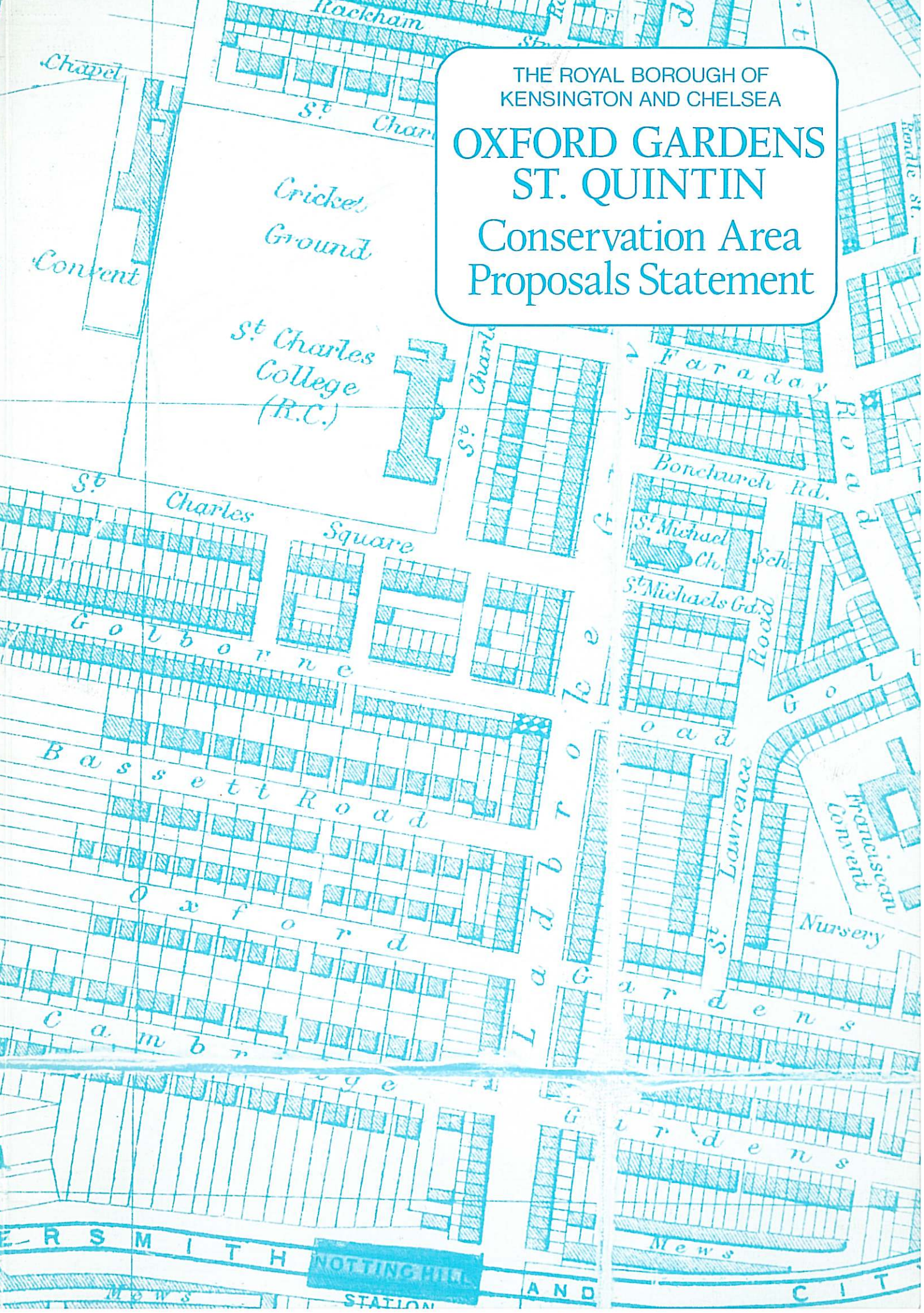


THE ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA

# OXFORD GARDENS ST. QUINTIN

## Conservation Area Proposals Statement



OXFORD GARDENS  
ST. QUINTIN  
Conservation Area  
Proposals Statement



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

# Forewords

## 1979

### **OXFORD GARDENS/ST QUINTIN CONSERVATION AREA**

The Oxford Gardens area and the St Quintin Estate comprise the most northern of the Conservation Areas designated in the Borough under the Civic Amenities Act 1967. It is notable for its variety of building types and the concern of its Residents Association over a number of years.

This policy statement is one of a series of Conservation Area Studies being produced under the 1974 Civic Amenities Act and it is hoped that it will lead to a greater understanding of the architectural and historic heritage which we seek to preserve and enhance. I hope it will also act as a useful guide to householders and architects when alterations or improvements are being undertaken to any of the buildings in the Conservation Area, and when new buildings are being proposed.

The Council and its officers are indebted to the St Quintin Estate Residents Association and the Oxford Garden Conservation Area Residents Association for their support in the preparation of the report.

**Councillor C M McLaren**  
Chairman  
Town Planning Committee  
1979

## 1990

This Statement has been published as an update of the original and takes into account the physical changes within the Area and the changing nature of development pressure. Since the original Statement a limited amount of new building work has been carried out. For the most part new works are generally considered to be of high quality and in harmony with the wide variety of architectural styles. I hope that the policy and advice contained in the new Statement will continue to help generate a constructive response to the need for conservation in the Oxford Gardens/St Quintin area.

**Councillor Professor Sir Anthony Coates, Bt., MD, MRCP**  
Chairman  
Planning and Conservation Committee  
1990

# Introduction

## STATUTORY BACKGROUND

Under Section 277 of the Town and Country Planning Act 1971, local authorities are obliged to determine which parts of their areas are of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. The Council is then obliged, under Section 277B, to formulate and publish proposals for their preservation or enhancement, to present such proposals for consideration at a public meeting in each Area and to have regard to any views expressed at the meeting concerning these proposals.

The original Conservation Area Proposals Statement was presented to a public meeting on 15th February 1979 and adopted shortly after. This revised CAPS has been produced in consultation with local residents groups and has been considered by the Council's Development Plans Advisory Group.

## PLANNING BACKGROUND

The Council is committed in the District Plan (adopted in June 1982 and covering the whole of the Royal Borough) to the preparation of Proposals Statements for conservation areas. Within the Plan are to be found general policies governing the control of development and in particular (in chapters 4 and 17) policies and standards regarding conservation, design and related matters. The continuing effectiveness of these policies is considered, and their content supplemented, by Annual Monitoring Reports. The Council in preparing its Unitary Development Plan will continue to support policies designed to protect and enhance the quality of the built environment.

The major aim of the Plan is to 'maintain and enhance the character and function of the Borough as a residential area' (Section 3.3.1). Its policies include presumptions against change of use from residential to other uses and against development other than residential development on previously residential vacant land. (Sections 5.4.4 and 5.4.2). These policies apply particularly to conservation areas because the maintenance and enhancement



of their character is best served by residential activity. Therefore underlying this Conservation Area Proposals Statement is a continued resistance to any change from residential use in the Area, and also to any change of use which causes extra traffic generation.

The Plan also states (in para. 4.3.13) that 'the aim of each statement will be to identify the characteristics which contribute to the special nature of the conservation area, and to formulate policies which ensure its protection... Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council itself will be included'.

In particular, specific commitments are also made in the Plan (in paras. 4.9.4 and 4.12.2(a)) to prepare detailed policies showing where permission will or will not be granted for additional storeys and forecourt car parking. Comments in this Statement on these two issues are therefore subsidiary to and should be read in the light of the Council's general restrictive policies, set out in section 4.9 and 4.12 of the District Plan, and as amplified in the Annual Monitoring Report published in May 1988 in respect of additional storeys.

Those parts of the District Plan most relevant to the issues discussed here are issued as a separate booklet, available from the Council's Information Offices.

The District Plan will be replaced by a Unitary Development Plan (UDP) which is due for publication in 1992.

### **THE PURPOSE OF THE PROPOSALS STATEMENT**

In publishing this Statement, the Council is of the belief that conservation is as much concerned with ensuring that changes are compatible with their surroundings as with retaining the exact appearance of an area and its buildings.

The purpose of the Proposals Statement for Oxford Gardens/St Quintin Conservation Area is therefore twofold:

1. To provide an indication of the Council's likely response to development proposals. In situations where development can be allowed, the Proposals Statement also provides guidance on appearance and other details. In this way the document is intended to be a useful guide for residents in the Area and for people intending to carry out developments, as well as for the Council's planning department.

2. To indicate where improvements can be made to the appearance of buildings and in their maintenance, to state where the Council will carry out, initiate or support improvements, and to offer advice in respect of work not subject to planning control.

### **THE FORMAT OF THE PROPOSALS STATEMENT**

The first three chapters describe the history of the Area, its present character and appearance and the development pressure to which it is subject. These form the background to the remaining chapters which set out proposals for the preservation and enhancement of the Area's buildings and spaces. All Statements of Policy are contained in chapter 4 'Policy and Controls.'

Additional information is included in the Appendices.

This revised Proposals Statement should now be seen as a detailed exposition of the adopted policies contained in the District Plan and the forthcoming UDP to which final reference should be made.

The information contained in this Statement will be used when the Council considers planning applications in the Area.

### **PROCEDURE**

The Oxford Gardens/St Quintin Conservation Area Proposals Statement has been produced under the direction of the Director of Planning and Transportation, Mary Dent by the Council's consultants, McCoy Associates, in liaison with officers of the Department of Planning and Transportation and in consultation with local residents associations and interest groups.

The map on the cover is an extract from Edmund Daw's map of Kensington 1879.

Historical maps were photographed and printed by the Council's photographers under the supervision of John Rogers. Historical illustrations were provided in the same way or directly reproduced from material kindly made available by the Survey of London.

The co-ordinators for the revision were Paul D Beeby MA, Geoff Huntingford BSc(Hons) MRTPI and Graham Michie BTP (Auck.NZ).

**THIS PROPOSALS STATEMENT WAS ADOPTED BY THE PLANNING AND CONSERVATION COMMITTEE ON 9th JULY 1990.**





*Open character of Oxford Gardens...*



*...and the St Quintin Estate*

# History of Development

# 1

## INTRODUCTION

In 1974 residents proposed that the St Quintin estate be designated a conservation area. The Greater London Council welcomed this and suggested that a wider area including Oxford Gardens, Bassett Road and Cambridge Gardens east of St Mark's Road be included. This Conservation Area was designated on 30 April 1975.

At the Greater London Council's suggestion an extension was designated in December 1976 to take in the Dominican Convent and St Lawrence Terrace. In 1989 the Council reviewed the boundaries again and designated an additional area comprising properties to the north-east of St Charles Square and in Oxford Gardens and Cambridge Gardens.

Properties within the Area are scheduled at Appendix 1.

Public opinion clearly points towards the need for a recognised conservation policy in this area. The St Quintin Residents' Association initiated the designation of the St Quintin Estate in part to protect it from the potentially harmful influence of the Channel Tunnel Terminal then planned for the White City and extending to the railway land around the Barlby Road sidings. Proposals change but the need for a conservation policy nevertheless remains. The Oxford Gardens Conservation Area Residents' Association keeps a constant vigil on any work in their part of the Area.

The Council acknowledges the contributions of the two Associations and the influence of their members in the production of this conservation statement and in its review.

## PHYSICAL DEVELOPMENT

### The coming of the railway

The development of these Estates as suburbs of London was made possible by the development of the

Hammersmith and City railway across North Kensington. It provided cheap and quick access to the City for the north and western suburbs of London.

The railway crossed fields adjoining the suburban fringe and opened up almost all the undeveloped parts of North Kensington to the building speculators. Charles Henry Blake was probably the principal provider of the Hammersmith line. He had already built Kensington Park Gardens, Stanley Crescent and Stanley Gardens in a nearby part of the Borough so it was in his interest to encourage the development of the railway in this part of London.

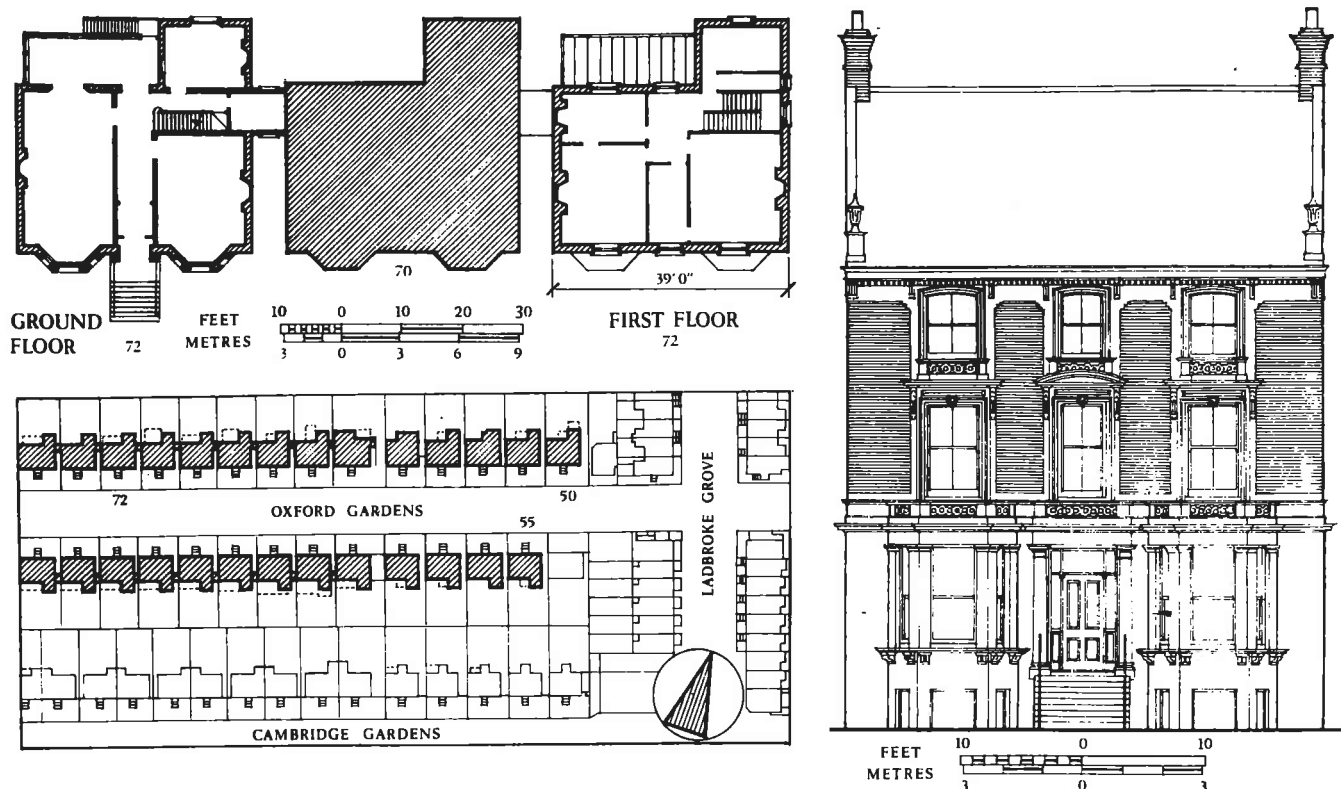
### Charles Henry Blake

Blake (1794-1872) was a remarkable entrepreneur whose convoluted development adventures are set out in detail in the North Kensington volume of the Survey of London. He made his first fortune as an indigo planter and sugar dealer in Calcutta, and plunged into Notting Hill developments with cunning and luck. It was said of him that his speculations cast a murky light upon the ethics of mid-Victorian business behaviour.

