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 53 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.
CONTENTS

PREFACE

1 INTRODUCTION

2 HISTORIC DEVELOPMENT

3 CHARACTER OF THE CONSERVATION AREA

GENERAL

HIERARCHY OF PLAN FORM

ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS
Overview
Unlisted buildings of merit
Landmark buildings
Roof extensions

METROPOLITAN AND LOCAL VIEWS

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS
Railings, boundary walls & enclosure
Historic shopfronts
Statues and Monuments
Street Furniture
Historic floorscapes
Trees

CHARACTERISTIC LAND USES

NEGATIVE FEATURES

4 DIRECTORY

DESIGNATION AND EXTENSIONS

LISTED BUILDINGS

OTHER DESIGNATIONS
Adjacent conservation areas
Strategic views
Areas of archaeological priority
Article 4 directions
Regulation 7 direction

PUBLICATIONS
Design Briefs and Guidelines
Further reading.
1 INTRODUCTION

1.1 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.

1.2 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information. This has now been incorporated as part of the Audit providing an Appendix of factual information to the main body of the report.

1.3 The Audit describes both the historical development, and 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 also 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.

1.4 The Conservation Area Audit for the Portman Estate Conservation Area was adopted as Supplementary Planning Guidance by the Cabinet Member for Customer Services on 27 November 2003. The Portman Estate Conservation Area was designated in 1967 and extended in 1979 and 1990. The designation reports can be found in the first part of the Directory at the back of this document.

2 HISTORIC DEVELOPMENT

2.1 The Portman Estate conservation area is situated within the boundaries of Marylebone which was once covered with forest and marshland as part of the great forest of Middlesex. Of the two ancient Manors in St. Marylebone: Tyburn and Lilestone, the Portman Estate falls within the latter.

2.2 Until the middle of the eighteenth century, the area now covered by the Portman Estate Conservation Area was mostly open fields, although development along the lines of Oxford Street (Roman Road) and to a lesser extent along the Edgware Road (Roman Watling Street) had begun much earlier. See Roque’s map of 1746 Figure 1.

2.3 Marylebone Lane wound its way to the village of that name, and the Marylebone Burying Ground, now the Paddington Street Gardens, which was used as a cemetery from 1731 to 1857. Marylebone Road was laid down in 1757 as the New Road to provide a route to the City bypassing the West End. It had a considerable influence on the growth of this part of London and a highly disciplined grid of streets, squares and mews gradually filled the area between the New Road and Oxford Street.

2.4 The Tyburn Tree was a triangular gallows and can be seen on the map at the corner of the Edgware Road and the Tyburn Turnpike, close to where Marble Arch stands today. A plaque in the traffic island at the junction of Edgware Road
and Bayswater Road marks the site. It has been asserted that criminals were executed here as early as the reign of Henry II. The gallows were a standing fixture there between 1571 and 1759, having been erected as and when needed before and after this period. In 1783 the place of execution was moved to Newgate.

Figure 1. Roque’s 1746 Map showing the area of the Portman Estate
2.5 The freehold of the Portman Estate was originally held by the Knights of St. John of Jerusalem. In 1513 a fifty-year lease was granted by Sir Thomas Docwra, Prior of that Order, to John Blennerhasset and his wife. This lease was assigned in 1532 to Sir William Portman. In 1554 Queen Mary, by letters patent, granted the reversion of the premises in fee to William Morgan and Jerome Hulley, who conveyed the freehold the next day to Sir William Portman (Lord Chief Justice of England) and his son Henry and their heirs and assigns.

2.6 The Estate originally comprised about 270 acres and extended from the present day Oxford Street northwards to a line approximating to the course of the Regent’s Canal and from Edgware Road, eastwards to the western boundary of
Regent’s Park and a line which roughly continues that boundary in a southerly direction. Various parts of the estate have been disposed of and today only the portion of the original 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 Settled Estates.

2.7 Henry William Portman Esquire succeeded to the estate in 1761 and laid out Portman Square and the surrounding streets. The main streets running east and west were extensions of existing streets in adjoining estates. The streets running north and south were for the most part projections across Oxford Street of the existing thoroughfares in Mayfair. The size and position of the first Square was determined by the crossings of these borrowed lines.

2.8 Land was then leased by the Estate to private or speculative developers who erected buildings and were responsible for the paving of carriageways and pavements and the laying of sewers. Leases and buildings licenses contained provisions to ensure that the Estate retained control over the building after completion. The terms of the covenants affected the design, construction, maintenance and the use of land and buildings. Historic estate management controls are still in place today within the Portman Estate.

2.9 Gradually a highly disciplined hierarchical grid of streets, squares and mews were laid out. This hierarchy was mirrored by the hierarchy in the design of the terraced houses with the ‘first’ and ‘second’ and occasionally ‘third’ rate houses on the main roads and squares and ancillary domestic quarters in the mews. The buildings range in height from three, four or five storeys, above basement for principal buildings, to two and three storeys for the service buildings.

2.10 Portman Square itself and the surrounding streets were begun in the 1760s with the main north-south streets continuing the lines of existing streets in Mayfair. It was not until 1768 that houses on the south side were occupied and the square was completed in 1784. Most of the houses in the square were built by Abraham and Samuel Adams. The north side was started later about 1774, when the uniform block (Nos. 20 and 21) comprising Robert Adam’s ‘Home House’ and another were begun.

2.11 Mrs Montagu’s House (by James Stuart) in the north-west corner of Portman Square as seen on Horwood’s map and the 1870 O.S. map (see Figure 2) was completely destroyed in 1941. There was a moveable temple or summer house in the centre of Portman Square which was erected by the Turkish Ambassador around 1808, when he resided in number 18.

2.12 Manchester Square was first planned in 1770 but building did not begin until 1776 with the Duke of Manchester’s house on the north side. The Square was largely built by 1784 and possibly not completed until 1788. Manchester House then became the residence of the Spanish Ambassador. Hence Spanish Place where he erected the now demolished Spanish Chapel in 1790 as seen on the 1870 O.S. map. Manchester House was remodelled by Richard Wallace in 1872 and is presently called Hertford House and contains the “Wallace Collection”.
2.13 A circus or double crescent was planned on the axis of Great Cumberland Place but only the east side was completed (in 1789). In 1811 the axis was continued north with the setting out of Bryanston Square and Montague Square alongside. The properties fronting them were designed by J Parkinson for the Portman Estate. A large pond and a cluster of small cottages known as Apple Village were formerly located near the site. This long vista north is terminated by the portico and tower of St. Mary's Wyndham Place, begun in 1823. To the south, the axis is closed by Marble Arch, built by John Nash as the entrance to Buckingham Palace and moved to its present site in 1851.

