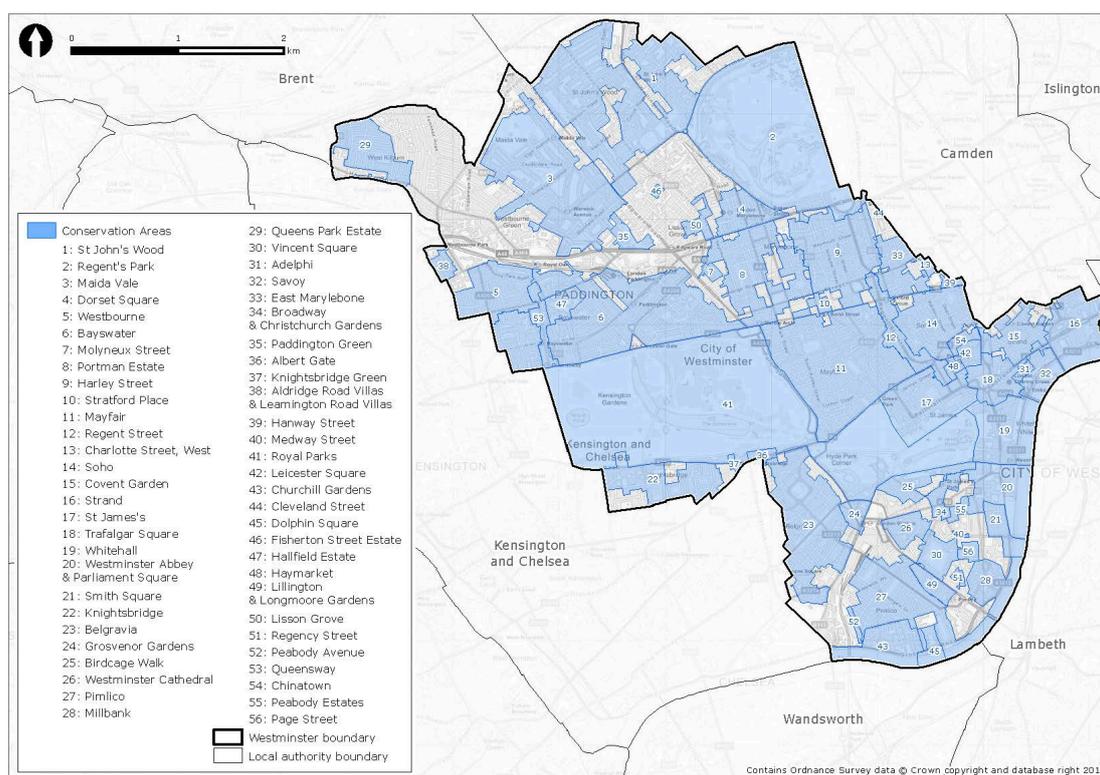


Westminster's Conservation Areas - Character Overview

Westminster has 56 designated conservation areas which cover over 76% of the City. These include a diverse range of townscape from all periods of the City's development. This includes more residential areas dominated by Georgian and Victorian terraced housing but also post-war housing estates. Some of the conservation areas are dominated by government and institutional uses and in mixed central areas such as Soho and Marylebone, it the historic layout and the dense urban character combined with the mix of uses which creates distinctive local character. Our Royal Parks are also conservation areas. Many of Westminster's conservation areas have a high proportion of listed buildings and some contain townscape of more than local significance.



The following document provides a brief summary overview of the character of each of these areas and their designation dates. The conservation area audits and other documentation listed should be referred to for more detail on individual areas. These can be found on our [website](#).

1. Adelphi

The Adelphi takes its name from the 18th Century development of residential terraces by the Adam brothers and is located immediately to the south of the Strand. The southern boundary of the conservation area is the former shoreline of the Thames. The oldest surviving building, the Water Gate (1626), is a remnant of an earlier phase of development, being the formal river entrance to York House. Having been continuously occupied for more than a thousand years, the area is rich in archaeology.

The conservation area is characterised by the surviving grid pattern of its formal layout within which two distinct areas are evident today. The earlier developed on the

site of York House in the 1670s (Buckingham Street/ York Buildings/ Villiers Street) and the second phase to the east developed by the Adam brothers in the 1770s. In contrast, though following the street pattern of Adam's scheme, is the 1930s Art Deco Adelphi, a prominent feature on the riverside.

The conservation area was designated in March 1981 and has an adopted conservation area audit.

2. Albert Gate

Albert Gate is a small conservation area set on the busy thoroughfare of Knightsbridge, which provides a gateway to Hyde Park.

The area has a mixed character but is dominated by late Victorian buildings of metropolitan scale, built in red brick with stone and faience dressings. Earlier development includes the two classical stuccoed Palazzo-style blocks which flank Albert Gate, at the centre of the conservation area. These were designed by Thomas Cubitt in 1840. The conservation area borders Hyde Park and there are expansive views looking north out of the area and across the park.

Albert Gate was designated as a conservation area in January 1989. A conservation area audit for the area was adopted in 2009.

3. Aldridge and Leamington Road Villas

The Aldridge and Leamington Road Villas Conservation Area covers an enclave of mid-Victorian residential development, located in the north of Westminster and at the boundary with Kensington and Chelsea. Development in this area flourished following the expansion of the underground, with Royal Oak and Westbourne Park providing the nuclei for new development.

Today, the area comprises an attractive mixture of residential terraces and villas dating from the 1860s, constructed in brick and stucco. The buildings are set in generous gardens and the many mature trees form a particularly important part of the area's character.

The conservation area was designated in September 1989 and a conservation area audit SPG was adopted in 2004.

4. Bayswater

Bayswater was initially developed as a fashionable residential suburb when, in 1827, the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road. This layout consisted of an inter-related pattern of wide streets, crescents and squares planned on either side of the main boulevards- Westbourne Terrace and Sussex Gardens.

The Bayswater conservation area covers a large area with a mixed but predominantly residential character. Much of the area consists of stucco terraced houses but these are interspersed with attractive streets and mews of a smaller scale as well as a variety of later buildings of interest. A series of open spaces with many fine mature trees and formal squares also contribute to the area's character. The area around Paddington Station has a more commercial character and has many interesting late Victorian and early 20th century buildings.