At the promotion stage of the railway, Blake did not own any of the land needed; two-thirds of the land was owned by the Misses Talbot who were already finding buyers for their Portobello Estate; they sold two acres in April 1862 for the establishment of the convent at Portobello Road. In November 1862 Blake undertook to buy the remainder (130 acres) and later made an agreement with Colonel Matthew Chitty Downs St Quintin to extend Labroke Grove across the St Quintin Estate in order to gain access to the railway.

St Quintin subjected Blake to considerable control; he required him to build within four years at least seven shops each to be worth not less than £700 and at least 54 houses each of a value of £1,200. All the plans and elevations for this development had to be submitted to St Quintin's architect, Henry Currey, for approval and had to comply with a detailed constructional specification.





St Quintin's part of the agreement was to grant 99 year leases at a peppercorn rent for the first 21 months and then at £610 p.a.; equivalent to a ground rental of about £152 per acre.

On Blake's own freehold land (Chesterton Road, St Charles Square, Bonchurch Road, St Lawrence Terrace, etc.) he was both speculator in charge of operations and ground landlord. His sole object on this land was rapid exploitation by outright sale or by granting leases in order to free both his Ladbroke and Portobello lands from his enormous mortgages. The building agreements he granted stipulated the minimum value of houses to be built but do not seem to have contained any constructional specifications or requirements of design. In fact most of the houses had only 18-20ft wide frontages and a plot depth of 60ft as compared to the 45ft by 100ft on the St Quintin Estate and there was only room for a yard at the back. Buildings that Blake was responsible for achieved notoriety as the scene of some of the worst housing conditions in all London. It is no coincidence that the St Lawrence General Improvement Area was largely congruent with Blake's operations.

### The St Quintin Estate

By contrast, speculators on the St Quintin Estate west of Ladbroke Grove remained subject to considerable control by a ground landlord who was rather more socially and environmentally aware than Blake.

The Estate formerly consisted of the Manor of Notting Barns farm, owned by Thomas Darby of Sunbury; it

was conveyed in 1769 to William St Quintin of Scampston Hall, Yorkshire, to whom he was related by marriage. The original farm house of Notting Barns stood on the present junction of Chesterton Road and St Quintin Avenue.

Before construction of the railway Notting Barns was inaccessible from the rest of London and only a small number of houses were built, partly as a result of the strong measure of control of the ground landlord, partly due to its relative inaccessibility.

Between 1869 and 1870 the development of Cambridge Gardens, Oxford Gardens to the west of Ladbroke Grove, and Bassett Road took place. Colonel St Quintin (d.1876) employed a well-known London architect of the time, Henry Currey, to supervise this and to look after his estate. His layout plan provided long straight parallel streets leading from Ladbroke Grove and extending via St Marks Road and St Quintin Avenue to the more distant parts of the estate. The houses were aimed at moderately well-off families and the lack of mews and stables indicates that they were also designed for the first railway commuters from suburbs into the city.

The next phase of building was between 1871 and 1890. Some 400 houses were built in this time by eighteen different builders including John Gimbrett (Cambridge and Oxford Gardens, St Marks Road and St Quintin Avenue), J E Mortimer (Bassett Road and St Quintin Avenue), and James Rutter (Highlever Road and St Quintin Avenue).



Little building, if any, took place between 1891 and 1905 when development was resumed. The building firm of E T Daley & A S Franklin signed an agreement with W H St Quintin for the construction of several hundred two-storey red-brick family houses to be built in terraces or pairs in the south-west corner of the St Quintin Estate. They include the streets now known as:

*Oxford Gardens (west of St Helen's Gardens),  
Finstock Road,  
Wallingford Avenue,  
Balliol Road,  
Highlever Road,  
Kingsbridge Road,  
Kelfield Gardens,  
St Quintin Avenue.*

After the 1914-18 war the remaining portion of the St Quintin Estate was developed for houses by the Kensington Borough Council and by various charitable trusts.

### **Buildings of Special Interest**

In the late 1860's nos. 152-168 and nos. 177-193 Ladbroke Grove were built: substantial properties erected while the speculative builders still had money to spend on good materials and decorative features.

The sale particulars of the day described the houses as follows:

*'...most conveniently situate, and are especially deserving of the attention of Gentlemen engaged in business in the City, the facilities afforded by the Hammersmith and City Railway in connection with the whole Metropolitan system affording the means of speedy access to all parts of London. The Ladbroke Grove station is within a few minutes walk of the property and there are excellent shops at hand. For their size it would be difficult to find residences more perfectly planned or finished in better taste, every presumed requirement of their future occupants having been specially studied'.*

The houses have a 20ft frontage (25ft in the case of corner ones), the total depth of each plot being 100ft. There are four storeys with basements which present 'a noble and harmonious elevation rendered in Suffolk Brick, with cement dressings, mouldings and balcony surmounted by balustrades relieved at intervals by ornamental vases'. (Sale particulars 1870).

The accommodation provided:

**Entrance Hall:** *(with tessellated pavement) approached by flight of six steps over basement. Hall divided by glass panelled door from inner hall to passage which led to garden lavatory and water closet.*

**Ground Floor:** *2 rooms, front 22ft x 14ft dining room, back library. Polished slate chimney pieces.*

**1st Floor:** *Front drawing room 18ft 6in x 17ft decorated in mauve and white panels with gilt mouldings, marble chimney piece and French casement opening onto balcony. Back drawing or bedroom, veined marble chimney piece.*

**Half Landing:** *Enclosed cupboard.*

**2nd Floor:** *2 best bedrooms, fitted wardrobe cupboards, front veined chimney piece.*

**Half Landing:** *Bathroom, bath, sink. Hot and cold water, fireplace.*

**3rd Floor:** *Four bedrooms, two larger wardrobe cupboards. Gas lamp to second floor, thought to be a considerable attraction.*

**Basement:** *'Capital kitchen' cupboards, dresser, kitchen range, bath and hot water service, a scullery, sink and washing copper, housekeeper's room, larder, wine cellar, water-closet, paved area for tradesmen's entrance.*

The corner houses also had a butler's pantry.

### ***The Church of St Michael and All Angels, Ladbroke Grove***

The site was given by Charles Blake and John Parson on condition that building was completed within two years from December 1869. The architect was James Edmeston and the builder, J D Cowland, was a local man who became one of the first churchwardens. It was consecrated on 17 May 1871.

The Rhineland Romanesque style was a curious choice since late Gothic was in favour at the time for ecclesiastical buildings. The bare and uncompromising exterior is relieved by the apsidal projections of sanctuary, baptistry and chapel, and the tower which

was to have had a gabled spire. It is a most notable feature on the northern portion of Ladbrooke Grove.

### ***The Dominican Convent, Portobello Road***

This was originally occupied by nuns of the Third Order of St Francis which was founded in 1857 at the instance of Dr. Henry Manning. They moved into these specially erected buildings in 1862 but migrated to Essex and the convent was sold to the Dominican Order who also moved elsewhere. The convent buildings were then used by a local community project and at the time of writing they house the Colegio Español.

The main building is of plain stock brick with bands of dark blue brick visible above the high walls along Portobello Road. The principal elements are a little spirelet and the projecting apses of the Chapels. The convent buildings are grouped around a central cloistered court; gardens to the south and east are surrounded by brick walls.

The architect was Henry Clutton and the original building dates from 1862. Later additions were made in 1870 to house a girls' orphanage; this ceased in 1896.

In 1883 John Francis Bentley became architect to the



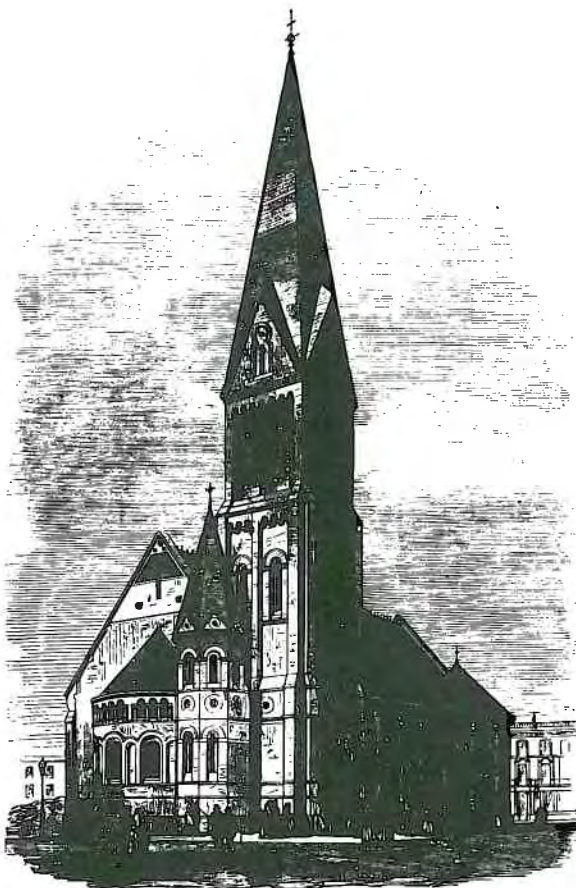
convent, having previously been Clutton's assistant. He built a new chapter room with eight cells above facing the gardens, a new infirmary overlooking the high altar and an octagonal bell turret, the latter similar to the belfries of the church and school of St Francis of Assisi, Pottery Lane and at the Church of Our Lady of Holy Souls, Kensal New Town.

The work of Clutton and of Bentley combine in the chapel to create a particularly attractive Victorian space. It is fully described and well illustrated in the Survey of London.

### ***St Helen's Church, St Quintin Avenue***

The original church, built in a triangle of land presented by W H St Quintin and consecrated in 1884, was destroyed by enemy action in the 1939-45 war. The present church was designed by J B Sebastian Comper and completed in 1956 at a contract cost of £44,440.

It is the principal component in an ingeniously planned group of pale pinkish-red brick buildings intended for church purposes. The ancillary buildings, vicarage, church hall, parish room and stores are clustered around the church which is in a freely treated late Gothic style with elements of Perpendicular and of North European sixteenth century architecture. It is approached through a forecourt flanked by the vicarage and the hall. The west front is of brick with a bellcote surmounted by a thin spirelet to cap the composition. The church interior comprises a five bay clerestoried nave with aisles and a much lower Lady Chapel which projects to the east allowing a



ST. MICHAEL'S CHURCH, KENSINGTON PARK.



*St Helen's Church*

window to be inserted above the higher altar. Dominating the west end of the church is the organ case, a handsome design by the architect's father, Sir J Ninian Comper, which contributes to the Netherlandish character of its whitewashed interior and the sparse use of colour and elaborate fittings. The five-light east window above the high altar contains glass to a late design by Sir Ninian and there is a fine brass lectern saved from the former church and some robustly designed pews by R Norman Shaw.

### **SOCIAL DEVELOPMENT**

North Kensington has seen considerable change resulting from both social and economic forces. In the 1860's and 70's the buildings were aimed at the middle class moderately well-off who kept servants.

In Oxford and Cambridge Gardens in 1871 fifty-five houses were occupied, five in divided occupation. Thirty-four out of three hundred and thirty-two inhabitants were servants; two households in Cambridge Gardens had four servants each and only four households had none. The householders included seven widows, five merchants, five clerks, four 'independents', three lawyers, two builders, one naval captain, a lieutenant-colonel, a minister, an architect, a cornbroker, a fish factor and a draper.

An interesting piece of social commentary by Booth (1) makes direct reference to the Oxford Gardens/St Quintin area. Booth, writing in 1886, expresses the view that middle class speculative building is wholly inappropriate given the overriding need for decent working class housing in London:

*'...throughout the whole area [north of Notting Hill] ...fashion has no place and wealth is the exception. There is however much satisfactory working-class comfort and a considerable amount of middle-class respectability. But many of the quarters in which the*

[1] Contained in his famous 'Life and Labour of the People of London 1886'

*latter are found show symptoms of social decline, and the area contains one of the worst patches of out-cast life in London.*

*Between Ladbroke Grove and Wormwood Scrubs we come upon some vacant ground available for building. Of such space there is very little within the limits of London and to the north, but the question of its occupation constitutes the chief interest of the outermost west which may be said to begin at this point and one cannot look at the map without many fears of what may be to come. In the northern corner by the cemetery, the canal bends once more away from the railway and happily the space is being entirely occupied by the Gasworks, but to the south of the railway line, shut in by the buildings of Marylebone Infirmary [now St Charles Hospital] a miserably poor and disorderly district is forming which threatens to spread alongside of the line. How shall this be stopped? Not I venture to say by the plan so far adopted on the St Quintin Estate of laying out streets and buildings for a well-to-do middle class who may not come and may not stay, but rather by following the lead of the Queen's Park Estate enterprise in supplying the great and genuine demand for an improved type of dwelling arranged for one or two families of upper working class and such as keep servants [2]. They would come and they would stay. Such houses and their occupants would without any doubt have the effect of stopping the spread of Nottingdale conditions northwards, and may perhaps save from decay the middle class property upon which the St Quintin Estate has rashly embarked, and even lift out of their squalor the group of streets near the Infirmary. Here again in the interest of the public, a complete plan is badly needed. The danger which I desire to emphasise is lest good houses, built for a middle class, failing to attract and falling out of fashion, should come to be let as tenements, while the adjoining streets of small properties become slums, with the result that maintenance of a decent standard of life and health is almost an impossibility. This is no rare fear. We have seen it happen.'*

Booth's predictions were being realised as early as 1888. In the Kensington Directory for that year one entry read, '9 Oxford Gardens, Mrs Annie Bennet, apartments'. By 1900 there were four such entries in Oxford Gardens and soon the situation was multiplied many times. The properties in the Oxford Gardens area remain too large for average single family occupation and most have now been converted into self-contained flats, many after simply having been let to large numbers.

After the 1914-18 war most of the remaining land on the St Quintin Estate was used for the provision of

[2] The Queen's Park Estate is immediately north of Harrow Road

working-class housing, either by Kensington Borough Council or by numerous Trusts active in the borough.

Land for a playground consisting of some six acres to the west side of St Marks Road had been bought in 1923 with funds provided by the Kensington War Memorial Committee. This was presented to London County Council and officially opened as the Kensington Memorial Recreation Ground on 24th June 1926.

In the 1970's there was a considerable increase in public ownership, by the Borough Council and by Housing Trusts.