2.14 By 1820 the development of the estate was complete. Many of the original buildings, together with much of the original street layout survive to this day, although many of the less prestigious houses in the north eastern part of the conservation area were replaced by late nineteenth century mansion blocks and a number of public buildings, such as Marylebone County Court (1874-75), Marylebone Magistrates Court (1896-97) and Marylebone Town Hall (1914) and Library.

2.15 There are some redevelopments of war damaged property dispersed throughout the Portman Estate which present an appearance similar to the original buildings. However in the post-war period there have been several large scale redevelopments and amalgamated sites, many of which are excluded from the conservation area. These developments are particularly evident in Baker Street and in Portman Square. Despite the development during the twentieth century of major new office buildings situated on amalgamated plots, the Georgian terrace remains the dominant element in many of the principal streets.
3 CHARACTER OF THE CONSERVATION AREA

GENERAL

3.1 A large part of the Portman Estate retains its late eighteenth century texture and residential character. This provides a homogenous character stemming from the survival of substantial parts of the original grid layout of streets and squares and the Georgian terraces lining them. Manchester Square to the east remains largely unaltered (except on the north west side) and contains some of the oldest houses in the area. A strong hierarchy remains to the fabric and open spaces, varying from the many examples of mews to the grand terraces of Bryanston Square and Montagu Square.

3.2 The important legacy of this historic development is the prevailing character of the conservation area derived from the harmonious rhythm generated by coherent blocks of historic terraced buildings. These terraces have consistent characteristics of scale, plot sub-division, elevational treatment, solid and void patterns and use of materials in a hierarchical relationship to the carefully planned, historic grid of streets and squares. However, subtle variations including later alterations, exist which add richness to some groups of properties within the uniform order of terraces.

3.3 Towards the end of the 19th century and early 20th century a grander scale was introduced to parts of the conservation area with the development of mansion blocks and civic buildings focusing around Marylebone Road. Large scale commercial development since the First World War, has been concentrated along the principal routes of Oxford Street, Baker Street, George Street, Blandford Street and around Portman Square, where only three of the original grand houses survive on the north side. In addition to the development of some large new blocks the latter part of the twentieth century has seen the introduction of some office use into the Georgian terraces, resulting in a mixed residential/commercial character to the area.

3.4 It is necessary to look at specific components of the built fabric of the conservation area in order to gain a full understanding of the character and appearance of the area. This will range from an analysis of views of metropolitan or local importance to the identification of local townscape qualities such as notable shopfronts. Individually and collectively these factors will define the unique character of an area and should be considered fully in the determination of any application.

The Unitary Development Plan provides the policy basis for the determination of applications and the relevant policy or polices are referred to where appropriate.
HIERARCHY OF PLAN FORM

3.5 The hierarchy of the street pattern and its interrelationship with the open space network define the overall framework of an area. Within this the importance of the grain of development in terms of plot patterns and building lines establishes the pattern of the built form. All of these factors affect the character of an area and are of high importance in dictating the scale of development and the level of enclosure.

3.6 For the purposes of the conservation area audits the council has defined 3 categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area, see figure 3. These are:

- Primary routes and spaces
- Secondary routes and spaces
- Intimate routes or spaces

3.7 There is a strong network of routes running north south through the area leading into central London, and main routes running through from east to west. The northern and southern boundaries formed by the major routes of Marylebone Road and Oxford Street respectively. The Portman Estate is organised around two principal north-south axes: Gloucester Place and Baker Street. These main thoroughfares link Oxford Street to Marylebone Road (the former running south the latter north) and are dominated by heavy traffic. Forming a strong axis within the area is Bryanston Square and Great Cumberland Place. Leading northwards form Marble Arch it is terminated by St. Mary's Church, Wyndham Place to the north. Since it does not connect directly to Marylebone Road it has been spared the heavy traffic. East/west routes include Seymour Street, Wigmore Street, Upper Berkeley Street and George Street.

3.8 The London Squares form an integral part of the formal planned layout of the estate. The Squares are protected by the London Squares Preservation Act 1931. Portman Square is the original focus of the Estate's development. Manchester Square, and the later Bryanston and Montague Squares further punctuate the grid of surrounding streets. In addition is the open space of the crescent of Great Cumberland Place and Wyndham Place is a pleasant enclave set between surviving Georgian terraces.

3.9 Secondary routes have been identified that were generally built to a smaller scale and are not major direct routes through the area, though they are important roads and can carry a significant volume of traffic. Paddington Street Gardens is the only area of public open space located in the Portman Estate Conservation Area and they provide a much needed oasis from the busy thoroughfares of Baker Street and the Marylebone Road. These are considered to be a secondary spaces due to their more intimate relationship with the surrounding built form. They form a buffer between the formal layout of the Portman Estate and the more organic plan form and compact nature of Marylebone to the east.

3.10 The variety and number of mews developments, subsidiary to the terraces and providing intimate spaces, is an important feature within the area. On the
eastern side of the conservation area is a series of mews which run through the Portman Estate on a continuous north-south axis. Sherlock Mews, Kenrick Place, Broadstone Place, Kendal Place, Baker’s Mews and Seymour Mews. This line is only broken between Kendall Place and Baker’s Mews where a street block has been redeveloped. The mews narrow at the entrances and widen inside.

3.11 There are also number of intimate private spaces associated with the mansion block developments which provide the opportunity for glimpses into attractive spaces, sometimes landscaped, which adds interest in the dense urban environment.

| Dominant 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. |
Figure 3. Hierarchy or Routes and Spaces

Hierarchy
- Primary
- Secondary
- Intimate

Portman Estate Conservation Area
ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

Overview

3.12 A large part of the fabric comprises of Georgian terraces. Their simple facades form a uniform backdrop with highlights such as door cases and decorative ironwork. These provide a distinctive grain with complementary proportions and uniform materials. In some instances Georgian buildings will have been developed behind façades. There are a variety of feature buildings of note from the later part of the 18th and early 19th century such as St Mary’s Church, Wyndham Place and Hertford House, Manchester Square, as well as larger scale late Victorian Mansion blocks. These provide focal points without detracting from the Georgian grain of the area.

3.13 During the 20th century further sites were redeveloped, with the major routes experiencing the most intensification and change. Many of the schemes from the first part of the century have become notable features along the major routes such as Council House on Marylebone Road and the developments fronting Oxford Street. However, elsewhere the increase in scale of developments of the later parts of the 20th century have detracted from the Georgian grain of the area, such as in Portman Square and along parts of Baker Street (though not all of these development are included in the conservation area).

