

保護區審核
CONSERVATION AREA AUDIT



華埠與蘇豪區
Soho & Chinatown

14

54



City of Westminster

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PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 54 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

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

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

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

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

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1.0 INTRODUCTION

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

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

1.3 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide is a leaflet which provides a brief description of the area and its characteristics. The Directory provides a detailed source of factual information such as listed building descriptions. This has now been incorporated as part of the Audit, providing an Appendix of factual information.

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

1.5 The Conservation Area Audit for Soho and Chinatown was adopted as Supplementary Planning Guidance by the Cabinet Member for Planning and Customer Service on 1 December 2005. The Soho Conservation Area was first designated in 1969 and extended in 1976, 1979, 1983 and 1990 and 2005. The area was then split and the southern part re-designated as the Chinatown Conservation Area on 6 September 2005. The designation reports can be found in the Conservation Area Directory at the back of this document.

The draft replacement Unitary Development Plan (RUDP) as agreed by full Council 13th December 2004, along with the UDP which was adopted in July 1997, is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the replacement UDP are referred to throughout the audit.

Figure 2: Soho Conservation Area



3.0 HISTORY & DEVELOPMENT OF SOHO & CHINATOWN

3.1 Most of the land which forms part of Soho and Chinatown Conservation Areas was first developed in the late 17th century, as part of the expansion of London following the restoration of King Charles II in 1660. The only exception was the north-western corner, around Great Marlborough Street, which was not finally built up until the 1730s.

3.2 The pattern of development in the area was a result of land ownership and a complicated and long-drawn out interaction of several relatively small estates. Soho lies in two London parishes. Everything east of Wardour Street was in the parish of St Anne, Soho; everything west of Wardour Street lies in the parish of St James, Westminster. The division is important to an understanding of the character of the area as the original pattern of development was slightly different in the two parishes, a difference which can still be perceived today in the street layout (**Figure 3**).

3.3 Most of the ground in this part of St Anne's parish, originally known as Soho Fields, was a single estate, owned in the late 17th century by the Earl of St Albans and, after 1734, by the Earl of Portland. The streets were laid out in a fairly regular manner across the whole of the estate, with Soho Square as the principal feature (**Figure 4**). In general, the streets in this eastern part of Soho are wider than those further west and the houses were generally of better quality.

3.4 The ground in St James's parish was originally part of the Bailiwick of St James, which came into crown ownership in 1531 but was partly sold off in 1560. By the time of the Restoration, the principal landowners were the Baker and Pollett families, but the ground was already divided into a large number of small fields and plots with a complicated pattern of leasehold or freehold tenure, belonging to several different owners. As a result, development was piecemeal; in many cases the varying street widths and haphazard alignments which characterise this part of Soho are a direct result of the old plot boundaries. The most coherent development took place around Golden Square, which was built in the centre of Gelding Close, on the Pulteney Estate and centred on Great Pulteney Street, and on the Argyll Estate centred on Great Marlborough Street.



Figure 3: Plan showing old estate and field boundaries, overlaid on the present street pattern (from the *Survey of London*)

3.5 Thus, by the middle of the 18th century the whole area had been completely built-up and Rocque's Map of 1746 shows the street layout very much as it is now (**Figure 7**). Some major features such as Leicester House on the north side of Leicester Square; St James's Burying Ground, on the site of the Marshall Street Baths; and Carnaby Market just to the east of Carnaby Street no longer exist, but they had a lasting effect on the street pattern.

3.6 In the 17th and 18th centuries Soho was predominantly a residential area. The grander houses were concentrated in the two squares as well as the streets leading off Soho Square, together with Great Marlborough Street and Great Pulteney Street. Elsewhere, the houses were more modest, often only two windows wide and three storeys high and the standard of building was generally low.

3.7 In the first decades of the 18th century the poor overall building quality and lack of coherent planning meant Soho gradually became less fashionable. The land west and north of Soho was developed with higher quality housing and consequently wealthier residents began to move away. They were gradually replaced by those with lesser means, among them many artists. As such, the population of Soho began to diversify and change.

3.8 It was also during these years of widespread change and development that foreign communities began to settle in Soho, partly Greek but consisting mostly of French Huguenots who left France after the ending of religious toleration in 1685. In the second half of the eighteenth century Soho also became extremely popular with painters, sculptors and engravers. Many of the inhabitants of the narrower streets were tradesmen, who operated from their houses. Some noxious trades were carried on in the western part of Soho such as brewing in Brewer Street and saltpetre making in Peter Street, but most commercial operations were domestic in scale.

3.9 As the fabric and social character of the area was changing, those with a financial interest in the area perceived a decline and attempted to tackle this. Longer leases were granted in the hope that the mass produced houses could be rebuilt in a more substantial manner. With Soho still not as expensive as Mayfair but having large houses, many became inhabited by foreign ambassadors and envoys.

3.10 The dispersal of estates also began around this time. In Soho fields there was extensive rebuilding between 1723 and 1740, and the houses on the leasehold Pitt estate in Dean Street were almost all rebuilt in c1723 and c1740. None of the great houses in the parish were still in private occupation after 1784 and by the end of the 18th century the sites of most of these great houses had begun to be developed, including Carlisle House and Monmouth House. The estate dispersal coincided with, and was partly the cause of, a considerable increase in Soho's population.

3.11 During the first half of the 19th century the population of Soho continued to increase steadily, until by the 1850s the area was one of the most densely populated parts of London and also one of the poorest. The unsanitary conditions in which many inhabitants lived encouraged Victorian philanthropists to turn their attentions to Soho. This is reflected in the establishment of six hospitals in Soho between 1850 and 1875 to deal with local health problems as well as various charity houses providing temporary shelters for homeless men and women. Many specialist medical institutions were established in the area including the Hospital for the Women, which moved to Soho Square in 1851. Later in the century several of the most overcrowded areas with the worst conditions were cleared and replaced by blocks of new model dwellings, of which examples still survive in Brewer Street and Ingestre Place.

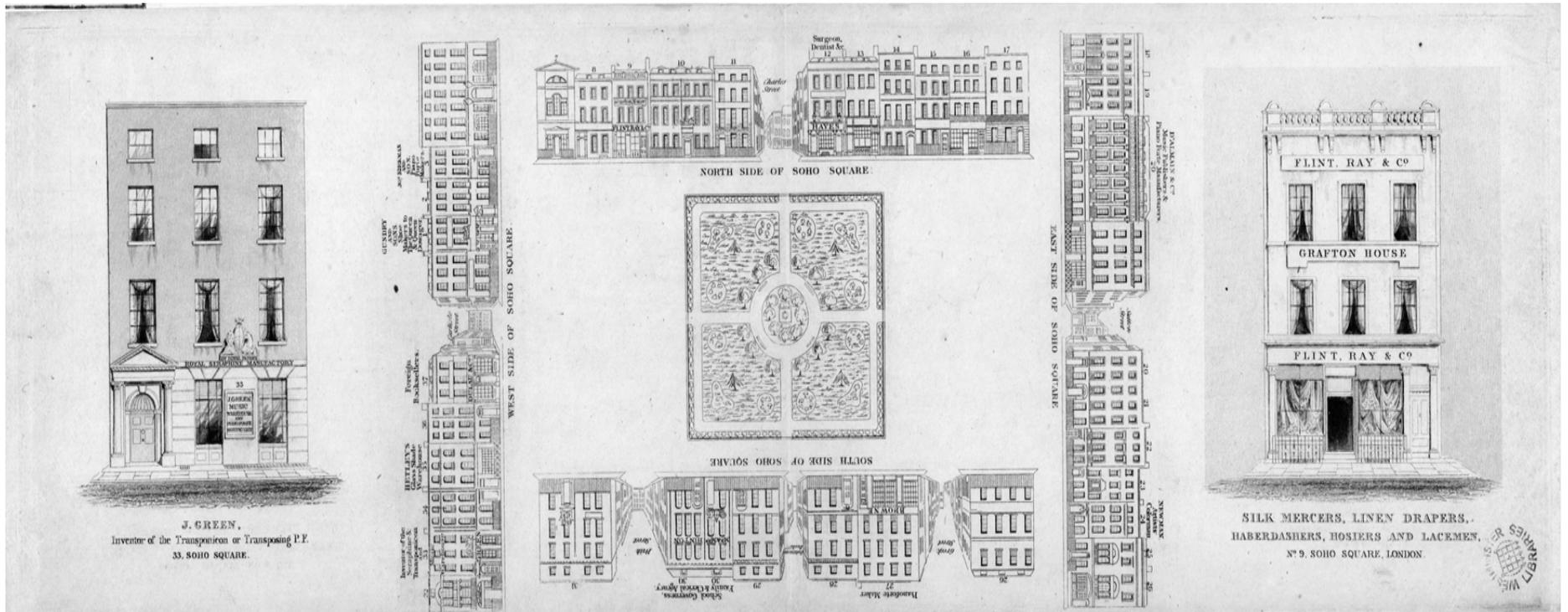


Figure 4: Tallis View Of Soho Square (1838-40)

3.12 The decline in the social status of the area was accompanied by increasing commercial use. In the early nineteenth century Wardour Street became the centre of the antique furniture trade, with both showrooms and workshops for the repair and manufacture of antique furniture, many of the latter in small courtyards off the main thoroughfares.

3.13 The street layout of Soho remained virtually unchanged until the beginning of the 19th century, when the formation of Regent Street, roughly on the line of the old Swallow Street, divided St James's parish in two. This created a further barrier between Soho and the more respectable part of the parish to the west, which resulted in a separate character to Soho evident to this day.

3.14 In 1884-86 Shaftesbury Avenue was cut through the southern part of Soho to improve communication between Piccadilly and New Oxford Street and as part of the same project the Charing Cross Road was formed in 1887 on the eastern side of the district following the line of Crown Street. These two new streets helped to define the area of Soho more closely and improved access to the area.

3.15 Several theatres were built along the newly formed Shaftesbury Avenue, bringing a new entertainment function to the area. The larger scale of the buildings in the new street and the flamboyant freestyle architecture of the theatre fronts was echoed in several of the new commercial buildings, which began to replace older houses in the last decades of the 19th century.

3.16 In the late Victorian and Edwardian period several major textile firms made their headquarters in the vicinity around Golden Square. The former Dormeuil building on the west side of the square is a reminder of this phase of development, and there are still a number of Soho shops selling trimmings. Elsewhere in Soho, the Shaftesbury Avenue theatres were followed by other buildings of the entertainment industries and, after about 1918, Wardour Street became the focus of the emerging British film industry.

3.17 Soho also continued to attract new immigrants and a variety of foreign communities settled the area. The 1860s and 70s saw an influx of Germans and Italians, and in the 1890s large numbers of Polish and Russian Jews moved to Soho from Whitechapel. Many of these communities started up small businesses and during the 19th century the area developed a reputation as a vibrant restaurant and food quarter, built largely on establishments serving the French and Italian communities.

3.18 It was not until after the First World War, when the decline in domestic servants increased the habit of eating out, that Soho began to serve a wider audience. Cookery writers like Elizabeth David publicised Soho as a source of exotic foreign food. In recent years many of the specialist shops she prized have gone but some survive, such as Lina's Stores in Brewer Street and Camisi Fratelli in Old Compton Street.

3.19 In the 1950s the first Chinese communities began to settle around Soho, especially in Gerrard Street. After Limehouse and the Docklands were bombed in the WW2, there was an influx of people into the area. Attracted by the affordable rents and short leases around Gerrard Street, many opened new businesses and ventured into catering. In the 1960's, land reform in Hong Kong also brought disillusioned agricultural workers to Britain in search of employment and drawn to the booming Chinese restaurant trade. By this time British soldiers from the war in the Far East had created a new customer base for Chinese cuisine. As the restaurants enjoyed success, the area around Gerrard Street came to be known as 'Chinatown.'

3.20 The 1950s also saw the emergence of coffee bars throughout Soho. With their Formica fittings and Italian coffee machines, these were based on the memory of bars in Italy and came to be regarded as centres of Bohemian youth culture. Although few of the original coffee bars survive, they were in a sense the predecessors of the various coffee bar chain outlets, which are an increasingly conspicuous element in many of Soho's streets.

3.21 Probably as a development of the coffee bar culture, Soho, and especially the area centred on Carnaby Street, became one of the recognised centres of 'Swinging London' in the 1960s and its trendy boutique shops became a place of fashionable pilgrimage. Something of that character remains and has spread into the small streets surrounding Carnaby Street.

3.22 Soho has long had a reputation for vice and prostitution but in the 20th century, it became better known as the UK's most famous red-light district. During the War, clubs like The Windmill established a fashion for openly erotic shows and Raymond's Revue Bar in Brewer Street opened in 1958 as a centre of commercial erotic entertainment. Many smaller less salubrious establishments could be found in nearby streets, especially after legislation in the late 1950s, which prohibited soliciting in public places, and in the sixties and seventies some feared that this threatened to engulf Soho. This side of Soho has been in decline since the 1980s when new licensing laws were brought in.

3.23 From the 1920s onwards Soho also became a venue for music and night clubs, in Gerrard Street, Coventry Street, Meard Street and Dean Street. Jazz came to Soho in the 1950s, most famously at Ronnie Scotts on Frith Street. Soho has also long been a focal point for London's gay community, in coffee bars, pubs and private clubs. More recently gay culture has become more prominent in Soho, with many lesbian and gay organisations, bars and clubs centred especially around Old Compton Street.



Figure 5: Chinatown in the early 1970s

3.24 In the later half of the twentieth century, Chinatown has also been transformed into a major tourist attraction as well as a cultural focal point for the Chinese community in London. More recent arrivals to the area have been mostly Fugian immigrants from mainland China. Chinese Community Centres, schools and churches offer key services and London's Chinatown is now the largest and most centrally located 'Chinatown' In Europe and one of the largest in any western city.

3.25 Elsewhere, increasing commercialisation and mass tourism mean that Soho no longer feels as uniquely cosmopolitan. Evidence of the old trades is shrinking fast and small shops have given way to bars and cafes. Yet Soho has managed to absorb these changes and today still welcomes a diverse range of people, trades and activities as well as retaining a substantial residential population and character.

3.26 During the property boom of the 1960s, some perceived Soho to be cramped and old-fashioned and the high rise developments at Broadwick street, Berwick street and Ingestre Place illustrate the new ideas planned for Soho. Yet in the last twenty years conservation has been a strong force in the area, preventing widespread demolition and retaining its individual character. Soho was first designated a conservation area in 1969. In recognition of its changing character and distinct identity, Chinatown was designated as a separate conservation area in 2005.



