type and era, significance is principally derived from association with Disraeli.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
Catholic Apostolic Church and Church House	1238911 Grade I listed	Late C19 church, designed in Victorian Gothic style. Red brick with ashlar dressings four bay aisled nave, turrets and detached tower By J L Pearson, renowned architect of Gothic Revival churches and cathedrals.	Of aesthetic and historical value as an interesting example of this building type and era, designed by an important architect of Gothic Revival ecclesiastical buildings.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
CHURCH OF ST MARYLEBONE	1239817 Grade I listed	Early C19 parish church, in classical style, remodelled in late C19. Portland stone, with slate roof. Elaborated from original design with enlarged portico and prominent steeple. Tower rises behind pediment. By Thomas Hardwick, and later Thomas Harris. Axial vista from York Gate to portico opened up by Nash's Regent's Park terraces.	Of aesthetic and historical value as an interesting example of this building type and era, designed in a classical style, with additional significance derived from group relationship with York Gate and Regents Park.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
NEW WEST END SYNAGOGUE	1264769 Grade I listed	Synagogue, 1877-9, red brick, Mansfield stone and terracotta with slate roof. Tripartite construction with	Of aesthetic and historical value as an exceptional example of this building type and era, identifying the	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		corner turrets, rose window and eclectic and intricate exterior detailing. By George Ashdown Audsley.	toleration extended to non-Christian places of worship as well as non-Anglicans in the period after 1830.		setting, but this will not affect significance
DORIC VILLA	1357399 Grade I listed	Early C19 semi-detached villas as one, two storeys Stucco faced with slate roof, sash windows fronted by engaged Greek Doric pediment portico with frieze and pediment. By John Nash, part of his Regent's Park development.	Of aesthetic and historical value as an interesting example of this building type and era, designed by one of the most important architects of the Georgian and Regency eras.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
CHURCH OF ST MARY	1065972 Grade II* listed	Late 18th century church with 19th century alterations and late 20th century restoration.	Of aesthetic and historical value as an example of a late 18th century religious building associated with the early development of Paddington Green.	A series of modern high-rise buildings are located in front of the asset. The presence of a further tall building in the background is not predicted to affect the asset's significance	Out - Does not affect significance of the asset
MARYLEBONE LOWER HOUSE NORTH WESTMINSTER COMMUNITY SCHOOL	1119735 Grade II* listed	Secondary school for boys, built in 1959-60 by Leonard Manasseh for London County Council. Composed of reinforced concrete with steel frames hall and gymnasias of cavity brick construction and steel trusses.	Of aesthetic and historical value as an interesting example of educational architecture and in the development of mid 20th century secondary school design.	The site does not contribute to the significance of the asset.	Out - Does not affect significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
CHURCH OF ST JAMES	1237437 Grade II* listed	Built in 1881 by G.E Street, with west chapel built in 1841-3 by Goldcutt and Gutch. Yellow brick construction with two stage towers to east with spire and some Victorian stained-glass windows.	Of aesthetic and historical value as a well-preserved example of Victorian religious amenity.	The site does not contribute to the significance of the asset.	Out - Does not affect significance of the asset
PADDINGTON BRITISH RAIL MAINTENANCE DEPOT, EAST BLOCK	1250976 Grade II* listed	Garage to the maintenance depot for road vehicles built for British Rail's Paddington Goods Yard in 1966-8 by Paul Hamilton of the firm Bicknell and Hamilton. Composed of reinforced concrete with oval, single storey garaging with basement inspection pits. Coved shell concrete roof with cantilevered beams.	Of aesthetic and historical value as a well-preserved example railway infrastructure and the need for railway maintenance associated with Paddington Station.	The site does not contribute to the significance of the asset.	Out - Does not affect significance of the asset
PADDINGTON BRITISH RAIL MAINTENANCE DEPOT, WEST BLOCK	1263004 Grade II* listed	Workshops, offices and boiler house of the maintenance depot for road vehicles built for British Rail's Paddington Goods Yard in 1966-8 by Paul Hamilton of Bicknell and Hamilton. Composed of reinforced concrete with glazed ceramic mosaic with flat roof.	Of aesthetic and historical value as a well-preserved example railway infrastructure and the need for railway maintenance associated with Paddington Station.	The site does not contribute to the significance of the asset.	Out - Does not affect significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
CHRIST CHURCH	1356972 Grade II* listed	Former church, built between 1824-5 by Philip Hardwick with alterations in 1887. Built in a classical style with brick nave and ashlar dressings. Portico to the east surmounted by a tower.	Of aesthetic and historical value as an example of Georgian and Victorian religious building.	The site does not contribute to the significance of the asset.	Out - Does not affect significance of the asset
107-121, SUSSEX GARDENS W2 (See details for further address information)	1237436 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	In - Potential to affect the appreciation of the asset.
STATUE OF MRS SIDDONS	1357438 Grade II listed	1897 statue of Mrs Siddons carved by L J Chavalliaud in with marble on Portland stone pedestal. The statue depicts the tragic actress dressed in classical costume.	Of historical and aesthetic value as ornamental garden monument with historical connection to the Siddons's career and talent. Of historical and aesthetic value, this ornamental garden monument holds a historical connection to the Siddon's career and talent.	Part of the asset's significance lies in the relationship between the statue and the garden in which the asset is located. The site is not predicted to contribute or affect this relationship, nor the asset's values.	Out- The site will not affect the significance of the asset
SCULPTURE AT MARYLEBONE LOWER HOUSE, WESTMINSTER COMMUNITY SCHOOL	1119736 Grade II listed	1960 sculptural group in cast-concrete designed by Leonard Manasseh. It forms an integral element in the strongly geometric design of the school, connecting to	Of aesthetic and historical value as modern sculpture group designed as ornamental element of the school complex.	The significance and appreciation of the asset are strictly related to the design and appearance of the school. The site is not	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		other architectural elements of it.		expected to affect this relationship	
WESTBOURNE BRIDGE	1357363 Grade II listed	20th century Great Western Railway bridge built in steel with centre and ends with finialed decorative standards	The asset retains historical illustrative value as street furniture built in the early 20th century	The site does not contribute to the significance of the asset that would remain an appreciable piece of street furniture	Out- The site will not affect the significance of the asset
MONUMENT TO CHANDLESS FAMILY APPROXIMATELY 14 METRES SOUTH EAST OF CHURCH OF ST MARY	1065919 Grade II listed	Early 19th century family commemorative monument in ashlar and brick base	Of historical, aesthetic and communal value as well-preserved 19th century funerary and commemorative family monument	The significance of the asset also extends to its relationship with the adjacent church and graveyard. The site itself does not contribute to the asset's significance, nor does it affect the visual and functional relationship with the graveyard and the church	Out- The site will not affect the significance of the asset
MONUMENT TO WOODD FAMILY APPROXIMATELY 6 METRES NORTH EAST OF CHURCH OF ST MARY	1065971 Grade II listed	Early 19th century family commemorative sarcophagus crafted in ashlar.	Of historical, aesthetic and communal value as well-preserved 19th century funerary and commemorative family monument	The significance of the asset also extends to its relationship with the adjacent church and graveyard. The site itself does not contribute to the asset's significance, nor does it affect the visual and functional relationship with the graveyard and the church	Out- The site will not affect the significance of the asset
1A, CATO STREET W1	1066330 Grade II listed	Early 19th century former stable, in brown brick with concealed roof. It is composed by two storeys and two bays. The stable loft	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		was the scene of the Cato Street Conspiracy (23 February 1820).	character of the Molyneux Street Conservation Area. It also links to the conspiracy event of the 1820.		
16-23, MOLYNEUX STREET W1	1222938 Grade II listed	Early 19th century terrace, in brown brick and stuccoed ground floor and with iron basement railings.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Molyneux Street Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
4-14, SHOULDHAM STREET	1264695 Grade II listed	Early 19th century terrace, in brown stock brick and stuccoed ground floor and with iron basement railings.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Molyneux Street Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
41-49, MOLYNEUX STREET W1	1222940 Grade II listed	Early 19th century terrace, in brown stock brick and stuccoed ground floor and with iron basement railings.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Molyneux Street Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
46-53, HARROWBY STREET W1	1278695 Grade II listed	Early 19th century terrace, in brown stock brick and stuccoed ground floor and with iron basement railings.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Molyneux Street Conservation Area.		
6-9, MOLYNEUX STREET W1	1222937 Grade II listed	Early 19th century terrace, in yellow stock brick and stuccoed ground floor and with iron basement railings.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Molyneux Street Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
12 AND 14, WARWICK AVENUE W2	1066162 Grade II listed	Early 19th-century pair of stuccoed villas decorated with balustraded roofs, angle and facade pilasters, window portals, and a jetty-pilastered main entrance.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out - May be perceptible change within the asset's setting, but this will not affect significance
6, PARK PLACE VILLAS W2	1226106 Grade II listed	Early to mid-19th century brick and stuccoed villa composed by two storeys and a basement. The facade is featured by three bays, the laterals break forward slightly and the internal recessed, and stucco decorative elements.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the	Out- May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
				asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	
NUMBER 3 AND FRONT GARDEN WALL AND GATE PIERS	1226072 Grade II listed	Early to mid-19th century brick and stuccoed villa composed by two storeys and a basement. The facade is featured by three bays, the laterals break forward slightly and the internal recessed, and stucco decorative elements.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance
NUMBER 4 INCLUDING FRONT GARDEN WALL AND GATEPIERS	1226104 Grade II listed	Early to mid-19th century brick and stuccoed villa composed by two storeys and a basement. The facade is featured by three bays, the laterals break forward slightly and the internal recessed, and stucco decorative elements.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
NUMBER 5 AND FRONT GARDEN WALL AND GATEPIERS	1266031 Grade II listed	Early to mid-19th century brick and stuccoed villa composed by two storeys and a basement. The facade is featured by three bays, the laterals break forward slightly and the internal recessed, and stucco decorative elements.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance
13-19, CRAVEN ROAD W2	1066959 Grade II listed	Early to mid-19th century terrace of brown brick with stucco dressings. Three storeys and attic with roof concealed by parapet.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
140, WESTBOURNE TERRACE W2	1267518 Grade II listed	Early mid 19th century detached villa in stuccoed Italianate style.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
25-38, HYDE PARK GARDENS W2 (See details for further address information)	1277465 Grade II listed	Early mid 19th century terrace in brick and stucco. Four storeys with attic mansards.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area		
11-21, HYDE PARK SQUARE W2	1231640 Grade II listed	Early mid 19th century terrace in brick and stucco. Four storeys with attic to centre range and outer bays.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
30-37, HYDE PARK SQUARE W2	1231641 Grade II listed	Early mid 19th century terrace in stock brick with stucco ground floors and slate roofs. Four storeys, basements and dormered mansards.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
10-18, SUSSEX PLACE W2 (See details for further address information)	1264091 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
1-5, SUSSEX PLACE W2	1237439 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		feature in the original layout of Bayswater.	character of the Bayswater Conservation Area.		
163-213, SUSSEX GARDENS W2	1237438 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
178-182, SUSSEX GARDENS W2	1237429 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
184-192, SUSSEX GARDENS W2	1264108 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
194-204 Sussex Gardens W2	1237430 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
206-214 Sussex Gardens W2	1264111 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
237 AND 239, SUSSEX GARDENS W2	1264112 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as well-preserved example of 19th century school an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
7 AND 9, SUSSEX PLACE W2	1264114 Grade II listed	Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof.	Of aesthetic and historical value as an interesting example of this building type and era, contributing	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	positively to the special character of the Bayswater Conservation Area.		setting, but this will not affect significance
6-30, WESTBOURNE TERRACE W2	1267569 Grade II listed	Early mid 19th century terrace, stucco, four storeys with attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
70-106, WESTBOURNE TERRACE (See details for further address information)	1222912 Grade II listed	Early mid 19th century terrace, stucco, four storeys with attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
79-119, WESTBOURNE TERRACE W2	1066126 Grade II listed	Early mid 19th century terrace, stucco, four storeys with attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
8, WESTBOURNE CRESCENT W2	1222652 Grade II listed	Early mid 19th century terrace, stucco, four storeys with attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area.	character of the Bayswater Conservation Area.	
14-26, GLOUCESTER TERRACE W2	1066757 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Four storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
28-44, GLOUCESTER TERRACE W2 (See details for further address information)	1357070 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Four storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
59-77, GLOUCESTER TERRACE W2	1357033 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Four storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
105-123, GLOUCESTER TERRACE W2	1289206 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Three storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
125-167, GLOUCESTER TERRACE W2 (See details for further address information)	1066761 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Three storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
79 AND 81, GLOUCESTER TERRACE W2	1066759 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Three storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
90-132, GLOUCESTER TERRACE W2	1357034 Grade II listed	Early mid 19th century terraces in stucco and slate mansards. Three storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
46-88, GLOUCESTER TERRACE W2	1066758 Grade II listed	Early mid 19th century terraces in stucco. Five storeys detached, one bay houses with two storey, one bay link bays.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
108-136, WESTBOURNE TERRACE	1066128 Grade II listed	Early mid-19th century terrace, stucco, four storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			and era, contributing positively to the special character of the Bayswater Conservation Area.		
12-16, WESTBOURNE STREET W2 (See details for further address information)	1066124 Grade II listed	Early mid-19th century terrace, stucco, four storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
1-7 Westbourne Crescent and 218 Sussex Gardens	1357361 Grade II listed	Early mid-19th century terrace, stucco, four storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
17-22, WESTBOURNE STREET W2	1267626 Grade II listed	Early mid-19th century terrace, stucco, four storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
33-77, WESTBOURNE TERRACE W2	1222823 Grade II listed	Early mid-19th century terrace, stucco, four storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area.		
2, SUSSEX PLACE W2	1237470 Grade II listed	Forming part of the return of Sussex Gardens. Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
215-235, SUSSEX GARDENS W2	1264113 Grade II listed	Forming part of the return of Sussex Gardens. Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, facing an attractive communal formal garden, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
28, 30, 32 and 34, Sussex Place	1237440 Grade II listed	Forming part of the return of Sussex Gardens. Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		feature in the original layout of Bayswater.			
31-41, SUSSEX PLACE W2	1237471 Grade II listed	Forming part of the return of Sussex Gardens. Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
4-8, SUSSEX PLACE W2	1237441 Grade II listed	Forming part of the return of Sussex Gardens. Early mid 19th century terrace, brown brick with four storeys and basement, with sash windows and slate roof. Sussex gardens, formerly known as Grand Junction Road, formed an important feature in the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
MONUMENT TO THRUPP FAMILY APPROXIMATELY 12 METRES SOUTHWEST OF CHURCH OF ST MARY	1357484 Grade II listed	Late 18th century/early 19th century family commemorative sarcophagus crafted in ashlar.	Of historical, aesthetic and communal value as well-preserved 19th century funerary and commemorative family monument	The significance of the asset also extends to its relationship with the adjacent church and graveyard. The site itself does not contribute to the asset's significance, nor does it affect the visual and functional relationship	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
				with the graveyard and the church	
CHURCH OF ST MARK	1389502 Grade II listed	Late 19th century church consecrated to St. Mark by Spalding and Evans, architects in red brick and stone dressing. Together with the school and adjacent vicarage, the church forms a notable group of Victorian inner city religious buildings.	Of aesthetic and historical value as well-preserved example of Victorian religious amenity.	The significance of the asset also lies in its relationship with the coeval Victorian former school and church. Even if intervisible with the assets, the site is not predicted to affect their significance, nor their visual and functional relationship.	Out- The site will not affect the significance of the asset
CHILDREN'S HOSPITAL, PADDINGTON GREEN	1357437 Grade II listed	Late 19th century children hospital designed by H P Adams architect in red brick and terracotta dressings. The building is composed by three storeys and 16 main bays, some of them with Dutch gable over. The entrance is decorated by a sculpted mother and children in the over door gable	Of aesthetic, communal and historical value as example of Victorian medical institutions for children.	The intervisibility of the asset and the site might boost the visual and functional connection between the new hospital and its history and the asset.	In - possible that the significance of the asset may be affected by development within the site
245, OLD MARYLEBONE ROAD	1389501 Grade II listed	Late 19th century former school designed by Arthur Blomfield in red brick and stone dressing. Together with the church and adjacent vicarage, the former school forms a notable group of Victorian inner city religious buildings. The school has been converted into offices.	Of aesthetic and historical value as well-preserved example of Victorian civic and religious amenity.	The significance of the asset also lies in its relationship with the Victorian church and vicarage. Even if intervisible with the assets, the site is not predicted to affect their significance, nor their visual and functional relationship.	Out - The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
FORMER VICARAGE TO ST MARKS CHURCH	1389503 Grade II listed	Late 19th century former vicarage to St. Mark's Church built by Spalding and Evans, architects in red brick and Bath stone dressing. Together with the church and school, the former vicarage forms a notable group of Victorian inner city religious buildings. The vicarage has been converted for different purposes.	Of aesthetic and historical value as well-preserved example of Victorian religious amenity.	The significance of the asset also lies in its relationship with the Victorian former school and church. Even if intervisible with the assets, the site is not predicted to affect their significance, nor their visual and functional relationship.	Out- The site will not affect the significance of the asset
1, CRAVEN HILL W2	1066954 Grade II listed	Mid 19th century detached villa. Yellow brick with stucco dressings and slate lipped roof. Three storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
196B AND C, CRAVEN ROAD W2 (See details for further address information)	1066125 Grade II listed	Mid 19th century terrace in brick with stucco dressings. Four storeys with basement and attic of central and outer bays.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
1-3, CRAVEN TERRACE W2 (See details for further address information)	1066932 Grade II listed	Mid 19th century terrace in brick with stucco dressings. Four storeys, two bays with shop fronts to ground floor.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area		
29-45, CRAVEN ROAD W2	1220842 Grade II listed	Mid 19th century terrace in brick with stucco dressings. Four storeys, two bays with shop fronts to ground floor.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
36-46, CRAVEN ROAD W2	1066961 Grade II listed	Mid 19th century terrace in brick with stucco dressings. Four storeys, two bays with shop fronts to ground floor.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
26-30 Craven Road	1220834 Grade II listed	Mid 19th century terrace in stuccoed brick and channelled to ground floor. Four storeys with attic. Now used as a hotel.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
21-27, CRAVEN ROAD W2	1066960 Grade II listed	Mid 19th century terrace in stuccoed brick and channelled to ground floor. Four storeys with five bay centres.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
134-168, GLOUCESTER TERRACE W2	1066760 Grade II listed	Mid 19th century terrace in yellow brick with stucco dressings. Four storeys.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
10-12, BATHURST STREET W2 (See details for further address information)	1066479 Grade II listed	Mid 19th century terrace, stucco, four storeys and attic mansard. Ground floor altered and containing shops.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
1-3, BATHURST STREET W2	1218023 Grade II listed	Mid 19th century terrace, stucco, four storeys and attic mansard. Ground floor altered and containing shops.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
5, BATHURST STREET W2	1292185 Grade II listed	Mid 19th century terrace, stucco, four storeys and attic mansard. Ground floor altered and containing shops.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
6-8, BATHURST STREET W2	1066478 Grade II listed	Mid 19th century terrace, stucco, four storeys and attic	Of aesthetic and historical value as an interesting example of this building type	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		mansard. Ground floor altered and containing shops.	and era, contributing positively to the special character of the Bayswater Conservation Area.		
5-9, CRAVEN ROAD W2	1066958 Grade II listed	Mid to late 19th century terrace in painted brick with stucco dressings and Welsh slate roof. Pilasters dividing each house and iron balconies throughout.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
THE ASCOT HOTEL	1290821 Grade II listed	Mid-19 century hotel built in painted brick and stucco dressings with Welsh slate roof. and composed by four storeys and five bays. The bays are defined by rusticated and fluted with composite capitals. The central bay is fully stuccoed, while the outer bays have segmental pediments at cornice level.	Of aesthetic and historical value as elegant 19th century hotel built to accommodate the needs of gentry travellers and visitors of the area. Its architectural details and appearance contribute positively to character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset. Even in case of intervisibility the significance of the asset will remain fully understandable and appreciable	Out - May be perceptible change within the asset's setting, but this will not affect significance