The Georgian Squares and Terraces

3.14 Portman Square was laid out circa. 1764 onwards, the houses being mostly built by 1769 and completed circa. 1784. Two Grade I properties, Nos. 20 & 21, and one Grade II, No 19, remain on the northern side of the Square and are a vital reminder of the original scale of development in this area and the composition of the Square when built. Manchester Square, laid out in 1776, was largely built round by 1784. The east, north and lower western sides retain the original terraced properties which form an important early ensemble. Bryanston and Montagu Squares were laid out 1810-11 by J T Parkinson and completed by 1821. The former retaining a large number of the original properties and latter almost intact.

3.15 The Georgian terraces are generally of London stock brick, with recessed timber sash windows under flat gauged brick arches. They range in height from three, four and in some instances five storeys with basements. The majority of first rate residential properties have stucco at ground floor level, normally channelled with modest detailing. Stucco work is also evident to the upper floors and is used in the composition of the terrace as whole. Other features include cast iron balconets to 1st floor windows, timber door cases, porches and decorative fanlights.

3.16 Subtle differences in the detailing of whole terraces provide a richness within the fabric. This can be seen at Nos. 1-21 Bryanston Square, where the centre and end houses are dressed with an Ionic order and pedimented attics. The terraced properties in York Street, (1810-20) have continuous cast iron balconies to the 1st floor of a gothic design. Pevsner noted the impression of Georgian frontages is preserved along the length of Gloucester Place (See local views section).

3.17 Throughout the area are open views to the rear of terraces. This must be taken into account when considering any proposals to the rear of properties. For example there
are open views to the butterfly parapet line of the rear of the terraced properties fronting Upper Montagu Street from Wyndham Place and the retention of their uniform line adds to the quality of the view. There are also open views of the rear of properties surrounding Paddington Street Public Gardens.

3.18 The character and appearance of these properties can be harmed by unsympathetic alterations. The retention of the original appearance and features, including doors and windows, of these properties is vital to the character and appearance of the conservation area and the reinstatement of missing features is desirable. Many of the Georgian terrace houses had plate glass sashes installed in the latter 19th and earlier 20th century. In some cases it is appropriate to restore the fenestration to the Georgian multi-pane design. The same applies to fanlights over doors. Later additions such as the projecting bays in Montagu Square are also of value. The diagram (figure 4) on next page highlights the key features of a typical terraced property.

3.19 Many of the Georgian terraces within the Portman Estate Conservation Area are Grade II listed buildings. There are a number of properties from this date which are not listed. All unlisted properties which are part of the original formal planned layout, and have not been significantly altered, have been identified as unlisted buildings of merit, see section below

**Mews**

3.20 The Portman Estate Conservation Area is characterised by a variety of mews which are a key component of the historic form and development of the area. Many are of particular historic significance. These are important in terms of the planned layout, the facade detailing and the uses taking place in them. The mews are the lowest order of the surviving historic buildings, originally service roads supporting the activities in the principal properties. They are either two or three storeys in height, constructed of brick, and generally simply and robustly detailed. A selection of these are described below.
Figure 4 Typical features of a Georgian terraced house

3.21 Buildings in Montagu Mews South are slightly grander than many of the surrounding mews. Independent of the principal properties they have simple pitched roofs and retain many of their original features, such as coach house doors. Gloucester Place Mews is a long linear residential mews supporting the principal properties on Gloucester Place and Montagu Square. Much of the charm of this mews derives from the simple detailing of the front facades and the mixture of small square bays projecting at ground level with plain black railings and the flush coach doorways. Bryanston Mews East is similar.

3.22 Baker's Mews retains some of its charm despite having been substantially redeveloped on the east side. Other mews such as Bryanston Mews West have been substantially redeveloped but retain the characteristic scale and form. An example of a modern mews development is Tarrant Place (1989) by Quinlan Terry in pale brick, with a central archway entrance.

Later terraced development
3.23 There are a variety of later terraced developments in the area. These include Nos. 2 - 60 Chiltern Street, a handsome terraces of flats with terracotta detailing, situated above shops with fine detailing. They exhibit more modelling to the facades than the Georgian terraces, with a moulded brick string course below the penultimate level and pedimented gable details following the fenestration pattern. These terraces were built in 1891 by Rowland Plumbe for the Artisans Labourers and General Dwellings Co (who built Seymour buildings on Seymour to the same design in 1890). Nos. 55 to 65 (odd)
Chiltern Street have a simple stock brick facade with a bold cornice to the parapet and decorative ironwork to the window sills. Of an austere appearance they follow the simplicity of the Georgian facades.

3.24 In contrast are the grand terraced properties along Mandeville Place in a formal composition with highly decorative roofscape. Dating from around 1875 they are constructed of red brick with stone dressings with a French style mansard. A later and more modest terrace from the second part of the 20th century is Mertoun Terrace in Seymour Street by Albert Richardson the modern Classicist. This brick built terrace of maisonettes is a sympathetic interpretation of the terrace form.

**Mansion blocks**

3.25 There are a variety of mansion block developments throughout the area. These are concentrated to the north between Marylebone Road and York Street, along Chiltern Street and Montagu Mansions and the Western end of George Street. These are a result of the intensification of the urban fabric in the later part of the 19th century and early 20th century.

3.26 Generally the mansion blocks within the Portman Estate have facades reflecting traditional proportions and are of traditional materials. Many retain their uniform appearance and their red brick with terracotta, stone and render detailing proving a further richness to the fabric. The decoration of the facades and modelling to incorporate bays or balconies helps break down the mass of the building articulating the streetscape. The retention of the original fenestration is an important quality of many blocks.

3.27 Situated with a frontage onto both Marylebone Road and Bickenhall Street, between Gloucester Place and Baker Street, are the grand imposing redbrick Bickenhall Mansions. Built in 1896 by W.H. Scrymgeour, the mansions are characterised by tall gables and terracotta dressings. They provide a sense of grandeur to the northern part of the conservation area. York Street Chambers of 1892 are by Balfour & Turner in a neo-Georgian style and were built to provided accommodation for professional women.

3.28 Chiltern Street, designed as a service street between Baker Street and Manchester Street, was much rebuilt in the later nineteenth century. Situated at the northern end of the street are the Portman Mansions, a series of residential blocks built between 1890-1900. These redbrick mansions have Gothic windows and stepped gables. The iron balconies and boundary railings are particularly distinctive.

**Public and commercial buildings**

3.29 The area includes numerous fine buildings distinct from the terrace form though sympathetic to their scale and character. Some are landmarks, (see below) and many are listed representing good examples of their type, including places of worship, local government buildings, public houses and other commercial developments, from the 19th and 20th centuries. A selection are described below.