In the area around Highlever Road and Wallingford Avenue up to St Helen's Gardens, there was a higher rate of owner occupation. The pressure on the structures therefore was and is less great than in the older part of the Conservation Area.

### **St Lawrence General Improvement Area**

The General Improvement Area was declared in June 1984 and contained a portion of the Oxford Gardens/St Quintin Conservation Area east of and including Ladbrooke Grove, much of which was in a considerable state of disrepair.

The principal objective was to continue improvement in housing conditions started by the GLC's administration of the former St Lawrence Housing Action Area between December 1978 and December 1983. A recent report by the Borough Environmental Health Officer concludes that most of the major tasks in housing and environmental improvements have been achieved. It is estimated that 86% of all dwellings are now in good condition compared with 35% at the time of declaration. A further 9% are undergoing improvement or have works proposed. Much of this success is attributed to the policy of persuasion and encouragement of householders to take up grants and carry out significant repair work. GIA activity finishes in 1989/90.

### **THE 'WESTWAY' MOTORWAY**

The building of Westway in the mid 1960's required the acquisition and demolition of housing and other uses just to the south of the present Conservation Area. This resulted in a considerable amount of severance between the St Quintin Estate and the area now known as Lancaster West. The Oxford Gardens area has always looked more towards the south, the railway having been a barrier for much longer. The motorway is elevated and so the barrier and other effects

are quite different from those of a ground level road. As other developments south of and below the road mellow, it is becoming less of a scar on the local scene.

Out of the many proposals originally envisaged by the North Kensington Amenity Trust a mixture of uses has come to fruition. To the east of Ladbrooke Grove is the local Aid and Information Centre and Exhibition Hall. To the west is the Luncheon Club and Meals-on-Wheels service, a series of workshops and the Ambulance Station on St Marks Road.

Further west where the motorway opens out towards the roundabout, open space and facilities for organised play (eg. football pitches) have been provided.

Otherwise the mixture of recreational and employment generating uses below the motorway have become accepted. In 1982 the North Kensington Amenity Trust was awarded the Edwin Williams Memorial Award by the Faculty of Building for its initiatives leading to positive regeneration of the land area involved in the motorway project. They received a Civic Trust Award in 1983.



*Under Westway*

# Townscape Analysis

# 2

## INTRODUCTION

Oxford Gardens/St Quintin is unusual among the conservation areas in the Borough in that it contains very few listed buildings; in this case only the Church of St Michael and All Angels, a pillar box and a telephone box are listed. Its special interest lies in the homogenous nature of a number of different housing concepts rather than any specific focal point.

So as to allow a structured discussion of this subject the conservation area is treated as three districts, as indicated on the accompanying plan.

### District A

Early developments by property speculator, Charles Henry Blake, between 1867 and 1890.

### District B

Developments at about the same time, under the design supervision of Henry Currey, architect to Colonel Matthew Chitty Downs St Quintin.

### District C

Later developments after 1905 by engineers Trant, Brown & Humphreys on behalf of William Herbert St Quintin.

This is only an outline guide, however, and there are many individual sites, especially in District 3, which were built later by various architects and developers.

## DISTRICT A

Blake generally provided fairly small sites for his developments, some as restricted as 16 feet by 48 feet deep. This almost invariably resulted in long rows of unbroken terraces having only the smallest of rear gardens or yards. Many of these properties, however, especially along Ladbroke Grove and in St Lawrence Terrace and Chesterton Road, are good examples of high Victorian terraced housing.

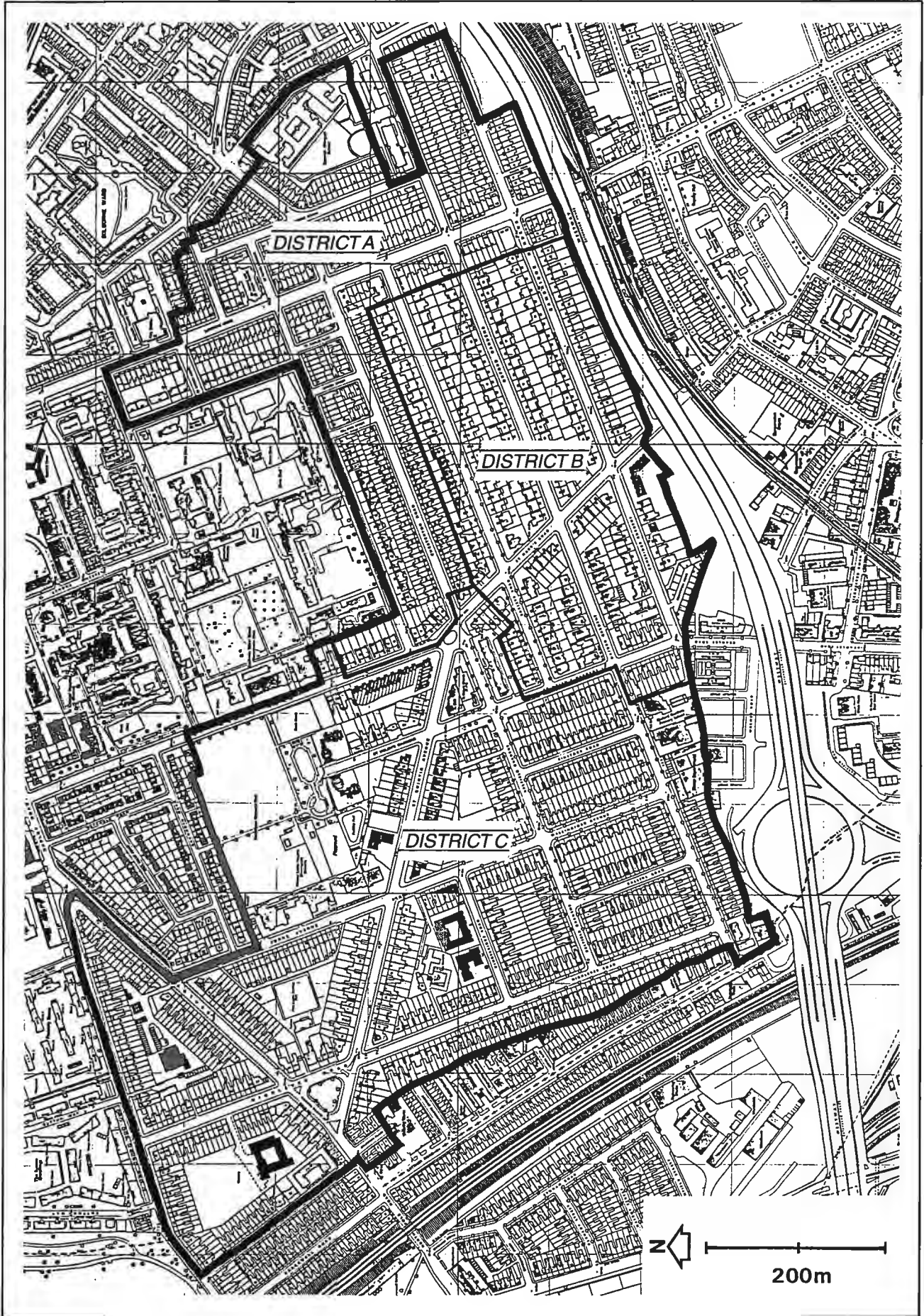
The market and shops along Portobello Road provide a valuable amenity and tourist attraction in the area, but the inevitable generation of refuse and difficulty of street cleaning after the market create a feeling of untidiness in Portobello Road and surrounding streets. Well-kept and attractively painted properties in adjacent streets create a dramatic contrast with this untidiness.

There are some fine Victorian terraces at the southern end of St Lawrence Terrace. These have four floors with plain stuccoed basements, and intermediate bands of brick and stucco on every third course to the ground floor bay windows and entrance portico supports. The façades have interesting and carefully considered windows to the upper floors. They are grouped in close pairs and separated pairs, with corresponding single and double arched window heads. The close pairs are combined by a single shallow brick arch. Though much improved in recent years some still require restoration.

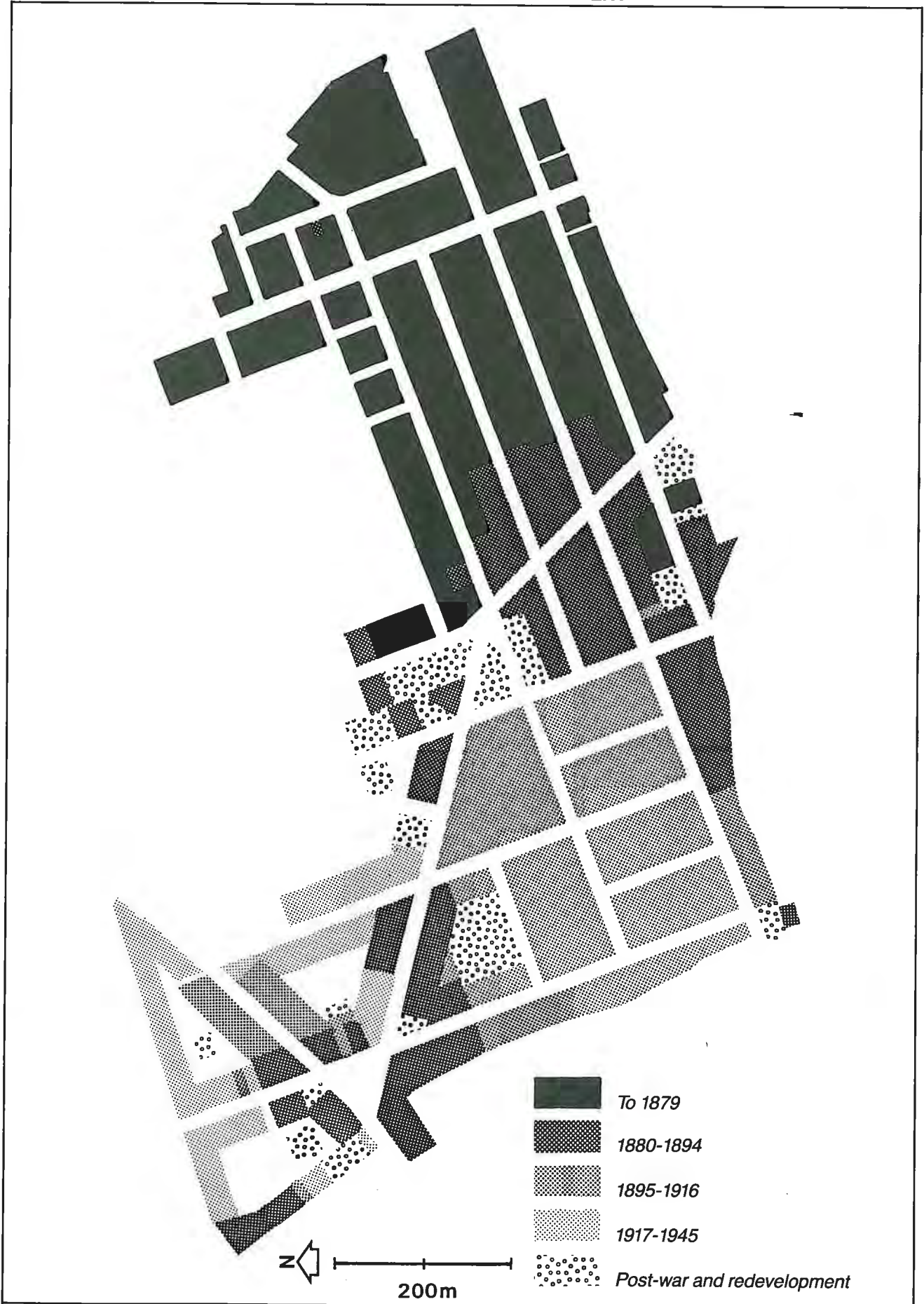
In St Lawrence Terrace North, Bonchurch Road, St Michael's Gardens and the eastern parts of Chesterton Road, the dwellings are far more typical of the general pattern of Blake's developments. Almost all the properties are on four floors, with the exception of shops and additional mansard roofs, and there are examples of stucco-ashlar basements and ground floor renderings, a variety of porticos with circular columns and semi-circular pilasters, and many varieties of window design including rectangular, shallow and semi-circular arched heads, grouped into pairs and triads with bracketed and corniced parapets.

Some renovation schemes, particularly in St Lawrence Terrace North and Bonchurch Road, have attempted to create a more contemporary appearance to the façade by removal, or a reforming, of the original details. This detracts from both the character of individual buildings and the feeling of continuity along the terrace, showing a certain insensitivity

**DISTRICTS WITHIN THE CONSERVATION AREA**



**MAJOR PHASES OF DEVELOPMENT**





toward the original designer's intentions. The results, seen throughout the conservation area, form one of the most significant causes of erosion to the visual quality of buildings.

The dwellings to the north of Ladbroke Grove are quite similar in design to those in Bonchurch Road but with the addition of a further floor south of St Charles Square. The best buildings in Ladbroke Grove are to be seen between Chesterton Road and Cambridge Gardens.



*Elegant but missing some detail: Ladbroke Grove*

The Earl Percy Public House, although of a rather hybrid design, is in immaculate condition, having dark brown ceramic tiles and painted stucco to the ground floor, a theme which is reflected in the interior. The upper floors have both semi-circular and pointed segmental window heads, painted in green which offsets the fine grey brickwork.

Another fine building in the Grove is no. 170 at the corner of Oxford Gardens which has stucco-ashlar treatment to the basement and ground floor and mock Grecian pediments to the first floor windows.

The entire block on the west side between Oxford Gardens and Bassett Road is very attractive. These predominantly brick façades extend in some cases to a sixth floor, no. 207 giving an example where the entire brick frontage had been rebuilt to the original detail.

There is some neglect to the properties, however, especially to the ornate cast-iron railings and finials to the Chesterton Road frontage, and in the general condition of properties in Millwood Street and at the eastern end of St Charles Square; these dwellings have some interesting moulded and circular perforated spandrels.

The eastern frontage to St Charles Square com-

prises three storey houses, in semi-detached pairs, with pitched roofs with projecting eaves and window frames painted in a variety of colours. This area is enhanced by the many kerbside trees, Chesterton Road having a particularly suitable distribution of trees to both sides of the street, enough to provide a visual break in the extremely long façades, but not so many as to create a complete visual barrier even when in full leaf.

The basic character of this district is set by the contrast between the rather cluttered appearance of the Portobello Road and Golborne Road shopping streets and the potentially elegant residential nature of St Lawrence Terrace, Ladbroke Grove and Chesterton Road. Some severance is created by Ladbroke Grove. The major link between these areas is formed by the long parallels – St Charles Square/St Michael's Gardens and Chesterton Road, but the absence of kerbside trees to the east of the Grove tends to create a feeling of discontinuity. There was a certain tightness, even meanness, in the original laying out of the area. Architectural ornament on the façades themselves and on the front boundaries of the properties concealed this and created an attractive locality. Thus loss of these features is particularly harmful here and any increase in volume of buildings has an especially unwelcome effect.



*South end of St Lawrence Terrace*

## DISTRICT B

The residential properties in Bassett Road, Cambridge and Oxford Gardens, and the corresponding section of St Mark's Road, stand on large sites allowing adequate space for rear gardens; the original dwellings were on four floors including a basement.