DORLAND HOTEL	1357362 Grade II listed	Mid-19th century formerly building with residence purpose within a grand terrace complex and now hotel. The asset was likely built by William King and William Kingdom in brick and stucco. It has projecting Greek Doric porches, bombe' balcony, fluted Corinthian	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Westbourne Terrace and the Bayswater Conservation Area.	The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the presence in the background of elevated buildings does not distract from appreciating the elegance of the stuccoed	Out - May be perceptible change within the asset's setting, but this will not affect the significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		columns and cast-iron railings. The asset characteristics and appearance are integral part of grand scheme with other houses in Westbourne Terrace.		hotel as part of the terrace complex.	
VICTORIA PUBLIC HOUSE	1109949 Grade II listed	Mid-19th century public house built in brick and stucco with slate roofs. The asset is of interest as a remarkably complete public house interior of the 1890s.	Of aesthetic and historical value as an interesting example of this building type and era, including services to support the local community, contributing positively to the special character of the Bayswater Conservation Area.	Besides the exterior appearance of the asset, which contributes to the conservation area's character, the significance of the asset lies mainly in its interior architectural elements and furniture. Therefore, the site makes no contribution to the significance of the asset, the full appreciation of which remains intact.	Out - Does not affect significance
ARCHERY TAVERN	1066477 Grade II listed	Mid-19th century public house, three storeys and built in brick and stucco.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	Out- The site will not affect the significance of the asset
MEWS ARCH TO SUSSEX MEWS EAST SUSSEX COTTAGE"	1356945 Grade II listed	Mid-19th century screen incorporating Mews Arch and Cottage. Brick, painted and stuccoed.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area.		
2, WARWICK CRESCENT W2	1238937 Grade II listed	Mid-19th century stuccoed villa composed by four storeys and four bays. The facade is featured by a Corinthian portico, a balcony with iron balustrade, and stucco decorative elements.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance
43, GLOUCESTER SQUARE W2 (See details for further address information)	1066792 Grade II listed	Mid-19th century terrace in stuccoed brick and channelled ground floor. Four storeys, basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
44-49, GLOUCESTER SQUARE W2	1066756 Grade II listed	Mid-19th century terrace in stuccoed brick and channelled ground floor. Four storeys, basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
17 and 18, Stanhope Terrace including 26 Sussex Place	1236677 Grade II listed	Mid-19th terrace, stucco, three/four storeys and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out- The site will not affect the significance of the asset
No 32 (Royal Eagle Hotel) and 34 to 68 Westbourne Terrace	1066127 Grade II listed	Mid-19th-century former grand terrace repurposed as a hotel. The asset was likely built by William King and Wiliam Kingdom in brick and stucco. Originally constructed with painted brick and stucco dressings, it features a concealed roof and a symmetrical composition that accentuates the center and ends of the building. Other notable architectural elements include rusticated quoins at each breakforward, projecting Tuscan porches, and decorative iron railings	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Westbourne Terrace and the Bayswater Conservation Area	"The site does not significantly contribute to the significance of the asset. Although some intervisibility might exist, the presence in the background of elevated buildings does not distract from appreciating the elegance of the stuccoed hotel as part of the terrace complex.	Out - May be perceptible change within the asset's setting, but this will not affect significance
ROMAN CATHOLIC CHURCH OF OUR LADY OF THE ROSARY AND ATTACHED PRESBYTERY	1376624 Grade II listed	Mid-20th century church and presbytery built in brown brick and designed by H.S. Goodhart-Rendel and completed by DA Rud & H Lewis Curtis.	"Of aesthetic and historical value as an interesting example of mid 20th century church. It also holds a communal value as place where the local community of Christian religious individuals gather for prayer.	The church significance is appreciable in its relationship with the immediate surrounding buildings and the local community. The site does not contribute to this relationship.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
K2 TELEPHONE KIOSK, THE EASTERN OF PAIR AT SOUTH SIDE OF JUNCTION WITH CHAPEL STREET	1225527 Grade II listed	One of a pair of 1927 telephone kiosk built by Giles Gilbert Scott in cast iron with decorative perforated crowns to panels and glazing bars to windows and doors.	The telephone boxes are considered masterpieces of modern industrial design and have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic, aesthetic, and communal values.	The possible intervisibility between the site and the asset does not affect the significance of the kiosk, which remains a fully appreciable piece of street furniture.	Out- The site will not affect the significance of the asset
36 AND 38, GLOUCESTER GARDENS W2 (See details for further address information)	1212806 Grade II listed	Pair of early mid 19th century semi-detached houses in stuccoed brick and channelled ground floor.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
17 AND 18, PADDINGTON GREEN W2	1065912 Grade II listed	Pair of houses built in the early 19th century in brown brick with stucco dressing. The asset is composed by four storeys and a basement and has a concealed roof.	Of aesthetic and historical value as well-preserved example of 19th century semi-detached gentry houses.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
NUMBER 12 AND FRONT GARDEN WALL AND GATEWAYS NUMBER 2 AND FRONT GARDEN WALL AND GATEWAYS"	1266032 Grade II listed	Pair of villas along with a front garden wall and gateways, all dating back to the early to mid-19th century. Constructed of brick and stuccoed, the buildings have concealed roofs and stand three stories tall with basements. Additionally, there is a stucco front garden wall and gatepiers with lintel,	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to	Out - May be perceptible change within the asset's setting, but this will not affect the significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		contributing to the overall elegance and charm of the asset.		affect or distract from the appreciation of the asset's significance.	
NUMBERS 4 TO 18 (EVEN) INCLUDING PRESENT GARDEN WALLS AND GATEWAYS	1356751 Grade II listed	Pair of villas built in mid-19th century, composed by three stories and four bays, with two-story recessed single-bay entrance wings on the sides. The entrances are adorned with four-panel doors accompanied by fanlights. The buildings are capped with modillioned overhanging eaves and feature hipped roofs. Stucco front garden walls, which are ramped up to gateways with tiled lintels, enhance the architectural cohesion and aesthetic appeal of the asset.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance
NUMBER 32 AND NUMBER 16 WARWICK AVENUE INCLUDING FRONT GARDEN WALL AND GATEPIERS	1273983 Grade II listed	Pair of villas constructed in the early 19th century, along with a front garden wall and gatepiers. Built from brick and stucco with a concealed roof, f three bays adorned with angle pilasters. The facade projects a Tuscan porch, a balustraded parapet and a central pediment featuring a windowed base.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the	Out - May be perceptible change within the asset's setting, but this will not affect the significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
				appreciation of the asset's significance.	
NUMBERS 13 AND 14 INCLUDING FRONT GARDEN WALL AND GATEPIERS	1226110 Grade II listed	<p>"Pair of villas constructed in the early to mid-19th century, of brick and stucco. Entrances are accessed via steps and are adorned with panelled doors accompanied by fanlights. Sash windows with horizontal glazing bars decorate the ground and first floors within architraves, while pediments on consoles adorn the ground floor and cornices embellish the first. The buildings are capped with modillioned overhanging eaves and hipped roofs.</p> <p>No. 13's front garden wall is balustraded, with gatepiers featuring lintels. No. 14 boasts a low wall with simple railings and gatepiers, contributing to the distinct character of the asset."</p>	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance
NUMBERS 15 AND 16 INCLUDING FRONT GARDEN WALLS AND GATEPIERS	1266012 Grade II listed	Pair of villas from the early 19th century, constructed of brick and stucco with concealed roofs, for bays, arches entrances. The buildings are crowned with large consoles supporting the cornice. No. 15 is	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban	Out- May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		accompanied by a front garden wall with simple railings and gatepiers, while No. 16 features a balustraded wall with gatepiers, adding to the architectural charm of the asset.		fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	
1-21, HYDE PARK GARDENS MEWS W2 (See details for further address information)	1278095 Grade II listed	Row of mews, built between 1836-40, likely by John Crake in conjunction with Hyde Park Garden terraces. Comprised of stock brick with stucco dressings and slate roof. Two storeys.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
21-37, RANSTON STREET	1390630 Grade II listed	Series of late 19th century model cottages built by Octavia Hill and designed by Elijah Hoole	Of historical and communal value as well-preserved example of 19th century buildings for workers built by the nationally important housing reformer Octavia Hill.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
5-11, RANSTON STREET	1390631 Grade II listed	Series of late 19th century model cottages built by Octavia Hill and designed by Elijah Hoole	Of historical and communal value as well-preserved example of 19th century buildings for workers built by the nationally important housing reformer Octavia Hill.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
1-24, HYDE PARK GARDENS W2	1231617 Grade II listed	Symmetrical terraces built in 1836 by John Crake. Stucco faced with slate roofs. Four storeys with basement and dormered mansards.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of the asset
War memorial at the Church of St John the Evangelist	1430999 Grade II listed	Tall granite wheel-head cross inscribed with the dates 1914 – 1919, names of the fallen, and dedications.	The significance of the asset lies in its historical and communal values. The asset represents a well-preserved example of a commemorative statue, linking the asset to the men of the parish of St. John Evangelist, Hyde Park, who died during the World War I. It also connects to the historical events of the conflict.	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out - May be perceptible change within the asset's setting, but this will not affect the significance
20, HOWLEY PLACE W2 (See details for further address information)	1067404 Grade II listed	Two stuccoed villas from the mid-19th century, featuring prominent Tuscan porches that project outward. The villas are adorned with corner pilasters, a cornice, and a parapet, adding to their architectural charm and elegance. The attic is a later development.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the	Out- May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
				appreciation of the asset's significance.	
8 AND 10, WARWICK AVENUE W2	1273987 Grade II listed	Villa constructed in the early 19th century, made of brick and stuccoed, with a concealed roof. It spans two storeys, an attic, and a basement. The central portion comprises five bays, featuring Ionic columns arranged tetrastyle in antis, with single-story entrance bays on either side. The building is crowned with a cornice, and its central pediment contains windows flanked by balustrades.	The asset retains historical illustrative and aesthetic values as well-preserved example of 19th century gentry residence, integral part of the Regency style and character of the area.	Part of the value of the asset lies in the visual relationship of the villas and the villas with the adjacent Regent's Canal. The presence of a tall building in the background will be perceived as another element of the modern urban fabric, characteristic of the area to the south of the asset. This is not predicted to affect or distract from the appreciation of the asset's significance.	Out- May be perceptible change within the asset's setting, but this will not affect significance
K2 TELEPHONE KIOSKS OUTSIDE NUMBER 56 THE BRAZEN HEAD PUBLIC HOUSE	1292023 Grade II listed	Well preserved 1927 telephone kiosk, built by Giles Gilbert Scott in cast iron, featuring decorative perforated crowns on the panels and glazing bars on the windows and doors.	The telephone boxes are considered masterpieces of modern industrial design and have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic, aesthetic, and communal values.	The possible intervisibility between the site and the asset does not affect the significance of the kiosk, which remains a fully appreciable piece of street furniture.	Out- The site will not affect the significance of the asset
K2 TELEPHONE KIOSK OUTSIDE NUMBER 138	1066832 Grade II listed	Well preserved 1927 telephone kiosk, built by Giles Gilbert Scott in cast iron, featuring decorative perforated crowns on the	The telephone boxes are considered masterpieces of modern industrial design and have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic,	The possible intervisibility between the site and the asset does not affect the significance of the kiosk, which remains a fully	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		panels and glazing bars on the windows and doors.	aesthetic, and communal values.	appreciable piece of street furniture.	
K2 TELEPHONE KIOSK, THE WESTERN OF PAIR AT SOUTH SIDE OF JUNCTION WITH CHAPEL STREET	1266308 Grade II listed	Well preserved 1927 telephone kiosk, built by Giles Gilbert Scott in cast iron, featuring decorative perforated crowns on the panels and glazing bars on the windows and doors.	The telephone boxes are considered masterpieces of modern industrial design and have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic, aesthetic, and communal values.	The possible intervisibility between the site and the asset does not affect the significance of the kiosk, which remains a fully appreciable piece of street furniture.	Out- The site will not affect the significance of the asset
K6 TELEPHONE KIOSK OUTSIDE FLANK WALL OF NUMBER 90 GLOUCESTER TERRACE	1219827 Grade II listed	Well preserved 1935 telephone kiosk, built by Giles Gilbert Scott in cast iron, featuring decorative perforated crowns on the panels and glazing bars on the windows and doors.	The telephone boxes are considered masterpieces of modern industrial design and have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic, aesthetic, and communal values.	The possible intervisibility between the site and the asset does not affect the significance of the kiosk, which remains a fully appreciable piece of street furniture.	Out- The site will not affect the significance of the asset
GROUP OF FOUR K6 TELEPHONE KIOSKS ON ISLAND AT JUNCTION WITH WESTBOURNE STREET	1218075 Grade II listed	Well preserved group of kiosks built in 1935 by Giles Gilbert Scott in cast iron, featuring decorative perforated crowns on the panels and glazing bars on the windows and doors.	The telephone boxes are considered masterpieces of modern industrial design and have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic, aesthetic, and communal values.	The possible intervisibility between the site and the asset does not affect the significance of the kiosk, which remains a fully appreciable piece of street furniture.	Out- The site will not affect the significance of the asset
PAIR OF K6 TELEPHONE KIOSKS AT EDGE OF PADDINGTON GREEN,	1065970 Grade II listed	Well preserved pair of 1935 telephone kiosks built by Giles Gilbert Scott in cast	The telephone boxes are considered masterpieces of modern industrial design and	The possible intervisibility between the site and the asset does not affect the	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
OPPOSITE NUMBERS 8 TO 10		iron with decorative perforated crowns to panels and glazing bars to windows and doors.	have acquired international recognition as iconic British fixtures. Therefore, they mostly retain historic, aesthetic, and communal values.	significance of the kiosk, which remains a fully appreciable piece of street furniture.	
1, CLEVELAND TERRACE W2	1357278 Grade II listed	Mid 19th century terrace in stuccoed brick. Four storeys, five bays wide.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
11 AND 12, STRATHEARN PLACE W2	1237149 Grade II listed	Mid 19th century terrace in stuccoed brick, three storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
1-18, SPRING STREET W2	1236544 Grade II listed	Early mid 19th century terrace in brown brick, partly painted with stucco dressings. Three storeys with attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
1-19, DEVONSHIRE TERRACE W1	1290413 Grade II listed	Mid 19th century terrace in yellow brick with stucco dressings. Two storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site does not contribute to the asset's significance, and it is not predicted to	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area	represent a distraction for the appreciation of it.	
12-14, CLEVELAND SQUARE W2	1357314 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
1-7, CLEVELAND SQUARE W2	1219511 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
1-8, CLEVELAND GARDENS W2	1066253 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
20 AND 21, DEVONSHIRE TERRACE W1	1066895 Grade II listed	Mid 19th century terrace in yellow brick with stucco dressings. Three storeys, attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
207, OLD MARYLEBONE ROAD NW1 (See details for further address information)	1225526 Grade II listed	Early 19th century house in yellow stock brick with stuccoed ground floor and welsh slate roof. Three storeys with basement and dormers.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
21 AND 23, BISHOPS BRIDGE ROAD W2	1066442 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
21-27, CHILWORTH STREET W2	1066239 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
22, DEVONSHIRE TERRACE W2 (See details for further address information)	1227376 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
23-26, DEVONSHIRE TERRACE W2	1210601 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type	The site does not contribute to the asset's significance, and it is not predicted to	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			and era, contributing positively to the special character of the Bayswater Conservation Area	represent a distraction for the appreciation of it.	
24 AND 26, CHILWORTH STREET W2	1357287 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
27, DEVONSHIRE TERRACE W2	1066896 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
30 AND 32, CHILWORTH STREET W2	1066279 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
4 AND 6, WARWICK AVENUE W2	1357344 Grade II listed	Early 19th century terrace in stuccoed brick, two storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
			character of the Bayswater Conservation Area		
40-48, CONNAUGHT STREET W2	1356951 Grade II listed	Early 19th century terrace in stuccoed brick, four storeys and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
66-68, QUEENS GARDENS W2	1227379 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
8, CLARENDON PLACE W2	1066249 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
ARVON COURT	1066234 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
CHURCH OF ST JOHN THE EVANGELIST	1231515 Grade II listed	Built in 1831 by Charles Fowler as a commissioner's church. Built in yellow brick with ashlar dressings in a Gothic-revival style.	Of aesthetic and historical value as an example of Georgian religious building.	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
CLARENDON HOUSE STRATHEARN HOUSE"	1237139 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
CLEVELAND ARMS TAVERN	1219366 Grade II listed	Mid-19th century public house in yellow brick with stucco dressings Four storeys and altered around 1900.	Of aesthetic and historical value as an example of a mid 19th century public house, with later alterations.	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
CLIFTON COURT	1219586 Grade II listed	Mid 19th century terrace in stuccoed brick, four storeys with basement and attic.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
NUMBERS 30 AND 31 INCLUDING FONT GARDEN WALL AND GATEPIERS	1273989 Grade II listed	Pair of semi-detached houses built in 1830 in stuccoed brick and welsh slate roof. Over two storeys with attic and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
ORSETT HOUSE	1225675 Grade II listed	Mid 19th century detached villa, designed by George Ledwell-Taylor in an Italianate style of stuccoed brick. Two storeys with attic mansard and basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area	The site does not contribute to the asset's significance, and it is not predicted to represent a distraction for the appreciation of it.	Out- The site will not affect the significance of the asset
1-13, TALBOT SQUARE W2	1357300 Grade II listed	Surviving section of a mid-19th century terrace, brick with four storeys, attic and basement. Architectural details include quoins, Tuscan columns and stucco base balusters. Surviving section of monumental composition opening onto Sussex Gardens.	Of aesthetic and historical value as an interesting example of this building type and era, also as surviving historic fabric of grand entrance onto Sussex Gardens, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.
1-21, NORFOLK SQUARE W2	1225254 Grade II listed	Mid-19th century terrace, brick, stuccoed with four storeys, each house 6 bays. Iron basement railings flank steps to entrances. Many of the houses now hotels.	Of aesthetic and historical value as an interesting example of this building type and era, set around a formal designed square, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.
2-18, TALBOT SQUARE W2	1066225 Grade II listed	Mid-19th century terrace, brick, stuccoed with four storeys, each house 2 bays. Projecting Tuscan porches with modillioned cornices. Surviving section of	Of aesthetic and historical value as an interesting example of this building type and era, also as surviving historic fabric of grand entrance onto Sussex	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of	<b>In</b> - Potential to affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		monumental composition opening onto Sussex Gardens.	Gardens, contributing positively to the special character of the Bayswater Conservation Area.	significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	
2-22, NORFOLK SQUARE W2	1225255 Grade II listed	Mid-19th century terrace, brick, stuccoed with four storeys, each house 6 bays. Iron basement railings flank steps to entrances. Many of the houses now hotels.	Of aesthetic and historical value as an interesting example of this building type and era, set around a formal designed square, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.
23-53, NORFOLK SQUARE W2 (See details for further address information)	1225257 Grade II listed	Mid-19th century terrace, brick, stuccoed with four storeys, each house 3 bays. Projecting porches and balcony to 1st floor with stucco balustrade.	Of aesthetic and historical value as an interesting example of this building type and era, set around a formal designed square, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.
24-42, NORFOLK SQUARE W2	1225256 Grade II listed	Mid-19th century terrace, brick, stuccoed with four storeys, each house 3 bays. Projecting Tuscan porches and iron balcony to 1st floor. Casements in architraves with consoles supporting	Of aesthetic and historical value as an interesting example of this building type and era, set around a formal designed square, contributing positively to the special character of the	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce	<b>In</b> - Potential to affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		pulvinated frieze and segmental pediments.	Bayswater Conservation Area.	visual distraction, affecting the appreciation of the asset.	
WESTMINSTER ARMS PUBLIC HOUSE	1227134 Grade II listed	Mid-19th century public house, brick, stuccoed with three storeys, frontage with consoles and fascia.	Aesthetic and historical interest for its form and construction and the information it provides on the historical development of Bayswater, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
WHARFSIDE SHELTER AND STORE TO REAR OF TRAVIS PERKINS BUILDERS MERCHANTS	1248366 Grade II listed	Mid-19th century wharf-side shelter and store, brick ground floor and mostly timber 1st floor with large slated hipped roof covering store and wharf.	Historical interest for its form and illustrative value as a rare survival of a once common canal side feature, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
35, NORFOLK PLACE W2	1266555 Grade II listed	Mid-19th century terrace, brown brick, four storeys, with channel stucco ground floor and iron balcony to 1st floor.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to affect the appreciation of the asset.