**Places of Worship**

3.30 The Church of St Mary’s Wyndham Place, 1821-23, by Sir Robert Smirke, is of stock brick and Bath or Chilmark Stone This fine composition is listed Grade I and has Greek Revival details concentrated on the portico and tower. The Church of St James (Spanish Place), 1885-90, by Edward Goldie is an ambitious Early English design of Kentish rag stone with ashlar dressings. The West London Synagogue on Upper
Berkeley Street (1869-70), by Davis and Emanuel, in a Byzantine/Romanesque style, is one of the finest Victorian Synagogues in the country, with the pedimented arched entrance in Portland stone with rich carving.

3.31 From the last century examples include the ashlar faced Swedish Church, 1910 by Wigglesworth & A H Agg, a fine feature on Harcourt Street. The Our Lady of the Rosary R.C. Church on Old Marylebone Road, in brickwork with diapering was designed by Goodhart-Rendel and built in 1963. The Christian Science Church on Seymour Street from 1924, is a bold composition in brick. In the southern part of the conservation area is the Church of the Annunciation, 1912-13 by Sir Walter Tapper in red brick with stone dressings in a late gothic revival style.

Public Buildings
3.32 One of the earliest remaining ‘public buildings’ is St Marylebone Western National School on York Street probably by Edward Tilbury, dating from 1825 is built of stock brick. The former Trinity School of Music, now the School of Economic Science is located on Mandeville Place in a circa.1875 terrace, converted in 1912 from two of the terraced houses the College has a fine interior.

3.33 The Marylebone County Court (c1850), of brick with stone dressing, is in an Italianate design. The adjoining Marylebone Magistrates Court (1896-97 by Saxon Snell) is in the same style with a taller busier frontage. These together with the remaining two terraced properties on Seymour Place with Italianate window surrounds, and the facade to the Police Courts with central pediment with decorative carving, again in an Italianate style, form and important group of mid to late Victorian properties.

3.34 On the eastern side of the junction with Seymour Street is the Samaritan Hospital for Women. Built 1889-90 by W. C. Habershon and F Fawkner in red brick and terracotta, it is a bold and eclectic classical composition. The early L.C.C. fire station on Chiltern Street dates from 1889 and is the best surviving example of the use of free Gothic style in this type of building.

3.35 Good examples of civic buildings from the first half of the 20th century include Council House, (former Marylebone Town Hall) by Sir Edwin Cooper (1914-20). Faced in Portland stone this is an example of Edwardian Graeco-Roman classicism. Linked to the west is the public library of 1938-39 by the same architect, in a less ornate style.

Public Houses
3.36 One commercial building type which are notable elements of a similar scale to the overall terraced form, but generally of a richer and more ornate appearance, are the numerous public houses. The earliest ones are listed such as the early 19th century Harcourt Arms in Harcourt Street and the early/mid 19th century ‘The Marylebone Bar and Kitchen’, No. 76 York Street, with splayed corner and pilasters (the result of 1880’s alterations). No. 34 George Street, now a sushi Bar and Restaurant, was altered to create a public house c 1830-40 and retains a good timber public house front. The recently listed Barley Mow is late 18th century, with a late 19th century ground floor frontage. Another example is No. 94A Crawford Street, the Duke of Wellington, c1811-23 which has a pub front from c1850-60.

3.37 Others which are not listed include the Bricklayers Arms in New Quebec Street which is of interest as it has an entrance from Berkley Mews as well. The William
Wallace on Aybrook Street is a late Victorian P.H. of red brick with moulded window surround and string course decorations in an Art and Craft style. Though with a modern traditional style pub front, the Thornbury Castle in Enford Street has an art deco style facade and retains its original metal windows. Original ground floor frontages, signage, fascias and lanterns are all valuable features where they remain.

Commercial buildings
3.38 Oxford Street and Portman Square, and to a lesser extent Baker Street, are the areas within the conservation area where larger scale commercial development has taken place. In Portman Square, Orchard Court and Portman Court were built in the late 1920’s as part of a programme of slum clearance. Designed by Messrs Joseph these brick faced properties have stone detailing, including giant classical columns and pilasters. These developments introduced a new height and scale of development to the Square.

3.39 A similar scale of development took place along Oxford Street. The Mount Royal Hotel (1932-3), Sir John Burnet, Tait and Partners was designed by Francis Lanne. With a sleek simply detailed facade detail, it has a strong presence on Oxford Street. Further west and dating from 1933 are two stone fronted properties forming a symmetrical backdrop to Marble Arch. Designed by F J Wills, a considerable amount of modelling can be seen on the facades. Identified as making a negative contribution later in this audit and highly visible in the south western corner of the conservation area is the Odeon block by T P Bennett & Son 1963-6.

3.40 Smaller scale commercial development can be found throughout the area as on the western side of Aybrook Street where there is an ornate Edwardian warehouse building. This adjoins an earlier terraced property in stock brick with red brick panel details and gable feature to the north and a simple well proportioned brick and part stone faced office block circa. 1930’s which retains its original metal windows. There is a group of properties from the late Victorian to Edwardian period in Wigmore Street, just east of Dukes Street, which follow the terraced form. These reflect the grain of the Georgian development. The detailing is bolder with more decoration in the form of window surrounds and quoins. The Edwardian schemes show a more individual design and use different materials. No 98-102 having decorative stone detail including projecting bays. These typify the small scale but well detailed infill schemes of a commercial nature in the area.

Post World War II redevelopments
3.41 There are redevelopments of war damaged property dispersed throughout the Portman Estate which present an appearance similar, in terms of scale and materials, to the original buildings. However there have also been several large scale redevelopments on amalgamated sites, many of which are excluded from the conservation area as they are not characteristic of the area. These developments are particularly evident on Baker Street and to the west of Portman Square. The additional height and bulk of such development is harmful to the character and appearance of the area.

3.42 Some development of this period, though not popular at the time has been more sensitively designed, reflecting the scale and materials of the surrounding buildings as well as maintaining a strong identity of their own such as with the modern rear section to the rebuilt Swiss Embassy in Bryanston Square, itself built as a replica of the original building, to the designs of the Swiss modernist architect Jacques Schader.
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. Facsimile architecture will be considered where it would complete a Georgian street or block.

**Unlisted buildings of merit**

3.43  The vast majority of the buildings are in keeping with the character of the conservation area or the respective sub-areas within, most contributing in a positive manner and should be retained. Those properties or developments which are considered to harm the character of the conservation area are identified in the section ‘Negative Buildings’ below.