Figure 6: The Gateway to Chinatown in Macclesfield Street

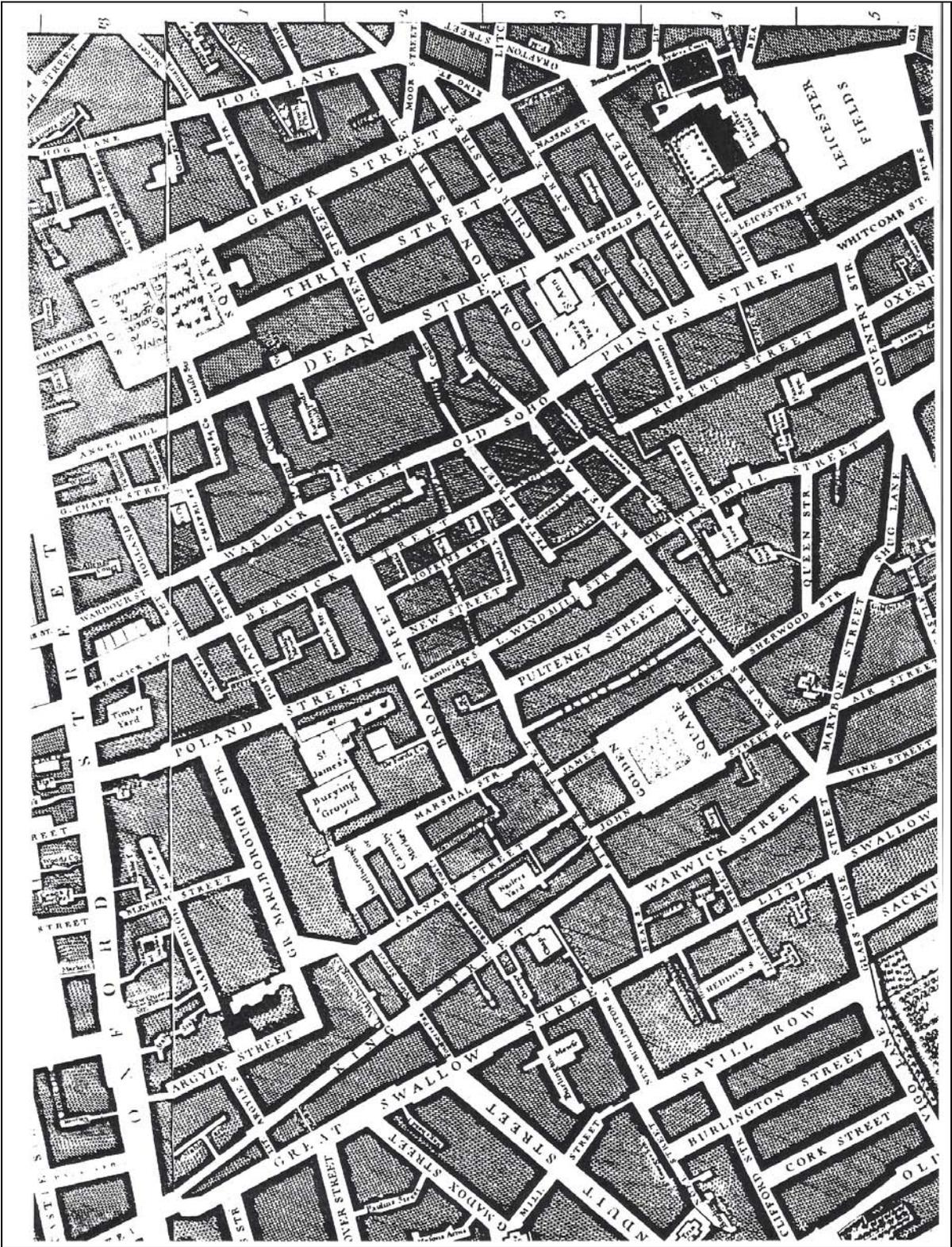


Figure 7: Rocque's Map, 1746

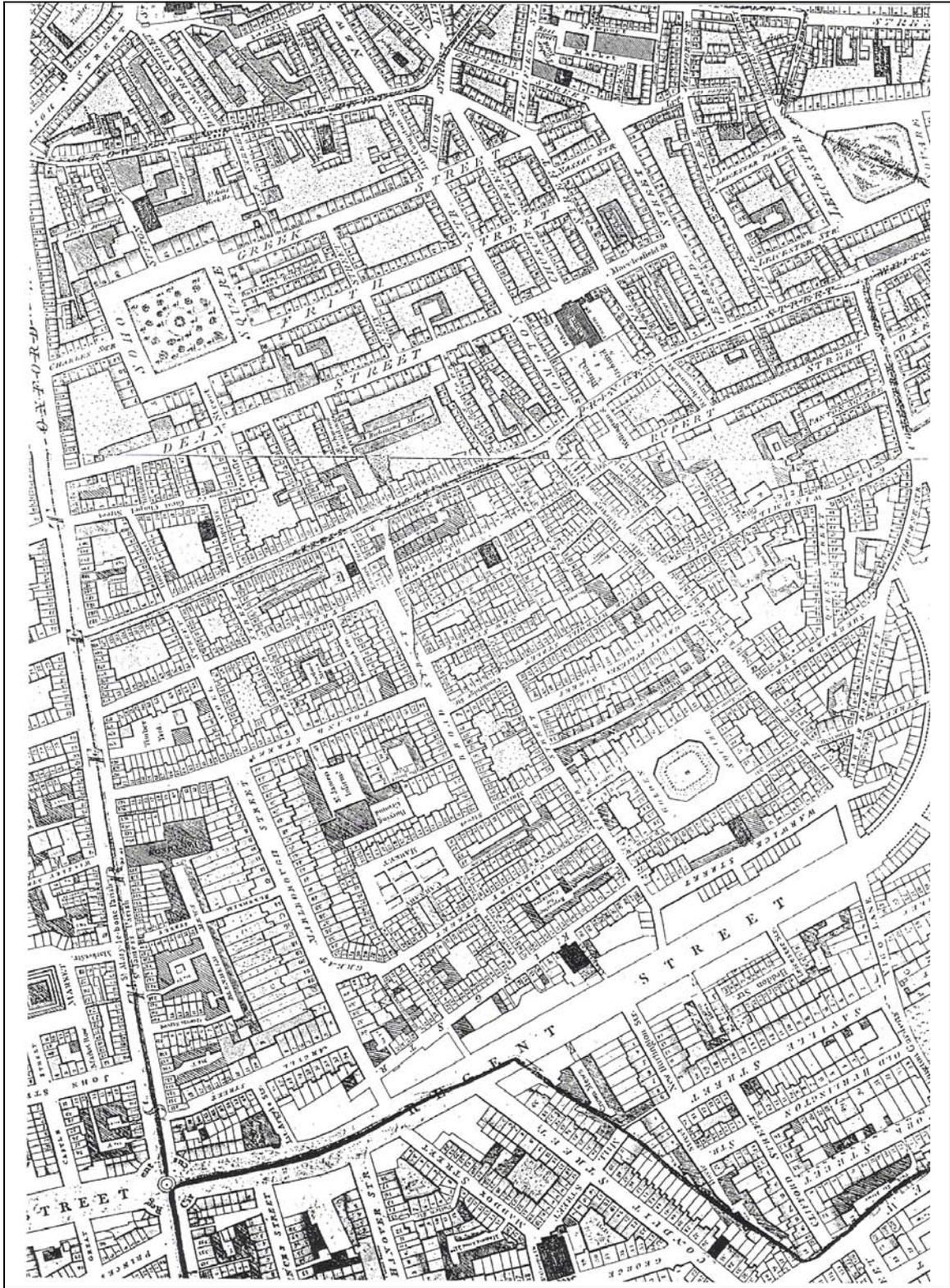


Figure 8: Horwood's Map 1819



Figure 9: Ordnance Survey Map, 1870

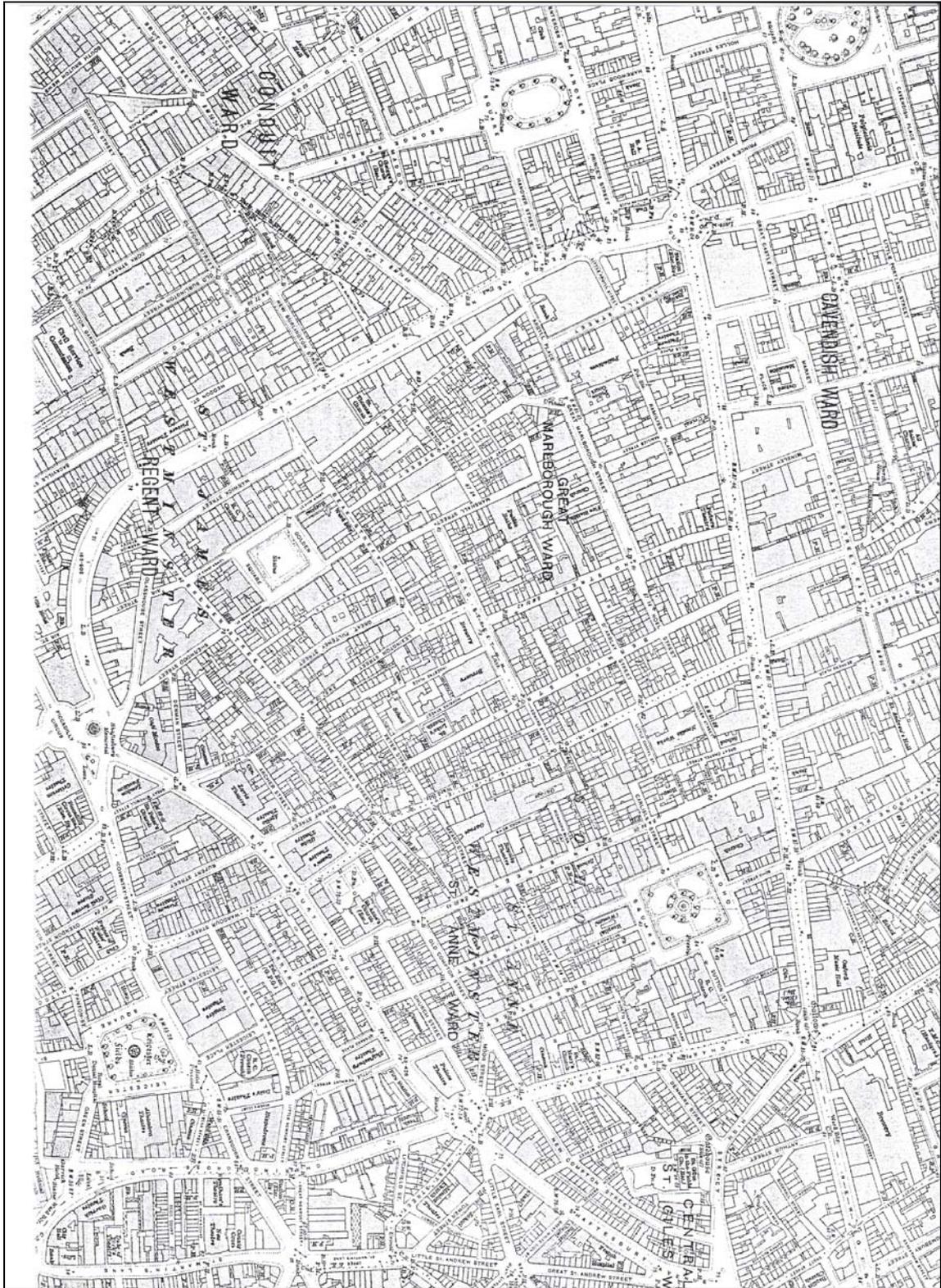


Figure 10: Ordnance Survey Map, 1914

4.0 CHARACTER

The general characteristics of Soho and Chinatown Conservation Areas are considered in turn below:

Soho Conservation Area

4.1 Soho is London's most central village, with narrow streets and alleyways, restaurants, cafes and food shops, small businesses and street markets intermingled with many surviving eighteenth century houses. Its multiple layers of history and varied street life make Soho's streets both fascinating and lively. Yet it is also a strongly residential area, with a growing residential population. The important residential element to Soho's character prevents it from appearing entirely commercial.

4.2 In terms of its townscape, Soho has an extremely dense and urban character, defined by an irregular and often confusing grid of narrow streets. Longer streets run north/south and the shorter east/west and between the main streets are many narrow courts and alleys. This is essentially a late 17th century street pattern and most of the streets are noticeably narrower than those north of Oxford Street or west of Regent Street, which were built-up in the early 18th century.

4.3 Throughout the Conservation Area, there are few long views or urban landmarks, this gives a sense of Soho as being both impenetrable and also separate from surrounding areas. Significantly, there are no tube stations within Soho itself and the only bus routes run along the boundary streets and along Shaftesbury Avenue.

4.4 Soho today remains one of London's most colourful and vibrant neighbourhoods. Its character is defined not just through its built form but by its many and varied uses and residents, and the diversity of communities which use and occupy its spaces.

4.5 Throughout the rest of Soho, whilst it retains an overall cohesiveness in its townscape, differing uses in particular contribute to the sense of several distinctive sub-areas of character, which have their own identities. These are: Shaftesbury Avenue, Carnaby Street, Berwick Street Market, Soho Square and Golden Square. An overview of each is given below:

4.6 Shaftesbury Avenue

This broad curving street carves Soho in half and differs in age, scale and character to the rest of the Conservation Area. It was formed in the early 1880s, partly on the line of an existing street, but with entirely new frontages, mostly of red brick. Many of the new buildings were tall blocks with commercial premises on the ground floor and apartments or offices above. These buildings are on a larger scale than those in the older streets to north and south. On the north side of Shaftesbury Avenue is a concentration of late Victorian theatres, and the street is generally recognised as the heart of London's Theatreland.



Figure 11: Mansion Flats on Shaftesbury Avenue

4.9 Soho Square

Soho Square was the centrepiece of the Earl of St Albans's late seventeenth century development in Soho and is still the focus of the north eastern part of the area. It is popular and well-used as one of the few green open spaces in the Conservation Area. The square itself is generously proportioned, with mature trees, which terminate the views along Frith Street and Greek Street and with a small half-timbered building in the centre forming a local landmark. There are a considerable number of large-scale twentieth-century buildings in the square. Yet the remaining eighteenth century houses, including the grade I listed No 1 Greek Street, and the two handsome nineteenth century churches still give Soho Square an air of elegance.