The basements are faced in plain or ashlar stucco with ground floor bay windows and semi-circular pilasters to the mock portico entrance. The dwellings in Bassett Road have circular columns to the projecting balustraded porticos and ashlar corner pieces, the upper floors having both straight and shallow arched Renaissance window surrounds.

The majority of these buildings are detached although there is only a small gap between them (about 1ft 6in) which rather gives the appearance of a terraced block when viewed obliquely. There are also many semi-detached pairs. The overall condition of the façades is, with certain exceptions, very good, although again there has been some unwelcome removal of the original details.



*Grandiose villas: Bassett Road*

Since the buildings are of such similar design the kerbside cherry trees and occasional plane trees and privet hedges to the front gardens form an important visual element to the quality of the streets. This is especially noticeable in Oxford Gardens in April and May when the cherry trees in full blossom form an almost continuous white cascade across the streets. The overall effect is to introduce a delightful element of surprise when walking along the streets, buildings alternately coming into view and then disappearing behind the dense foliage.

The area west of, and including, St Mark's Road, contains a greater variety of architectural forms. The most remarkable of these are to be seen on both sides of Bassett Road. Although in no way typical of the architectural vernacular of the period, being almost Tudor in flavour, they have a splendid arrangement of four-pointed arched entrances with trefoil



*Victorian and modern harmony: 115A Cambridge Gardens*

arched openings above with trifoliated window heads and beautifully intricate timber barge boards to the front gables.

A particularly interesting new building between 115 and 117 Cambridge Gardens replaces the stub of Maxilla Gardens severed by the motorway. In 1984 the Council gave it an award for the enhancement of the environment not least for its part in repairing the visual disruption caused by the road project.

A scheme which also enhances the local scene has been built at 73-75 St Mark's Road and 109 Cambridge Gardens. It replaces three structurally unsound buildings which could not have withstood conversion. The new scheme restates the terrace with the adjoining buildings in Cambridge Gardens. It is correct in scale and form alongside its neighbours and it retains important 'punctuation' features such as steps up to canopied front doors. Dustbin stores have been sensitively treated. The architects were Jefferson Sheard & Partners.



*...and 73-75 St Mark's Road, 109 Cambridge Gardens*

The remaining properties in Oxford and Cambridge Gardens are more reminiscent of the area. Those in Oxford Gardens have a variety of timber porches and balconies and although some of these balconies have a rather odd ranch-style appearance the whole area is pleasant, well kept and worthy of careful preservation.

The quality of grandeur was clearly an objective of developers of this part of the area, but their pursuit of it was tempered by a desire for a large number of units on the available land.

### DISTRICT C

The initial development in this area comprised several hundred terraced houses. These now form the great majority of dwellings in this area and are typically of red brick, on ground and first floor only, with bay windows to both floors. They have hipped slated gables projecting at right angles to the main roof pitch above the upper bay windows. Treatment of the window heads and entrances is varied, occasionally with intermediate bands of white stucco to the double semi-circular entrances, and in some instances with the addition of slated timber porches and balconies between the bays. The sites are only about 19 feet wide but the average depth of 100 feet allows space for reasonable back gardens. These can now be seen in Highlever Road, Wallingford Avenue, Finstock Road, St Helen's Gardens, Barlby Road, Kelfield Gardens, Balliol Road, the west part of Oxford Gardens, Kingsbridge Road, Brewster Gardens and certain parts of Dalgarno Gardens, which gives a fair idea of the extent of this development.

Pressures for enlargement have resulted in the appearance of numerous dormer windows of many differing designs. For the most part these are detrimental to the appearance of the individual buildings and have altered the character of the Conservation Area.

There are far fewer parked cars in this area, and this, together with the lack of constant through traffic, the reduced scale of buildings, the kerbside sorbus, cherry and plane trees, gives the streets a pleasantly quiet, almost suburban atmosphere. The buildings themselves are generally in very good condition and, being fine examples of early twentieth century terraces of this type, form the basis of the whole character of this district. Buildings are farther apart than elsewhere in the Conservation Area. There are generally more than 22 metres between building lines and this, together with the limited height of the houses, results in streets of surprisingly generous proportions. Space behind and at the corners of terraces is also generous, and the consequent suburban openness is very important to the character and appearance of the area.

Designs vary within this scheme: some fine examples can be seen to the east of St Quintin Avenue, in semi-detached pairs with extremely elegant wrought-iron balconies and multi-curved gables above the bays. Some properties in Wallingford Avenue have semi-circular striped pebble-dashed parapets and in Dalgarno Gardens nos. 18-30 have a further floor added by way of a mansard roof. Although this addition does not detract from the overall proportions of this terrace, it would do if introduced in isolated instances. The character of Dalgarno Gardens is affected by the blocks of Sutton Housing Trust flats, with their distinctive design, to the north.

The west of St Charles Square has some fine Victorian houses. At a right angle to these, in St Mark's Road, there are some unusual examples of Tudor entrances and bay window forms. St Helen's Gardens has yet another variety of brick houses, being on three floors with timber porches and pitched slate roofs. At its northern extremity rather weary-looking asbestos prefabricated dwellings have been replaced by new buildings whose colour, scale and form responds positively to the character of the area.



*Edwardian suburb in the city*



*Oxford Gardens*

At 102-123 St Mark's Road, Kensington Housing Trust have built 24 houses and 20 flats together with parking space, private open space and individual rear gardens. The rhythmic street pattern has been retained and close attention has been paid to local detailing in porches, bay windows, stairs and gate posts. The architect was Jeremy Dixon.



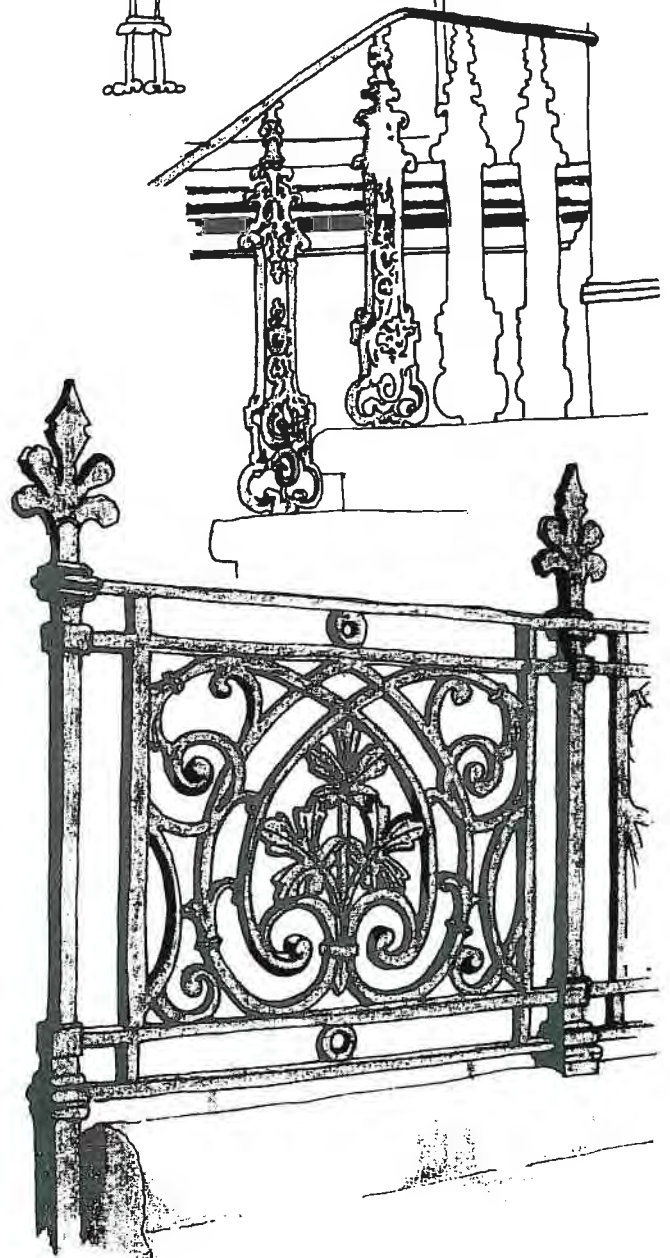
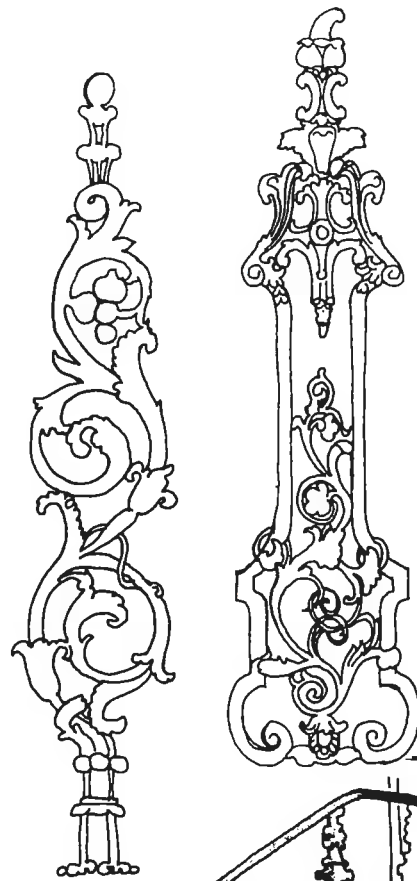
*St Mark's Road terrace by Jeremy Dixon*

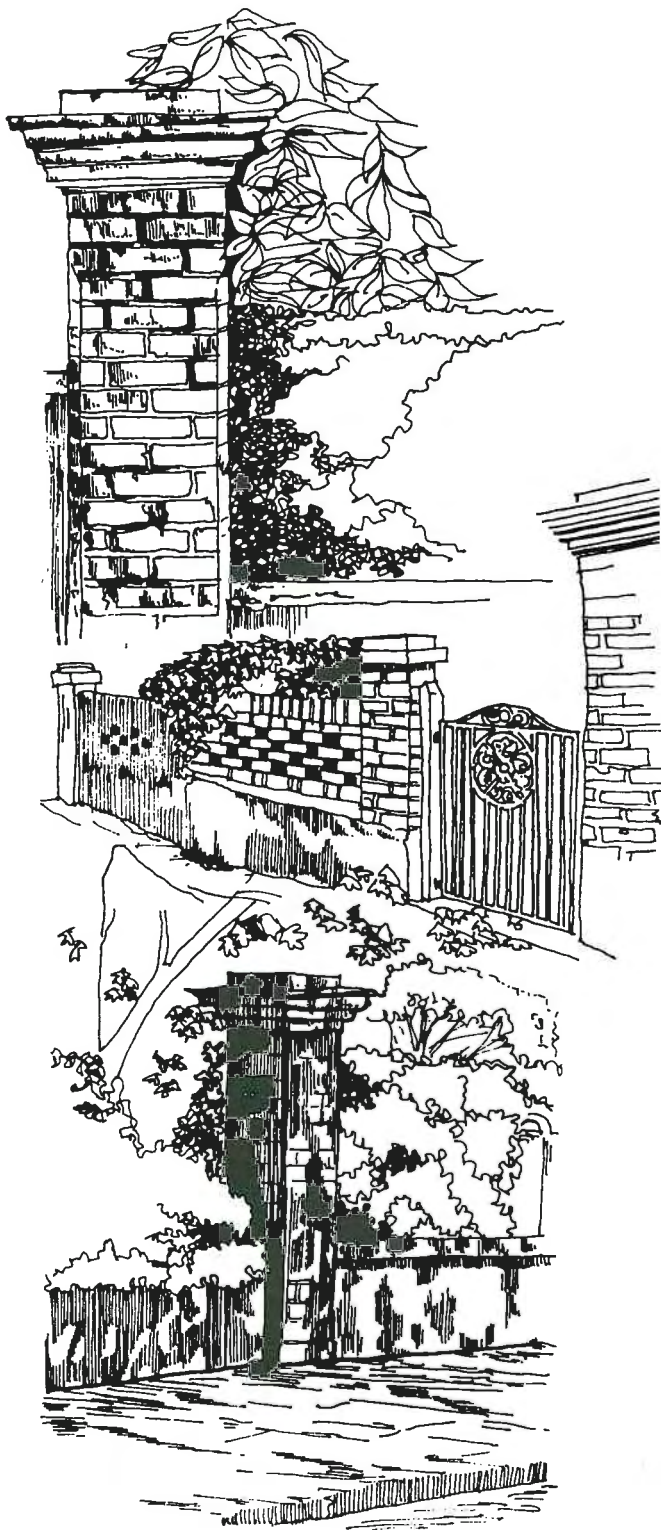
St Helen's Gardens also contains two recent houses of contemporary design, one having a pitched roof with brown shiplap timber cladding to the first floor, and the adjacent building being essentially cubic in form with straight vertical window and spandrel openings. Further examples of this design approach are to be seen around the traffic islands towards the north of Highlever Road, and even more particularly in Brewster Gardens (Coronation Court).

However well-handled in their own rights, these developments have little or no empathy with their surroundings and greatly detract from the character of their immediate vicinity. Had the area been a designated conservation area at the time of their erection, it is unlikely that planning permission would have been granted.

A focal point for this district is formed by the triangular intersection at Barlby and Highlever Roads and St Quintin Avenue. A small open sitting space is formed at the centre of this triangle. It is well kept and has some attractive plane, cherry and maple trees, together with a central lawn and flower-beds. The nearby shops in North Pole Road provide an added attraction and the houses themselves, being of three storeys in semi-detached pairs, are generally in excellent condition and combine these elements into a village-like central space.

Kensington Memorial Park is the only large public open space in the area with some extremely pleasant tennis courts, flower gardens and children's play ground to the south.





Adjacent to the west is the Princess Louise Hospital for children. This brick building is only of moderate academic interest. The terrace along Pangbourne Avenue, probably built in the 1930's, shows some features of interest and adds to the variety of buildings in the St Quintin Estate. The lack of outstanding architecture is somewhat compensated for, however, by the open grassed area to the front of the hospital visible through the iron railings which helps give the avenue a general feeling of spaciousness and greenness. The removal of advertisement hoardings on the southern boundary and the construction of a boundary wall of brick has been of considerable benefit to the environment.

The remaining notable building in this district is the Oxford Gardens Primary School. It is typical of its period, built in 1884 of brick, extending to a maximum of three floors with rectangular windows set into steeply pitched gable ends. This part of Oxford Gardens is unusual in also having the frontage of former industrial premises on one side. Its white painted façade now has imaginative fenestration and brightly coloured doors which make it an attractive part of the local scene.

The Council and the North Kensington Amenity Trust together have brought the land beneath the Westway intersection, south of the conservation area, into constructive use while also greatly improving the local townscape.

## CONCLUSIONS

Oxford Gardens/St Quintin Conservation Area is an extremely pleasant part of North Kensington. Its character and appearance could be further enhanced by the replacement of architectural detail and ornament lost over the years, and in some streets by widespread renewal of front garden enclosures. Changes in fenestration patterns and external pipework have also taken their toll.