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
GREAT WESTERN HOTEL	1227144 Grade II listed	Mid-19th century hotel, brick, largely stucco, architectural features include sculpted pediment, and towers with ogee roofs. The first of the large purpose built hotels in London.	Of aesthetic and historical value as the first large purpose built hotel in London, with intricate architectural detailing in a prominent location therefore contributing positively to the special character of the Bayswater Conservation Area.	The asset may be intervisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could harm the significance of the asset via setting change due to competing prominence of tall building	<b>In</b> - Potential to affect the appreciation of the asset due to competing prominence of tall building.
11 TO 13, BOUVERIE PLACE W2	1066391 Grade II listed	Early 19th century terrace, brick, stuccoed. 3 storeys, each house two bays. Number 11 has 19th century shop front.	Of aesthetic and historical value as an interesting example of this building type with historic shop front illustrating the services which would have supported the local community, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
1-3, NORFOLK PLACE W2 (See details for further address information)	1225065 Grade II listed	Early 19th century terrace, brown brick, with mews arch. 4 storeys, each house two bays. With remains of 19th century shop front, although much altered.	Of aesthetic and historical value as an interesting example of this building type with historic shop front illustrating the services which would have supported the local community, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
PADDINGTON STATION INCLUDING THE LAWN, GWR OFFICE BLOCK ON LONDON STREET AND OFFICES ALONG EASTBOURNE TERRACE	1066881 Grade I listed	Station terminus comprising four train sheds, earliest 1851-54 by Isambard Kingdom Brunel, Sir Matthew Digby Wyatt and Sir Charles Fox. Great Western Railway Offices added 1881, fourth train shed added between 1914-1916 along with several other alterations and additions to trainshed buildings in the 1930's.	Of evidential and historic interest derived from surviving buildings, in terms of their form and function, as an example of one of the earliest major railway termini to survive in Britain, and an example of a major work of engineering by Isambard Kingdom Brunel.	The asset may be invisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could introduce visual distraction, affecting the appreciation of the asset.	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
PADDINGTON, DISTRICT AND CIRCLE LINE UNDERGROUND STATION	1392020 Grade II listed	Late 19th century train shed and platforms, street frontage rebuilt 1914. Yellow brick, two storeys, iron roof, white glazed faience. Street front elevation consists central entrance with projecting canopy with heavily scrolled consoles, flanked by shops.	Of aesthetic and historical value as an example of a Victorian underground station with early 20th century detailing, contributing positively to the special character of the Bayswater Conservation Area.	The asset may be invisible, or visible in combination with the proposed development. Whilst unlikely to directly affect any of its aspects of significance, the proposed development could harm the significance of the asset via setting change due to competing prominence of tall building	<b>In</b> - Potential to physically affect the fabric of the building and affect the appreciation of the asset.
72, ST MICHAEL'S STREET W2	1236052 Grade II listed	Early 19th century terrace, brown brick, three storeys, with basement.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	<b>Out</b> - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
6 AND 7, SALE PLACE W2	1236099 Grade II listed	Early 19th century pair of houses, being surviving section of terrace. Brown brick, three storeys, each house of two bays, channelled stucco ground floor.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
92, STAR STREET W2 (See details for further address information)	1236100 Grade II listed	Early 19th century terrace, brown brick, with four storeys, each house 2 bays. Features include stuccoed ground floors, balconies and pediment on consoles. Ground floor used as shops within terrace.	Of aesthetic and historical value as an interesting example of this building type and era, including historic shop fronts, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
THE ROYAL EXCHANGE	1236101 Grade II listed	Early 19th century terrace with public house. Yellow brick, with three storeys, each house 2 bays. Features include panelled doors in elliptical-arched recesses, iron balconies to first floor and a 20th century shop front. Royal Exchange Public House with 20th century public house front under C19 cornice on consoles.	Of aesthetic and historical value as an interesting example of this building type and era, including services to support the local community, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
25-37, SOUTHWICK STREET W2	1236542 Grade II listed	Early 19th century terrace, brown brick, four storeys with basements. Features include stuccoed ground floors, carriage arch to mews at No	Of aesthetic and historical value as an interesting example of this building type and era, including services to support the local community, contributing positively to the	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		29, and 19th century shop fronts.	special character of the Bayswater Conservation Area.		
6-16, STAR STREET W2	1236682 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, stuccoed ground floor and sash windows.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
18-20, STAR STREET W2	1236683 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
34-40, STAR STREET W2	1236685 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows. Some houses have 20th century alterations. Includes 19th/20th century altered shop fronts.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
50-62, STAR STREET W2	1236686 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
93-107, STAR STREET W2	1236687 Grade II listed	Early 19th century terrace some with 20th century shop fronts. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows. Round headed entrances, some patterned fanlights and panelled doors.	Of aesthetic and historical value as an interesting example of this building type and era, including services to support the local community, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
6-36, SUSSEX GARDENS W2	1237426 Grade II listed	Early 19th century terrace, brick, ground floor stuccoed with four storeys. Iron basement railings flank entrances. Known originally as Grand Junction Road, Sussex Gardens formed an important feature of the original layout of Bayswater. Many of the houses now hotels.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
78-106, SUSSEX GARDENS W2	1237427 Grade II listed	Early 19th century terrace, brick, ground floor stuccoed with four storeys. Some houses with projecting	Of aesthetic and historical value as an interesting example of this building type and era, contributing	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		baseless Doric porches, others with pilastered entrances. Known originally as Grand Junction Road, Sussex Gardens formed an important feature of the original layout of Bayswater.	positively to the special character of the Bayswater Conservation Area.		setting, but this will not affect significance
168-174, SUSSEX GARDENS W2	1237428 Grade II listed	Mid-19th century terrace, brown brick, ground floor stuccoed with four storeys. Some houses with projecting Tuscan porches, others with arch with cornice on consoles. Known originally as Grand Junction Road, Sussex Gardens formed an important feature of the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
108-142, SUSSEX GARDENS W2 (See details for further address information)	1264107 Grade II listed	Early-mid 19th century terrace, brown brick, ground floor stuccoed with four storeys. Some houses with Ionic porches, others with pilastered entrances. Iron balconies to 1st floor. Known originally as Grand Junction Road, Sussex Gardens formed an important feature of the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
41-49, STAR STREET W2	1264484 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
63-80, STAR STREET W2	1264485 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of terrace
26-28, STAR STREET W2	1264503 Grade II listed	Early 19th century terrace of modest houses, forming remarkably complete street. Brown brick, three storeys, each house 2 bays stuccoed ground floor and sash windows.	Of aesthetic and historical value as an interesting example of this modest building type and era, remarkable for its completeness, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - Does not affect significance of terrace
THE MARQUIS OF CLANRICARDE PUBLIC HOUSE	1264535 Grade II listed	Early-mid 19th century terrace with public house. Brown brick, with four storeys, each house two bays, public house of four bays. Features include	Of aesthetic and historical value as an interesting example of this building type and era, including services to support the local community, contributing positively to the	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		round-arched recesses containing entrances, 20th century ground floor to public house and a 20th century shop front.	special character of the Bayswater Conservation Area.		
91, STAR STREET W2 (See details for further address information)	1264750 Grade II listed	Early 19th century terrace, some houses much rebuilt. Brown brick, with three storeys, each house two bays. Features include stuccoed ground floor, round-arched entrance and 19th century shop front.	Of aesthetic and historical value as an interesting example of this building type and era, including services to support the local community, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
35, NORTH WHARF ROAD W2	1225380 Grade II listed	Asset not identified - further research required.			
WILSON HOUSE	1264106 Grade II listed	Early 19th century terrace, brown brick, ground floor stuccoed with four storeys. Central bays with round-arched arcading containing off-centre entrance. First floor: iron balconies. Known originally as Grand Junction Road, Sussex Gardens formed an important feature of the original layout of Bayswater.	Of aesthetic and historical value as an interesting example of this building type and era, contributing positively to the special character of the Bayswater Conservation Area.	The site makes no contribution to the significance of the asset.	Out - May be perceptible change within the asset's setting, but this will not affect significance
Grade I Registered Parks and Gardens					