4.10 Golden Square

Although Golden Square originally had a domestic character, and scale, this is now only preserved by a handful of buildings, greatly outnumbered by much larger later nineteenth and twentieth century buildings, which dominate the Square. Most of the buildings are in office use and it has a much quieter and more subdued character than Soho Square. The present formal layout of the square garden, with hard paving and relatively small trees, dates from 1952. Despite the alterations to its original character, Golden Square is important as the only open space in this part of Soho.

4.7 Carnaby Street

Carnaby Street adjoins the old Carnaby Market area to the east, which was built-up with new houses in the 1820s. Carnaby Street remained a quiet backstreet until the 1960s when it established itself as an icon of Swinging London with a large number of small clothes boutiques. This reputation persists and the retail function has now spread into the adjoining streets like Newburgh Street, where there are many traditionally detailed timber shopfronts. Carnaby Street and the small streets which cross it have been pedestrianised, unit sizes are small and the whole area has an attractive, intimate character.



Figure 12: Newburgh Street

4.8 Berwick Street Market

The southern part of Berwick Street has a vibrant street market. The buildings in this part of the street are very mixed and overall the area is characterised by its sometimes chaotic and slightly down-at-heel feeling. Most of those on the west side are modern and form the podium for the 1960s tower block, Kemp House. Those on the east side are very modest and many are in poor condition, but some date from the later eighteenth or early nineteenth centuries and all preserve the original small plot sizes.



Figure 13: Berwick Street Market

Chinatown Conservation Area

4.11 South of Shaftesbury Avenue and centred on Gerrard Street, including the north side of Lisle Street, the south end of Wardour Street and a number of small courts opening off these streets, is London's Chinatown, which has grown up since the Second World War. The underlying townscape in this area shares a similar history and architectural style to that to the north of Shaftesbury Avenue, comprising a core of modest Georgian houses, intermixed with some later buildings and pubs. Yet the area has a unique character derived in large part from its residents and uses. Almost all of the buildings in this area have Chinese and East Asian restaurants and businesses on their ground and sometimes first floors and the area acts as focal point for London's Chinese community. These uses have brought a distinctive overlay of ornament, bright colour and Chinese characters to the historic streetscape, which gives this area its own distinctive identity. The separate identity of this part of the Conservation Area has been further emphasised by the erection of temple gateways in Macclesfield Street and at either end of Gerrard Street clearly defining the sense of entering a different and distinct area.



Figure 14: Gateway to Chinatown on Gerrard Street

POLICY & GUIDANCE

For detailed guidance on wider planning issues within Chinatown, reference should be made to the Chinatown Action Plan and the emerging Supplementary Planning Guidance on Chinatown.

STREETS & SPACES

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

4.13 Both Soho and Chinatown have an enclosed and urban character with a high density of development, small plot widths and few open spaces. Within Soho, the street plan has a predominantly north/south alignment reflecting the line of the old field patterns, so that it is still much easier to cross the area from north to south than from east to west. Of the north/south routes, Wardour Street and Dean Street are the most important. Of the larger east/west routes Old Compton Street/Brewer Street is the most significant. Chinatown follows a more east-west alignment, centred around the pedestrian areas in Gerrard street and Newport Court.

4.14 Shaftesbury Avenue is a primary route which cuts across the historic street pattern and creates a separation between Chinatown and Soho. Primary routes also define the edges to the Conservation Area: Charing Cross Road and Oxford Street, are busy thoroughfares with a quite different character to the rest of Soho and mark the eastern and northern boundaries of the Conservation Area. Regent Street to the west is not in the Conservation Area, having been built to separate Soho from its wealthier neighbours, and again marks a change in character.

4.15 However, much of the area's character derives from its intimate routes and spaces, with small courts and very narrow thoroughfares. These narrower streets and sometimes labyrinthine street pattern adds to an, at times, louche and edgy feel. In many cases these form part of a pedestrian network which allows east/west movement across the area.

4.16 The principal public spaces are Soho Square, Golden Square and St Anne's churchyard fronting Wardour Street. Of these Soho Square, with its large grass plots, is the busiest and perhaps the most attractive. However, all three contain mature trees and provide important open spaces within an otherwise densely built up area. Newport Place provides the only open space within the Chinatown Conservation Area.

POLICY & FURTHER GUIDANCE

Dominant street patterns should be respected and where historic patterns remain these should be protected and reflected in any proposed schemes. Policies DES1 A 2, 4, 5, 6, 7 and DES 12 should be consulted.

ARCHITECTURAL CHARACTER

Overview

4.17 Despite their distinctive identities, both Soho and Chinatown have followed a similar pattern of architectural development and share a similar underlying architectural character. Thus, both Conservation Areas have a mixed architectural character, caused by the successive phases of development across the whole area.

4.18 For two hundred years no great estates existed in the area with surveyors regulating construction over a large area. As a result, buildings have been repaired, re-fronted and rebuilt in a piecemeal fashion and there are few consistent terraces or streets where the architecture is homogenous, or of a single period. However, a considerable degree of unity is provided by the survival of the original street layout and more especially by the narrow seventeenth and early-eighteenth century building plots. These still predominate, despite some twentieth century amalgamations to provide plots for larger buildings and as a result buildings are generally characterised by their modest scale and design.

4.19 Few visible traces of the original seventeenth century buildings survive. Much of the area was rebuilt in the first half of the eighteenth century and a substantial number of houses of this date do survive across the whole Conservation Area. There are also many small, flat-fronted Georgian properties dating from the later eighteenth and early nineteenth century. Many of these buildings are of modest quality and are not listed, but they nevertheless make an important contribution to the character of the Conservation Areas.

4.20 Almost without exception, the Georgian buildings are built of brick, either red brick or yellow London stock, in some cases stuccoed and painted. None is more than four storeys high, sometimes with an additional mansard storey or with a London roof behind a parapet cornice. Most of these houses are two or three bays wide and modestly detailed. Many buildings still retain original sash windows and some elegant doors and doorcases. Yet even the finest of Soho's Georgian houses, the Grade 1 listed House of St Barnabas on the corner of Soho Square, retains a relatively simple and restrained exterior.



Figure 15: One of the most complete groups of Georgian houses in Meard Street, Soho Conservation Area

4.21 The many public houses throughout the area, often on conspicuous corner sites, are of similar scale, though they are generally later in date and of much more varied character. They range from traditional Victorian drinking houses like The John Snow in Broadwick Street, through versions of the High Victorian gin palace like The Clachan in Kingly Street or the faience-clad Intrepid Fox in Wardour Street to early twentieth century half timbered-buildings.

4.22 The Victorian era saw the start of some larger scale buildings being inserted into the fine grain of the streetscape, and separating the north of Soho from the area which is now Chinatown Conservation Area. In particular Shaftesbury Avenue and Charing Cross Road, which were laid out in the late nineteenth century, are lined with tall generally red brick commercial buildings and blocks of mansion flats typical of the date and interspersed, in the case of Shaftesbury Avenue, with more flamboyant theatre buildings.

4.23 The formation of these new streets stimulated the rebuilding of many small commercial properties in the area, and there is a wide and delightful variety of late Victorian and Edwardian frontages, mostly of red brick and in a variety of styles. (**Figures 16 & 17**) Most of these retain small plot widths and hence the intimate scale and vertical emphasis of the street-scene.



Figure 17: 50-54 Beak Street. An unusual green glazed brick Edwardian commercial infill building in Soho.



Figure16: De Hems, Macclesfield Street. A late Victorian Public House in Chinatown

4.24 The row of four listed theatres in Shaftesbury Avenue, the Lyric, Apollo Gielgud and Queens, are the products of the late Victorian and Edwardian theatre-building boom. Designed by specialist architects like C. J. Phipps, Frank Matcham and W. Sprague, these buildings were intended to attract attention by their varied and sculptural fronts. One of the most notable is the concave fronted Palace Theatre on Cambridge Circus, built for Richard D'Oyley Carte as a full scale opera house.

4.25 Industry, commerce and trade has also left its mark on the area's architecture, giving an industrial character to many of its buildings and mews, with nineteenth and twentieth century warehouses interspersed throughout the area. (**Figures 18 & 19**) In the first half of the twentieth century several large new commercial and institutional buildings were erected in Soho, often spread over several old building plots and rejecting the eighteenth century grain of the streets. One example is the former Dormeuil building of 1924 in Golden Square by Mewes and Davis; others are to be found most conspicuously in Wardour Street where a series of new blocks were built in the 1920s and 1930s for various film and publishing companies.



Figure 18: Portland Mews
Simple robust 19th century warehouse buildings.

Figure 19: 16-18 Hollen Street



4.26 Since the late 1970s, rebuilding has continued, though on a lesser scale, and with much rehabilitation behind existing facades. Among the more interesting of these modern buildings is Quinlan Terry's neo-Palladian office in Dufour's Place built in the early 1980s to fund the repair of the grade II* listed early-Georgian terrace in Broadwick Street, and more recently the offices on the corner of Broadwick Street and Berwick Street designed by the Richard Rogers Partnership and completed in 2000.

POLICY & FURTHER GUIDANCE

Any proposal should take into account the character of its context. Policies, DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions.

DES4B should be referred to for scholarly replicas within terraces of unified townscape and/or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Original architectural features and detail are vital to the architectural quality of individual buildings and the character of the conservation area. Policy DES 9 C states that the council will not allow schemes which involve loss of original features and where these are missing their reinstatement to the original design detail and materials will be encouraged.

Relevant Supplementary Planning Guidance documents are noted throughout the audit document.

Landmark Buildings

4.27 Landmark buildings contribute significantly to the character and legibility of the townscape of an area, being focal points or key elements in views. This can be for various reasons, including their siting, detailed design or iconic status.

4.28 The densely built-up nature of Soho and Chinatown, with narrow streets and restricted views, mean that there are relatively few obvious landmark buildings. Those that do exist are on the fringes of the Conservation Areas, marking edges and entrance points. These are shown on the map at **Figure 22** and listed below.

4.29 The **Palace Theatre** in Cambridge Circus is a major building in a prominent location at one of the familiar 'gateways' into Soho. Built for Robert D'Oyley Carte, between 1888-1891 and to designs by the builder G H Holloway and the architect TE Collcutt, it was designed as a full-scale opera house.

4.30 The **London Pavilion**, 2-8 Shaftesbury Avenue is a major building in a prominent location on the edge of Piccadilly Circus. Dating from 1885, it was the first grand West End music hall.

4.31 The curved illuminated advertising hoarding on the unlisted **No 1 Shaftesbury Avenue**, across the road from the London Pavilion, is conspicuous in all views of the north side of Piccadilly Circus and is a internationally-recognised symbol of London.

4.32 The tower of **St Anne's Church** on the east side of Wardour Street is a focal point in Soho, partly because it stands near the junction of Wardour Street, Old Compton Street and Brewer Street which is itself the key point of entry to southern Soho from Shaftesbury Avenue. By S P Cockrell of 1801-3, it is now incorporated in a mixed-use scheme of 1989-91.

4.33 The **Temple Gateways** at either end of Gerrard Street and in Macclesfield Street are landmarks, which define the boundaries of Chinatown. They date from 1985 and were designed by Richard Swain of Westminster City Council's Planning Department.

Unlisted Buildings of Merit

4.34 More modest unlisted buildings also add to the character and quality of the local area. They may make a valuable contribution to the townscape, and can be of architectural interest in their own right or have local historic and cultural associations for example with a famous resident or event. Within the Conservation Area Audits these are identified as 'unlisted buildings of merit'. By definition these properties are considered to be of particular value to the character and appearance of conservation areas and their demolition or unsympathetic alteration will normally be resisted.

4.35 The list of unlisted buildings of merit for the Soho and Chinatown areas is reasonably comprehensive. Whilst this includes the best Georgian buildings, there are many late 18th or 19th century flat-fronted houses which are not listed but which still form a vital component in the townscape and serve as a reminder of the original scale and character of the streets. Yet despite its obvious Georgian origins, one of the distinctive qualities of the area is the diversity of its street architecture. Victorian, Edwardian, inter-war and post-war buildings all make a positive contribution to that diversity.

4.36 The following list indicates buildings which are considered to make a positive contribution to the Soho and Chinatown Conservation Areas and these are also shown on the map at **Figure 20**.