3.44  There are numerous buildings or groups of buildings that are not listed but are considered to be of special merit. They are defined in the Audits as unlisted buildings of merit.

3.45  This may be due to their townscape or group value, their contribution to the overall character of the area, their inherent architectural qualities or historic association. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted. These are listed below and shown in Figure 5.
**Aybrook Street**  
Nos. 26-38 (consec.)

**Baker's Mews**  
Nos. 2-5 (consec.)

**Baker Street**  
20-32 Baker Street  
York Place Mansions Nos. 117-133  
No 69-79 (odd)

**Berkeley Mews**  
Nos. 1-6, 14-17 (consec.)

**Bickenhall Street**  
Bickenhall Mansions (Nos. 158-231)

**Blandford Street**  
No 5  
Nos. 15-25 & 35-57 (odd)  
Nos. 58 & 60

**Broadstone Place**  
Nos. 2-8 (consec.)

**Brunswick Mews**  
Nos. 1-8, 13-16 (consec.)

**Bryanstone Mews West**  
Nos. 3-9, 33-41 (odd)

**Bryanstone Square**  
Nos. 23 & 24

**Bryanstone Street**  
Nos. 18-28 (even)  
No 21 (Hotel and Car Park, whole block defined by Oxford Street, Old Quebec Street and Portman Street)

**Chiltern Street**  
Nos. 3-31 (odd)  
Nos. 2-60 (even)  
Nos. 33-39 (odd) Wendover House  
No 43a  
No 49a  
Nos. 55-67 & 69-81 (odd)  
No 82  
No 84 York mansions

**Portman Mansions blocks 1-5 (consec.)**  
Nos. 10, 12 & 14

**Crawford Street**  
No 16, 17,  
Nos. 22-26 (consec.)  
Nos. 30-36 (consec.)  
Nos. 39-42  
Nos. 44-49  
Nos. 58-61 Freshwater Court  
Nos. 106a-108 (consec.)  
No. 121, 127-129 (consec.)

**David Mews**  
No 14 (rear of 120 Baker Street)

**Dorset Street**  
Nos. 5-7 (consec.)  
No 22  
No 28 & 29

**Duke's Mews**  
No 6

**George Street**  
Nos. 2, 4, 118 & 120

**Gloucester Place**  
No 10 (including No 11 Portman Close)

**Granville Place**  
Nos. 11-25 (odd)

**Great Cumberland Place**  
Cumberland Hotel (whole block)  
No 45, 50 & 52

**Hindle Street**  
Nos. 13 & 14

**Homer Street**  
No 6 & 7  
No 20  
Nos. 33-37 (consec.)  
Crawford Buildings, Nos. 21-67

**Jacob's Well Mews**  
Nos. 1-4 (consec.)
<table>
<thead>
<tr>
<th>Location</th>
<th>Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenrick Place</td>
<td>No 1-7 (consec.)</td>
</tr>
<tr>
<td>Manchester Mews</td>
<td>Nos. 11-15 (consec.)</td>
</tr>
<tr>
<td>Manchester Street</td>
<td>Nos. 11-16 Hannah House</td>
</tr>
<tr>
<td></td>
<td>No 17</td>
</tr>
<tr>
<td>Mandeville Place</td>
<td>Nos. 1-9 (odd)</td>
</tr>
<tr>
<td>Marylebone Road</td>
<td>Bickenhall Mansions</td>
</tr>
<tr>
<td></td>
<td>Marylebone Magistrates Court</td>
</tr>
<tr>
<td></td>
<td>Marylebone County Court</td>
</tr>
<tr>
<td>Montagu Mansions</td>
<td>Nos. 69-71 (odd)</td>
</tr>
<tr>
<td>Montagu Mews North</td>
<td>Nos. 6, 10 &amp; 11</td>
</tr>
<tr>
<td></td>
<td>Nos. 1a-1k</td>
</tr>
<tr>
<td>Montagu Mews South</td>
<td>No 4 &amp; 5</td>
</tr>
<tr>
<td></td>
<td>Nos. 6-25 (consec.)</td>
</tr>
<tr>
<td>Montagu Place</td>
<td>Nos. 12, 14 &amp; 15</td>
</tr>
<tr>
<td>New Quebec Street</td>
<td>Nos. 2, 3, 5, 6, 8-13 &amp; 20-25 (consec.)</td>
</tr>
<tr>
<td>Old Marylebone Road</td>
<td>Church of Our Lady</td>
</tr>
<tr>
<td></td>
<td>Rectory of Church of Our Lady</td>
</tr>
<tr>
<td>Nutford Place</td>
<td>No 1 Christian Science Church</td>
</tr>
<tr>
<td>Porter Street</td>
<td>No 6</td>
</tr>
<tr>
<td></td>
<td>No 8</td>
</tr>
<tr>
<td>Portman Mews South</td>
<td>Nos. 1-7 (consec.)</td>
</tr>
<tr>
<td>Portman Square</td>
<td>Orchard House</td>
</tr>
<tr>
<td></td>
<td>Nos. 43-45 – including Hesketh House</td>
</tr>
<tr>
<td></td>
<td>No 22 Portman Mews South</td>
</tr>
<tr>
<td></td>
<td>No 46 – including 15a-18 Orchard Street</td>
</tr>
<tr>
<td>Portman Street</td>
<td>Nos. 7-10</td>
</tr>
<tr>
<td>Quebec Mews</td>
<td>Nos. 1-9 (consec.)</td>
</tr>
<tr>
<td>Rodmarton Street</td>
<td>Nos. 7, 9 &amp; 10, 13-17, and 19-22 (consec.)</td>
</tr>
<tr>
<td>Seymour Mews</td>
<td>Nos. 7-10, 12, 15-18, 20-22 (consec.)</td>
</tr>
<tr>
<td>Seymour Place</td>
<td>Nos. 2-24 (consec.)</td>
</tr>
<tr>
<td></td>
<td>Nos. 26-32 (even)</td>
</tr>
<tr>
<td></td>
<td>No 44 &amp; 46</td>
</tr>
<tr>
<td></td>
<td>Merton Terrace (Nos. 1-13)</td>
</tr>
<tr>
<td></td>
<td>Nos. 94a-108, 112-116 (even)</td>
</tr>
<tr>
<td></td>
<td>Nos. 161a-163a, 171-177 (odd)</td>
</tr>
<tr>
<td>Seymour Street</td>
<td>Nos. 60, 62 &amp; 64</td>
</tr>
<tr>
<td></td>
<td>Nos. 56-58</td>
</tr>
<tr>
<td>Spanish Place</td>
<td>No 6</td>
</tr>
<tr>
<td>Thayer Street</td>
<td>Nos. 1, 2 &amp; 3</td>
</tr>
<tr>
<td>Upper Berkeley Street</td>
<td>No 17-72 (façade)</td>
</tr>
<tr>
<td></td>
<td>No 45 &amp; 46</td>
</tr>
<tr>
<td></td>
<td>No 51a (including 23 Seymour Place)</td>
</tr>
<tr>
<td></td>
<td>No 62 &amp; 63</td>
</tr>
<tr>
<td>Wigmore Street</td>
<td>Nos. 88-92, 98-108 (even)</td>
</tr>
<tr>
<td>Wyndham Mews</td>
<td>Nos. 11-13 (consec.)</td>
</tr>
<tr>
<td>Wyndham Place</td>
<td>No 8a</td>
</tr>
</tbody>
</table>
Policy DES9 2 states that permission will not normally be given for proposals which involve the demolition or partial demolition of buildings which contribute positively to the character and appearance of the conservation area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area. This requirement may be balanced against the City Council’s other policy objectives, for example the provision of affordable housing or small office accommodation.