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
REGENT'S PARK	Grade I listed: NHLE ref:1000246	Early 19th-century landscape park designed by John Nash originally as a gentry residence transformed into a public park from the second half of the 19th century.	Of evidential, historical, aesthetic and communal value as an outstanding example of early 19th century gentry residence in a landscaped setting of a 16th century hunting park origin and later converted to a public park.	The site buildings' height surpasses the surrounding urban developments. This might represent a visual distraction to the appreciation of the asset's significance.	<b>In</b> – potential to affect the significance of the asset
KENSINGTON GARDENS	1000340 Grade I listed	Late 17th century Royal Residence in a parkland setting designed by George London and Henry Wise. With later development and modification carried out by Charles Bridgeman and William Forsyth. The asset later became a public park while still serving as royal residence.	Of evidential, historical, aesthetic and communal value as an outstanding example of late 17th century royal residence in a landscaped setting of a 16th century hunting park origin, later converted to a public park.	The site buildings' height surpasses the surrounding urban developments. This might represent a visual distraction to the appreciation of the asset's significance.	<b>In</b> – potential to affect the significance of the asset
HYDE PARK	1000814 Grade I listed	16th century royal deer park originally enclosed by Henry VIII in the 16th century and converted, in 17th century, in a landscaped park.	Of evidential, historical, aesthetic and communal value as a great example of 16th century royal deer park and 17th century landscaped park.	The site buildings' height surpasses the surrounding urban developments. This might represent a visual distraction to the appreciation of the asset's significance.	<b>In</b> – potential to affect the significance of the asset
<b>Grade II Registered Parks and Gardens</b>					
The Water Gardens Designed Landscape	1466630 Grade II listed	The Water Gardens design landscape was designed by Philip Hicks in 1961 and constructed between 1961-	Of aesthetic and historical significance as a rare example of a mid-20th century landscape	The site does not contribute to the significance of the asset.	Out - Intervening modern development largely screens any intervisibility between asset and the Site and there