Bayswater was first designated as a conservation area in 1967. It was extended in 1978, 1990, 2002 and 2010. Maps and further information can be downloaded below. The audit and mini-guide pre-date the 2002 and 2010 conservation area extensions but an addendum to the audit was prepared in 2010 to provide information on the extension.

5. Belgravia

Belgravia is a large conservation area in the south-west of Westminster. It was first laid out in the 1820s by Thomas Cubitt and Thomas Cundy. Cubitt saw the possibilities of developing land to the west of Buckingham Palace as a fashionable residential area and leased the land from the Grosvenor Estate.

Today the area remains predominantly residential in character with a high degree of townscape uniformity. The grander areas are characterised by long stucco terraces of uniform mass, height and architectural treatment. Shorter entrance streets consist mainly of brick houses with half stucco. Variety in townscape can be found in the entrances to the terraces and the mews. To the south, centred on Bloomfield terrace, there is a small area of simple linked villa-type houses and small-scale terraced houses of the late 18th and early 19th century.

Belgravia was first designated as a conservation area in 1968 and extended in 1977 and 1981. A draft conservation area audit and boundary review report was published in 2013.

6. Birdcage Walk

Birdcage Walk is a small conservation area, at the heart of Westminster and just to the south of St James Park. The area retains some of Westminster's finest early eighteenth century buildings in Queen Anne's Gate. The oldest of these date from 1704-5 and are listed Grade I. Much of the rest of the area consists of small scale, stock brick townhouses, with an attractive collection of neo-Georgian and Queen Anne buildings around Catherine Place. These all have an intimate scale and peaceful, domestic character, despite many of the buildings now being occupied by commercial uses.

The barracks and parade grounds form the only large institutional use, right at the centre of the conservation area. Yet, despite the size of these buildings and their formal architectural character, their set-back means that their scale does not dominate. The presence of St James's Park, spreading across the northern boundary of the conservation area, is also of key importance to character. It provides a green edge to the northern boundary of the area, which creates a tranquil setting.

Birdcage Walk was first designated in 1969 and extended in 2007. The conservation area audit SPD was published in 2008.

7. Broadway and Christchurch Gardens

Broadway and Christchurch Gardens is a small conservation area located in south Westminster, with its centre on Victoria Street. Most of the buildings in the area dates from the turn of the century, but despite its small size, the area has a mixed character.

At the centre of the area, the former burial ground known as Christchurch Gardens provides an important public open space, in this otherwise densely developed area. To the south of this, the lively street market on Strutton Ground is lined with small scale buildings of varied character, most with shops at ground floor level. To the north on Broadway, the character changes again with a jump in scale. Of particular note is Charles Holden's 55 Broadway, built in 1927.

Broadway and Christchurch Gardens was designated as a conservation area in 1985 and its conservation area audit SPD adopted in 2008.

8. Charlotte Street West

Charlotte Street West Conservation Area is a lively area in the hinterland between two major shopping streets-Tottenham Court Road and Oxford Street. There is an eclectic mix of architectural styles here, including Georgian, Victorian and Edwardian development, along with some post war and modern infill; a result of the piecemeal nature of the area's development.

Built form is of a predominantly small scale and is composed of narrow street frontages, a reflection of the conservation area's original Georgian character. Buildings are of 3 to 5 storeys and are largely composed of red brick, with stone detailing. The main streets in the area are linked by a series of narrow pedestrian passages, which are an important component of the urban grain of the area. The small-scale buildings house a wide variety of uses including restaurants, specialist suppliers, wholesalers, small offices and a substantial residential population. This variety of uses strongly defines the character of the conservation area.

The conservation area was designated in 1974 and extended in 1982. It has an adopted conservation area audit.

9. Chinatown

Chinatown is situated to the south of Shaftesbury Avenue and is centred on Gerrard Street, it includes the north side of Lisle Street, the south end of Wardour Street and a number of small courts which open off these. The underlying townscape in this area shares a similar history and architectural style to that of Soho, 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 ground floor premises are occupied by Chinese or East Asian restaurants, or small businesses, which have acted as a focal point for London's Chinese community. The streetscape is characterised by an overlay of ornament, bright colour and Chinese characters. The temple gateways at each end of Gerrard Street and one in Macclesfield Street help to define the sense of entering a distinct character area in this part of London.

The Chinatown Conservation Area was designated on 06 September 2005. The conservation area audit SPG was adopted in December 2005.

10. Churchill Gardens

Churchill Gardens Conservation Area is an area of postwar social housing, located in the southwest of corner of Westminster, on the banks of the River Thames.

It was designed by two young architects, Powell and Moya, for a competition held by Westminster City Council in 1946 and was a pioneering example of mixed development which acted as a model for much subsequent post-war public housing. The estate comprises a series of tall slabs of 9-11 storeys, enclosed by seven storey blocks and interspersed with maisonettes and terraces. Although the detail of the blocks varied from phase to phase, the estate achieves an overall architectural integrity of design which is uncompromisingly modern for its time. However, the variety of building forms, landscape setting and the way in which the tallest blocks are staggered gives a sense of informality to the overall layout.

Churchill Gardens was designated as a conservation area in 1990; it has an adopted conservation area audit.

11. Cleveland Street

Cleveland Street is one of the smallest conservation areas in Westminster, covering a small stretch of buildings on Cleveland Street, between Carburton and Greenwell Streets, at the boundary with the London Borough of Camden. The centrepiece to the conservation area is an attractive Grade II listed terrace of Georgian townhouses in yellow stock brick. To the north, occupying a corner site, is a mid 19th century public house in Italianate style. A red brick, late Victorian mansion block adds variety to this group of buildings at the southern boundary.

Cleveland Street was designated as a conservation area in November 1990. It has an adopted conservation area audit.

12. Covent Garden

Covent Garden is one of Westminster's best-known conservation areas, situated in the eastern part of the City of Westminster, on the border with the London Borough of Camden.