### Landmark buildings

3.46 Within the conservation area there are buildings which are considered to be of landmark quality. This can be as a result of numerous factors including their siting and detailed design. They contribute significantly to the character and townscape of the area being focal points or key elements in views (see Figure 5).

- The most notable landmark in the conservation area is the Church of St Mary’s Wyndham Place, built between 1821-23 to the design of Sir Robert Smirke. Listed Grade I this is a fine feature at the end of the formal vista through Bryanston Square, and along Great Cumberland Place to Marble Arch in the south. Of note in the view northwards are its circular tower and bowed south portico.

- The six other Churches and the two Synagogues are local landmarks within the fabric of the area.

- Council House on the southern side of Marylebone Road has a strong presence enhanced by its central tower and stone façade as does Bickenhall Mansions.

- Hertford House is a notable building on the northern side of Manchester Square due to its five bay elevation to the Square.

### Roof extensions

3.47 Roof lines are an important element which can influence the character and appearance of the conservation area. As a result roof extensions are not always acceptable as they can have a negative impact on this. Policy DES6C highlights instances where roof extensions would not be acceptable. This includes terraces where the existing roofline is largely unimpaired by any extensions or alterations; buildings that are significantly higher than their neighbours; buildings or terraces which are complete compositions or which have existing roof extensions; where there is an unbroken line of butterfly roofs; and where a roofline is visible in long views of public spaces. The properties identified as likely to be unacceptable for roof extension without proper justification are shown in Figure 6.

3.48 The policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension would not harm the proportions or the
architectural integrity of the building or terrace. Policy DES6 states that a roof extension should always compliment the appearance of the existing building and should not adversely affect the character and appearance of the conservation area. The impact of roof top plant, telecom antennae and satellite dishes, in short and long distance views through the area, must be given full consideration.

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

Figure 6. Properties where roof extensions are unlikely to be acceptable

This figure represents a literal and unweighted application of the policies contained in the UDP and in the SPG ‘Roofs - A Guide to alterations and extensions on domestic buildings’. These roof extension policies also take on board material considerations relating to the circumstances of individual applications and the Council’s other policy objectives. Where these considerations are judged by the Council to be of particular importance, there is scope for flexible interpretation of the roof extension policy.
METROPOLITAN AND LOCAL VIEWS

3.49 The Unitary Development Plan defines two categories of views in Policy DES15 which contribute to Westminster’s townscape and historic character. The following section of the audit identifies local views in the conservation area and provides a preliminary list of views which are considered to be of metropolitan importance. A separate city wide document will be produced identifying views of metropolitan importance which will undergo full consultation before being adopted as supplementary planning guidance.

3.50 Full consideration must be given to the impact of any development proposals on important metropolitan and local views both within the conservation area and into and out of it.

3.51 There are no strategic views across this conservation area and no metropolitan views have been identified. However buildings within the conservation area form the backdrop to the view of Marble Arch from Park Lane which is considered a preliminary metropolitan view (these form the basis of a separate study which will undergo full consultation).

Local views

3.52 Due to the formal layout of the estate there are views along the principal north-south and east-west routes which are characteristic of the grid pattern. The relative openness of these contrasts with the many glimpsed views into the smaller scale mews. Views to the rear of terraces are also considered significant, especially where there are unaltered stretches or unaltered rooflines. There are also local views of landmark buildings and from within and through the open spaces.

3.53 Specific views from the major spaces and of buildings important to the character of the conservation area include: (these are shown in Figure 5)

Views from within and into all garden squares, (Bryanston Montagu, Portman and Manchester) as well as the public Gardens at Paddington Street.

View north along the axis of Great Cumberland Place to the gardens of Bryanston Square and Church of St. Mary, a Grade I listed building built between 1821-23 by Sir Robert Smirke.

View southwards down Great Cumberland Place of Marble Arch (which lies outside the conservation area but terminates the southern end of the vista) and the Crescent with mature trees on the eastern side.

Views north and south of uninterrupted Georgian facades along Gloucester Street.

Views to the rear of properties surrounding Paddington Street Public Gardens.

Views to the butterfly parapet line of the rear of the terraced properties fronting Upper Montagu Street.
Views of Council House and the adjoining library from the east and west along Marylebone Road.

View from Portman Street to the Grade I listed Nos. 20 and 21 Portman Square and Grade II listed No. 19 Portman Square on the northern side of the Square.

View north across Manchester Square of Hertford House. Views east-west through Manchester Square are also important.

Views through Manchester Square to and from Hinde Street and Fitzhardinge Street.

Views along York Street of the Church of St. Mary.

In the Unitary Development Plan Policy DES15 seeks to protect metropolitan and local views.

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

3.54 Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments 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.

Railings, boundary walls & enclosure

3.55 Railings and boundary walls can contribute significantly to the character of a conservation area. The City Council considers that they should be protected and properly maintained. They add interest and richness and provide a sense of enclosure marking the boundaries between public and private spaces. In many instances the City Council has control over their removal.

3.56 Railings are a prominent feature of the conservation area, particularly associated with the Georgian residential terraces, the garden squares and the red brick mansion blocks. Many examples of original railings remain and a substantial amount of these are listed. However replica railings are also important, continuing the uniform treatment to the boundary along terraces.

3.57 The cast and wrought iron railings associated with the Georgian terraced housing are important townscape elements completing the character of the terraces and providing an appropriate and unifying edge to the street. Most examples of wrought iron are found in the earlier properties as around Manchester Square, the later properties to the north west such as around Montagu and Bryanston Square tending to have cast iron examples.