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		66 as part of a development of luxury housing by Charles Whittaker of Trehearne and Norman, Preston and Partners. The purpose of the design was to screen the basement car park at the Burwood Place development and so a water garden was created which was suspended on a podium deck that integrated open areas to ventilate the garage below and create walkways on the roof of the garages that concealed the service areas from the luxury flats above.	associated with private luxury housing rather than public sector development that was more prevalent at the time, and is reflective of the growing recognition of the importance of providing good landscaping in an urban setting.		will be limited intervisibility between the two. Development within the Site will not alter ability to understand/appreciate significance of the asset.
Scheduled Monuments					
Kensington Palace	1002038	Kensington Palace is a 17th century royal palace and grade I listed building which contains a scheduled monument. The Historic England List does not provide a description of the designated asset due to the record being generated from an "old county number". However, it is probable that the designation refers to the likelihood of archaeological preservation of remains related to the early phase of the heritage asset as country	The scheduled monument only retains evidential value, whereas the historical and aesthetic values belong to the listed building designation and are discussed in the section related to the Kensington Palace (Grade I listed, NHLE ref: 1223861)	The site does not contribute to the significance of the scheduled monument. Therefore, no harm to the asset's setting is predicted to derive from the potential site allocation.	Out – site does not contribute towards the significance of the asset