The focal point to the area is the Piazza, first laid out by Inigo Jones in 1630s. Later in the seventeenth century, a small fruit and vegetable market was established here which grew to dominate the central square. The covered market dates from 1830. In the streets leading off the Piazza the 17th and 18th century street pattern survives. The southern part of the conservation area is characterised by buildings occupying long, thin medieval plots, divided by historic alleyways. The northern part contains a more varied mix of larger Victorian warehouses and commercial buildings.

Today, the conservation area is a popular shopping and tourist destination with a mix of retail, entertainment, restaurant, office and residential uses. The area is also famous for its theatres, including the Royal Opera House, Theatre Royal and Lyceum, which add to its vibrant character.

The Covent Garden Conservation Area was first designated in 1971 and extended in 1974, 1978, 1987 and 2007. The Covent Garden Conservation Area Trust have prepared an [Environmental Study](#) for the area.

13. Dolphin Square

Dolphin Square lies between Chichester Street and Grosvenor Road, fronting the River Thames. It was designed by the architect Gordon Jeeves and built between 1937-38. Originally planned as a high class modern residential complex, at the time it was built it was the largest block of flats in Europe.

The complex comprises thirteen wings, mostly ten storeys high but only seven storeys high on the street frontage, these grouped around a large internal courtyard. The neo-classical brown brick buildings form a prominent riverside landmark.

It was designated as a conservation area in 1990 and a conservation area audit SPD for the area was adopted in 2008.

14. Dorset Square

The Dorset Square Conservation Area is situated in the north of the City of Westminster, between the Portman Estate and Regent's Park Conservation Areas.

The centrepiece of the conservation area is Dorset Square itself, a classical Georgian composition of four storey terraced town houses that enclose the central designated London square. Dorset Square, the streets running northwards and the associated mews, originally formed part of the early 19th century Portman Estate development. Buildings are in London stock brick and stucco, set behind lightwells and area railings, which have survived largely unchanged.

The remainder of the conservation area is characterised by post 1850 development, with Marylebone Station and former Great Central Hotel complex to the west. To the east are late nineteenth century and early 20th century mansion blocks and flat blocks that emerged with the development of Baker Street Station.

Dorset Square was designated in March 1968 and extended in 1978, 1990 and 2008. The adopted conservation area audit is available [here](#).

15. East Marylebone

East Marylebone is a vibrant central area located between Oxford Street and Marylebone Road, to the east of Regent Street.

The area was first developed in the mid-late eighteenth century. It retains its grid street layout from this time, but only a few of the original eighteenth century buildings. Today, the area is dominated by a range of fascinating late nineteenth and early-mid twentieth century buildings. These include a rich mix of building types and styles including, offices, light industrial buildings, shops and terraced housing. Despite the range of styles and uses, buildings within the conservation area are universally characterised by their use of high-quality materials, fine craftsmanship and, in many cases, vivid colour. The variety of uses in the area also contribute to its lively character.

East Marylebone was designated a conservation area in 1982 and extended in 1990. It has an adopted conservation area audit.

16. Fisherton Street Estate

The Fisherton Street Estate Conservation Area is one of Westminster's smallest. It was constructed in 1924 to a design by HV Ashley and Winterton Newman on behalf of the former St Marylebone borough council. At the time of its construction, it represented innovative practice in social housing, each flat being equipped with its own toilet and bathroom.

Today it retains its peaceful, residential character. It consists of seven rectangular blocks of flats of equal height and bulk arranged to form two attractive courtyards, with small single-storey buildings at the corner of the set of blocks. The flats are large red-brick neo-Georgian constructions with tall mansard roofs.

Fisherton Street was designated a conservation area in November 1990 and its conservation area audit adopted in September 2004.

17. Grosvenor Gardens

Grosvenor Gardens Conservation Area is located adjacent to Victoria Station.

Grosvenor Gardens was set out in the 1860s by Thomas Cundy III and comprises tall, grand 19th century terraces, flamboyantly detailed in Renaissance style. There are three small mews at the rear of the terraces.

Between the terraces are two triangular gardens containing mature trees, which help to soften views and provide an attractive setting and green foil to the buildings. Victoria Square was developed circa 1840 by Matthew Wyatt and forms a calm residential enclave of stucco terraces, smaller in scale and with a quite different character to Grosvenor Gardens.

It was designated as a conservation area in June 1969 and extended to include the Grosvenor Hotel in 2006. It has an adopted conservation area audit.

18. Hallfield Estate

The Hallfield Estate is a post-war housing estate, built on a 17-acre site which was originally laid out with brick and stucco terraces and villas, but was cleared following war damage.

The estate was built between 1951-59 by the architectural practice Drake and Lasdun and comprises fifteen blocks and a primary school. It was designed as a deliberate contrast to the architectural fabric of nineteenth century Bayswater and was intended as a radical model for the borough of Paddington's post-war re-housing programme.

The ten and six storey blocks are laid out on a grid at 45 degrees to the surrounding roads. They are set in an attractive landscape setting, which includes chestnut, sycamore, mountain ash and mulberry trees and also magnolias and catalpas.

The conservation area was first designated in 1990 and extended in 1996. It has an adopted conservation area audit.

19. Hanway Street

Hanway Street is an ancient lane cutting behind the major crossroads of Tottenham Court Road and Oxford Street. Today, this small conservation area has a lively urban character and mixed townscape.

Hanway Street itself is at the centre of the area and has an intimate character and charm, created by the narrow, curving streetscape and piecemeal way in which it has developed. The conservation area includes small frontages to the major shopping and traffic arteries of Oxford Street and Tottenham Court Road. Rathbone Place is a

quieter retail and commercial thoroughfare, of a different scale and character to Oxford Street, and with a formal layout, yet diverse townscape.

Hanway Street was designated as a conservation area in 1990 and has an adopted conservation area audit.

20. Harley Street

Harley Street is a large conservation area located between Oxford Street and Marylebone Road.

Development in this area began in 1717 with the laying out of Cavendish Square and the building of the estate Chapel, St Peter's Vere Street by James Gibbs, as part of the Cavendish-Harley Estate.