SOHO

Archer Street

2, 3,4,6,7,9,10, 12-16 (consec), The Windmill

Bateman Street

2,10,11,12,13,15, 19-22 (consec)

Beak Street

10-18 even, 34-38, 38a, 40, 46/48, 50-54, 15, 17, 31-35 odd 45, 51-71(odd),75, Old Coffee House PH (49)

Berwick Street

1, 9-23, 25, 26, 30,34-37, 40-44, 49, 53/54, 55, 60, 61, 68,70-76,82-84

Brewer Street

1-7 odd, 9-47odd, 53-77odd, 2,4, 14-22, 24-30 even, 54, 58, 64 Crown PH , 72-78 even, 84, 86

Broadwick Street

7,9-11,41-49 odd, Broadwick House, 8-18 even, John Snow PH (39)

Bridle Lane

8-12, 28,29,36

Carlisle Street

7, 8, 9, 14, 15, 18

Carnaby Street

2-4, 9, 30-35 consec, 42-48 consec

Charing Cross Road

84, 85, 93 (Cambridge PH), 95/99, 103-125 (odd), 135-141 (odd), 167

D'Arblay Street

1, 6-9 consec, 14-16, 16a, 18-24, 26, 27, 30-31 consec

Dean Street

1, 9, 10, 11, 12, 26-29, 31-32, 34, 35, 39-43 consec, 46, 47, 49, 50, 51, 54, 58-60, 61, 71, 80, 91/92, 93, 95, 96, 97-102 consec, Bath House PH

Denman Street

2-16, 17, 19, 20, St James's Tavern

Dufours Place

1-16

Fareham Street

1-4

Foubert's Place

9-21 odd, 25-43 odd, 6-14 even, 20, 22, 22A, 26-32

Frith Street

5-9, 19, 20, 23a, 23b, 24/25, 27, 37, 42, 50-55, 56/7

Ganton Street

13-25 (odd), 26

Golden Square

1, 2, 3, 9, 10 13-18 consec, 20, 25-29 consec

Great Chapel Street

1-2, 6, 7, 9, 13, 13A, 20-27 consec

Great Marlborough Street

1, 2, 32-44 consec, 46, 47, 49/50, 54-57, 60

Great Pulteney Street

2-7 consec, 14-18, 22, 28-34 consec

Great Windmill Street

17, 18, 19 (The Windmill), 20, 21, 23 (St Peter's Schools), 24, 25, 26, 28, 30, 31, 37-45

Greek Street

2, 4, 5, 7 (Pillars of Hercules PH), 9, 10, 11, 12, 13, 15, 19, 20, 25, 26, 27, 28, 34, 35A, 49, 51-57 consec, 59

Ingestre Place

St James Dwellings

Kingly Street

1,2,3,4,9—18 consec, 20, 21, 25-31,

Lexington Street

25, 29-35 odd, 6-42 even

Livonia Street

7A

Lower James Street

2-3,7

Lower John Street

1, 3, 5-8, 9, 10, 11, 13

Marshall Street

1, 2, 17-18, 54, City of Westminster Dwellings

Moor Street

6-11, Three Greyhounds PH, 12-15

Noel Street

1-4, 6, 6a, 22-27 consec

Old Compton Street

7, ,9,11,19,21,23,25,27,33, 37,39,41-45, ,51/53, Prince Edward Theatre
8-16, 30-34, 36-52 & 72-76 (even)

Oxford Street

1-41, 45-61odd, 81, 103, 111-125, 133-149odd

Peter Street

1,2,3,5,27-31, Westminster College

Poland Street

1-5 consec, 6, 8, 9, 10, 10a, 14, 19-22, 23 Kings Arms PH, 25-28 consec, 44, 47, 48, 55, 56, 57, 60, 61, 62 Star & Garter PH

Romilly Street

19, 20, 23, 24, The Spice of Life PH , 35-39

Rupert Street

35, 45-63 (odd), 50, 52

Shaftesbury Avenue

1-17, 25, 33, 39-45, 53-73(odd), 75, 40, 138, 140

Sherwood Street

1-6 consec, Piccadilly Theatre, 12

Silver Place

1, 2, 6, 7, 8

Soho Square

1, 11, 14, 20, 26, 31-35

Soho Street

1, 9-14 consec

Tisbury Court

1,2, 3,4

Upper James Street

2-3, 8

Upper John Street

5,7

Wardour Street

77-85, 87-99 odd, Intrepid Fox PH, 101, 113-141(odd), 157-9, 173 George PH, 157-9, 173-9(odd)183/185, 189, 191, 193, 199, 201/203, 54-60, 68/70, 72, 76-90, 96-114, 116-126, 128, 134-138,170, 182

Walkers Court

6

Warwick Street

1-11consec,14-19, 21-24

Winnett Street

2,3

CHINATOWN**Charing Cross Road**

45,47,49

Gerrard Street

7, 8, 10, 11, 13, 14, 15a, 17, 20-22, 25-27, 42-44, 45, 46

Gerrard Place

1

Horse & Dolphin Yard

1, 2, 3

Lisle Street

1-4 consec, 28, 30

Little Newport Street

7

Macclesfield Street

1, 5, 11, 12, 13

Newport Place

2, 9, 11-13

Rupert Street

4, 16-22 (even), 30-42 (even)

Shaftesbury Avenue

86(even), 90-124(even)

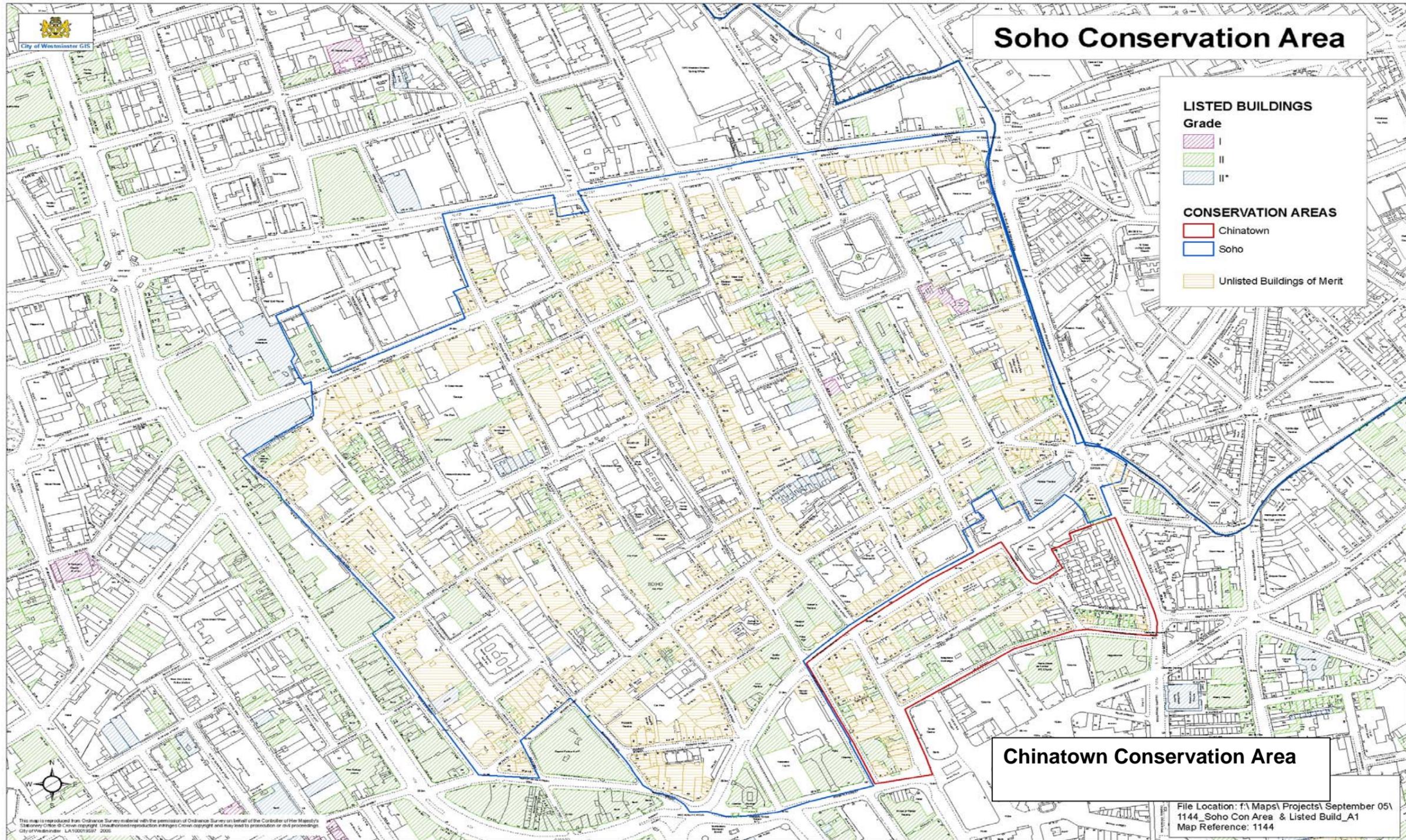
Wardour Street

1-25 odd, 33-39, 41, 43, 45, 20 Falcon PH, 22a-30 even,34,36

POLICY & FURTHER GUIDANCE

Policy DES9 2 states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute to the character and appearance of the conservation area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area. This requirement may be balanced against the City Council's other policy objectives.

Figure 20: Soho & Chinatown Unlisted Buildings of Merit



Roof profiles and Extensions

4.37 The streetscape of Soho and Chinatown is very varied and this is reflected in its wide variety of roof forms, detail and materials. Throughout both Conservation Areas there are variations in mansards, gables, unbroken parapets, brick corbelled eaves and pitch slate roofs, each denoting a phase in the historical and architectural development of the area. The pattern of land ownership meant that the whole area was developed in a piecemeal fashion and intact regular terraces of buildings with consistent rooflines are therefore rare. As a result, there are very few examples of uniform groups of more than two or three buildings. Exceptions include listed terraces of Georgian houses in Broadwick Street, Lisle Street and Meard Street.

4.38 However, whilst roof detail varies, overall buildings are of a similar small scale with few rising above four storeys. Although Shaftesbury Avenue and the other major streets along the boundaries of both areas, along with the area round Broadwick Street, have large-scale buildings, the preservation of the essentially Georgian scale of the Soho and Chinatown streets is therefore particularly important to the intimate character of the Conservation Areas.

4.39 Policy DES6C of the Unitary Development Plan highlights the instances where roof extensions are not considered acceptable. These include cases where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roofline is exposed to long views from public places and where important historic roof forms would be lost. In areas with a high concentration of listed buildings, such extensions can be particularly damaging and are seldom acceptable.

4.40 Of the unlisted Georgian buildings many already have mansard roofs. Most of the later nineteenth century and twentieth century buildings in the area are already complete architectural compositions, with distinctive rooflines which do not easily admit of upward enlargement. Many twentieth century buildings were again designed from the start with roof storeys, sloping back from the street frontage in conformity with the old LCC height regulations and here again any extension would be inappropriate. Where buildings are already out of scale with the streetscape, then further extension to height will not be acceptable.

4.41 As such upward extension of many buildings in both Soho and Chinatown is unlikely to be acceptable. A map of buildings where roof additions will be considered is below at **Figure 21**. This map is based on a survey undertaken in 2004 and is from street level only and full analysis would be undertaken at roof level as part of any application received.

4.42 In terms of materials, a variety of original roof coverings can be found within the area including Welsh slate and plain clay tiles. Roof coverings consistent with the date of the parent buildings should be retained wherever possible. The Council will not normally encourage the use of modern materials

such as concrete tiles or artificial slate as they rarely meet the high quality, appearance or longevity of traditional natural materials.

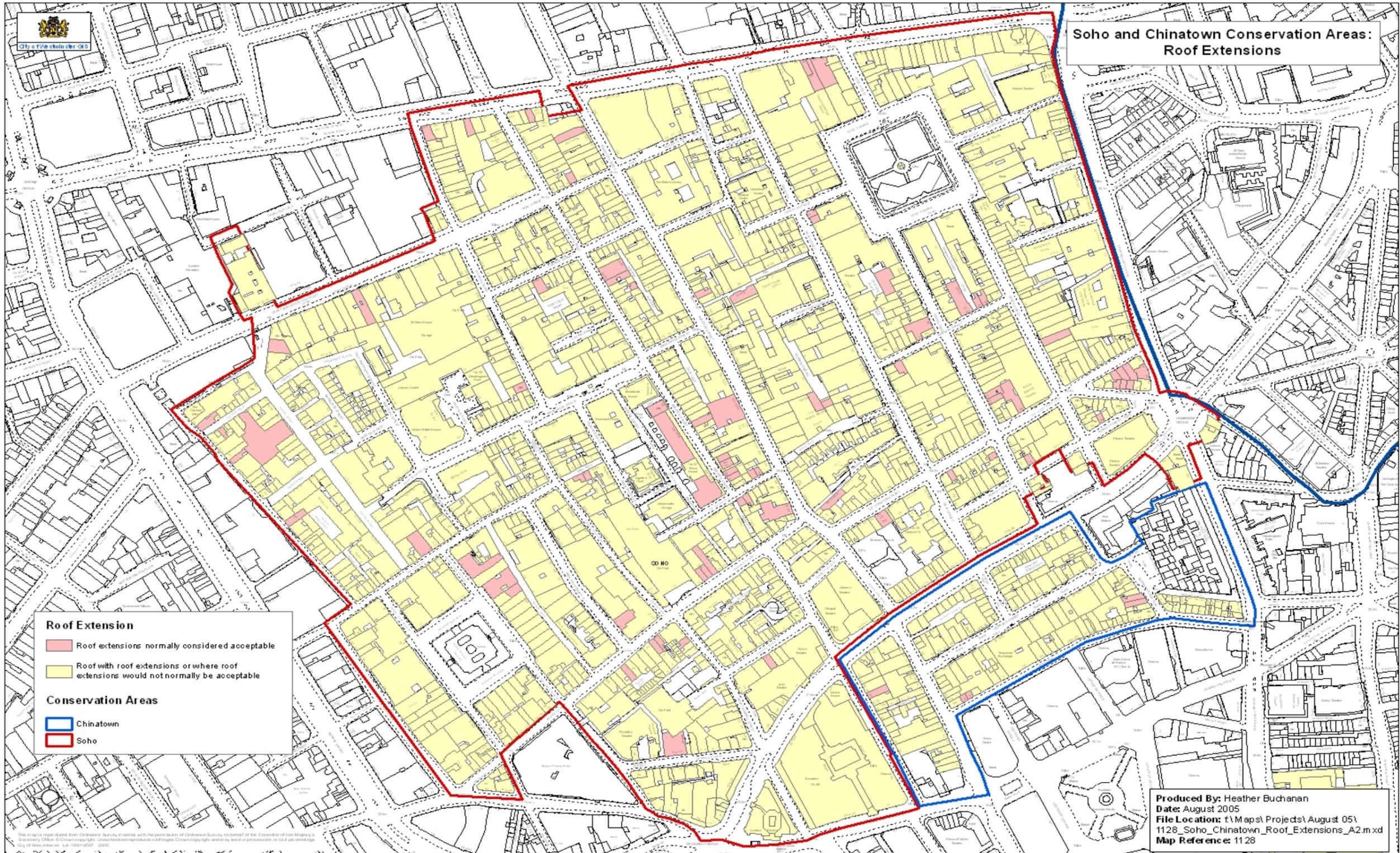
4.42 Roof clutter, such as railings, antennae and satellite dishes, can also have a significant and detrimental impact on the character of an area, affecting both short and long-distance views, and careful consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front façade of buildings and the roof, chimneys or other locations where it may be visible.

POLICY & FURTHER GUIDANCE

Policy DES6A highlights instances where roof extensions are likely to be unacceptable in townscape terms without proper justification.

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

Figure 21



VIEWS

Strategic, Metropolitan and Local Views

4.44 The Soho Conservation Area is crossed by two strategic views, which are shown in the Conservation Area Directory. These are the views from Primrose Hill to the Palace of Westminster and from Parliament Hill to the Palace of Westminster.

4.45 The Unitary Development Plan, in policy DES15, also identifies the importance of more local level views and two further categories of views, which contribute to Westminster's townscape and historic character. These are Metropolitan and Local Views.