Kerbside and front garden trees contribute to the attractiveness of the Area and deserve care and attention at all times, as do hedges in the several streets where they remain a principal feature.

# Pressures for Change

# 3

Various pressures for change apply to conservation areas. Some have a relatively general effect, whereas others are more specific and apply directly to the buildings and streetscape.

## GENERAL PRESSURES

In Oxford Gardens/St Quintin certain general pressures have appeared and then subsided according to the changing influence of strategic policies. In 1976 the Greater London Development Plan included the Oxford Gardens area and the St Quintin Estate as part of 'London's Western Housing Problem Area'. This provided a considerable impetus for housing and environmental improvements by the former GLC and the Council through General Improvement Area and Housing Action Area activity, grant support of several major residential developments by Housing Trusts and individual grants to householders. For the most part resulting changes have been sympathetic to the aims of the Conservation Area and beneficial to its appearance.

Recently, strategic pressures have fallen with completion of General Improvement Area activity, but it is reasonable to expect any future strategy will continue to uphold the ethic of conservation.

Another important pressure on a conservation area can be generated by development taking place just over the boundary. Subject to fewer controls, development may be out of scale and character with the buildings across the street and development of older buildings may not pay the same attention to detail. This might reflect poorly on the conservation area.

In recent years development around the Oxford Gardens/St Quintin boundary has had little overall visual impact and pressures (actual and potential) are confined to a few locations:

- 1) Pressure exists to develop on large plots of former industrial land on Barby Road.

- 2) Piecemeal pressure continues to be exerted down the east side of Latimer Road which abuts the western edge of the St Quintin Estate. Proposals are generally for small scale office, industrial and residential uses.

- 3) The land under Westway which adjoins parts of the southern boundary of the Conservation Area is subject to a range of ongoing projects. These include environmental improvements, provision of small workshops, retail outlets and community facilities. Although many and varied, these projects are small scale and enhancing.

## SPECIFIC PRESSURES

In highlighting pressures for change in a conservation area emphasis must be placed on the specific pressures which extra controls and guidance are designed to ease. These come from private and public sector developers, individual householders who wish to alter their premises in some way, and general piecemeal changes brought on by damage to ornament through age, wear and tear to buildings and bad treatment.

A conservation area is in part a celebration of worthy urban design and must be effective in easing the physical stresses and strains that impinge upon it. In all its actions the Council have a dutiful role to play in preserving or enhancing the character or appearance of the area.

### Conversions

The desire to convert large single family dwellings to flats exerts a great deal of pressure for change in a conservation area. The visible effects of conversions include extra traffic, bin stores, the paving over of front gardens and a multitude of aerials on roofs. This is borne out in Oxford Gardens/St Quintin where many properties have been converted.

### Forecourt parking

Converting to flats creates more dwelling units and

this has the knock-on effect of creating extra demand for parking. There is considerable pressure to create parking bays in the forecourts of many mid 19th century terraced houses on the east side of the Conservation Area.

### **Attic works and roof alterations**

Roof extensions and loft conversions are popular ways of enlarging a dwelling and there is continuing pressure to do so throughout the Conservation Area. It remains the case, however, that the character and appearance of most properties in the Area are particularly sensitive to such alterations. In recognition of this the Secretary of State approved Article 4 directions in 1977 which provide extra controls on roof development in some areas: these are now being reviewed in the light of today's circumstances. Policies and guidelines for roof extensions across the whole Conservation Area are covered in great detail in the next chapter.

### **Extensions**

Along with attic works, extensions are the most visible alterations in a conservation area. Of particular concern is the continuing pressure to develop corner gardens and fill in the gaps at the ends of terraces. These gaps are an integral feature of the St Quintin Estate and pressure of this kind is unwelcome. Pressure also exists for rear extensions. Proposals are often bulky and if permitted would constitute a serious erosion of garden space.

### **Private and public open space**

There are several open spaces formed by the triangular or rectangular configuration of some of the ter-



*A characterful gap but a disappointing viewpoint:  
Balliol Road*



*Appropriate use of backland behind St Quintin Avenue*

aces. In the late 1970s sheltered housing was built on part of the land behind the northern part of High-lever Road. Pressure continues to be exerted for backlands to be developed for housing but it is most unwelcome; subsequent applications have all been refused.

### **Highway works**

In recent years the Council have been considering ways to improve traffic movement in the Oxford Gardens area. There is one completed proposal for kerb extensions at the Oxford Gardens/St Helens Gardens cross-roads to dissuade drivers from parking where they would reduce visibility to other road users.

### **Repairs and maintenance**

There is an ongoing problem of small changes which are detrimental to the Conservation Area. Inappropriate repairs to original detail, poor treatment of façades and front boundaries and inattention to wear and tear gradually lower its overall quality. Examples are many and widespread.

The Council is in agreement with advice given in paragraph 61 of DoE Circular 8/87 on the subject of development in conservation areas. Changes have to occur to 'allow the area to remain alive and prosperous' but change must be subject to appropriate controls to protect special architectural and visual qualities from unsuitable development. Therefore it is important to pinpoint pressures which bear directly on the area if conservation policy is to hold true to its aims of preservation and enhancement. In Oxford Gardens/St Quintin Conservation Area there is a variety of pressures and it is the purpose of the following chapter to outline how they can best be controlled.

# Policy and Controls

# 4

This chapter considers the specific conservation needs of the Oxford Gardens/St Quintin Area.

***Bold italics*** signify specific proposals, design guidance and recommendations for good conservation practice in the Area. **Super bold type** signifies specific policies and proposals which the Council will implement using its town planning development control powers. Reference should be made to the proposals map inside the back cover.

Policy and controls in conservation areas are directly influenced by advice contained in various DoE circulars on the subject. There are three important principles reiterated in the latest circular, 8/87. First is the concern that if we do not take steps to protect and preserve valuable townscape it will be lost for ever. Second is the suggestion that emphasis should be placed on control rather than prevention of new development. Third, when a conservation area is designated, legislation demands of local authorities that:

*'special attention must be paid to the desirability of preserving or enhancing its character or appearance...'* (paragraph 59).

All three set the tone for the Borough's conservation ideals but the interpretation of the last one is especially valuable in formulating policy, controls and design guidance.

**Unless a proposal which requires planning permission contributes to the preservation or enhancement of the character or appearance of the Conservation Area it will not be permitted. Equally proposals which meet the aims of preservation and enhancement will be welcomed.**

## CONSERVATION POLICY IN THE BOROUGH

Conservation Policy for the Borough is contained in the 1982 District Plan, mainly in Chapter 4; certain

relevant points are listed below with their District Plan reference which should be consulted for more details:

- Demolition of buildings in conservation areas will only be permitted in exceptional circumstances (4.7.1.);
- New buildings and infill development must be of a high standard and fit well with their surroundings (4.1.5) (4.6.6);
- New buildings and extensions will not be permitted if the space they would take up is important to the character of the townscape (4.6.5) (7.3.8);
- The Council favours the retention of trees and pursues a programme of care and maintenance, planting and replacement (4.14);
- Detailed plans and drawings including elevations are required when an application for planning permission is made in a conservation area (4.7.4);

The District Plan will be replaced by a Unitary Development Plan (UDP) which is due for publication in 1992.

## Extra Controls

Development which is normally permitted without the need for a planning application (permitted development) can be restricted by the imposition of an Article 4 direction with the approval of the Secretary of State for the Environment. An Article 4 direction specifies a type of permitted development and makes it unauthorised unless planning permission is granted by the Council. They have been applied in some parts of the St Quintin Estate to help preserve terrace rooflines and front elevations (see appendix 2).

## SPECIFIC POLICY GUIDANCE

### Land use

The Council's land use policies are contained in the



District Plan (1982). Of particular relevance to this area are the policies relating to housing (chapter 5). At the time of preparation of this Statement, the Council is producing its Unitary Development Plan (UDP) which will supersede the District Plan. The proposals listed below should be read in conjunction with the UDP.

### **Open space – public and private**

The designers of both estates took care to incorporate space in the street layout. Road widths, gaps, return frontages, backlands and gardens combine to create a distinctive open character for the area. In the St Quintin Estate the use of space has produced a pleasant 'suburban' enclave within a busy high density part of the city.

Backlands formed by the enclosed terraces of the St Quintin Estate exist at Highlever Road, Barlby Road and Kelfield Gardens.

**Some leisure and recreational activities have made good use of these spaces and proposals to develop them with more housing will not be permitted.**

Gaps between buildings soften their sharp, rigid lines and provide views across gardens and to neighbouring terraces and the spatial quality of the streetscape is enhanced by return frontages with surrounding gardens.

**Proposals which would spoil the effect of gaps will not be permitted. The Council strongly discourages development on return frontages.**

### **Roof extensions and alterations**

Just as the Area has developed as three districts each with its own distinctive architectural character, there are three different types of roofscape so that the buildings in each district present their own problems and opportunities when it comes to considering alterations or extensions to roofs.

**District A** building types generally have parapets concealing butterfly or flat roofs. The typical roof extension here is the mansard with dormers. Surprisingly many properties and terraces are free or virtually free of extensions and the original rooflines are retained, of immense benefit to local amenity considering the cramped and dense nature of Blake's schemes. Appeal decisions at 67 Chesterton Road<sup>1</sup> and 15 Bonchurch Road<sup>2</sup> have supported the Council's restrictive policies on roof alterations relative to this district. An important variant in this district can be

seen in Cambridge Gardens east of Ladbroke Grove and in a small section of Ladbroke Grove itself, where mansards with decorative stucco dormers are placed between centre and end pavilions as part of the original, formal composition.

**District B** is characterised by detached villas, semis and terraces of brick and stucco with hipped or gabled slate roofs of low pitch without parapets. Decoration of considerable ornateness on front façades contrasts with a reticence at roof level, the roof slopes originally being plain and eaves detailing often minimal. This architectural style is extremely sensitive to alterations at roof level, items as apparently innocuous as rooflights having a discordant effect when randomly scattered. Mansards ruin the architectural integrity of the Conservation Area. The low pitch of the roofs puts these properties further at risk from large or paired dormers when the existing roof profile is altered principally to provide headroom. Despite these threats the streetscene remains remarkably intact and forms an essential characteristic of the Conservation Area worthy of preservation for the future.



*View across a St Mark's Road frontage*

The St Quintin Estate, **District C**, is also continuously at risk from insensitive change. The solid, suburban brick terraces of the Estate are relatively modest in scale although there are many inventive architectural details to be found in gables and porches. Roofs were originally plain and unadorned and covered with welsh slate or red clay tiles. Many houses have original two-storey rear additions subservient to the main bulk of the house and therefore not unduly prominent in views from the rear. Both front and rear roof slopes are easily visible to passers-by in the street and to residents in their gardens: they are still sufficiently unspoilt for ill-considered schemes to create disproportionate damage to the character and appearance of the Area and to the enjoyment of residents. Alterations to the front elevations at roof level

<sup>1</sup> A/88/111619, 15/6/1989    <sup>2</sup> A/89/115602, 27/9/1989

disrupt the architectural integrity of these attractive houses: alterations at the rear can easily be so overbearing as to interfere with the character and appearance of properties and spoil other residents' outlook. Recent appeal decisions have again supported the Council's position: the enforcement notice decision at 49 Wallingford Avenue<sup>1</sup> is typical.

Bearing in mind these problems and the potential for conflict with the Council's policies on residential densities and car parking standards, it is not surprising that the general presumption in the District Plan against permission being granted for the erection of additional storeys has special significance in the Oxford Gardens/St Quintin Conservation Area. The



*Dormer as extra storey in Highlever Road*

provisions of the General Development Order 1988 and the Article 4 directions in force in the St Quintin Estate virtually preclude 'permitted development' roof alterations in this conservation area so that a specific grant of planning permission is required for the enlargement of a dwellinghouse consisting of an addition or an alteration to its roof and for roof alterations which 'result in a material alteration to the shape of the dwellinghouse'.

Many properties in the Conservation Area, however,

are capable of adaptation or improvement without detriment to conservation principles as long as the character of the building is recognised and respected and certain aesthetic considerations are adhered to. The rest of this section (and its related appendix) is devoted to a summary of these criteria within which development should be proposed. The Council's Design and Conservation officers will be pleased to give further guidance on emerging schemes.

Furthermore, a recent High Court decision<sup>2</sup> has re-emphasised the duty of local planning authorities in considering proposals in conservation areas to pay special attention to the desirability of preserving or enhancing the character and appearance of the area.

**The Council will refuse permission for schemes which do not demonstrably preserve or enhance the character and appearance of the Area. In considering applications for additional storeys and roof alterations, the Council will be guided by the categories and the design criteria set out below.**

***Category 1: Absolutely no change to the roof or dormers.***

Buildings in this category are either in terraces with no justifiable precedent for breaking rooflines, or part of a grouping with unaltered rooflines, or individual buildings where roof additions would significantly alter the original character, architectural proportions or profile of the property. Roof conservatories and access housings will also not be permitted. For the sake of neatness, this category covers old isolated roof extensions which cannot be seen as setting a precedent for other properties: the Council will welcome their removal or at the least their improvement in visual terms in line with the general design guidance below.

***Category 2: No additional storeys.***

This category covers buildings where additional storeys would be environmentally harmful, but where existing top floors are sufficiently varied and altered for minor changes by way of improvement to be possible or even desirable. Dormers or storeys which have been added to the original design could be removed, or altered in character with the original building in line with general design guidance.

***Category 3: Additional storeys might be acceptable.***

Additional storeys might be acceptable where not

<sup>1</sup> C/87/48, 26/7/1988.

<sup>2</sup> *Steinberg & Sykes v. Secretary of State for the Environment (1988)*.



*This isolated roof addition in Chesterton Road does not set a precedent*

already introduced, but each proposal would be judged on its merits within the constraints of the Royal Borough's usual restrictive policy, especially as to the details of the design. This category principally includes terraces in District A where uniformity has been lost and the character of a terrace or group has been severely compromised because of a variety of roof extensions, and where carefully designed roof additions to the remaining properties would help reunite the terrace.

***Category 4: No change to the front and side roof slopes, or to prominent rear roof slopes.***

The majority of residential property in Districts B and C comprises this category. As described above, the roofscape of these districts is largely unspoilt though constantly threatened by unsympathetic proposals for roof extensions because roof pitches are low and eaves detailing relatively slight. Most existing roof spaces within original roof slopes or profiles can, however, be adapted: dormer windows or skylights may be added on rear elevations in suitable circumstances subject to the detailed design guidance set out in Appendix 3.

***Category 5: Each application will be dealt with on its merits.***

All the buildings in this category are individual and defy general policy. There is a presumption against change; proposals for roof additions will be acceptable in principle and in detail only if the Council is satisfied that they will preserve or enhance the character and appearance of the Conservation Area.