Appendix A  
Heritage asset scoping assessment

St Mary's site allocation  
February 2024

Asset name	Type/ reference	Description	Significance	Contribution of site to significance	Scoped in/out of assessment and reasoning
		house developed into a palace.			

## **Appendix B**

### **Archaeological potential assessment**

## HIA Westminster Allocations – St Mary's

### Archaeological potential – Baseline

A 500m radius, calculated from the site boundary, has been chosen to inform and assess the archaeological potential of the site. This area is now referred to as the 'study area' (**Figure B.1**).

#### Geology and topography

The Site lies near the edge of a plateau and to the east of the now culverted Westbourne watercourse, a River Thames tributary. The Site's maximum height is recorded as 39m above Ordnance datum (OD).<sup>26</sup>

The British Geology Survey website<sup>27</sup> describes the geology of the Site as formed by the London Clay Formation and Langley Silt Member. The London Clay Formation is composed of silt and sand sedimentary bedrock formed between 56 and 47.8 million years ago and is of marine origin. This bedrock is recorded as being overlaid by Langley Silt Member, clay and silt sedimentary deposit formed between 116 and 11.8 thousand years ago, also known as brickearth.<sup>28</sup>

Boreholes and archaeological investigations undertaken within the Site and in its immediate surroundings report a stratigraphic sequence composed of made ground deposits overlain by clay layers and sandy gravel deposits. The latter is interpreted as gravel terraces deposited by the Thames during the glacial period and subsequently cut by rivers, such as Westbourne River.

These investigations recorded the gravel horizon at the levels comprised between 28.95m OD, to the east of the Site (evaluation at 12-20 Praed Street; GLHER ref: 164190, 100221), and 23m OD to the west of the Site (Evaluation at Paddington Quarter; GLHER ref: 160735). In this last archaeological evaluation, brickearth was found capping gravel horizon at a depth of 23.3m OD. The layer thickness and the absence of plough soil suggests that the brickearth was subjected to extensive ground reduction in this area. Within the north-west of the Site, results from borehole investigations reported a clay deposit capping a gravel deposit at the depth of 1.2m BGL and at the level of 26.58m. The gravel was found at the depth of 24.58m OD.<sup>29</sup>

In summary, the gravel terrace and the overlying brickearth seem to slope from east to west, towards the former location of the River Westbourne. The gravel horizon is consistently present in all investigations, although the deposit itself may be truncated in certain areas due to building foundations and modern truncations. The brickearth horizon appears to be reduced to the west of the Site, but better preservation is observed in a borehole dug within the western part of the site. Therefore, while gravel and brickearth are likely to be reduced and truncated by modern developments within the Site, there is a possibility that their preservation in certain areas might contain archaeological remains.

#### Archaeological investigations

The Site and its immediate surroundings have been subjected to several archaeological investigations. Specifically, in the north-east of the Site, a watching brief was carried out in 2010 and gravel deposit overlaid by brickearth were recorded along with post-medieval features and structures related to the Great Western Railway's Paddington Goods Yards and Paddington Station (GLHER ref: 166822). Two further archaeological investigations have been carried out to the south-west and north-east of the Site, both bounding with the Site boundary. The archaeological evaluations were undertaken to the south-west of the Site (GLHER ref: 160735) and north-east (GLHER ref: 164190) and reported a similar stratigraphic sequence. Only late post-medieval limited structures and features were unearthed and interpreted as associated to the water management and the basin/dock construction.

---

<sup>26</sup> <https://en-gb.topographic-map.com/map-cgt/United-Kingdom/?center=51.52033%2C-0.16917&zoom=15&popup=51.51752%2C-0.17412> (accessed 06/12/2023)

<sup>27</sup> <https://www.bgs.ac.uk/> (accessed 06/12/23).

<sup>28</sup> [https://londongeopartnership.org.uk/wp/wp-content/uploads/2022/04/Guide-to-geological-sites-60-72-2022\\_web.pdf](https://londongeopartnership.org.uk/wp/wp-content/uploads/2022/04/Guide-to-geological-sites-60-72-2022_web.pdf) and [https://geologyviewer.bgs.ac.uk/?\\_ga=2.93849182.2124836993.1658914926-1003427904.1658914926](https://geologyviewer.bgs.ac.uk/?_ga=2.93849182.2124836993.1658914926-1003427904.1658914926) (accessed 04/12/2023).

<sup>29</sup> BGS website [https://webservices.bgs.ac.uk/GWBV/viewborehole?loca\\_id=202002061142130629](https://webservices.bgs.ac.uk/GWBV/viewborehole?loca_id=202002061142130629) (accessed 04/12/2023).

## Archaeological potential

### Prehistoric period

The topography, geology, and proximity to watercourses makes the site an excellent location for prehistoric human occupation and natural resource exploitation. Specifically, the brickearth may seal an intact upper surface of the gravel, potentially preserving Palaeolithic anthropogenic remains if present. The brickearth itself represents a fertile, well-drained deposit, ideal for ploughing and agricultural activities, and in the event of Mesolithic occupation, traces would likely be preserved on its upper surface. Additionally, the position of the site on the plateau and its proximity to the Westbourne River would have created ideal conditions to attract human presence and support permanent occupation.

Despite this, no prehistoric archaeological remains within the study area have been recorded. Therefore, the archaeological remains for this period is considered to be **low**.

### Roman period

The Site is located to the north-west of two main Roman roads: Watling Street, now followed by the course of Edgware Road, Maida Vale and Kilburn High Road (GLHER ref: 76647), located approximately 100m to the east of the Site, and *Via Trinobantia*, now followed by the course of Oxford Street and Bayswater Road, located approximately 500m to the south of the Site (GLHER ref: 78346).

Watling Street connected Dover to London and to St. Alban's, and it is classified as one of the most important roads, determining the layout of surrounding human occupation and settlement. A section of this road was unearthed in 1902, to the south-east of the Site, between the junction with Bayswater Road and St. Michael's Street (GLHER ref: 76647).

The second road mentioned is called *Via Trinobantia* and connected London to Silchester (GLHER ref: 78346).

The vicinity of the Site with these Roman roads suggests the possible presence of roadside settlements, cemeteries, extractive areas or farmsteads that may have developed along the roads and could possibly extend as far as the Site. However, apart from the infrastructure, no Roman remains have been unearthed within the study area. Therefore, the Roman archaeological potential of the Site is considered to be **medium to low**. Any archaeological remains of Roman date would help in understanding the nature of the Roman occupation in the area. Their importance is predicted to be **local/regional**.

### Early medieval period

The origin of Paddington village, originally flanking Edgware Road, as possible Saxon settlement have been discarded (GLHER ref: 118949); although the manor house of Lisson, located approximately 450m to the east of the Site, is still recorded of early medieval origin (GLHER ref: 130258).

A possible sherd of Saxon pottery was found within Paddington Green (GLHER ref: 140345).

The absence of early medieval settlement across the borough might be due to size and the influence of *Lundenwic*, the main settlement/port in the London area for the period, located between Aldwych and Trafalgar Square.

Considering the paucity of the early medieval archaeological remains found within the study area, the archaeological potential for this period is considered to be **low**.