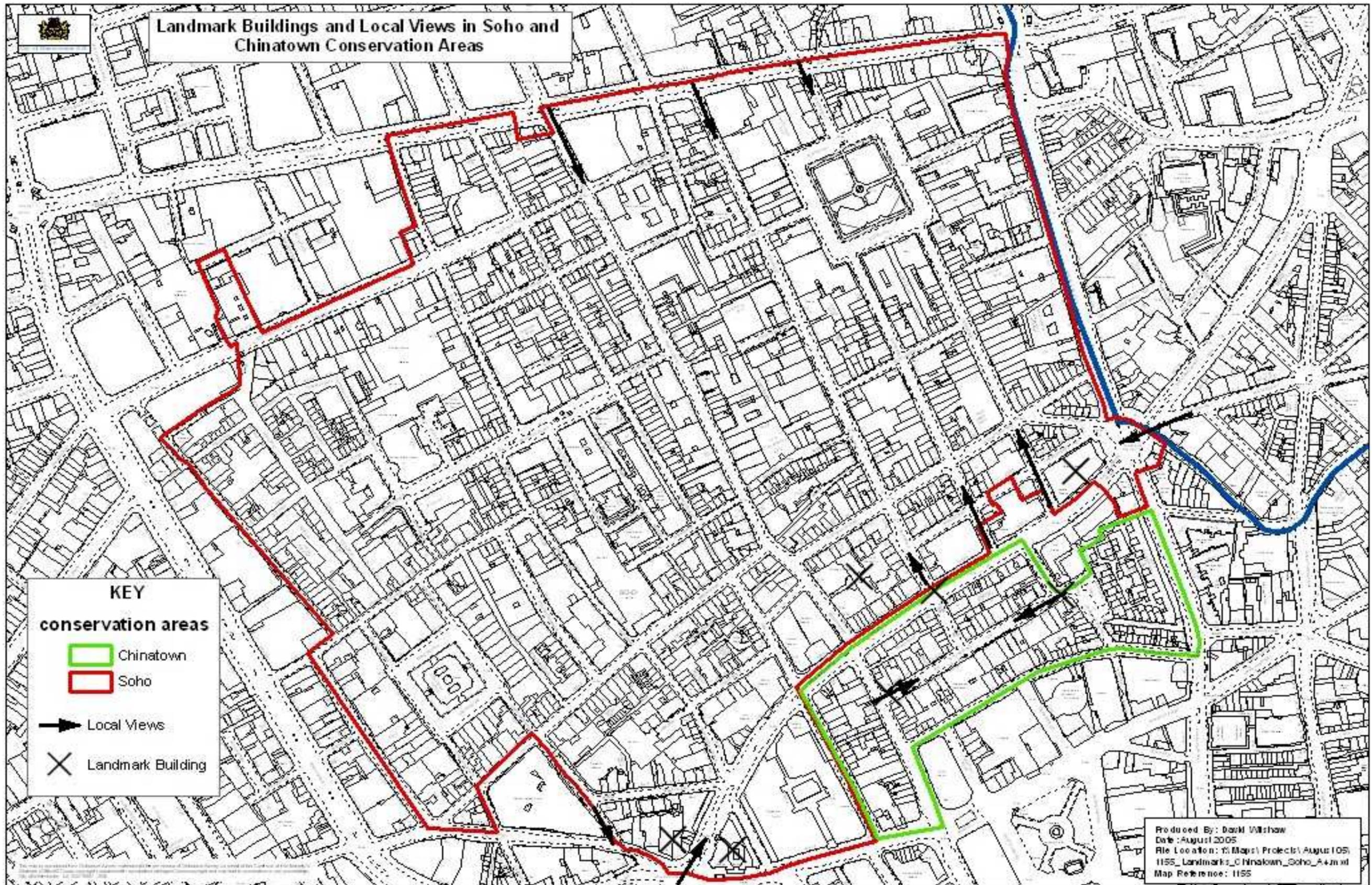
- **Metropolitan Views** are 'postcard' views. They include both views from Westminster to other parts of London and views from other parts of London into Westminster, such as views along and across the river Thames. They also include views within and across Westminster, particularly views of landmark buildings.
- **Local Views** are by definition more localised and can be of natural features, skylines, smaller landmarks and structures as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.46 Because of its dense street pattern and enclosed character, there are no significant Metropolitan Views and only a few significant local views in Soho and Chinatown, many of these defining entry points. The following section of the audit identifies local views in the conservation area.

4.47 Both Dean Street and Wardour Street provide long views north and south across the Soho Conservation Area. Greek Street and Frith Street afford views northward from Shaftesbury Avenue and Old Compton Street to the green oasis of Soho Square. Shaftesbury Avenue gives views of theatre-land from Piccadilly Circus. The view looking westward along Oxford Street from Tottenham Court Road is familiar and significant. There is a good view from Sherwood Street to the Houses of Parliament. Views of gateways into Chinatown are also identified as of note.

4.48 Full consideration must be given to the impact of any development proposals on important metropolitan and local views both within the conservation areas and into and out of them. Local views are shown on the plan below (**Figure 22**). The impact of high buildings within the Conservation areas is discussed under 'negative features' below.

Figure 22



LOCAL TOWNSCAPE DETAIL

4.49 Other features and small details also contribute to a sense of local distinctiveness within an area. These can range from boundary treatments and street furniture to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Westminster as well as enhancing individual areas of character within the city.

Shopfronts

4.50 Shopfronts of all eras, including well-designed, contemporary shopfronts, contribute to the character and appearance of both individual buildings and conservation areas as a whole. Many shopfronts are of historic or architectural interest in their own right. The area's role as a retail and entertainment centre has meant it has a particularly rich and eclectic mixture of shopfronts, which are a key part of the character of the area.

4.51 The retail trades have left a range of older shopfronts in Soho and Chinatown, including one of the best Rococo fronts in London at 88 Dean Street, dating from 1791 and listed grade II*. At 15 Frith Street is a remarkable Gothick front made of cast iron and dating from the early nineteenth century. Many good and relatively intact early shopfronts can be found in other streets including Lexington Street and Beak Street, and Newport Court on the edge of Chinatown. Fragments of old, pre-1850, shopfronts are scattered throughout Soho, though usually with modern glazing.



Figure 23: Victorian shopfronts in Beak Street

4.52 There are several surviving earlier twentieth century shopfronts including Lina's Stores at 18 Brewer Street with its green external tiling. Many twentieth century office buildings, especially those dating from the inter-war period, have handsome glazed fronts; one outstanding example is the Fintex building in 19 Golden Square.

4.53 There are many good modern shopfronts in historical styles, mainly neo-Georgian. There are many such modern shopfronts in the Carnaby Street area, especially in Newburgh Street, and also in Gerrard Street and Lisle Street in Chinatown. In Chinatown many shopfronts are now characterised by a mixture of traditions with bright colour, decoration and Chinese characters enlivening traditional timber shopfronts.

4.54 Cafes, pubs and clubs are also an established part of the streetscene. Soho's many interesting public houses illustrate the changing fashions in pub architecture. These range from simply detailed, traditional Victorian drinking houses like The John Snow in Broadwick Street, to a variety of more decorative late Victorian pubs such as the Dog and Duck on Bateman Street and De Hems in Macclesfield Street. The more domestic style of early twentieth century pubs is witnessed in half timbered-buildings such as the Pillars of Hercules on Greek Street.

4.55 The role of historic pub names is also important, providing clues to the history of individual buildings and the conservation area. Examples include 'The King of Corsica' in Berwick Street which was named after the ill-fated Theodore, King of Corsica who died in Soho and is buried in St Anne's Soho. The John Snow is named after Dr John Snow who lived in Soho and traced the source of the Cholera epidemic in 1854 to a pump in Broadwick Street.

4.56 There are also many examples of inscriptions, lettering and old shop signs, which give important clues to the history of buildings. Wherever possible, these should be retained in situ.

4.57 A list and photographic survey of shopfronts, details some of the shopfronts of interest within the Soho and Chinatown Conservation Areas and this is appended at Appendix 1. This is not fully comprehensive but provides an insight into the range and detail of shopfronts within the Conservation Areas.

4.58 The City Council seeks to retain original shopfronts wherever possible and new signage should use high quality materials and be of design and detail sympathetic to the character of the parent building and Conservation Area as a whole. If required, security shutters should usually be located internally and of the open lattice variety.

POLICY & FURTHER GUIDANCE

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

For specific guidance with regards to shopfronts and signage in the Chinatown area of character, reference should be made to the Chinatown Supplementary Planning Guidance.

Railings and boundary walls

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

4.60 Many of Soho and Chinatown's buildings front directly onto the street, with no intervening boundary wall or railings. Often the narrower streets do not allow for front enclosures or basement areas. However, in the wider streets and squares there are still good examples of Georgian houses with front areas, lightwells and boundary railings. Most follow the traditional London pattern, with plain iron spears set directly into a stone coping, sometimes with corner urns. Meard Street has a good collection of 18th century houses and ironwork, both wrought and cast iron.

4.61 There is also a good variety of later railings, including the High Victorian examples in front of Quaritch's in Lower John Street dating from 1886 and the Arts and Crafts railings at the former Police Section House in Beak Street (1909). Examples of modern railings can be found in Soho Square, Dean Street, Lower John Street and elsewhere.

4.62 The two squares within the Conservation Area have post-war boundary railings of traditional style, enclosing the central area.

4.63 Where they exist, most historic railings are painted black. It is expected that the colour of railings should be appropriate to the age and style of the parent building and in most instances should be black.



Figure 24: Railings in Soho Square



Figure 25: 1880s railings in Lower John Street



Figure 26: Modern railings in Dean Street

POLICY & FURTHER GUIDANCE

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

Public Art

4.64 Soho and Chinatown Conservation Areas contain a wide variety of public art, though comparatively little of it is in the form of free-standing sculpture. Both of Soho's squares contain listed statues as centrepieces. Soho Square has a statue of King Charles II, all that remains of a statuary group that once included the gods of the Severn, Thames, Tyne and Humber. Golden Square has a statue by Van Nost intended as King George II. Both statues are listed Grade II.

4.65 Public art can also be found in the decorative features applied to buildings throughout the conservation areas. The porch of St Patrick's Church in Soho Square has a statue of St Patrick in bishop's attire trampling snakes. Above the door of the French Protestant church in the same square is a relief panel inserted in 1950 showing Huguenots being welcomed to England in 1550 by King Edward VI. Other relief panels in Soho include a pair of Art Nouveau angels on the Apollo Theatre, a pair of musical angels on the Catholic church in Warwick Street, Charles Pibworth's 1912 relief of Euterpe on the Orchestral Association in Archer Street and a faience relief of Charles James Fox at the Intrepid Fox, 96 Wardour Street.



Figure 27: Euterpe by Charles Pibworth on the front of 13-14 Archer Street

4.66 There are also many examples of fine pub signs in the area, many of recent date. Noteworthy examples are those at the Pillars of Hercules in Greek Street, the King of Corsica in Berwick Street, the Dog and Duck in Frith Street and the White Horse in Newburgh Street. Wherever possible, the council will encourage their retention in situ.

4.67 Much of the public art in the Chinatown Conservation Area has a distinct Chinese character. A colourful hexagonal pavilion in Newport Place (the Pagoda), and Chinese gateways at either end of Gerard Street set the tone, which is continued by a pair of stone Chinese lions in Gerard Street (**Figure 28**), gifts from the Chinese government. A public art strategy for Chinatown was in preparation at the time of writing and will provide for temporary and permanent new works of art for the area.



Figure 28: Chinese Lions on Gerrard Street

4.68 Not surprisingly, both Soho and Chinatown have a large number of blue plaques (nearly twenty in all) commemorating famous residents, including those to Karl Marx, Mozart and Canaletto who may have been drawn to the area because of its diverse community and cosmopolitan character. There are also a number of green plaques erected as part of the Westminster run Green Plaques Scheme. These celebrate other famous buildings and personalities and include a plaque to Sir Morell Mackenzie (throat surgeon) and one on the Turks Head Tavern at 9 Gerrard Street, Chinatown, recognising its importance in the second half of the 18th Century as a great rendezvous for artists, actors and literary figures.



Figure 29: Blue plaque to Karl Marx on Dean Street

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

Street furniture

4.69 Westminster has a fascinating collection of historic street furniture, much of which is listed. It is important this is properly cared for and maintained. Unnecessary or redundant modern street clutter and signage can be obstructive and detract from the character of streets.

4.70 Within Soho, there are many examples of the early-nineteenth century cast-iron 'cannon' type bollards, like those in Great Chapel Street and Beak Street. Most of these are listed. Many of the minor streets and courts have tall iron lamp-standards and some of the mews have wall-mounted lanterns.

4.71 In Broadwick Street there is a modern replica of the iron water pump which was one of the sources of the 1854 cholera outbreak. There are also several old stone street name tablets, like that on No. 19 Golden Square which reads 'John Street 1685'.

4.72 Cast iron winch brackets can be found on several buildings within the Conservation Area, a reminder of the industrial heritage of many of Soho's buildings. Other conspicuous features of many streets in Soho, including

Soho Square and Boardwick Street are the traditional red telephone kiosks and pillar letter boxes.

4.73 In Chinatown the street furniture including bollards, lampstandards and traffic gates is painted in red and gold, traditional colours to symbolise good luck and wealth and street signage also uses chinese characters. The Pagoda in Newport Court (**Figure 30**) further emphasises the Chinese character of the area and is a popular meeting place.



Figure 30: The Pagoda, Chinatown. Modern street furniture in Chinatown has a Chinese flavour

4.74 Elsewhere, much of the metal street furniture, including historic items, has been protected with black intumescent paint, which gives a much less happy visual effect. There is also a large amount of modern street furniture and a plethora of street signs, which appear the more conspicuous because of the narrowness of the streets. (see negative features below)

4.75 There are a number of items of listed street furniture, all within the Soho Conservation Area. These are listed in the directory at the end of this document.

POLICY & FURTHER GUIDANCE

Policy DES7 C & F is intended to protect these historic and characteristic features of the street scene.

Hard Landscaping and Original Street Surfaces

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

4.77 Other than some York stone pavement surfaces and granite kerbstones, there are few remaining historic floorscapes in Soho or Chinatown, although new granite setts have been laid in some streets including Broadwick Street, Meard Street and Newburgh Street. There are also small areas of granite setts in Newport Place and Romilly Street. Where these exist, these add considerably to the intimate character of smaller streets and alleyways. Elsewhere there is a mixture of concrete paving, brick pavements and tarmac.