***General design guidance for all roof extensions and alterations.***

(a) Where dormer windows are introduced for the

first time, they should line up with the windows on the floor below or relate to the symmetry of the elevation below. Gaps in the parapet engineered to give a view of the street from additional storeys must not be countenanced as they have too severe an impact on the quality of the front elevation;

- (b) In District A, if mansard roofs are acceptable their design should be guided by the ideal mansard profiles contained in the District Plan or, when superseded, in the Unitary Development Plan. If appropriate examples exist, further reference can be made to the profile and positioning of nearby roof extensions to help to retain or restore uniformity in a terrace. There is usually the opportunity for improved detailing;
- (c) Chimney stacks and pots should be retained even if they need to be raised to a higher level. Reinstatement of missing mouldings forming the cornices of chimney stacks can have a dramatic visual impact;
- (d) Party wall parapets should be restricted to the minimum dimensions necessary to comply with Building Control requirements. They should be kept back from the front parapets and sloped at a uniform angle throughout any particular terrace;
- (e) The materials and finishes used should be those originally used on the building and within the terrace or building group;
- (f) Water tanks, lift housings and other roof structures should be located within the roofspace;
- (g) Care should always be taken in the design of the rear elevations of roof extensions, as they will generally have a significant impact on the outlook from many other dwellings.

**Rear and side extensions**

The scope for rear and side extensions is determined not just by open space considerations mentioned earlier but also by the problem of allowing a good architectural relationship between the proposal, the existing building and its neighbours. The erosion of rear garden space is another important consideration as are neighbourhood effects such as privacy, daylighting and sunlighting. (See planning standards section in the current adopted plan).

**Proposals will not be permitted if they would compromise architectural character or contribute to a serious loss of garden space.**

## Forecourt parking

Over the years a number of front gardens and forecourts have been turned into parking places. Development of this kind is very often insensitive and results in the removal of original walls and railings leaving an ugly exposed forecourt which contributes to a break-up in the visual continuity of the street.

Such developments have a serious adverse impact on the character and amenity of individual properties, streetscapes and the Oxford Gardens/St Quintin Area as a whole.

### **Planning permission will normally be refused for the creation of hard standings for car parking in gardens and forecourts.**

The precedent of forecourt parking nearby will not be taken as valid argument. Instead, ***the Council will promote and encourage schemes which aim to enhance existing forecourt car parks by turning them back into gardens and reinstating the original front wall and railings.***

## New development

The scope for new development in the Conservation Area is very limited. Where there is a case for new building work, ***designs must pay attention to the surrounding buildings in terms of scale, orientation, dominant features such as bay windows and, very importantly, materials.*** New brickwork should match the features of neighbouring buildings as closely as possible. These include brick type, pointing and bond used. In the Oxford Gardens area rear elevations tend to be built with London stock bricks and front elevations are a combination of stucco and bricks of yellowish-grey gault. In the St Quintin Estate new brickwork should match the existing orange/red types.

## Maintenance and enhancement

Most of the buildings in the Oxford Gardens/St Quintin Conservation Area are of architectural interest and townscape importance. It is expected that owners will ensure they are preserved in good order and the Council will continue to use its statutory powers to ensure this.

From time to time, depending on the availability of resources, the Council may provide grants for enhancement work in the Conservation Area. Current details can be obtained from the Planning Services Department at the Town Hall.

## Stucco and brick repairs

The elevations of the mid 19th century terraces in and



*Decaying stucco, broken mouldings, painted brick and trailing wires: Chesterton Road*

around Oxford Gardens exhibit a pleasing contrast between brickwork and stucco. Unfortunately there are buildings where stucco has deteriorated and brickwork is in need of repair. ***Prompt regular repair is much better than restoration made necessary by a long period of decay. It is cheaper, it enables the stucco to work as a weatherproof skin for the building and it keeps the property looking attractive.***

***Replacement brickwork should re-use the original brick and mortar type whenever possible. Otherwise new bricks and pointing should match the existing as closely as possible and use the same bond and pointing method. Struck pointing should only be used when there is a strong historical precedent.***

## Painting

Throughout the Conservation Area houses have had their brick frontages painted over, often with the mortar picked out in a contrasting colour. The effect is invariably poor. Several examples in the St Quintin Estate show how painting the front façade breaks the

continuity of a terrace in covering up the rich red tones of the weathered brickwork. Similarly, painting brickwork in Oxford Gardens is unnecessary and crude. ***It is far better to clean dirty brickwork and repoint if necessary. This is in keeping with its original character and avoids recurring maintenance costs.***

A scheme for painting the brick and stucco houses has been devised by the Oxford Gardens Conservation Area Residents Association. It has been used widely and is very effective. ***The principle is that on houses with a brick façade, stucco ornamentation is painted white and bricks are left as they are. On houses with a stucco façade, ornamentation is picked out in white while the main body of the stucco is painted in a contrasting pastel colour.*** The result is an integrated scheme with some flexibility to allow for variation and personal choice. This scheme fits well with the original design concepts in the work of Currey, Blake and the St Quintin family, and would be particularly effective in streets such as Chesterton Road as suggested in the original Statement. Their work, unlike many nineteenth century London estates, never made a virtue of uniform paintwork for entire streets and squares.

### Doors

Many doors are of original design. Typically Oxford Gardens doors are classical with two vertical panels in glass and two smaller square panels below. St Quintin doors are smaller and glazed, often with a leaded light in art nouveau style above the door handle. ***These doors are in keeping with their respective building styles and should always be retained. The replacement of ill-proportioned doors made from inferior materials with those of original design is strongly encouraged.***

### Windows

The predominant windows throughout the Conservation Area are double-hung timber sashes. They are simple and neat with two or four panes and are historically and proportionally correct. Replacement by casement windows is wholly inappropriate and standard metal or plastic windows are, aesthetically speaking, disastrous. ***The timber-framed sash is the only really suitable design and should always be used for replacement or repair during conversion or restoration work.***

### Chimneys

Chimney pots and stacks are integral elements in the character of buildings in the Conservation Area and should be retained even if they are no longer used. ***Broken pots should be replaced with full-size replicas, not triangular or cylindrical capping.***



*Bassett Road entrances...*

***Where party walls are being erected as part of new back extensions the harmonious relationship between chimney stack and roofline must be retained.***

### Architectural features and decorative details

Architectural features such as porticos, bays, pediments and stone balusters form the characteristic rhythm of the street scene and should be retained and renovated. Porticos are a particularly prominent element as noted in the original Statement which singled out St Charles Square as a location where restoration would make an effective contribution to the street scene.

Original decorative details such as cornices, stringcourses and console brackets are also very important to the appearance of individual buildings and contribute to the unique flavour of the area. Many buildings have lost various items of detail and this often leaves them looking stark. Stucco restoration is the most effective way of replacing lost detail but fibreglass moulds are often a cheaper yet viable alternative.

It may be possible for residents who have a mould made for a common feature such as a cornice to



*...and ill-considered binstores*

leave it with the manufacturer so that it can be used more than once. A leaflet listing firms that specialise in stucco, plasterwork and fibreglass mouldings is available from the Planning Information Office in the Town Hall.

**When considering applications the Council expects appropriate restoration of architectural features and original decorative details to have been included in the proposal.**

## Ironwork

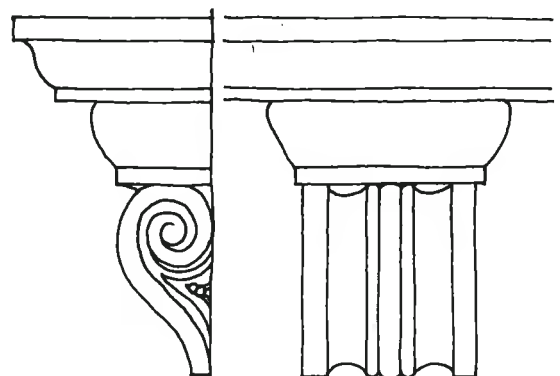
Ironwork such as panels, window box rails, entrance canopies, railings and gates are very attractive elements of the streetscene.

Finding exact replicas for the replacement of Victorian railings can be difficult. It is possible to have railings made to order if an original railing is available as a mould. To buy railings from a demolition firm may be cheaper but is less satisfactory since finding a similar pattern to the original is fairly unlikely. A leaflet 'Ironwork and Salvaged Fittings, Specialist Suppliers' is available from the Town Hall.

***Ironwork should be retained, replaced when broken and regularly painted. Black gloss paint is the most appropriate finish for railings.***

## Boundaries

Boundary treatment varies enormously across the Conservation Area. Some boundaries have retained their original character – low walls with high railings – but in many cases railings and walls sadly have been





*Modern railings which work well and better binstores*



*The importance of detail: Oxford Gardens*



*Attentive repair rather than restoration in Oxford Gardens*



*Well treated stucco: Cambridge Gardens*

removed or replaced with modern materials such as new brick, concrete, californian blocks and horizontal tubular rails.

In Oxford Gardens reinstatement of frontages in the original style is one of the most effective enhancements, especially if the scheme spans several properties. The original Statement gave particular priority to the restoration of railings and gate piers in Chesterton Road: although many buildings have been renovated in the intervening period, little progress has been made at the back edge of footpaths. This therefore remains a priority.

***The Council will encourage restoration of front boundaries and important flank returns to their original designs.***

### **Bin stores**

Unfortunately some conversions in the Oxford Gar-



*Weak boundary treatment and no binstores*

dens area have prompted the paving-over of front gardens to accommodate bin stores. In many cases their design has been crude and insensitive, making no effort to be unobtrusive or to match surrounding materials. Comprehensive technical information on the design and location of bin stores is available in a document entitled 'Refuse Storage and Collection, Code of Practice', drawn up by the Director of Engineering and Works Services. However, the aesthetic guidance it contains is by no means exhaustive and may not be appropriate to every situation in Oxford Gardens/St Quintin. Appendix 5 shows some problems and their possible solutions diagrammatically.

**Front garden bin stores require planning permission and design details are best worked out in consultation with planning officers.**

### **Pipes, wires and flues**

Inappropriately placed pipes and flues can easily

spoil the proportions and elegance of a building and wires can be very unsightly, especially when left trailing.

***Pipes, wires and flues should be routed internally wherever possible. Otherwise they should be placed on rear or side elevations, whichever is more discreet. Wires should lie alongside linear features, firmly secured and well camouflaged.***

**When granting planning permission the Council requires all flues and pipes, other than rainwater pipes, to be kept off front elevations.**

### **Aerials and antennas**

Aerials and dishes often appear ugly and obtrusive along terrace rooflines and care should be taken when positioning them. Special rules apply to the installation of satellite dishes depending on who installs them and whether they are installed on single family dwellings or elsewhere. ***Further guidance should be sought from the Council's Planning Staff. It is expected that dishes will be sited and installed to minimise their visual impact, particularly where a choice of locations is available.***

### **Fire escapes**

Fire escapes are controlled by the Greater London Council London Building (Construction) Bye-laws 1972 and all applications for conversion work which will need fire escapes will be referred to the department dealing with Building Acts; generally they need planning consent. ***Any necessary fire escape should be confined to the rear of the building.***

### **Burglar alarms**

These are not a significant feature of this Conservation Area. Since their purpose is also a preventative one they need to be visible but should have a considered relationship to the design of the façade.

### **The interiors of buildings**

Many buildings in the Conservation Area have interesting features inside which are well worth preserving.

The Survey of London (Vol. XXVIII) describes and depicts a number of characteristic internal features. Particularly fine are those shown for 72 Oxford Gardens (pp. 314, 315, 316). They include patterned glass from door surrounds, staircases, beautifully tiled fireplaces and intricate ceiling roses and cornices. ***Features such as these should always be retained.***





*Ceiling Rose*

### Street furniture

The cast iron lamp columns and polygonal gas lamps which had such a distinctive Victorian style have long been replaced owing to their deteriorating condition and high replacement and running costs. A new lantern has been developed to reconcile modern technology with design characteristics that suit the Borough. These have been installed throughout most of the Conservation Area. New posts are also being installed. These are in black metal with some decorative detail and replace the grey concrete model.



The location of traffic and parking signs, street name places and similar signs is governed by detailed Department of Transport regulations. These aim at a balance between safety and amenity. ***There is little room for change but the Council will attempt to effect improvements where possible.***

Road surfaces in the Conservation Area are of no special merit. However the strips of stone setts at road junctions in the St Quintin Estate are a particular feature of the area. ***Setts at road junctions will be retained and replaced after any necessary road repairs.***

### Development adjoining the Conservation Area

It is part of the Royal Borough's normal planning requirements that:

*'all new development must respect and relate directly to the established scale and character of the surrounding area' (4.1.5.).*

**When the Council is determining planning applications for development adjoining the Conservation Area it will consider carefully any likely visual impact, and any traffic and parking problems which may arise and harm its character.**



# Enhancement Proposals

# 5

## ORIGINAL OBJECTIVES

The 1979 Statement set out a list of enhancements which would be promoted by the Council and achieved by developers through development control procedures, by private owners through encouragement and by the Council through its own work programmes. Some have been implemented and some were a response to particular circumstances in 1979 and are now out-of-date: others remain priorities in 1990.

### **Maxilla Gardens between 115 and 117 Cambridge Gardens**

This small piece of land was also a legacy of pre-Westway days and was being used for car parking in 1979. The site has since been developed with infill housing, as proposed in the earlier Statement.

### **Land fronting the Latimer Arms Public House, Walmer Road**

This was a piece of highway remaining after Westway was built. The intention was to integrate this land into the planned and landscaped open space being implemented by the North Kensington Amenity Trust without losing its car parking function. This has been achieved by the effective use of paving, landscaping and gates.

### **Kensington Memorial Park**

Mixed planting of shrubs and trees along the St Mark's Road frontage has markedly improved the previously bleak view, a situation which will improve further as the planting matures. The use of the park as playing fields precludes significant further planting. Accordingly, this no longer remains a priority, although the existing planting will of course be included in the on-going Council maintenance and tree replacement programmes.

### **Land surrounding St Michael's Church and in St Michael's Gardens**

In 1979 this was considered a nondescript area that additional planting might enhance, in particular around the church. Although this has not occurred as then envisaged some tree planting has taken place in St Michael's Gardens, scope being limited because of blocking out light to basement dwellings. Improvements around St Michael's Church include paving and provision of seating. Railings were not provided as they were likely to trap litter.

### **St Mark's Road/St Quintin Avenue roundabout**

Some improvements have been made at this intersection to reduce the visual clutter caused by a proliferation of road signs. Further steps may be taken to improve the situation as and when the opportunity arises. Accordingly, this remains a priority for enhancement (see below).

### **Restoring architectural details to buildings**

This remains a priority for enhancement of the character of the Conservation Area: see chapter 4, 'Architectural features and decorative details'.

### **Restoring railings and gate piers in Chesterton Road**

This too remains a priority: see chapter 4, 'Boundaries'.