Today, the conservation area retains its eighteenth-century Georgian core, with terraces of townhouses of a similar scale, occupying consistent, narrow plot widths. The majority of these are Georgian, but these are interspersed with a range of later infills, most notably some flamboyantly detailed buildings and mansion flats from the Victorian and Edwardian eras.

There is a wider variation in age and type of townscape on the eastern and western fringes. Marylebone High Street to the west is a busy shopping centre, with largely Edwardian and late Victorian flats and mansions blocks above shops. To the south of the conservation area and on Portland Place are a number of large-scale buildings from the twentieth century, most notably the BBC.

Harley Street was first designated in 1968, and was extended in 1981, 1990 and 2007. It has an adopted conservation area audit.

21. Haymarket

Haymarket is a small conservation area located just south of Piccadilly, close to Leicester Square.

The area was originally developed in the 17th Century with a hay market operating here until 1830. Today the conservation area's mixed character and appearance reflects its historical development. The conservation area is dominated by buildings dating from the late 19th and early 20th century, most notable being the Burberry store on Haymarket of 1912. There are also a number of earlier buildings of interest including No 34 Haymarket, a mid-18th century townhouse and 8 Oxenden street which dates from 1643, although has been re-fronted.

It was first designated as a conservation area in 1968 as part of the Regent Street and St James Conservation Areas, and re-designated in 1990 as the Haymarket Conservation Area.

22. Knightsbridge

Knightsbridge Conservation Area is located on the western boundary of Westminster, adjacent to the London Borough of Kensington and Chelsea.

It can be subdivided into several character areas. To the west the area has a late Victorian character and is dominated by a number of grand individual buildings, most notably the Royal Albert Hall. After Exhibition Road is an area of large-scale terraces

and squares from the mid-19th Century; this followed by an area of smaller scale houses from the early 19th Century, set around leafy squares interconnected by short streets and pedestrian ways.

The area was first designated as a conservation area in 1968 and was extended in 1978. It has an adopted conservation area audit.

23. Knightsbridge Green

Knightsbridge Green is a compact and homogenous cluster of buildings, located to the south of Hyde Park and following the lines of the old village green. Despite its small size, the area occupies an important and prominent position at the junction of the busy Knightsbridge and Brompton Roads.

The area has a predominantly Victorian character, with buildings characterised by their use of red brick, with stone dressings. The network of historic routes and spaces, including Knightsbridge Green and Park Close are important, giving pedestrian access from the busy Brompton Road through to the tranquilly of Hyde Park.

Knightsbridge Green was designated a conservation area in 1989. It has an adopted conservation area audit.

24. Leicester Square

Leicester Square is at the heart of the West End, a centre for entertainment and a popular tourist destination with many restaurants and hotels. The former site of the 16th century Leicester House, the area evolved from residential use to commercial use in the late 18th century. During the 19th century it was known for its Turkish baths, oyster rooms and theatres. Most buildings surviving today date from the 1930s onwards. Of the earlier buildings a large portion are entertainment venues, as are many of the most significant later additions, including the Leicester Square Theatre, the Odeon Theatre and the Warner Cinema. This usage is reflected in the public art in the square and in its garden of mature trees, including statues of Shakespeare and Charlie Chaplin.

Leicester square was first designated in 1983, as part of an extension to the Soho Conservation Area. It was re-designated in 1990.

25. Lillington and Longmoore Gardens

Lillington Gardens was one of the largest comprehensive redevelopments in post-war London. Built by Westminster City Council, it was designed by Darbourne and Darke to provide approximately 780 dwellings for 2000 people. It was a mixed development which included old people's dwellings, shops, surgeries, a community hall, library and pubs. It was developed in three phases, of which Phase I (covering the NE part of the site) won an open competition in 1961. The Church of St James the Less is located at the centre of the estate, successfully incorporated into the overall design. The adjoining Longmoore Gardens was designed in a similar style by Westminster City Council architects in the 1980s.

The original estate was designated as a conservation area in 1990 and extended in 2012 to include Longmoore Gardens. It has an adopted conservation area audit.

26. Lisson Grove

This predominantly residential area has been completely urbanised since 1836, however, its history stretches back much further. It was described as a hamlet in the Domesday Book, centred on Bell Lane (now Bell Street). Development began by the Portman Estate after they acquired the land in 1553. The Marylebone Road was opened to traffic in 1757.

Much of the area has been redeveloped over time, evolving a pattern of straight streets interspersed by larger monolithic buildings. Terraces in the area are typically of stock brick with stucco dressings, some with shops on the ground floor. The larger buildings are of a variety of styles – Victorian Gothic, neo-Classical, Arts and Crafts – and form landmarks in the townscape.

Lisson Grove Conservation Area was designated in 1990. It has an adopted conservation area audit.

27. Maida Vale

The Grand Union Canal and Regent's Canal dictated the earliest layouts of Maida Vale in the early 19th century. The south of the area, named after the early 19th century public house 'The Heroes of Maida' on Edgware Road, was complete up to Sutherland Avenue by the 1860s. The remaining section in the north was mostly complete by 1900 and in 1915 Warwick Avenue and Maida Vale underground stations were opened.

The layout throughout the area uses architecturally significant avenues and crescents with secondary streets infilling between them. Up to the 1860s developments are principally in brick and stucco, whereas later areas are in red stock brick and include early examples of mansion blocks around Elgin Avenue. Nevertheless, the imposing stucco crescents are most notable. Tree-lined streets and large private gardens give the entire area a leafy character. This is further enhanced by Paddington Recreation Ground in the north and Little Venice in the south.

Maida Vale Conservation Area was first designated in 1968. It has been extended on a number of occasions, most recently in 1996. The detached section around Paddington Green was re-designated as a separate conservation area in 1988.

28. Mayfair

The May fair was originally held in fields around the site of today's Shepherd Market. In the 1660s three large mansions were built on the north side of Piccadilly. One of these is Burlington House (the Royal Academy). These were followed by smaller scale, high quality, speculative development. The speed of this development increased through the 18th century and by 1780 Mayfair was almost completely built-up. The street pattern created by this development can be seen today; three distinct areas of 18th century grid-iron layout corresponding with the three largest estates in the area. The haphazard junctions between these create a great deal of townscape interest.