POLICY & FURTHER GUIDANCE

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

Trees and Soft Landscaping

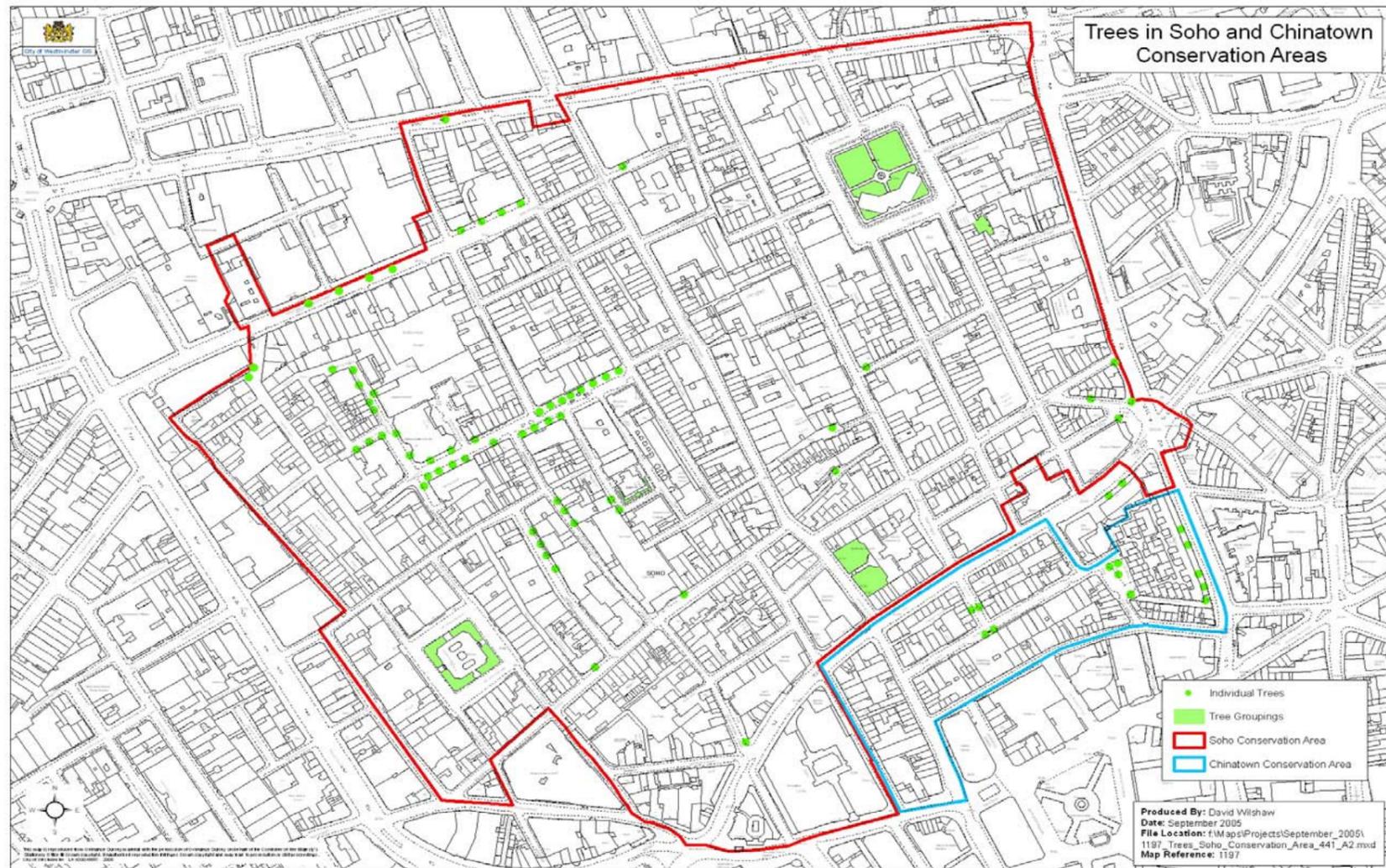
4.78 Trees and green spaces are vital to the quality of urban environments. They contribute significantly to the character and appearance of conservation areas and the local townscape providing a soft edge within urban landscapes as well as environmental benefits. Often a single tree can provide a focal point, whilst avenues or groups of mature trees may form part of an historic planting scheme or an estate layout. The council must be notified of works to prune or cut down trees within conservation areas.

4.79 Soho and Chinatown have a very urban character, with few trees and green spaces. Soho Square and St Anne's churchyard in Wardour Street are the exceptions with large mature London Plane trees providing green enclaves within the Soho Conservation Area. Golden Square is also an important open space and has smaller ornamental trees. For the most part, the narrow streets do not lend themselves to tree-planting, although trees have recently been planted along Broadwick Street and Marshall Street where the street is wide enough to permit future growth. Within Chinatown there are small street trees along Gerrard Street and in Newport Place. A map of street trees is attached at **Figure 31**.

POLICY & FURTHER GUIDANCE

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

Figure 31



CHARACTERISTIC LAND USES

4.80 Land uses and activity are fundamental to the character and appearance of conservation areas, particularly in a vibrant central districts such as Soho and Chinatown. Uses have a direct influence on the building typology or make-up of an area, and on the nature and use of the public spaces and streets. Particular uses may be of historic or national importance and will have dictated the evolution of an area. Different users of buildings and spaces also change and influence their character over time.

4.81 Until the mid-nineteenth century, the area was characterised by a mixture of residential and small business uses, often carried out in the same buildings. After the mid- nineteenth century many former residential buildings were replaced by commercial premises, public buildings and institutions. More recently the amount of office use has increased and there has also been an increase in the number of restaurants and bars. Chinatown has also grown to provide a high concentration of Chinese and East Asian services and businesses. At the same time, the residential population of the area is also increasing gradually as the popularity of city-centre living increases. With all these changes, there is a considerable mixture of uses across both conservation areas.

Residential

4.82 Soho was originally a predominantly residential area, its streets laid out with terraced houses, many occupied by single families. During the nineteenth century the population increased very considerably leading to overcrowding and multi-occupation of the older terrace houses. From the mid nineteenth century onwards various attempts were made to replace the worst slum area with blocks of model industrial dwellings. At the same time blocks of mansion flats were erected along the new streets of Charing Cross Road and Shaftesbury Avenue.

4.83 After about 1850 the population of Soho began to decline, but has revived steadily since the 1970s. The tall blocks of flats built by Westminster Council in the 1960s are the most conspicuous modern contribution to the residential character of the area but residents are more likely to live in refurbished older properties. Despite its reputation as a venue for entertainment, Soho today retains a strong residential population and character. The Soho Housing Association was set up in 1973 by people living in Soho to try and ensure that existing houses were not destroyed by redevelopment. It is still active in the area, ensuring a diversity of housing types are maintained despite the areas central location. Within Chinatown, the main residential concentration is in the Newport Sandringham building, a residential apartment property constructed in the 1980s.

Restaurants, Cafes and Pubs

4.84 There are a large number of A3, A4 and A5 and late night entertainment uses throughout the Conservation Areas, with particular concentrations in Chinatown, Old Compton Street including streets opening of it, the lower end of Wardour Street and Kingly Street. This use is steadily

increasing and is making a noticeable impact upon the character of the area through the treatment of the ground floor frontages of the buildings and also from the increased number of people attracted to the area. Public houses are scattered through the whole of Soho, often on prominent corner sites. Besides purpose-built public houses there are now several pubs and bars converted from other commercial premises. The high concentration of Chinese and East Asian restaurants in Chinatown makes an important contribution to the area's distinctive character.

Retail

4.85 Retail use is spread throughout Soho but the main concentrations of shops are in and around Carnaby Street, with its small boutiques, along Oxford Street with larger shops and to a lesser extent along Berwick Street, mainly because of the location of the street market there. Brewer Street and Old Compton Street also have a retail character, at least in part. Chinatown is also notable as a centre for retail, with a strong focus towards Chinese and East Asian consumer goods and foods. However, the supermarkets and gift shops that exist, especially along Gerrard street attract visitors and tourists from all communities.

Office

4.86 There are offices throughout Soho. Small offices occupy the upper floors of many buildings whose ground floors are in retail or restaurant use in both Soho and Chinatown. Some larger offices can be found in and around Soho Square and Golden Square.

Media Industry and Light Industrial uses

4.87 Soho has a long association with the media industry. There continues to be a strong media industry occupying smaller properties throughout Soho and TV studios, editing and cutting studios retain a significant presence in the area especially in Wardour Street and Great Malborough Street. There are also a number of small tailor's workshops, mainly at upper floor levels, within Soho, especially in Kingly Court and Berwick Street, that are functionally linked to the historic focus of bespoke tailoring in Westminster at Savile Row. The Soho Conservation Area forms part of the Creative Industries Special Policy Area.

Entertainment, Theatres and Cinemas

4.88 Soho and Chinatown have long been venues for entertainment. The new wider streets formed in the 1880s provided large sites suitable for theatres and the north side of Shaftesbury Avenue has several theatres, with more along the Charing Cross Road. Today Soho remains at the heart of theatreland with a high concentration of theatres and cinemas around Shaftesbury Avenue.

4.89 From the 1920s onwards Soho has also been known for a wide variety of clubs and venues. Most famous are Ronnie Scotts in Frith Street and Raymonds Revue Bar in Brewer Street. The sex industry has a long historical association with Soho and retains a significant presence within the area, particularly concentrated around Brewer Street.

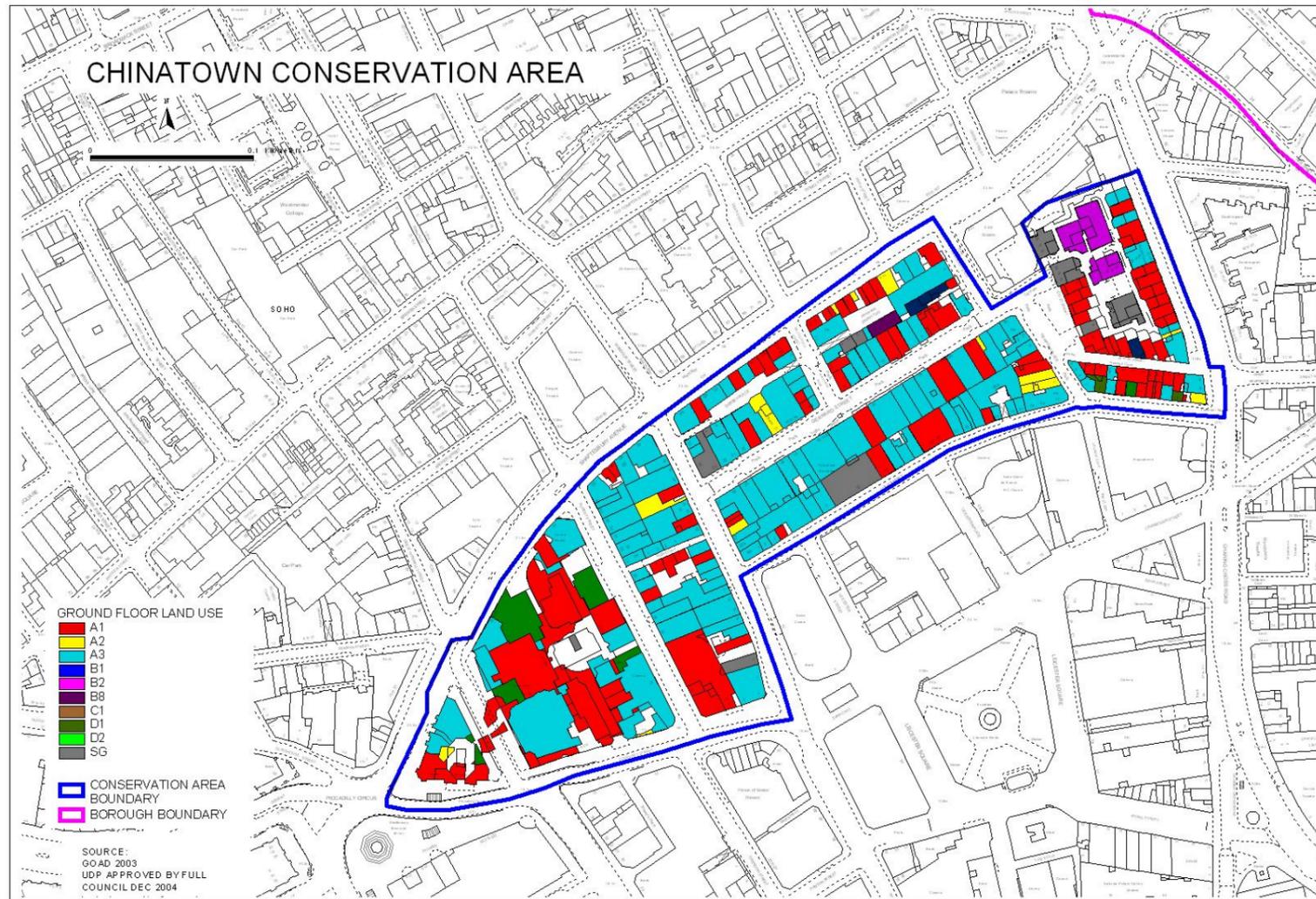
4.90 The maps below show the land uses current in 2004.