3.58 There is a large variety of railing designs throughout the area but in the broader townscape terms the traditional construction and form of these provide a strong uniform appearance. The variety lies mainly in the design of finials. Any one pattern is usually retained for the length of a single terrace and the more ornate finial patterns are found in the principal streets and squares. The repetitive geometry of the railings is one of its distinctive features and the loss of any of the finials can easily destroy the unified
weaken of a terrace. Some Georgian properties have later 19th century cast iron railings of a more decorative and heavier appearance which are an important reflection of Victorian tastes and a valuable contributor to the character of the boundary edge and townscape of the area.

3.59 Examples include the cast iron railings in York Street with urn finials, whilst the former St Marylebone Western National School on the same street has railings with acorn heads and egg shaped finials. The numerous listed railings to the front of properties in Montagu Square have acorn finials, where as those in Bryanston Square tend to have urns.

3.60 Decorative ironwork, in both cast and wrought iron, relating to Georgian terraces is a notable feature of the conservation area. There are eye-catching balconies, balustrades, and signage brackets, in addition to the boundary railings. Particularly ornate lantern supports can be found in Manchester Square and Great Cumberland Place. Continuous 1st floor and feature balconets can also be found on many of the Georgian properties and a particularly dominant elements in those around the squares.

3.61 The later Mansion blocks have more ornate railings, generally with inset panels and gate piers, overthrows and other decorative elements in both cast and wrought iron, which complement the redbrick blocks and provide interesting detail.

3.62 Boundary walls can be found, mainly associated with the later developments such as Montague mansions where red brick walls are topped with decorative railings. The forecourt walls, piers gates and railings to Hereford House form an impressive boundary and are listed Grade II. These were part of the Sir Richard Wallace’s alterations c1872-82 and are constructed of red brick with stone dressings and cast iron.

The relevant City 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.

Historic shopfronts

3.63 Shopfronts, including non-original ones of an appropriate design, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area and can be of historic and architectural interest in their own right. Modern shopfronts of a traditional design can contribute significantly to the character of area as on the north side of George Street where the shopfronts are attractive replicas or refurbished originals.

3.64 The Portman Estate Conservation Area accommodates a variety of retail activities. The principal shopping streets are the northern end of Baker Street and Oxford Street. Here the larger retailers are found and the shopfronts are generally modern with traditional style units interspersed. Baker Street is characterised by a mixture of traditional and modern shopfronts. Many of the modern shopfronts respect the architectural proportions of the building retaining the original cornice and inserting a fascia of suitable depth ensuring a balanced elevation.

3.65 Streets such as York Street, Crawford Street, Chiltern Street, George Street, Seymour Place and New Quebec Street are characterised by smaller scale activities and
generally retain attractive shopfronts, many with the original detailing. Listed examples can be found in York Street where there is a high number, and many of these are in continuous runs, which provide an interesting and rich townscape. This includes Nos. 65-83 and 87-97 which have thin mullioned display windows, panelled stall risers and panelled and glazed doors. Nos. 100, 102, 104 & 105 have altered 19th century shopfronts. Harcourt Street has a number of listed shopfronts, for example No. 29 has a 19th century example which remains relatively unaltered.

3.66 Good examples which are not listed include the original shopfronts and surround details along the whole of Chiltern Street. Seymour Buildings in Seymour Place have retained their original shopfront and decorative surrounds and No. 161 to the north retains original large sashes to the shopfront. Good examples in Crawford Street include the uniform Nos. 98-100 and both Nos. 101 & 102. Original shopfronts and surrounds, or those that remain largely intact, are important in runs and individually within the conservation area.

3.67 The careful design of signage and lighting of a shopfront is important. Internally illuminated signage is inappropriate and harmful to the character of the area. Signage should be appropriately designed and located sensitively in relation to the shopfront and the building.

The relevant City Council policies concerning historic shopfronts and the design of new ones are DES5 C, and the policy relating to signs is DES8. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: 'A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992).

Statues and Monuments

3.68 Many of the country’s most important monuments and statues area to be found in Westminster and they are of significant importance to the townscape of the City and many of these are listed.

3.69 In the southern part of Paddington Street Public Gardens there is the Fitzpatrick family Mausoleum which is listed Grade II. Dating from 1759, it was erected by the Hon Richard Fitzpatrick in memory of his wife. Built of Portland stone it is in an idiosyncratic neo-classical style. There is also the statue of the ‘Street orderly boy’ by Donato Barcaglia of Milan (1849-1930) donated by Alderman David Issacs to St Marylebone in 1943. There is an interesting chest tomb and obelisk in the northern garden. (Paddington Street Gardens was the former Marylebone Burying Ground).

Street Furniture

3.70 Westminster has an outstanding heritage of interesting and historic street furniture, many of it listed. The appropriate maintenance and protection of these is important as is the need to prevent modern street clutter from detracting from their setting. There are numerous items of listed street furniture within the conservation area.

3.71 The drinking foundation in the forecourt of Hereford House is of cast iron and designed by Charles Lebourg c 1878 (listed Grade II*). The Hamilton Memorial drinking fountain in Portman Square, 1878, was donated by Lady Hamilton through the
Drinking Fountain and Cattle Trough Association (listed Grade II). The memorial drinking fountain to William Pitt Byrne in the southern part of the Bryanston Square Garden was erected in 1862 (listed Grade II).

3.72 There are two early 19\textsuperscript{th} century water pumps of cast-iron in the form of ionic columns, one in Montagu Square and one in Bryanstone Square (Grade II). There is a listed K2 telephone kiosk by Sir Giles Gilbert Scott in York Street by the junction with Shillibeer Place.

3.73 The replica Grey Wornum Lamp Standards, where found in the area, make a positive contribution to the conservation area, reflecting the character of the traditional buildings, as do the many lanterns seen attached to properties in the mews.

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

**Historic floorscapes**

3.74 Historic floorscapes are important elements in the townscape of an area and often an integral part of landscaping schemes in an urban environment. This can include major city squares or a mews. Paving, if well-designed and maintained and in suitable quality materials, will contribute to the townscape qualities of an area, often by providing a backdrop to the surrounding built fabric.

3.75 Many mews retain their granite sets which contribute significantly to their character and appearance adding colour and texture. These include; Montagu Mews South, Tarrant Place, Manchester Mews, David Mews, Dukes Mews, Sherlock Mews, Kenrick Place, Broadstone Place, Kendal Place, Baker's Mews and Seymour Mews.

3.76 Granite curb stones remain throughout and provide a quality edge to the footway. All areas of York stone paving that remain contribute positively to the character of the area as does the use of York stone in the hard landscaping of Wyndham Place.