Some of the original town-houses and their mews survive, although many have been redeveloped as their 99-year leases have expired. This redevelopment has taken

place in phases that can be seen in architectural styles today. Mid-19th century houses tend to be stuccoed-Italianate style, from the 1870s Queen Anne style and later Victorian/ Edwardian buildings are Renaissance and Arts and Crafts. After the First World War neo-Georgian style took over. There has been some Modernist redevelopment since the Second World War.

The area has become increasingly commercial and is known as the home of specialist shops, galleries and tailors. However, it has retained its domestic scale as large-scale commercial development has been kept to the perimeters.

The area was first designated in 1969 and has since been extended.

29. Medway Street

Medway Street is one of Westminster's smallest conservation areas, located in south Westminster at the curve of Horseferry Road. It has frontages to Medway, Arneway and Horseferry Road.

It comprises an attractive group of modest residential terraced housing of simple late Georgian vernacular, now interspersed with two post war churches: the Church of the Scared Heart and the Horseferry Road Baptist Church, and a number of other 20th Century infills. The most notable characteristic of the area is its small scale, particularly in comparison to the larger buildings around it.

The Medway Street Conservation Area was designated on 30 January 1990. The Conservation Area Audit was adopted on 10 April 2006. It has an adopted conservation area audit.

30. Millbank

Millbank Conservation Area is located in the south of the City of Westminster. For most of the 19th century the river frontage to Millbank was dominated by the Millbank Penitentiary, the first national prison, which was built according to Jeremy Bentham's 'panopticon principle'. Though the site of the prison was redeveloped after 1890, the conservation area boundaries today roughly follow those of the prison site. The conservation area is formed of four distinct character areas: the late 19th and early 20th century cultural and military complex including the Tate Gallery and former Royal Army Medical College. To the northwest is the red brick Millbank Estate, one of London's earliest council estates. To the east, centred around Ponsonby Terrace, are mid-19th century terraced houses, which formed an early part of Thomas Cubitt's Pimlico development. To the southeast is the River Thames frontage and the Embankment.

The Millbank Conservation Area was designated in 1969 and extended in 1990. The Conservation Area Audit SPG was adopted on 10 January 2005. It has an adopted conservation area audit.

31. Molyneux Street

Molyneux Street is a small conservation area situated towards the centre of the City of Westminster, just east of the Edgware Road.

At the centre of the conservation area, Molyneux Street itself is characterised by modest early 19th century terraced properties in stock brick. The original narrow plot

widths give the area is compact and intimate character. There has been some late 19th and 20th century development, notably in the enclosed Cato Street and to the north, along Crawford Place.

The Molyneux Street Conservation Area was first designated on 28 March 1974 and extended in 1990, 1993 and 1994. It has an adopted conservation area audit.

32. Paddington Green

Paddington Green is a small conservation area in north-east Westminster; north of the Harrow Road.

Paddington Green contains part of the ancient site of Paddington and Lilestone Villages. This area became fashionable at the end of the 18th century, then on the edge of the countryside but with good links to the west end. Today, the conservation area is centred on St Mary's Church and the gardens, formerly a burial ground. The church, built in 1788-91, and the short terrace to the west of Paddington Green, are the only surviving 18th century buildings. The remainder of built form consists of larger scale residential developments of various ages and styles from the 19th and 20th centuries.

Paddington Green originally formed part of the Maida Vale Conservation Area. It was designated a separate conservation area in 1988.

Paddington Green originally formed part of the Maida Vale Conservation Area. It was designated as a separate conservation area in 1988. The Conservation Area Audit SPG was adopted in 2003.

33. Page Street

The Page Street Conservation Area comprises two estates of early 20th century housing, built as social housing to replace slums in this previously overcrowded part of Westminster. The Regency Estate includes three turn-of-the-century red brick blocks off Regency Street and Schomberg House, which is slightly later in date but detailed to reflect the design of earlier blocks. The Grosvenor Estate, designed by Sir Edwin Lutyens, dates from the same period as Schomberg House but adopts a different style, with its distinctive chequerboard elevational treatment, L-shaped communal courtyards and gallery access.

The conservation area is of historic significance as an area of good quality early 20th century social housing and also of significant architectural interest, exhibiting firstly, the typical Arts and Craft style of the turn of the century and secondly, the dynamic movement towards the modern movement with Lutyens' striking blocks.

The architecture, although varied in its detailing, is consistent in height, scale and massing, giving the blocks a strong sense of group value. Furthermore, the estates remain largely unaltered demonstrating the original quality of workmanship and materials.

The conservation area was designated on 12 October 2010 and its conservation area audit adopted as a Supplementary Planning Document on the same date.

34. Peabody Avenue

The site of Peabody Avenue remained rural well into the 18th century and was adjacent to a natural inlet on the River Thames, which was used by Chelsea Waterworks to create the Grosvenor Canal. Following the infilling of the canal to create the railway in 1860, the London, Dover and Continental Railway sold the land to the Peabody Trust in 1874 and H A Darbshire, the Trust's architect from 1862-1885, adapted his standard formula tenement block design to this narrow, restrictive site.

The avenue was originally 280 metres long; the western range adjacent to the railway is five storeys high, the eastern block is four storeys. The buildings are yellow stock brick with string courses in a lighter brick but little other decoration. The three villa tenements of Peabody Close, between the Peabody Avenue and Grosvenor Road, were added as a separate phase of development in the 1880s and show how much social housing had evolved within a mere twenty years. These buildings are also more decorative because of their prominent location close to the river. The London Plane trees down the centre of the Avenue contribute significantly to the character of the area and the character is strongly influenced by the long narrow site.

The conservation area was designated in 2000. A conservation area audit for the estate was adopted in 2009.