- A1 Shops
- A2 Financial and professional services
- A3 Food and drink
- B1 Business
- B2 General industrial
- B8 Storage and distribution.
- C1 Hotels
- C2 Residential institutions
- C3 Dwelling houses
- D1 Non-residential institutions
- D2 Assembly and leisure
- SG Sui Generis (Theatres)

POLICY & FURTHER GUIDANCE

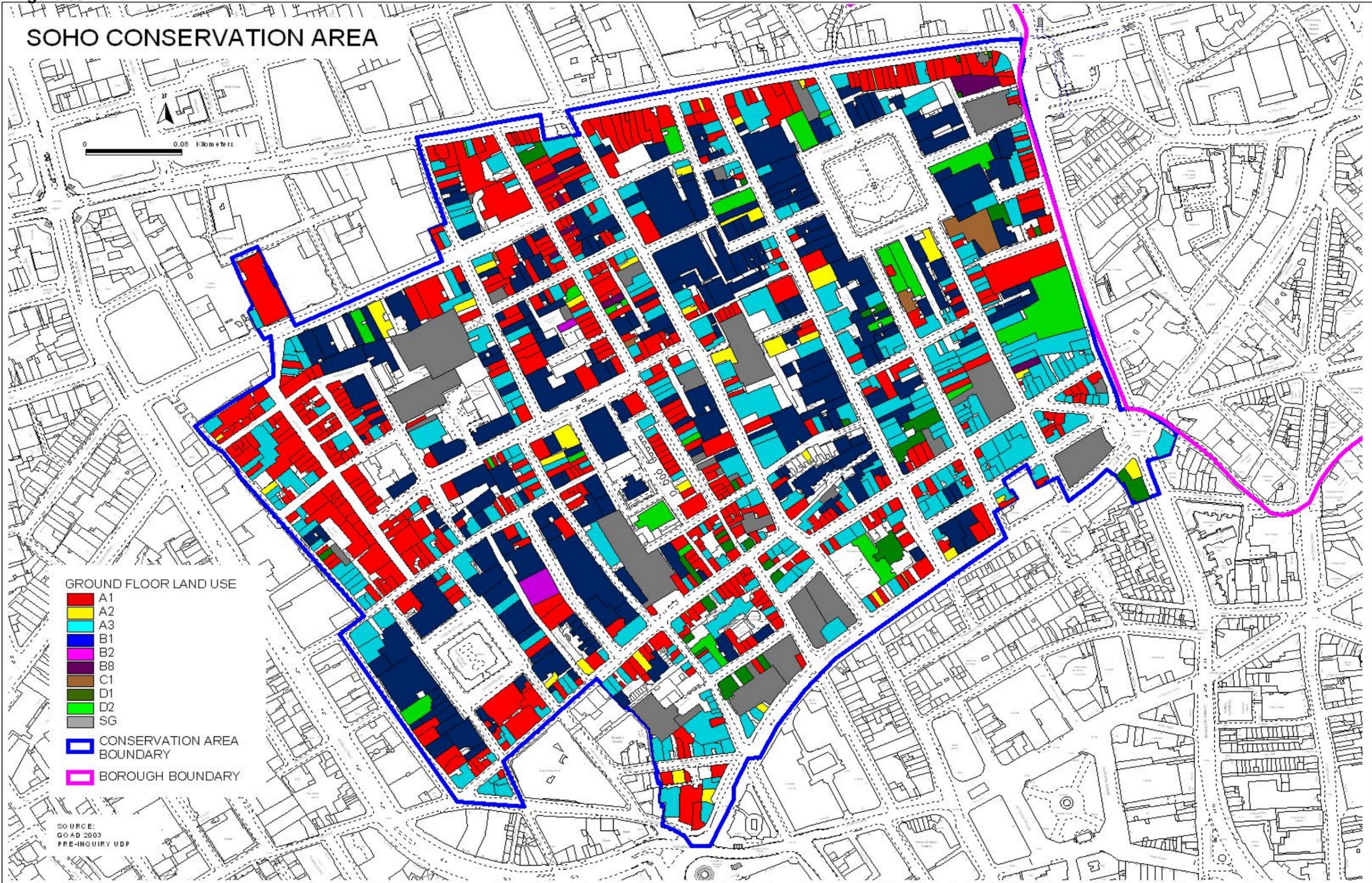
The City Council will consider the contribution of existing and proposed uses to the character or appearance of the conservation area. DES9 D is the relevant UDP policy.

Figure 32



Reproduced from Ordnance Survey mapping with the sanction of Her Majesty's Stationery Office. Crown Copyright. Unauthorized reproduction may lead to prosecution or civil proceedings. C By of Westminster LA080502 City Planning Group Fung-Yee Cheung Sept05
J:\0_City Planning Group\gis\Conservation Areas\soho_chinatown land uses.apr

Figure 33



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5 NEGATIVE FEATURES

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

Features

5.2 Throughout both Conservation Areas there are examples of casual or thoughtless treatment of buildings, which has had an adverse effect on the special character of the areas. These include:

5.3 **Brickwork: Painted surfaces, poor repair and repointing**

There are several examples flat-fronted late Georgian buildings which have had their brickwork painted. Such painting is non-reversible and can accelerate decay in the brickwork. Poor repairs and pointing, particularly with hard cement based mortars can have an equally damaging effect.

5.4 **Poorly located services, plant and air-conditioning equipment**

Throughout Soho there are many examples of poorly sited and highly visible external ducts, air-conditioning units, services and cables. Many of these are located on roofs or often in courts and alleys and have a significant and detrimental impact on individual buildings and the street scene.



Figure 34: Ducting has a significant impact on the courts and alleys of Soho and Chinatown

5.4 Small scale alterations such as replacement of windows

The introduction of standardised modern windows and doors, which do not relate to the architecture of the original building has a significant and detrimental impact on individual buildings and the character of the area as a whole. There are many examples of removal of period windows from properties for example replacement of the original sashes from Georgian properties or crittals from twentieth century properties with modern metal-framed or UPVC windows, which do not relate in size, proportions or detailing to the original building and detract from the visual quality of the buildings.

5.8 Public Realm

Both Gerrard Street and Carnaby Street are pedestrian areas where the brick pavements are beginning to look untidy, detracting from the character and interest of these two streets, which are among the most visited in these Conservation Areas. Many street surfaces are in poor repair and both Conservation Areas also suffer from a proliferation of a range of street furniture and signage. The area would benefit from a de-cluttering initiative.

5.9 Poor Quality Shopfronts and Security Shutters

In general, shopfronts should relate to the proportions and detail of the building in which they are set, as well as adjoining townscape. There are several examples in Soho of commercial fronts which take no account of the building to which they belong. Some fronts spread over decorative features of the building and in some cases over upper floors or several fronts. Gerrard Street can show several examples of commercial brick fronts with inappropriate rendering, painting or cladding. There are also examples of steel roller shutters, which are not appropriate in the conservation area and have a deadening impact of the street-scene.



Figure 35: An oversized shopfront in Shaftesbury Avenue

5.7 Poor Signage

Soho is an area where signage plays an important part in the character of the streetscape. It is important that shop signs should be of appropriate scale and materials. In some parts of Soho, excessive numbers of signs, particularly at high level, creates visual clutter. Internally illuminated and box signs can be bulky and detract significantly from the buildings on which they are placed. In general, signs should not be placed at high level and should not obscure architectural detail.



Figure 36: Signage can contribute to visual clutter.

5.10 High Buildings

High buildings are not in keeping with the established scale and character of much of Westminster. Their appearance disrupts the skyline of the City and intrudes upon cherished views. Many harm the townscape, relating poorly at street level and damaging the setting of listed buildings, conservation areas and historic parks and open spaces. Others give emphasis to places where such additional emphasis is seldom required or deserved.

5.11 Within the Soho Conservation Area, there are four tall buildings with over ten storeys. Although the narrow and irregular street pattern of Soho restricts long views, these dominate their immediate locality, are clearly out of scale with adjoining buildings, and as such have an adverse effect upon the character of the Conservation Area.

5.12 Kemp House is a tall block of flats on a podium building between the south end of Berwick Street and Ingestre Place, which is dominant in views of Berwick Street Market. Ingestre Court is a tall freestanding block of flats in Ingestre Place.

5.13 William Blake House is a tall block of public housing on a raised podium at the junction of Broadwick Street and Marshall Street. This is the most prominent of Soho's tall buildings and overshadows the listed Marshall Street Baths and also the grade II* listed terrace of houses in Broadwick Street. On the south side of Broadwick Street, facing William Blake House, is Stirling Court, another tall post-war block.



Figure 37: Blake House rising at the west end of Broadwick Street

5.14 In general, however, Soho is characterised by its narrow plot widths and domestic scale, with most buildings no more than four stories and it is considered further development should relate to this established scale. There are no tall buildings within the Chinatown Conservation Area.

Other Buildings and Sites

5.15 In addition, there are a number of other buildings and locations that detract from the special character of the area.

Chinatown

5.16 The former Post Office and Telephone Exchange building fronting Gerrard Street (nos. 32-35 consec) and extending through to Lisle Street is a large brick structure built c1930 by H.M. Office of Works to replace an earlier telephone exchange by Leonard Stokes. The front façade of the building is of some architectural interest, and terminates the view south down Dean Street across the centre of Soho. However, it is conspicuously out of scale with the other buildings in Gerrard Street. It has a damaging effect on the character of the north side of Lisle Street, recently been made worse by the addition of a large and conspicuous rooftop air-handling plant.



Figure 38: A view west along Lisle Street, showing the former telephone exchange looming over the Georgian houses on the north side of the street

5.17 Newport Place, at east end of Gerrard Street, lies on the eastern boundary of the Conservation Area. This is of importance as a meeting point and one of the gateways to Chinatown, yet serves as the exit route from a major car-park, is surrounded by blank buildings frontages and would benefit from enhancement.

Soho

5.18 Ham Yard south of Smith's Court, off Great Windmill Street and just north of Shaftesbury Avenue, is presently derelict and unsightly. At the time of writing this audit, permission has been granted for a mixed use development at Ham Yard comprising residential, retail and restaurant uses, with associated environmental improvements. This permission has yet to be implemented.

5.19 14 Frith Street is a gap-site, with a single storey building in continuous three-storey Georgian street frontage

5.21 Buildings at Risk. Marshall Street Baths is listed Grade II and is currently vacant and on the English Heritage Buildings at Risk register. A planning brief was published for the site in October 2004, setting out the priorities for the site.

5.20 Infill Development. As well as the tall buildings described above, there are numerous other late 20th century buildings in Soho which relate poorly to the established character and scale of Soho. These include Poland Street Car Park, 39-45 Marshall Street, 45a-49 Old Compton Street and 22-24 Greek Street and 81-82 Dean Street. Some examples are illustrated below.



Figure 39: 82 Dean Street



Figure 40: Corner Noel/ Berwick Street



Figure 41: 10 Carlisle Street



Figure 42: 3-5 Bateman Street

POLICY & FURTHER GUIDANCE

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Any proposal will be judged against policies DES1 and DES9.

A draft Soho Action Plan was under preparation at the time of writing and will provide proposals for the future enhancement and management of Soho. Various Planning Briefs affect the area and these are listed in the directory at pX.

The Chinatown Action Plan and Chinatown Supplementary Planning Guidance provide further information on proposed enhancement and future management of Chinatown.

6 SHOPFRONTS SURVEY

Pubs & Shopfronts of Special Interest

Bateman Street



No. 2

The Carlisle Arms

A late 19th century pub front with large, multi-paned windows either side of the entrance. Decorative console brackets support the cornice



No. 13

An Art Deco-style shopfront framed in polished black stone. The glazing bars and mullions are in copper, with geometric glazing patterns in the transom light



No. 18 *Grade II*

The Dog & Duck

1897 pub front designed by Francis Chambers, for the Cannon Brewery. Has a dark marble front and fascia with inscribed lettering, beneath a bracketed egg and dart cornice.

Brewer Street



No. 18

A pre-WW2 corner shopfront with mint-green glazed tile surround and large single-pane display windows. All other features: fascia, fanlight and transom light date from the same period



No. 37

The Duke of Argyll

A late 19th century, stuccoed pub exterior with classical detail applied to pilasters and consoles. The arched windows have carved mullions and glazing bar detailing

Brewer Street cont...



No. 47

An early 20th century front with canted bay display window with many panes, sitting on panelled riser. There is a curved cornice beneath fascia and polychrome glazed tiles flanking the doorways



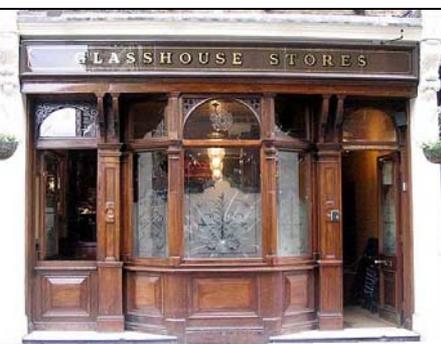
No. 49 *Grade II*

An early 20th century re-fronted shop with delicate mullions flanking a recessed shop doorway, carved grille and panelled stallriser



No. 51 *Grade II*

Re-fronted c.1896, the consoles and cornice remain from a Victorian shop. The central display window is divided into two large panes, with leaded and mottled glass in the transom lights



No. 55
Glasshouse Stores

A late 19th century pub front with carved wood panelling and tracery detail around the transom lights. The central bow window has ornate embossed glass; the left glazed panel opens inwards



No. 59 & 61

A pair of early 20th century shopfront with carved roundels in fluted pilasters. The central display windows sits on a carved stallriser and is divided by thin glazing bars

Pubs & Shopfronts of Special Interest
Brewer Street cont...



No. 87

A late 19th century front, with classical-style pillasters and decorative console brackets supporting a cornice. The transom lights are divided by glazing bars and have an iron grille

Broadwick Street



No. 7

A late 19th to early 20th century corner shopfront with brown and orange glazed tile surround and slightly recessed display windows, separated into two bays by tiled pilasters



No. 39

The John Snow

Corner public house, c. 1870, wooden fronted with carved detailing above the doorway and in the pilasters

Carnaby Street



No. 29 *Grade II*

c. 1829 shopfront, altered in the mid 20th century, however, it retains the original entablature with egg and dart moulding to the cornice

Dean Street



No. 51

The Golden Lion

An early to mid 20th century corner pub front, half timbered and in a mock-Tudor style. Features carved projecting door and window hoods and multi-paned leaded windows

Dean Street cont...



No. 88 *Grade II**

A rare original shopfront, dated 1791, with projecting bay windows. The thin pilasters have rope beaded carving and are capped with decorative motifs. The fascia is bowed with carved cartouche detail



No. 89 *Grade II*

Nellie Dean of Soho

c. 1900, pilastered pub front with angled entrance on the corner



No. 94

A mid 19th century shop front with heavy pilasters supporting fascia and cornice



No. 96

The Bath House

Late 19th century pub front with granite surround and recessed bow window, sitting on a wooden stallriser. There is carving detail to the mullions and transom lights; the corner entrance is beneath an oriel window

Denman Street



No. 8-10

An early 1950s front, with brass mullions surrounding the large display windows. The stallriser and entrance are in reconstituted stone

Pubs & Shopfronts of Special Interest

Frith Street



No. 15 *Grade II**

An early 19th century Gothick shop front of 3 bays, articulated by cast iron shafts. The transom lights have fine cast iron tracery and the entablature has a delicate quoined cornice.