**Trees, landscaping and open spaces**

3.71 Paddington Street Gardens is the only area of public open space located in the Portman Estate Conservation Area. Situated in the far north-east corner of the conservation area, they provide a much needed oasis from the busy thoroughfares of Baker Street and the Marylebone Road. These contain numerous mature trees enclosing the space and grassed areas framed by shrub planting. There is a child’s play area and two pavilion shelters.

3.72 At Wyndham Place a new public space has been created. The modern York Stone paving and simple landscaping including seating and six pear trees provides an appropriate setting for St Mary’s Church.
3.73 The relevant history of the squares is described in the history and main text of this report. They are an integral part of the layout of the area and fundamental in the conception of the formal development of housing schemes at the time. Portman Square was laid out from c. 1764 onwards, the garden was laid out by 1780 and has notable Plane trees. Manchester Square was largely built round by 1784, and the layout of the gardens was probably settled by 1784 and has notable Planes and Limes. Both gardens are listed Grade II on the English Heritage Register of Historic Parks and Gardens.

3.74 Trees provide significant amenity value in an urban environment in both visual and environmental terms. They are important elements in the character and appearance of a conservation area contributing to the townscape in many ways. This can range from a single specimen providing a focal point, a group of mature trees forming part of an historic planting scheme or street trees forming an integral part of an estate layout.

3.75 Mature trees, the majority of which are London planes, predominate in the garden squares and are of particular historic significance as part of the original planting schemes. They are essential in defining the spatial qualities of these spaces and providing a garden setting to the surrounding properties, as well as helping to minimise the intrusion of traffic. An unusual variety of Oriental plane in Portman Square is of special value because of its rarity. In Paddington Street Gardens trees provide a foil for the surrounding buildings, and frame views into and out of the conservation area. The majority of street tree planting is relatively young, although the planes in the crescent on Great Cumberland Place are an exception, and they form a valuable focal point. Trees of a variety of species such as alder and ginkgo have been planted in streets where space permits, and they create a more human scale on the major routes through the conservation area, as well as softening the appearance of buildings and providing visual links between open spaces. Examples can be found on Baker Street, Marylebone Road and Seymour Place. Smaller growing Chanticleer pear trees complement the more intimate character and rich townscape of shopping areas such as Chiltern Street and Blandford Street. In addition there is an alternating row of flowering cherry and Robinia in the garden areas of Bickenhall Mansions and Portman Mansions facing Marylebone Road.

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.

CHARACTERISTIC LAND USES

3.76 The contribution of land uses to the character and appearance of a conservation area is of importance. This will not only have a direct influence on the building typology or make-up of an area but also 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.

3.77 There is a vibrant mixture of land uses in the Portman Estate Conservation Area. In the central area there is a large residential core interspersed with some commercial development. Around the edges of this core there is a significant commercial element of offices, hotels and shops in buildings of a larger scale, especially in the southern part of the conservation area which lies within the Central Activities Zone (as defined in the City of Westminster Unitary Development Plan).
3.78 The Portman Estate Conservation Area has a significant proportion of residential accommodation. The majority of the Georgian townhouses are in residential use and the majority of the mews buildings are now separated from the principal properties and are largely in residential use. The number of traditional domestic houses in single occupation has steadily declined throughout the post-war period as many have been converted for other uses.

3.79 There are commercial offices in the southern part of the conservation area, some contained in original Georgian buildings such as those in Manchester Square. Further concentrations of commercial development exist along George and Blandford Streets. There are also some large office redevelopments as seen in Portman Square. While recognising the mixed use character of Gloucester Place, the City Council attaches considerable importance to the reversion to residential use of the remaining premises in Gloucester Place with temporary office permissions. These temporary permissions were granted following World War II and the matter is dealt with in Policy COM 5.

3.80 Local shops can be found in groups throughout the area. Four Local Centres are identified in the Unitary Development Plan and these cover Crawford Street, Seymour Place (northern and southern end) York Street, Chiltern Street, George Street, Blandford Street, and New Quebec Street.

3.81 Other activities include a variety of education establishments, places of worship, charitable institutions, civic facilities, public houses, hotels and hospitals. A number of Embassy premises are situated in the Portman Estate. On Montague Place the Swiss and Swedish Embassies can be found whilst the Spanish Embassy is located in Manchester Square. This highlights the proximity of this area to Mayfair, Marylebone and Bayswater, and the central role it plays in the function of the capital.

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

NEGATIVE FEATURES

3.82 Negative features detract from the special character of an area and present the opportunity for change which will enhance the character and appearance of an 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.

3.83 Those buildings or features considered to have a negative impact on the character and appearance of the conservation area include (see Figure 5):

Nos. 6-16 Bryanston Street

Nos. 10-13 Crawford Street

Nos. 95-97 Crawford Street

Nos. 109-111 Crawford Street

No 8 Homer Street & Nos. 7-15 Homer Row
Nos. 19-21 York Street
Nos. 91-93, 95-99 & 101-103 Baker Street
Nos. 35-38, 39-40 & 41-42 Portman Square (and outside the conservation area No 30)
No 11 Montagu Place – Swedish Embassy
Buildings on Seymour Place to rear and far eastern side of Samaritan Hospital for Women Marylebone Road
The Police Station at 1-9 Seymour Street
Nos. 50-54 (even) Seymour Street
St Mary’s Bryanston Square C of E Primary School, Enford Street
Cinema and Marble Arch Tower, -18 Edgware Road, 5-9 Marble Arch and 53-59 Bryanston Street.
The vacant car park site bounded by Aybrook Street, Cramer street, St Vincent Street and Moxon Street
Vacant plot on Blandford Street immediately to east of No. 44 giving views to the rear of properties in Aybrook Street.

Any proposal will be judged against policies DES1 and DES9.

Portman Estate Conservation Area Proposed Alterations to the Boundary

3.84 Initial proposals for the extension of the conservation area include the following:
Area to west between existing Portman Estate Conservation Area and the Molyneux Street Conservation Area. This to include the listed Seymour Leisure Centre. The ‘St. Marylebone Baths’ as it was originally known were built in 1936 by the swimming pool specialist Kenneth Cross. Also to include the mansion blocks to the north, Macready House and south, Sherwood Court, as well as the mansion blocks on the southern side of Harrowby Street to the east Ash, Beech and Cedar Houses.
The Fursecroft Mansion block on Seymour Place
The block fronting Baker Street between Nos. 72 & 92.
Dorset Court and Bryanstone House on Dorset Street
No. 129-137 Northwest House Marylebone Road.