35. Peabody Estates: South Westminster

The Peabody Estates: South Westminster Conservation Area comprises three adjacent residential estates: Old Pye Street Estate (H.A Darbshire: 1862), Abbey Orchard estate (H.A Darbshire: 1882) and Horseferry Estate (Victor Wilkins: 1922). All three estates were constructed as social housing for the 'poor and needy' of the City of Westminster by the Peabody Trust; a trust set up and endowed by the philanthropist George Peabody in 1862.

The architecture of the estates is unique in Peabody's portfolio and provides a physical mapping of some of the first forms of social housing within the City of Westminster as well as the development of architectural style over an eighty-year period (1862-1922).

The Peabody Estates: South Westminster Conservation Area was designated in 2008 and a conservation area audit for the estate adopted in 2009.

36. Pimlico

The Pimlico Conservation Area occupies a large area of land lying north of the River Thames, to the west of Vauxhall Bridge Road and southeast of Victoria Station.

The conservation area is characterised principally by the mid 19th century squares and terraces developed by Thomas Cubitt. This character derives from the combination of cream stucco terraced housing, parades of small shops and lush squares, punctuated by two Gothic revival churches. Given its close proximity to the busy transport hub of Victoria Station, the character of the conservation area is distinctively subdued, with many wide streets and avenues.

The Pimlico Conservation Area was first designated in 1968; and extended in 1973, 1990, and 2006. The conservation area audit was adopted on 10 April 2006.

37. Portman Estate

The Portman Estate originally comprised about 270 acres. It extended from the present day Oxford Street northwards to approximately the course of the Regent's Canal and, from Edgware Road, eastwards to the western boundary of Regent's Park. The land lying south of the east-west line of Bryanston Place, Montagu Place and Dorset Street remains largely under the ownership of the Portman Family today.

Today the Portman Estate retains much of its late eighteenth century residential character. Substantial parts of the original grid layout of streets and squares and the Georgian terraces lining them have survived, which results in a homogenous character. Some of the oldest houses in the area are found in Manchester Square, to the east.

Towards the end of the 19th century and early 20th century a grander scale was introduced to parts of the conservation area, with development of mansion blocks and civic buildings focusing on Marylebone Road. Large scale commercial development since the First World War, has been concentrated along the principal routes of Oxford Street, Baker Street and around Portman Square, where only three of the original grand houses survive on the north side.

The conservation area was designated in 1967 and extended in 1979, 1990 and 2003. It has an adopted conservation area audit.

38. Queens Park Estate

The Queens Park Estate was originally developed on an area of pasture land between 1874 and 1882 by the 'Artisans Labourers and General Dwellings Company'. The artisans' company was founded in 1876 by William Austin to provide decent housing for the working classes and based on his own temperance principles.

It is an important early example of social housing and was unusual for its time in providing cottage style housing with gardens as working-class homes.

The area has a distinctive character and architecture. The yellow brick, two storey cottages were set in wide tree lined streets and embellished with a variety of architectural details such as porches, turrets, gables and arches.

The conservation area was designated in June 1978 and extended in 1991. It has an adopted conservation area audit and design guide.

39. Queensway

Queensway lies along the route of the former Westbourne Green Lane which linked the Uxbridge (formerly Bayswater) Road with the village of Westbourne Green. A series of name changes saw the route first become Black Lion Lane, then Queens Road, then finally Queensway.

Today, this small conservation area has a mixed character; with a rich variety of building types, styles and uses that contribute to its vibrant atmosphere. To the south, Queensway's character derives in large part from its commercial uses, with a diverse range of restaurants and shops at ground floor level contributing to a lively street scene. Most buildings have residential premises to the upper floors. Moving north, the character of the street is increasingly dominated by larger scale buildings,

most notably Whiteley's and the prominent later 20th Century flat blocks opposite. At the northern end, beyond Westbourne Grove, there is a further change in character. Here the street becomes quieter and more residential, with 1930s red brick mansion blocks predominating.

Queensway was designated as a conservation area in 2002 and has an adopted conservation area audit.

40. Regency Street

Regency Street is one of the smallest conservation areas in Westminster, with an Edwardian built form and character.

Today it has an almost entirely residential character, with yellow and red brick residential flat blocks set in quiet streets. Almost all the flats occupy single blocks and are detailed as groups; the larger blocks being set around private open spaces and courtyards. To the east, the Conservation Area also backs onto the gardens and courtyard spaces of the Millbank Estate at Causton Street, giving it a relatively open setting. The immediate vicinity is also of interest for the numerous examples of social housing developments around it; notable developments include the Millbank Estate, Page Street and Lillington Gardens, all of which are visible from the Regency Street Conservation Area.

It was designated as a conservation area in November 1990 and has an adopted conservation area audit.

41. Regent Street

Regent Street is one of the most important examples of town planning in the UK, first laid out by John Nash in the early 19th Century to create a processional route from Regent's park in the north to Carlton House in the south (the present site of Carlton House Terrace).

The early 19th century buildings on Regent Street became unfashionable towards the end of the 19th Century and the street was rebuilt in Beaux Arts style between 1898 and 1930.

Regent Street is remarkable for its high degree of uniformity in terms of architectural style, materials and scale.

The conservation area was first designated in 1973, extended in 1984 and the boundaries rearranged in 1990 and 2005.

42. Regent's Park

John Nash's design still dominates the character and appearance of Regent's Park Conservation Area, with its stucco terraces enclosing extensive parkland, in which there are isolated villas and the ornamental lake at the centre. Although the architecture of the terraces differs in style, they have a uniformity of design which carries forward Nash's townscape concept, although his masterplan was never completed.

During the Victorian era the Park's character changed from that of a private residential estate to its current appearance as a public park, with incidental private

dwellings. Today the Park is also home to the Zoological Gardens and to Queen Mary's and Nesfield's Gardens, which all contribute to its unique character.

The Royal Parks have produced a [management plan](#) for the park.

43. Royal Parks

Royal Parks Conservation Area includes Hyde Park, St James Park, Green Park, Buckingham Palace Gardens and Kensington Gardens.