### Medieval period

A few HER entries, within the study area, belong to the medieval period. Paddington Green, located to the north of the Site, at the approximate distance of 200m, is recorded as a historic settlement of medieval origin. Associated with it is the site of a 13th century chapel (GLHER ref: 100962), located to the north of the current St. Mary's Church. Paddington is one of the rare settlements developed around a village green, which served either Paddington and Lillistone (GLHER ref: 124800), a probable medieval village developed from the manor of Lisson (GLHER ref: 150820). Both these settlements were located to the north-east of the Site, flanking Edgware Road.

A possible medieval conduit is recorded as located to the south of the Site, with rough east/west orientation (GLHER ref: 99848).

It is likely that, during the medieval period, the Site was either part of unimproved land or used for agricultural purposes, similarly as illustrated in the later 18th century Roque map<sup>30</sup>. Therefore, the archaeological potential for the Site is considered to be **medium to low**. If associated to the agricultural activity, the significance of the medieval remains will help to understand the nature of the settlement and its sources of provision. These archaeological remains would be of **local** importance.

### Post-medieval period

Until the mid-18<sup>th</sup> century, the site environs were mostly rural, characterised by field systems punctuated by settlements. In the 1754 John Roque historical map, the Site is illustrated as western portion of a plateau containing various field systems. Furthermore, the Site appears to be located to the east of Westbourne Green hamlet, to the north-east of Craven Hill farm/mansion complex, and to the south of Paddington village.<sup>31</sup> Further south, the agricultural enclosures are interrupted by Hyde Park boundary.

Archaeological remains appear to confirm this land use: the majority of the 17<sup>th</sup> to early 19<sup>th</sup> century archaeological remains unearthed within the study area are quarries, buried deposits, pitting and rare brickworks.<sup>32</sup>

The majority of the HER entries within a 500m buffer from the Site belong to Georgian and Victorian listed buildings. This indicates the vast urban expansion of the Westminster area beginning from the late 18<sup>th</sup> century onwards.

Thus, from the beginning of the 19<sup>th</sup> century, residential developments were developed, alongside industrial developments. Specifically, the construction of Grand Junction Canal, in 1805, was followed by the construction of the Great Western Railway and Paddington Station in the 1830s. The Grand Junction was London's principal link with the rest of the UK's canal system, used to bring goods from the industrial urban area of the north and midlands to the capital. The Grand Junction faced the struggle of competition with Paddington railway from the mid-19<sup>th</sup> century onwards but, despite this, the Grand Junction route was one of the last in Britain to keep commercial traffic alive until the 1950s.<sup>33</sup> Both the developments had a large influence on the area and Site's growth.

The Site is a representative sample of these developments. In the 1828 Paddington Map, the Site is illustrated containing the northern of the two reservoirs and residential developments; whereas the zone contained between the north reservoir and North Wharf Road is shown as undeveloped.<sup>34</sup> The related reservoir within the Site was likely used as water storage facilities, helping to regulate and manage the flow of water within the canal system.

MoLA's built heritage assessment undertaken in 2002<sup>35</sup> identified several buildings assessed to have historic and archaeological significance. Among those, some are related to the canal and basin construction and use. Specifically, a row of brick warehouses in the north-west corner of the Site, along Paddington Canal Basin. These were probably built in mid-19<sup>th</sup> century. Additionally, Ascot House, 9 South Wharf Road, was also likely built in connection with canal-side industry in the early 19<sup>th</sup> century.

---

<sup>30</sup> <https://www.layersoflondon.org/map/overlays/rocque-10-mile-1746> (accessed 06/12/2023).

<sup>31</sup> <https://www.layersoflondon.org/map/overlays/rocque-10-mile-1746> (accessed 06/12/2023).

<sup>32</sup> Archaeological investigations in the study area revealed various post-medieval remains within the Site surroundings. These include 17<sup>th</sup>-century deposits and features (GLHER ref: 123037), brickearth extraction, and brickworks from the 17<sup>th</sup> century (GLHER ref: 135019), post-medieval quarry and pitting (GLHER ref: 147890), 19<sup>th</sup>-century pottery dumps (GLHER ref: 149628), an 18<sup>th</sup>-century deposit with a part of a brick wall and a ditch (GLHER ref: 142710). Additionally, there were post-medieval gravel and rubbish pits (GLHER ref: 102573), post-medieval buried soil (GLHER ref: 125512), 18<sup>th</sup> and 19<sup>th</sup>-century soil and features, a 19<sup>th</sup>-century building foundation, possibly a cellar (GLHER ref: 128840), and post-medieval building remains (GLHER ref: 129459).

<sup>33</sup> <https://www.canalmuseum.org.uk/history/grandjun.htm> and <https://www.locallocalhistory.co.uk/ctown/p001/pages06-11.htm> (accessed 07/12/2023).

<sup>34</sup> 1928 Map of the parish of Paddington, Westminster, Record No: 30360, held by London Picture Archive <https://www.londonpicturearchive.org.uk/view-item?i=27683&WINID=1701944710545> (accessed 07/12/2023).

<sup>35</sup> Westman, A. (2002). St Mary's Hospital, Paddington (Paddington Basin Health Campus) Praed Street and South Wharf Road, London W2, City of Westminster. A standing building assessment report. Museum of London Archaeology Service, unpublished report [https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-702-1/dissemination/pdf/molas1-152341\\_1.pdf](https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-702-1/dissemination/pdf/molas1-152341_1.pdf) (accessed 07/12/2023).

In 1840s the industrial and residential land use of the Site acquired a utilitarian purpose with the construction of St. Mary's Hospital's first structures. Consequently, the eastern part of the north reservoir was infilled, and housing development and the hospital were erected in the former site of the reservoir as illustrated in the 1855 Lucas's historical map.<sup>36</sup>

Following Thomas Hopper's first designs at St. Mary's Hospital, the first Medical School was built in 1854 directly to the west of the hospital and the whole complex became the first institution combining education and medical care. Between 1865 and 1867, Albert Edward Wing was built to the rear of the main hospital building.

In 1878 a courtyard and railway stable was built at the west of the Site to hold horses serving Paddington station (Grade II listed; NHLE ref: 1066060).

From the second half of the 19<sup>th</sup> century to today, several new acquisitions, adaptations and extensions were made within the Site converting the industrial and residential buildings to hospital ones, including large expansions happening during the First World War. In 1892, the row of shops to the south of the existing hospital was purchased and by 1904 a new wing of the hospital called Clarence Memorial Wing was completed (Grade II listed; NHLE ref: 1265525). This became one of the most prominent late-Victorian Baroque style buildings and one of the historically significant elements of the hospital. In the western area of the Site, the stable previously mentioned was acquired by the hospital and converted in the 1960s for its needs. This building is called Mint Wing of St Mary's Hospital (Grade II listed; NHLE ref: 1066060). In 1983, an extension of St Mary's Hospital involved the canal building called The Bays.

The archaeological potential for the post-medieval period is considered **high**. Archaeological remains related to 19th century housing, industrial developments associated with the canal and basin activities and the nearby railway might be preserved below ground. Archaeological features and structures related to early phases of St. Mary's Hospital might be also preserved. These archaeological remains will be of **local** importance and would allow to better understand the residential and industrial development and growth of the area.

### Previous ground disturbance

From the late 18<sup>th</sup> century to the present day, the Site has undergone industrial and residential developments. In the mid-19<sup>th</sup> century, the hospital development gradually transformed the majority of these structures into utilitarian buildings in service to the hospital.

Basements, building foundations, industrial features like the north reservoir, as well as deep services might have truncated or destroyed early archaeological remains. However, archaeological remains might be preserved in areas where ground reduction, post-medieval and modern truncations will not have deeply impacted the stratigraphy beneath the early post-medieval rural deposits.

The full extent of their impact on any underlying archaeology is unknown. However, the combination of ground disturbance reflection and interpretation of the HER entries within the study area allows for a prediction of the archaeological potential, as expressed below.

### Archaeological considerations and conclusions

The construction of a new hospital, comprising multiple storeys, is anticipated to potentially impact the archaeological remains preserved below the Site. This impact could vary, affecting their significance to different degrees and potentially leading to the disturbance or total loss of heritage assets. This is despite the expected later truncations and ground reduction.

Specifically, post-medieval industrial/residential remains, also related to the early phase of the hospital land use, are likely to be present below ground at various degrees of preservation. Furthermore, limited potential for finding prehistoric features and finds, Roman occupation remains associated to the nearby infrastructure and medieval and early post-medieval agricultural features have been predicted.