No. 27

An early 20th century corner shop front, with brick pilasters and surround. Beneath the cornice and angled fascia is a decorative iron grille

Ganton Street



No. 8 *Grade II*

c. 1820 wooden shopfront with pilastered frame and entablature fascia



No. 24 *Grade II*

A mid 19th century shopfront of three vertical panels over a panelled riser, flanked by granite pilasters. The panelled fascia has decorative end brackets



No. 25

An early 20th century front of separate bays with projecting bow windows, united by a large entablature underlined with modillions

Glasshouse Street



No.4- 6

A neo-Baroque front with 'atlantes' (sculpted male figures) supporting the entablature and flanking a bowed window, with many panes divided by thin glazing bars

Golden Square



No. 19 *Grade II*

An early 20th century commercial front, stone faced with copper fascia and stallriser, enclosed by cast iron area railings with a geometric pattern



No. 22

An early 20th century stucco front, with large display window with marginal glazing bars. Fronted by cast iron area railings

Great Chapel Street



No. 9

A late 19th century stucco front with pilasters supporting a heavy entablature and segmental overdoor

Great Marlborough Street



No. 1

The Coach and Horses

An early 20th century corner public house, with composite capitals and a dentil cornice

Great Marlborough Street cont...



No. 2

An early 20th century wooden front with display window divided into six panes, with grille and transom light carving.



No. 48 *Grade II*

A mid 19th century shop front with end brackets to the fascia, flanked by wooden, fluted pilasters. The central window panes are divided by thin glazing bars and flanked by the shop and house doorways

Great Pulteney Street



No. 21 *Grade II*

Sun & 13 Cantons

A Gothic Revival pub front by Henry Cotton, 1882. The fascia features decorated consoles and moulded cornice, supported by pink granite pilasters

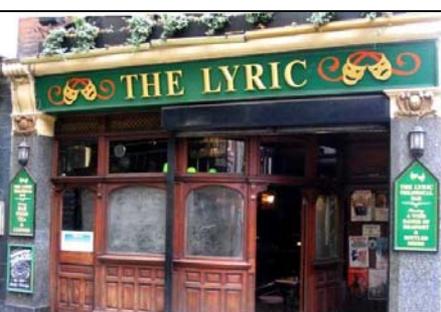
Great Windmill Street



No. 20 (inc. No. 16 Archer Street)

The Red Lion

A mid 19th century wood-panelled pub front with carved plaster mouldings to the cornice. The adjoining No. 16, Archer Street, has ornate carved mullions dividing the windows



No. 37

The Lyric

A late 19th century pub with recessed, curved wood panelled front and decorative glazed tiles around entrance. The surround has carved capitals and cornice, sitting on granite pilasters

Greek Street



No. 3 *Grade II*

Early 19th century shop front with slightly recessed, curved display window, divided by thin horizontal glazing bars. The flanking house and shop doors are framed by pilasters supporting classical console stops of the entablature-fascia



No. 17 *Grade II*

An early 19th Century double-width shopfront, c. 1824. The display windows project on iron brackets and are dissected with thin glazing bars. Overall is a continuous fascia, with inswept ends and a moulded cornice. Externally are cast iron area railings of a braced square panel pattern



No. 18

A mid 19th century stucco front, with round-arches framing the slightly recessed doors and windows. Features ornate classical detailing in cornicing and Corinthian capitals



No. 20 *Grade II*

Built in 1842, the shopfront has wooden pilasters supporting the entablature and carved bracket stops. Beneath the fascia is a dentil cornice and a large iron swivel hoist hangs outside central display window



No. 21 *Grade II*

An early 19th century wooden shop front, framed by engaged and fluted Ionic columns. The Entablature rests on decorative console brackets

Pubs & Shopfronts of Special Interest
Greek Street cont...



No. 25

The Three Greyhounds

An early to mid 20th century, half timbered pub front in a mock-Tudor style. Features carved wood detailing above the corner doorway and cornice and herringbone brickwork in the risers



No. 29 *Grade II*

The Coach & Horses

An early 19th century corner public house with panelled and glazed doors and bar windows set back behind 12 slender fluted cast iron columns, with enriched necks, which carry the entablature-fascia



No. 48 *Grade II*

A much altered, mid 18th century front, with entrance to the right and wrought iron railings with urn finials. Fluted pilasters frame the doorway and window. The 20th century display window has art-deco style copper glazing bars

Ingestre Place



No. 12

An altered mid 19th century corner shopfront with wooden stallriser and angled doorway



No. 13

A mid 19th century front with central display window divided into eight panes by glazing bars, sitting on a 3-panelled stallriser

Pubs & Shopfronts of Special Interest
Ingestre Place cont...



No. 14

Similar in design to No. 13



No. 15

Similar in design to No. 13



No. 16

An early to mid 19th century wooden shop front, flanked by flute pilasters and moulded console brackets. Finer pilasters frame the central display window, which sits on a panelled stallriser

Kingly Street



No. 14

The Red Lion

Early 20th century, mock-Tudor style pub, framed by plaster pilasters and entablature. Projecting beneath each corner of the cornice are decorative quatrefoil tracery features. The slightly recessed, wood-panelled front has Tudor arches over the doorways and multi-paned leaded windows



No. 18

The Blue Posts

A corner public house dated 1892, by Cox Dear. A wooden front with decorative tracery and embossed glass in the transom lights. Large lettering has been applied to the

Pubs & Shopfronts of Special Interest
Kingly Street cont...



No. 20

An early 20th century shop front with large display window, flanked by thin mullions. The large entablature fascia and console stops rest on red granite pilasters



No. 21

An early to mid 20th century shop front with recessed doorway to right of large display window. Framed by red granite pilasters

Lexington Street



No. 41 *Grade II*

Corner shop front, altered during the mid 20th century, with panelled riser and angled doorway. Thin carved mullions divide the display windows into four bays



No. 43 *Grade II*

A mid 19th century wooden shopfront with Tuscan pilasters and entablature. The display window, to the left, sits on a panelled riser



No. 44 *Grade II*

A mid 19th century stuccoed shopfront with corniced fascia; the architrave doorcase is original and dates from 1719. Cast iron area railings, with arrow-head and acorn finials, encase the eight-panelled display window and panelled riser

Pubs & Shopfronts of Special Interest
Lexington Street cont...



No. 45 *Grade II*

A mid 19th century front of four, wooden pilastered bays and sash windows flanking the narrow central shop doorway



No. 46 *Grade II*

Similar form to No. 44, with an original 1719 doorcase. An additional shop doorway has been cut into the centre of the display window



No. 47 *Grade II*

A mid 19th century shopfront with a central display window flanked by paneled and glazed doors; all framed by wooden fluted pilasters. Corinthian capitals support the fascia and moulded cornice



No. 49 *Grade II*

An early 19th century wooden shopfront with Italianate pilasters carrying the entablature. The display windows have three-paned transom lights and sit on low projecting sills



No. 51 *Grade II*

An early 19th century timber shopfront, retaining its original large panes and glazing bars in the display window. The front is framed by slender pilasters carrying the entablature-fascia

Lexington Street cont...



No. 53 *Grade II*

A mid 19th century front, framed by wooden pilasters carrying the large fascia

Marshall Street



No. 33 & 34 *Grade II*

Wooden shopfronts c. 1820, with square headed doorways with panelled doors and small pane fanlights with marginal glazing. Carved pilasters carry the entablature fascia



No. 35 *Grade II*

A wooden shopfront c. 1820, framed by wooden pilasters carrying the entablature fascia. With a square headed panelled house door and half glazed shop door, both doors have marginal glazed, small pane fanlights



No. 36 *Grade II*

c.1820 wooden shopfront, similar in design to No. 33&34, with multi-paned central display window

Moor Street



No. 13 *Grade II*

An early 20th century replica shopfront, replacing one of c. 1800. With glazing bar windows and fanlights above the transom, flanked by slender pilasters. The fascia is inswept, with an aputule cornice

Pubs & Shopfronts of Special Interest
Newburgh Street



No. 1 *Grade II*

A wooden corner shopfront, c.1820 but heavily altered



No. 2 *Grade II*

Wooden shopfront, c. 1820, with pilaster frame and entablature carried right across. Square headed shop and house doorways flank the central display window and have small pane margin glazed fanlights



No. 3 *Grade II*

Similar in design to No. 2, with original half panelled shop doorway. The carved pilasters carry the entablature fascia and the central display window sits on a panelled riser



No. 4 *Grade II*

Similar in design to No. 3; with single paned display window



No. 5 *Grade II*

Similar in design to No. 2; with small pane margin glazed fanlights and original glazing bars to large display window panes



No. 6 *Grade II*

Similar in design to No. 2; this example has retained the original glazing bars to the large display window panes



No. 7 *Grade II*

c. 1820 wooden shopfront with shop doorway dividing two bay canted display windows, sitting on panelled risers. Also plaster framed with entablature carried right across



No. 8 *Grade II*

c. 1820 wooden shopfront framed by wooden pilasters supporting the entablature fascia; the central display window is divided by glazing bars into numerous panes. The wood panelled riser is recessed to provide basement ventilation



No. 9 *Grade II*

Similar in design to No. 8, with an eight paned display window. A hole for a boot scraper is incorporated to the surround, right of the shop doorway



No. 10 *Grade II*

Similar in design to No. 8, with multi-paned display window

Newburgh Street cont...



No. 14

c. 1820 century wooden shopfront with pilaster frame and unifying entablature. The shop door is half glazed, with marginal glazing bars, beneath an eight paned fanlight

Old Compton Street



No. 51-53

Comptons

Double, wooden pilastered front dated 1890, by W.A Williams & Hopton

Rupert Street



No. 45

The White Horse

Late 19th century corner pup with dentil cornice and panelled risers. The side entrance has a curved window and is flanked by glazed tiles

Silver Place



No. 5

An early 20th century wooden shopfront, with panelled riser and recessed doorway



No. 6

An early 20th century wooden shopfront, similar to No. 5, with large moulded cornice and angled riser with heavy pilasters supporting the entablature fascia

Soho Conservation Area 14

Pubs & Shopfronts of Special Interest

Soho Square



No. 13 *Grade II**

Early to mid 19th century shopfront with bowed display window, flanked by panelled and glazed doorways. The entablature-fascia has a dentil cornice and consoles with pendant festoons



No. 38 *Grade II*

An early to mid 19th century shopfront with central doorway and wooden framework of engaged Corinthian columns, and entablature with a modillion cornice

Wardour Street



No. 77

The Duke of Wellington

An early to mid 20th century corner pub. The windows and doors are recessed behind Tudor-arched timber casing



No. 79

A late 19th century shopfront, with decorative console brackets to the fascia. The large display windows curve in towards the central doorway and are divided by thin mullions

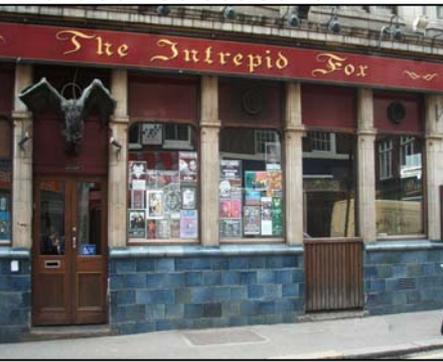


No. 83

The Round House

Designed by W. Woodward, 1906-8, a large corner pub with Mansfield stone over red granite and recessed entablature

Pubs & Shopfronts of Special Interest
Wardour Street cont...



No. 97-99

The Intrepid Fox

c. 1915 pub front with portland stone pilasters flanking the windows, sitting on a blue glazed tile riser



No. 126

The Ship

A late 19th century corner pub, with granite pilasters and recessed wood and glazed front. A small cast iron railing sits above the entablature, which is supported by large console stops

Warwick Street



No. 44 *Grade II*

The Leicester Arms

Pub front dated 1892, with Corinthian capitals capping granite pilasters and bottle green glazed tiles in the stallriser. Above the corner doorway is an elaborately carved oriel window

**Pubs & Shopfronts of Special Interest
Gerrard Street**



No. 21-22

A late 19th to early 20th century shopfront with recessed central entrance and mosaic floor. The canted entablature fascia is supported by heavy console brackets resting on ionic pilaster heads. The stallriser, pilasters and display windows have been unsympathetically replaced



No. 41 Grade II

An early 19th century stucco shopfront with an architraved doorway to the left. The large display window is framed with ionic pilasters and entablature, and enclosed by cast iron area railings

Lisle Street



No. 28-30

The Polar Bear

Late 19th century to mid 20th century, corner public house with granite, pilastered surround. the fanlight and mullions have wood carved detailing



No. 34 (& No. 35, no image)

Grade II

A pair of original flat bowed wooden shopfronts c. 1791, with original flat bowed fronts. No. 35 has a glazed and panelled house door with fanlight to the left. The fronts are framed by pilasters carrying entablature with a dentil cornice. The stallriser of No. 34 has been unsympathetically replaced

Lacclesfield Street



No. 11

De Hems

Built by *Saville & Martin*, 1890. An ornate pub front of three open bays with red granite pilasters supporting composite capitals and a stone and tiled entablature. The end bays feature large

**Pubs & Shopfronts of Special Interest
Newport Court**



No. 21-24a Grade II

An early to mid 20th century shopfront in neo-Regency style. Four bays have large display windows and a low level stall risers, united by a continual fascia

Newport Place



No. 4-8 Grade II

Frame of c. 1800 shopfront, although the central door and flanking windows have been altered. With pilasters carrying entablature and dentil cornice, segmentally bowed over the windows

Rupert Street



No. 28 Grade II

Stucco fronted public house, c. 1850 with semicircular arched fanlights above the doors and windows



No. 30

Early 20th century shop front with wooden pilastered surround. The entablature rests on fluted console brackets and ionic capitals

Shaftsbury Avenue



No. 58-60

An early 20th century shopfront with curved display windows and finely carved pilasters and glazing bars. Stallriser and fascia has been unsympathetically replaced



No. 20

Waxy's Little Sister

A late 19th century corner public house with elaborate carving above the doorway and in wooden pediments above the side windows.



No. 34-36

A late 19th century shop front with large display windows, divided by delicate mullions and carved transom detail



No. 41-43 *Grade II*

A commercial front with an elaborate green and buff stallriser and elaborate central doorway with carved mask and consoles. The shop windows have entablature-fascia above and flanking pilasters with garland caps and giant brackets bearing large urns



No. 45

A late 20th century wooden shopfront with panelled stallriser and curved end. The entablature fascia also curves and is supported by decorative console brackets