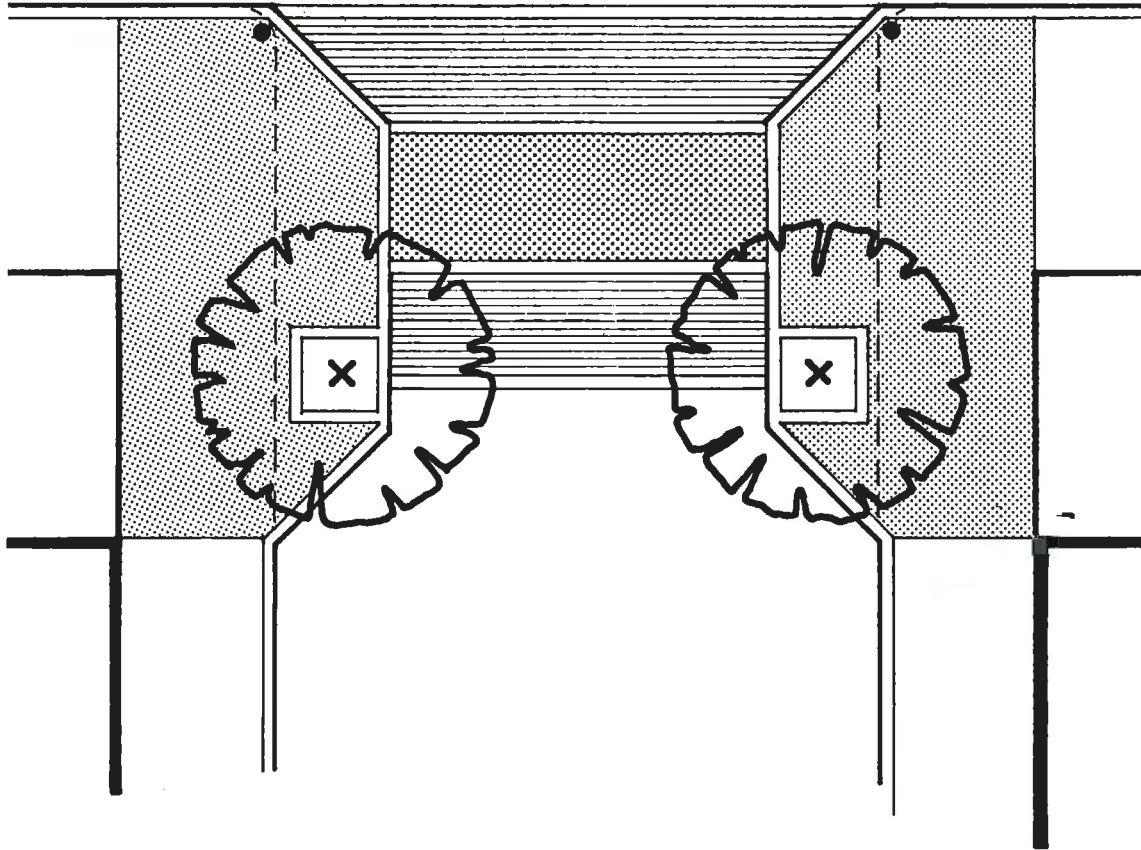
### **Encouraging co-ordinated painting schemes**

One of the simplest but most effective ways of enhancing the streetscene: see chapter 4, 'Painting'.

### **Renewal of porticos, particularly around St Charles Square**

The original Statement noted that these were a fea-

PAVEMENT CROSSOVERS, LADBROKE GROVE



*Sketch plan of general concept*



*The concept adapted for Faraday Road*

ture of the area, but many have been lost or neglected. As with other architectural details the renewal of porticos would greatly enhance the streetscene: see chapter 4, 'Architectural features and decorative details'.



*Faraday Road junction with Ladbroke Grove*

## FURTHER PROPOSALS

### Pavement Crossovers, Ladbroke Grove

A scheme has been drawn up for the improvement of the layout of the junctions with Ladbroke Grove of St Michael's Gardens, Bonchurch Road, Faraday Road and Telford Road (outside the Conservation Area). Although not particularly wide nor especially busy, these junctions taken together form a considerable obstacle to pedestrians, notably the elderly, the infirm and the disabled, because of their close placing and the location of parked cars.

As an enhancement under the former St Lawrence General Improvement Area a design has been produced which in its standard form extends the pavement out into the junction in unit paving. A ramped threshold at pavement level across the junction in contrasting unit paving makes an easier crossing for pedestrians while reminding incoming motorists of their entry into a quieter residential area. The standard solution is illustrated in this statement; there are small variations required for each and every junction because of differing local conditions including the location of underground services.

### Squash Club, Barlby Road

The large triangle of land between Barlby Road, Dalgarno Gardens and Highlever Road is mainly occupied by the North London Squash Club and some garaging. The rest of the area is given over to parking and circulation areas in tarmac and some incidental 'open space'.

Other backland plots which are used mainly for community or leisure uses are generally well kept. However, the area in question is excessively unkempt in

appearance leading to a downgrading of the quality of the residential environment at this location. The Council would welcome any initiative to take this area in hand, particularly the scruffy verges and 'open space', to enhance the character and appearance of this part of the Conservation Area.

### St Mark's Road/St Quintin Avenue roundabout

It is somewhat unfortunate that what could be a natural focus for an area as diverse as this Conservation Area has become a traffic roundabout. The natural confluence of roads at this location, linking two separate building developments and styles, has over the years put additional pressure on the road network with St Mark's Road and St Quintin Avenue forming an important local link recognised by their classification as District Roads within the Borough's minor road network.

The threat this poses to the character and appearance of the Conservation Area derives from: the layout of the roundabout and exits and the road widths needed to accommodate turning movements; the potential for excessive speeds in approaching or manoeuvring vehicles; the utilitarian and uninspired design of traffic islands and surfaces and the constant threat of damage by passing vehicles; the proliferation of traffic signs.

If improvement is contemplated it must be considered on three fronts:

- (a) Traffic management: it may be that improvements can be made to the layout of the roundabout and its connecting roads, either on the basis of the existing layout or with alterations resulting from analysis of a traffic survey.
- (b) Traffic calming: vehicle flows, particularly of



*St Mark's Road roundabout*

heavier and faster-moving traffic on St Mark's Road and St Quintin Avenue, conflict with pedestrian movement around and through this essentially residential area. If appropriate,

measures taken could include ramped crossings and built-out pavements similar to those proposed above for Ladbroke Grove junctions. Indeed, the whole of the roundabout area could be considered as a 'traffic table' if the need for slower vehicle speeds is apparent.



*This entrance is unnecessarily ugly*

- (c) Environmental improvement: the present arrangement looks insubstantial and incremental. Surfaces and signs must be considered afresh in the implementation of any traffic management proposals, or indeed in their absence.

The traffic island is dominated by an elegant high lamp post. More could be made of this island in planting or in terms of a commissioned feature to give the whole roundabout area an appropriate focus without interfering with traffic visibility.

**Spanish Bilingual School entrance,  
St Lawrence Terrace**

The rear entrance to the School, adjacent to 2 St Lawrence Terrace, is an eyesore. The need for security is admitted but rear gates do not have to look as disreputable as this. The entrance detracts from the character and appearance of this attractive street; improvement will be welcomed by the Council.

**Shopping Parade, St Helen's Gardens**

The parade at 53-75 St Helen's Gardens is an

extremely valuable local resource and generally has a neat and tidy appearance. This is in no small way due to the care taken by traders over their substantial forecourts and to the bollards erected some years ago by the Council to deter off-street parking. In the intervening period the bollards have become shabby

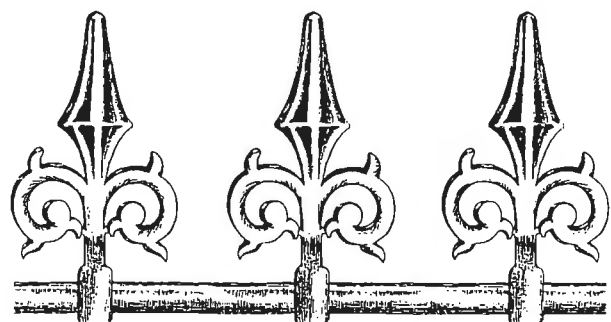


*Unsatisfactory demarcation of the shopping parade*

and gap-toothed in appearance, drawing attention to the uninspiring design of the forecourts.

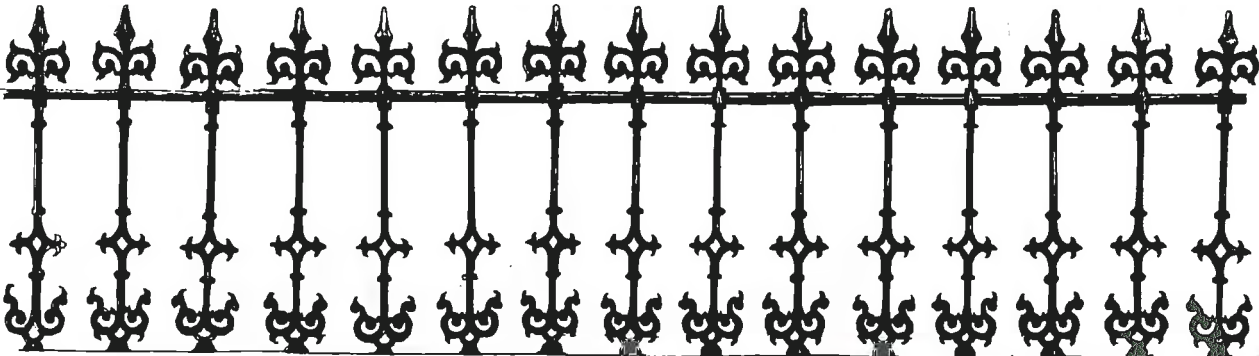
The general proposal is to replace the bollards with new ones of the much-used and highly appropriate Doric 'Camden' pattern or the new Kensington pattern specially cast for the Royal Borough. These bollards would be spread at suitable intervals and would stand in a strip of concrete unit pavers of an attractive and contrasting colour to mark out the forecourts. Because of the need to avoid existing services and covers in the footway, the bollards and the strip will have to be installed on the 'private' side of the straight joint demarcating the footpath from the forecourts. The existing bollards are in this location but because of their slenderness the encroachment is negligible. Strips and bollards separating individual forecourts could be considered if traders were agreeable. A special detail would be considered around the telephone box to incorporate it into the design. Litter bins should be incorporated specifically into the final proposals.

This scheme is intended equally for the forecourts on either side of Kelfield Gardens.



*Appropriate railings enhance the Area's character*

ST HELEN'S GARDENS



**LAND FRONTING 'THE LATIMER ARMS'**



*Walmer Road before improvement*



*Decorative metalwork adds character to the edge of the Conservation Area*



*Two views of the recent improvements*

# Appendices

## 1

### LIST OF PROPERTIES IN THE CONSERVATION AREA

Balliol Road	All
Barlby Road	1-77a (odd) including Squash Club 2-34 (even) and Bethany Hall
Bassett Road	All
Bonchurch Road	All
Brewster Gardens	20-52 (even) and Coronation Court 1-40
Calderon Place	All
Cambridge Gardens	31-121 (odd), 2-114 (even), Flats 1-9 on even side, Crossfield Court and Downing House
Chesterton Road	All
Dalgarno Gardens	18-118 (even)
Finstock Road	All
Garden between Highlever Road, St Quintin Avenue and St Quintin Gardens	
Golborne Mews	All
Highlever Road	All including Nursery and West London Bowling Club
Kelfield Gardens	All including Tennis Club and Kelfield Court
Kensington Memorial Recreation Ground	
Kingsbridge Road	All
Ladbroke Grove	167-297 (odd), 142-238 (even)
Latimer Road	196 and 198 (Latimer Arms PH, formerly 1 and 1a Walmer Road)
Millwood Street	All
Norburn Street	All
North Pole Road	1-11 (odd), 1a, 2, 2a, 4, 4a
Nursery Lane	All
Oxford Gardens	1-189 (odd) and Primary School, 38-174 (even)
Pangbourne Avenue	1-43 (odd) and Princess Louise Hospital
Portobello Road	317 (Spanish Bilingual School)
Scampston Mews	All
St Charles Place	All
St Charles Square	1-69 (odd), 2-38 (even)
St Helen's Gardens	All including St Helen's Church and Hall
St Lawrence Terrace	All
St Mark's Road	73-131 (odd) 30-68 (even)
St Michael's Gardens	All including St Michael and All Angels Church (C of E) and Vicarage
St Quintin Avenue	All
St Quintin Gardens	All
Wallingford Avenue	All

### LISTED BUILDINGS

1. Church of St Michael and All Angels
2. Victorian pillar box at the junction of Ladbroke Grove and Oxford Gardens
3. K6 telephone kiosk on St Charles Square, near junction with St Mark's Road



# 2

## ARTICLE 4 DIRECTIONS

Balliol Road	1-25 odd, 2-26 even
Finstock Road	3-43 odd, 2-44 even
Highlever Road	1-127 odd, 2-88 even
Kelfield Gardens	15-33 odd, 2-46 even
Kingsbridge Road	1-23 odd
Oxford Gardens	135-185 odd, 122-174 even
St Helens Gardens	25-51 odd
St Quintin Avenue	1-33 odd
Wallingford Avenue	1-69 odd, 2-74 even

For these streets the imposition of Article 4 directions means planning permission must be sought for RBKC development categories A and D:

A – Alterations and extensions to any part of those elevations of the dwellinghouse which front on to a highway.

D – Alterations and extensions to any part of the roof of the original dwellinghouse.