---

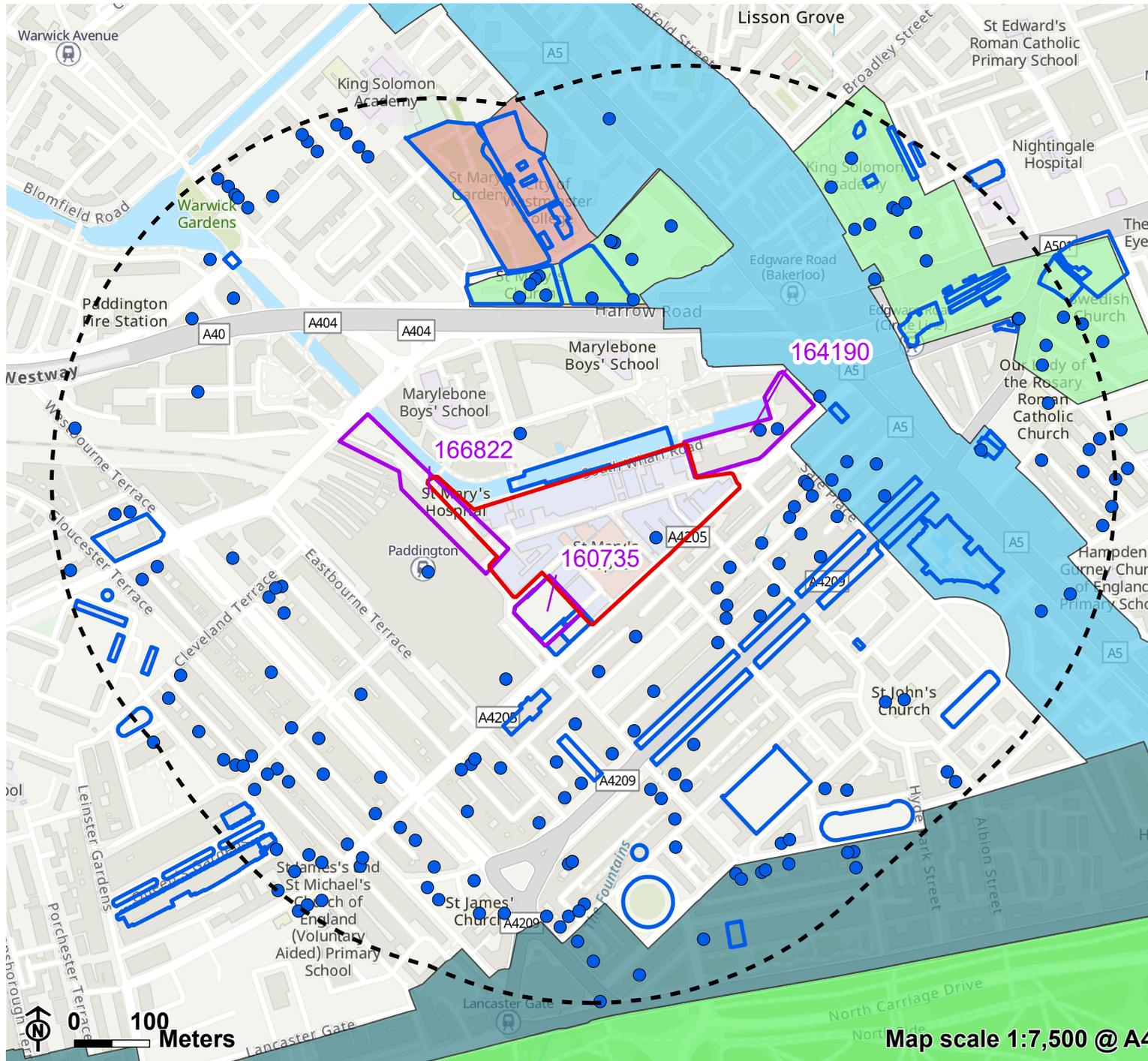
<sup>36</sup> <https://www.londonpicturearchive.org.uk/view-item?key=SXsiUCI6eyJ2YWx1ZSI6IIBhZGRpbmd0b24gMTg1NSlslm9wZXJhdG9yIjoxLCJmdXp6eVByZWZpeExlbmd0aCl6MywiZnV6eniNaW5TaW1pbGFyaXR5IjowLjc1LCJtYXhTdWdnZXN0aW9ucyI6MywiYWx3YXlzU3VnZ2VzdCl6bnVsbH0sIkYiOiJleUowSWpwYk> (accessed 07/12/2023).

The impact on the potential archaeological remains might be avoided or reduced by a range of investigation or mitigation measures and might also depend on the developments final design and characteristics.

For example, areas where deep excavations and basements are present are likely to have minimal to negligible preservation of archaeology. Those areas might be chosen for development that requires deep excavation, as there would be limited impact on the archaeology. Furthermore, archaeological investigations might be undertaken to understand the level of archaeological preservation and the quality of the remains prior to commencing development works. Similarly, if archaeological remains are preserved, further archaeological investigations might be applied to record the remains before their removal/loss. As such, it is expected that further archaeological assessments are undertaken as part of any future planning applications that may come forward across the Site.



Fig.B.1: GLHER data



Site boundary

Buffer 500m

GLHER entries

Monument - Point

Monument - Line

Monument - Polygon

Activities/Events

Archaeological Priority Areas

Hyde Park and Kensington Gardens

Oxford Street/Bayswater

Paddington

Paddington and Lillestone Villages

Watling Street

## Appendix C

### High-level observations on 170m scenario

#### Approach

This note provides an initial indication of potential findings regarding a 170m maximum case scenario for the site allocation at St Mary's Hospital, Paddington, a scenario tested in line with the assumptions discussed in Chapter 3.

The ZTV created for the 60m scenario has been used to roughly identify the potential extent of visibility across the wider city area (**Figure 3.1**). Key assets were identified using a high-level sifting approach carried out according to the methodology in **Chapter 3**, but including an additional asset type of World Heritage Sites which may fall within the 5km buffer range.

High-level checks were made of the assets identified, taking account of whether and how the site contributes to their significance; whether the development is likely to affect that significance, either through direct interaction or by affecting the understanding or appreciation of significance (e.g. by visual incursion); likely intervisibility and range/proximity, focusing on likelihood of significant effects - those likely to be in the Medium and High categories of potential harm identified at **Tables 3.3** and **3.4** of the methodology.

#### Risks of harmful effects

On initial examination, the key assets in this wider area at risk of significant effects, or with issues likely to arise which require more detailed investigation, are as follows, key risks in **bold**:

##### World Heritage Sites

Visibility with the **Palace of Westminster/Westminster Abbey World Heritage Site** (WHS) is suggested in the ZTV intersect, affecting mainly building-based viewing points such as west-facing principal spaces or roofs. Visibility from grounds and open spaces appears minimal, if at all. The site has no functional or historical link with the WHS which directly contributes to its significance other than being part of its general urban context. Further investigation therefore needs to be made of whether the proposed development scenarios would represent a substantial, perceptible change in the appearance of the affected portion of the horizon and the likely interaction of this change with significance (or in this case, Outstanding Universal Value, OUV, the measure of significance used for WHSs).

Tower WHS is outside the 5km study area, beyond which substantial effects are not anticipated. Although potentially visible, it is not anticipated the proposed development would create a distraction to the understanding of OUV given distance and existing development in the context. This applies from within the WHS and important points which could be experienced in combination with it, such as from the Thames or its bridges.

##### Scheduled monuments

No scheduled monuments (SM) are in close proximity to the site and all those within 5km are designated for aspects of significance which are primarily evidential, i.e. which would not be affected by change at the site or visual incursion stemming from it. Meaningful effects are therefore unlikely. The assessment of Kensington Palace SM within Table A1 demonstrates an example of this and any effects which would interact with its historical and aesthetic values are covered by its parallel listing designation.

##### Registered Parks and Gardens

**The Royal Parks**, particularly Hyde Park, Kensington Gardens, Regent's Park and the upper parts of Primrose Hill; and the **Water Gardens, Edgware Road**, indicate substantial intervisibility. The site has no functional or historical link with these parks and gardens which directly contributes to their significance other than being part of their general urban context. However, proximity and potential scale of visual incursion has potential to create distraction from their landscape character and features.

For a 170m scenario, these effects would be an exaggerated version of those identified for the 60m scenario. Interactions specifically with the strategic views crossing these assets would need to be checked for any effects relating to those views' contribution to assets' significance.

Glimpses of the proposed development appear possible from Holland Park, Brompton Cemetery, Buckingham Palace Gardens, St James's Park, Royal Hospital Chelsea/Ranelagh Gardens, Churchill Gardens Estate, Battersea Park, Lambeth Palace Gardens and possibly Greenwich Park. However, effects would be reduced by perspectival distance and clustering of the proposal with existing, taller, modern development in the general backdrop to these assets, particularly around Paddington Basin and the Westway.

Similarly, the development may be partially visible from Paddington and Kensal Green cemeteries and the Brunel Estate but effects would be reduced by perspectival distance and clustering with existing, taller, modern development around Paddington Basin and the Westway.

London Garden Squares appear to be largely screened from the proposed development by their relatively narrow proportions in relation to intervening streets and buildings. Perceptible effects are unlikely but detailed interaction with the closer squares would be assessed with any detailed proposal.

### Listed buildings

Detailed scoping based on an accurate ZTV/scenario modelling would refine the list of listed buildings likely to experience significant effects. The scenario is not yet defined sufficiently to identify specific assets at particular risk but the **closest churches, public buildings and other landmark structures** where the proposed tall element may compete with skyline features appear most likely to experience harmful effects. Again, for a 170m scenario, these effects would be an exaggerated version of those identified for the 60m scenario affecting assets such as the Prince Consort National Memorial or Kensington Palace.

### Conservation areas

Detailed scoping is needed to ascertain which conservation areas rely on views out, particularly towards the site, as contributors to their significance or within which a tall building element would create a notable distraction from their special character beyond any already in place from existing development. Those **closest, with axial or directed formal planned layouts, with an intentional bucolic, inward-looking character or focus on a public space** (for example, Bayswater, Royal Parks, Regent's Park, Maida Vale, St John's Wood, Portman Estate, Harley Street, Hans Town (RBKC)) appear most likely to experience harmful effects.

Context buildings (listed or non-designated) within each conservation area, which cumulatively create its special character and appearance, would need to be assessed as component parts of that conservation area, as appropriate.

### Non-designated heritage assets

Overall levels of effect on this asset type would be lower given their relative importance. Only those closest to the site and with aspects of significance directly relating to it are likely to need detailed assessment. As above, context buildings within conservation areas could be assessed as component parts of that conservation area.

### Conclusion

Compared with the effects of a 60m development at St Mary's identified in the foregoing report, the implications of a notably taller development would generally be to increase the range over which significant effects may occur. A taller development would also increase potential harm, and potential level of effect through change to setting, proportionately with the increased degree of distraction or incursion it may create. For example, harm may increase to medium where it would be low in the 60m scenario, and level of effect may increase to medium-high from low-medium. The level of harm in regard to most assets in the wider area would remain within the less than substantial bracket, but its precise position within that bracket - and the level of justification, and elements of benefit needed to balance it - may vary fairly widely depending on precise siting, proximity, topographical and planned relationships, and the prominence and detailed design of the proposed building.