The parks today are the creation of the picturesque landscaping tradition of the mid-18th to late-19th century. Hyde Park and St James Park are dominated by their lakes. All the parks are well wooded and many paths in Green Park and Hyde Park are laid out as avenues. There is also informal planting in all the Parks

Royal Parks was designated as a conservation area in 1990. The Royal Parks have produced [management plans](#) for each park.

44. Savoy

The Savoy Conservation Area is tightly defined by the River Thames to the South, the Strand to the north, Lancaster Place and Waterloo Bridge to the east and Hungerford Bridge to the west. The Adelphi Conservation Area sits between the Strand and Victoria Embankment Gardens to the north west. The topography and riverside location of the conservation area are of particular significance having shaped the street layout and development.

Although the area has been in continuous development since the fourteenth century, most of what is there now was built between 1860 and 1939. The palate of traditional building materials, from Portland Stone to brick and glazed terracotta make for a varied townscape. The conservation area is dominated visually in views from the south by Shell-Mex House and the Savoy Hotel. These buildings, along with Brettenham House, are prominent in riverside views.

The Savoy Conservation Area was designated on 10 December 1981. It has an adopted conservation area audit.

45. Smith Square

Smith Square Conservation Area is located immediately to the south of the Palace of Westminster Conservation Area. It covers a mixed commercial and residential enclave centred on St John's Smith Square and bounded to the south by Millbank, taking in an area of the embankment to the south of Lambeth Bridge.

At the centre of the conservation area is Smith Square, the focal point and the most important space in the conservation area. The square is dominated by the former Church of St John the Evangelist, the presence of which is softened by informal mature gardens and London Plane trees that surround it. Four streets lined with uniform terraces of 18th century townhouses lead onto the square. The 18th century houses are typified by Flemish bond brown brickwork, which contrasts with the Portland stone masonry of St John's.

The Smith Square Conservation Area was designated in 1969 as part of the larger Government Precinct Conservation Area. It was re-designated in 1987 as the Smith

Square Conservation Area. The conservation area audit SPG was adopted on 14 January 2005.

46. Soho

The Soho Conservation Area is bounded to the north by Oxford Street, to the east by Charing Cross Road, and to the west by the back of the properties in Kingly Street behind Regent Street.

Soho is London's most central village, with narrow streets and alleyways, which 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 occupy its spaces.

In terms of its townscape, Soho has an extremely dense and urban character, defined by an irregular and often confusing grid of narrow streets. The area has retained an essentially late 17th century street pattern, with longer main streets running north/south and shorter from east/west, with many narrow courts and alleys between them.

From the mid-18th century the area began to decline and in the 19th century Regent Street, Shaftsbury Avenue and Charing Cross Road were cut through. These streets are characterised by larger-scale, Victorian development to the area but many early buildings still survive throughout the rest of Soho

The Soho Conservation Area was designated in 1969 and extended in 1976, 1979, 1983, 1990 and 2005. The conservation area audit SPG was adopted on 01 December 2005. The analysis within this informed the [Soho Public Realm Study](#).

47. St James's

The St James's Conservation Area is bounded to the north by Piccadilly, to the south by The Mall, to the west by Green Park and Trafalgar Square to the east. Located in the heart of the City, this area has a strong relationship with many of the adjoining conservation areas, which together form some of the best-known townscapes in London.

The area retains important elements of some early development, most notably the Tudor palace of St James's. St James's Square and the surrounding 17th century grid-pattern of streets contribute significantly to the character of the area. Within this overall framework are many buildings of note dating from the 18th and early 19th centuries, including surviving mews developments tucked away behind the larger scale residential terraces.

In contrast to the hard urban form at its core, are the soft green edges provided by Green Park and St James's Park as well as important landscaped gardens and squares. The area today is known for club life, specialist shopping and services and aristocratic housing.

The St James's Conservation Area was designated in 1969 and extended in 1974 and 1987. It has an adopted conservation area audit.

48. St John's Wood

St John's Wood is a large conservation area, located at the northern extremity of the City of Westminster.

To the north of the conservation area, and on its eastern and western fringes, the density of building is relatively low, and the townscape retains a generally consistent and domestic scale. Here a mixture of large detached and semi-detached Victorian villas, set in generous gardens and along a network of wide, tree-lined streets, creates an informal and picturesque townscape.

The south-eastern part of the conservation area has a different, busier and more urban character. Here buildings are of a larger scale, generally fronting directly onto the street, with less open space and greenery. There is also a concentration of Edwardian and early 20th century mansion blocks, which contrast in scale and architectural detail with the rest of the conservation area.

The St John's Wood Conservation Area was designated in 1967 and extended in 1979 and 2007. It has an adopted conservation area audit.

49. Strand

The Strand Conservation Area incorporates the area from the River Thames through to the southern end of Kingsway and Lincoln's Inn Field, adjacent to the London Borough of Camden and the City of London. The riverside location of the conservation area has shaped its street layout and development. The area's built frontage to the river (the Embankment and Somerset House in particular) makes a significant contribution to the central Thames corridor.

Within this conservation area there are areas of distinct character. The two main routes are the Strand and the Victoria Embankment. The remaining smaller streets contrast in scale with the formal redevelopment around Kingsway and the Aldwych. This includes the substantial complexes of Somerset House and King's College, the Royal Courts of Justice and the London School of Economics.

The Strand Conservation Area was designated on 28 March 1974, and extended on 20 March 1990, 30 March 1993 and 14 April 1994. The conservation area audit SPG was adopted in January 2003.

50. Stratford Place

Stratford Place is a small conservation area located in central Westminster. It includes a short section of Wigmore Street to the north and Oxford Street marks the southern boundary.

This is a lively conservation area with a strongly urban character and mixed townscape. At the centre is Stratford Place itself. Laid out in 1771, this short street was conceived of as a symmetrical 'palazzo' composition closed by Stratford House and flanked by two terraces of grand townhouses. Its most notable characteristic is the formality of its buildings, in contrast to the more eclectic mix along Oxford Street. The small section of frontage to Oxford Street is characterised by large-scale buildings with a commercial character. The most notable of these is Selfridges, a grand Beaux Arts stone clad department store. In the streets immediately north of Oxford Street, the atmosphere changes. Here, pedestrianised routes are enclosed by simple Victorian terraces and social housing, with a range of individual shops and restaurants at ground floor level.

The Stratford Place Conservation Area was designated in 1968 and extended in 1972 and 1990. It has an adopted conservation area audit.

51. Trafalgar Square

Trafalgar Square Conservation Area is located in the east of the City of Westminster, bordered on all sides by other conservation areas. It is a relatively small area and the Square itself is the centrepiece. Laid out by John Nash in the 1820s, many famous London landmarks, including Nelson's Column, the National Gallery, the National Portrait Gallery and St Martin in the Fields, are located in and around the square. Charing Cross Station is situated in the southeast corner of the conservation area and all the routes around the square are major traffic arteries. The area attracts a large number of tourists and the square is home to many special events, giving it a lively and vibrant atmosphere.

The area was first designated as part of the Government Precinct Conservation Area in 1969. The Trafalgar Square Conservation Area was subsequently designated in 1987 and extended in 1990 and 1993. It has an adopted conservation area audit.

52. Vincent Square

This area, comprising the Westminster School private playing field and the buildings surrounding it, is abutted by Westminster Cathedral, Medway Street and Lillington Gardens Conservation Areas. It forms a quiet haven from the busier streets around it, such as Vauxhall Bridge Road and Victoria Street.

This square, which forms a quiet haven from the busier streets around it, was first laid out in the early 19th century and was originally completely surrounded by terraces, a few houses from which survive today. The others, however, have been replaced by the mid-19th century St Stephen with St John's Church and the turn of the century Westminster Technical College, Royal Horticultural Society Old Hall and the King's College Hostel. These three brick buildings are concentrated in the north corner of the square affording it particular townscape quality. Originally home to the Grosvenor Hospital, the Square is now home to the modern Westminster Children's Hospital and Wolfson School of Nursing. Its south-west side is thus dominated by health authority uses, although some plots have been returned to residential use in recent years.

The area was designated in 1979 and was extended in 2009. It has an adopted conservation area audit.

53. Westbourne

On the western border of Westminster with the Royal Borough of Kensington and Chelsea, Westbourne Conservation Area is to the south of Westbourne Park Road and the railway. To the west are Bayswater and Queensway Conservation Areas, to the south is Bayswater.

The area was laid out and developed largely from 1850-1855, following the earlier rapid urbanisation of Bayswater and Paddington to the south and east. As a result of this, the architectural form and townscape are recognisably coherent, comprising both terrace and villa developments, mainly arranged either side of streets running north to south between Westbourne Grove and Talbot Road. This grid pattern is broken by the area around St. Stephen's Gardens and immediately west of Queensway (these areas were added in the extensions of 1978 and 1998 respectively). The area is primarily residential (except for Westbourne Grove, a Victorian shopping area, and Mews workshops), the houses being three or four

storeys with brick and/or stucco facades. A number of buildings are Grade II listed, including the two churches, St. Stephen's on Westbourne Park Road and St. Mary of the Angels on Moorhouse Road.

Westbourne was designated as a conservation area in 1973. It was extended in 1978, 1998 and again in 2002. The final extension included the Edwardian Baynard House on Westbourne Grove. It has an adopted conservation area audit.

54. Westminster Abbey and Parliament Square

Westminster Abbey & Parliament Square Conservation Area is situated in the southern portion of the City of Westminster, with the eastern boundary formed by the River Thames. The northern boundary runs along Bridge Street, while the south and western boundaries follow Millbank and Great College Street.

This is a relatively small conservation area with the highest concentration of Grade I and II* listed buildings; many of which are national and international landmarks and part of which is designated as a World Heritage Site. The hub of the conservation area is centred upon Parliament Square, which provides the setting to a number of statues of statesmen and is surrounded on all sides by busy traffic routes. To the east of this, the River frontage is dominated by the enormous neo-Gothic splendour of the Houses of Parliament. Westminster Abbey is situated at the core of the conservation area, south of which is a complex of ecclesiastical buildings and intimate spaces which provide a dramatic contrast to the busy nature of other routes.

The area was first designated as part of the Government Precinct Conservation Area. It was re-designated as the Westminster Abbey and Parliament Square Conservation Area in 1987. It has an adopted conservation area audit.

55. Whitehall

Whitehall Conservation Area is situated in the east of the City of Westminster and is centred along Whitehall and Parliament Street and the complex of buildings that run either side between St James's Park and the River Thames.

Home to Downing Street, the remaining banqueting house from Whitehall Palace and the Cabinet War Rooms, the conservation area is one of international renown. Whitehall itself forms the ceremonial route linking Trafalgar Square and the Palace of Westminster and is dominated by strong built frontages lining the street. To the west is Horse Guard's Parade with its large courtyard that opens onto St James's Park beyond. The east runs along the River Thames and Victoria Embankment, which contains a key green space in an otherwise built up area. Given its significance in terms of its buildings and position, Whitehall is a popular tourist destination as well as being an office and residential area.

Whitehall was first designated as part of the Government Precinct Conservation Area in 1969. The Whitehall Conservation Area was designated in 1987. The Conservation Area Audit SPG was adopted on 19 December 2003. It has an adopted conservation area audit.

56. Westminster Cathedral

This area comprises the Roman Catholic Westminster Cathedral and the streets immediately surrounding it to the south of Victoria Street. Adjoining the south border is the Vincent Square Conservation Area.

The street pattern and buildings we see in the area today largely stem from the late 19th century when the Free Byzantine style, brick and Portland stone cathedral was constructed. Around it were built residential blocks for the clergy, red brick mansion houses and some commercial, warehouse style buildings. Since the 1970s, when new development created an opening, there has been a spectacular view of the cathedral and its 284 foot campanile from Victoria Street across an open, paved piazza. The modern office and retail development, constructed in steel and smoked glass, forms a divide between the busy Victoria Street and the quiet residential backwater behind.

The area was designated in 1968 and extended in 1977 and in 1993 to include the north part of Francis Street and Greencoat Place. It has an adopted conservation area audit.