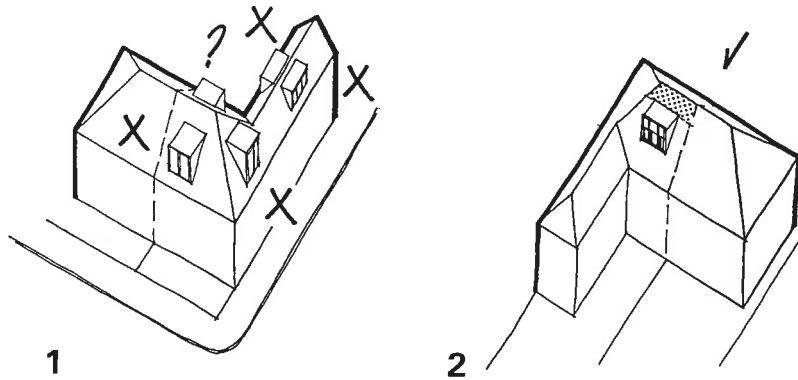
# 3

## DETAILED DESIGN GUIDANCE FOR ALTERATIONS TO CATEGORY 4 ROOFS

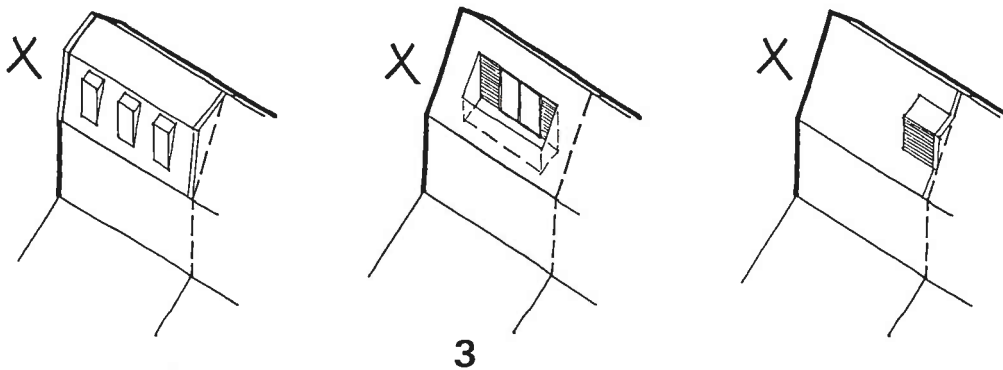
**Alterations must be limited to the minimum necessary to provide sufficient light, through the rear roof slopes only, for adaptation of existing roof spaces.**

### The following will not be permitted:

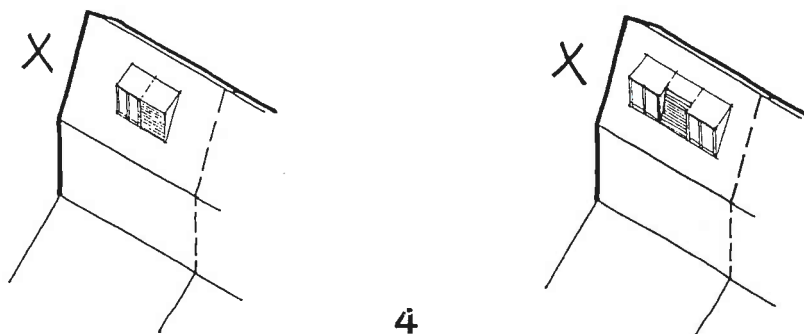
1. Alterations to the front or side roof slopes, or to rear roof slopes considered prominent by the Council, or to rear extension roofs in District C.
2. Alterations which approach or reach the existing ridge line of the roof to be altered. Alterations must be kept well below the relevant ridge line.



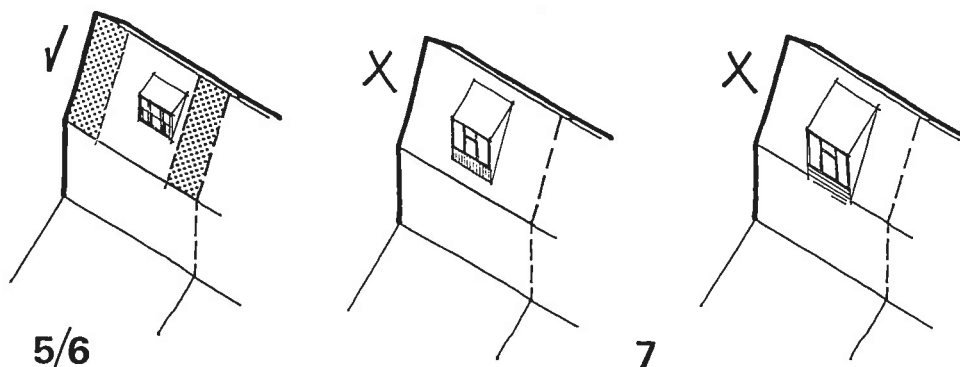
3. Alterations to the profile of the roof, including mansards, terrace cut-outs, and bulkheads providing headroom. All alterations must be regarded as the limited adaptation of the existing roof space.



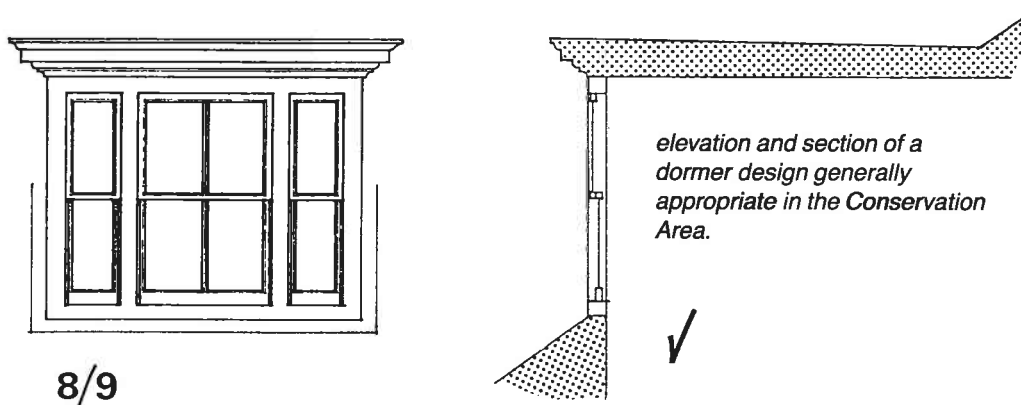
4. Extensive dormers whose principal function is to provide headroom. This includes separate dormer windows joined by steeper roof slopes.



5. Dormers covering more than half the width of roof slope available.
6. Dormers set too close to the edge of the available roof slope. A generous margin is usually appropriate in visual terms.
7. Dormers with a large 'apron' of vertical cladding below the window sill, and dormers rising directly from the wallhead.



8. Dormers whose design is ill-proportioned or overbearing. Oversized structural members are often to blame. The use of mouldings of appropriate pattern and scale for fascias and architraves can have a beneficial effect on appearance. Drainpipes must be kept away from the front faces of dormers. Vertical slate or tile hanging on the front faces of dormers will also not be appropriate.
9. Dormers whose fenestration is out of character with the façade by reason of size, glazing pattern or location, or because inappropriate materials are proposed. Dormer windows will generally be wooden sashes, set in a dormer finished in lead on roofs and cheeks.



10. Re-roofing in a material with a profile significantly different from that of the original slates or plain clay tiles.
11. Roof conservatories.
12. Alterations which necessitate the raising of side or party walls.

Not every roofspace is capable of adaptation or alteration without disproportionate harm to the character and appearance of the Conservation Area.

***It may be that roof extensions are impossible to achieve on some buildings with the above criteria. Unless alterations can be made to the layout of the floor below, for example, to allow a compact staircase with winders to rise in a more central location within the existing roof slope, it must be accepted that the roofspace will have to remain unadapted for habitable purposes.***

## TREES

### Tree Preservation Orders

If a tree is the subject of a Tree Preservation Order it is an offence to damage or destroy it wilfully, or to fell, top, lop or uproot it, without the written consent of the Borough Council. The related legislation is contained in the Town and Country Planning Act 1971, as amended, and in the Regulations made under this Act.

Tree Preservation Orders have been made for several groups and individual trees on privately owned land in the Conservation Area. Details of exact locations are on file in the Planning Department. Street trees and others on publicly owned land are managed by the Council

### Trees in Conservation Areas

If you wish to fell, lop, top or uproot trees in a conservation area, other than those already covered by a Tree Preservation Order, you must give the Local Planning Authority six weeks' notice. It is an offence to carry out the work within that period without the consent of the Authority. The Regulations made under this Act give the exemptions from this requirement, which include trees with trunks less than 75mm in diameter at 1.5 metres above ground level.

### Penalties for unauthorised works and damage

If in contravention of an Order a tree is cut down, uprooted or wilfully destroyed or if wilfully damaged, topped, or lopped in a manner likely to destroy it, the person responsible may be fined up to £2,000 – or twice the sum which appears to the Court to be the



*Tree surgery in the St Quintin Estate*

value of the tree, whichever is the greater – on summary conviction, or an unlimited fine on indictment. For other contraventions there is a fine of up to £200 – and there is also a penalty of up to £5.00 per day for continuing offences. If a tree is removed or destroyed, the owner of the land will also be required to plant another tree in its place, unless the Local Authority agree otherwise. Similar penalties exist in respect of unauthorised works or damage to trees in conservation areas.

In both cases you should write to the Director of Planning and Transportation, giving the following information:

- (1) details of the tree sufficient to enable its identification, including species and position on site (specify front or back garden);
- (2) details of proposed works;
- (3) the reason for the works.

### Obstruction to Public Highway (Highways Act 1980 (Section 154))

Many trees and shrubs growing in private gardens constitute a hazard to users of the public highway. Low growing twigs and branches encroaching upon the highway from private gardens should be cut back to boundary walls, and overhanging branches should be pruned or removed to create a clearance of 2.5m from pavement level. This work is particularly important to avoid danger to the blind and infirm. Where branches obscure street lamps, traffic lights or road signs they should be pruned or removed.

All such work should be carried out at the earliest opportunity to avoid any inconvenience, annoyance or danger to users of the public highway and may be executed without the prior consent of the Council. However, where further work is required beyond the minimum necessary to clear the obstruction you are advised to contact the Council Offices to establish whether the trees are subject to a Tree Preservation Order or other restriction when it will be necessary to obtain consent from the Council.

### Emergency Work

If you wish to carry out, as a matter of urgency, work to a tree which you believe to be dead, dying or dangerous, you should contact the Section noted below for advice on procedure.

## Further Information

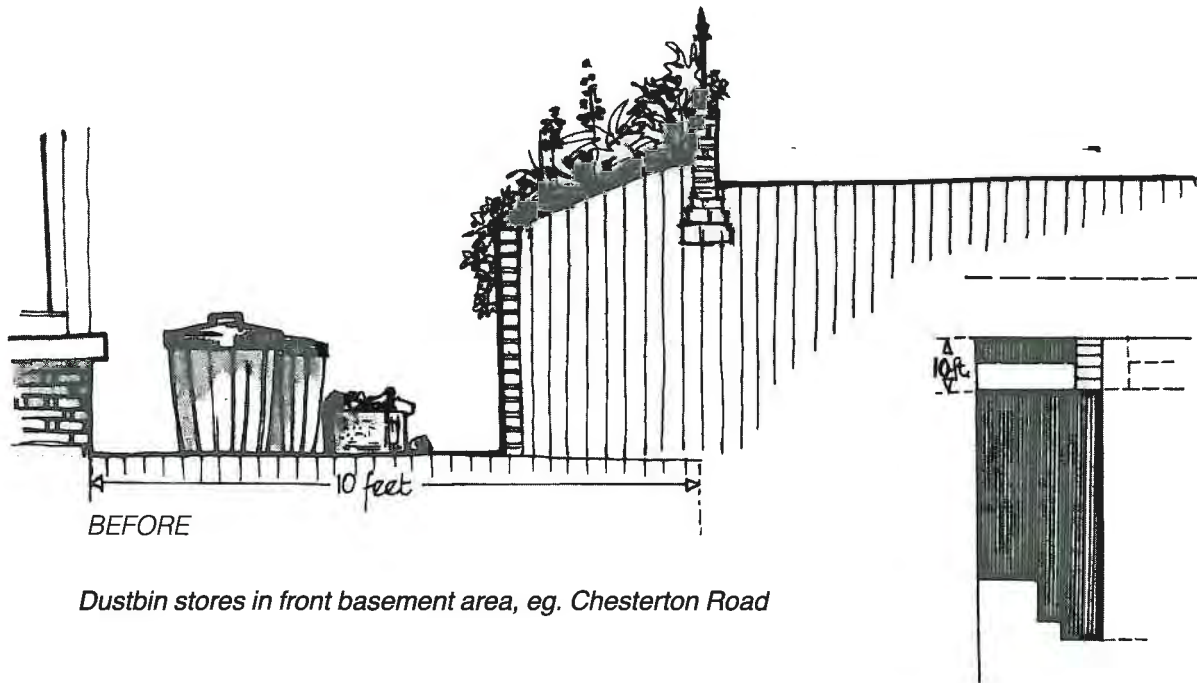
If you wish to find out whether your tree is protected or is in a Conservation Area, or you have any other enquiries concerning the procedural aspects of work to trees, you should contact the Arboricultural Sec-

tion on 071-937 5464, ext. 2767.

Chapter 17 of the District Plan contains useful information to be borne in mind if you are considering planting a tree, or building close to existing trees.

# 5

## BIN STORES – SOME POSSIBLE DESIGN SOLUTIONS

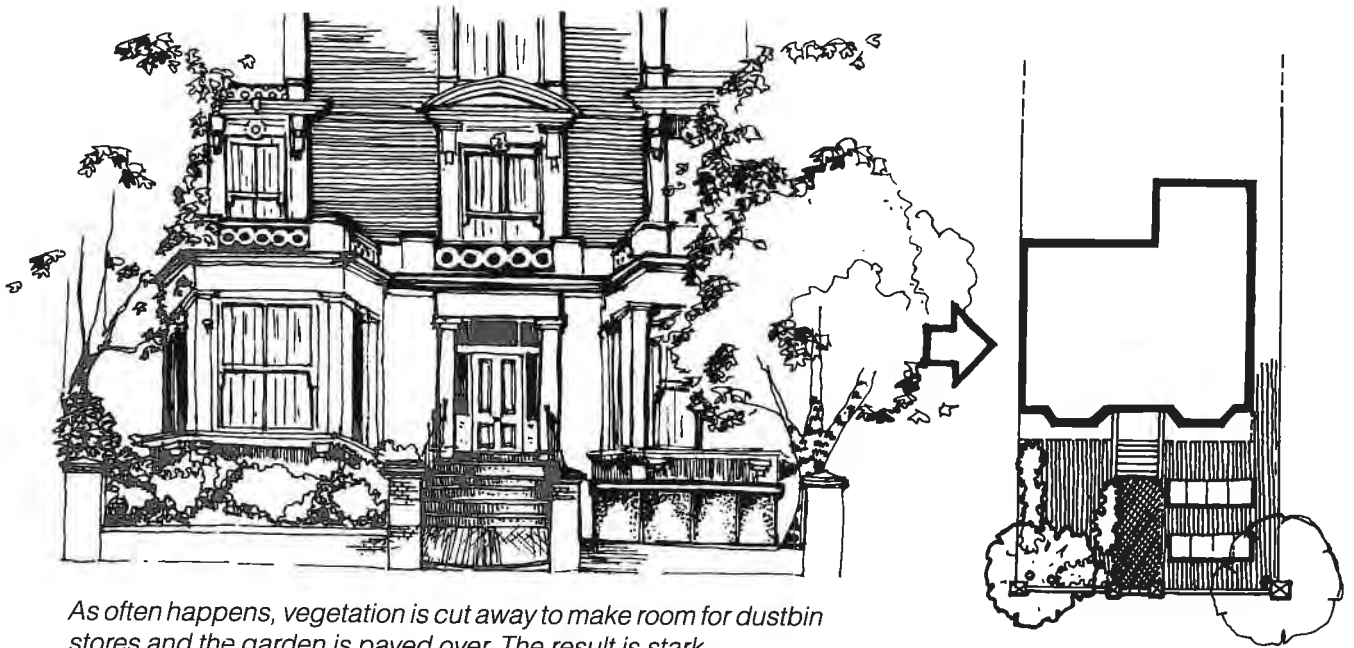


*Dustbin stores in front basement area, eg. Chesterton Road*



*In houses with no front garden the bin stores could be located unobtrusively underneath the existing flower bed*

*Location of dustbin stores in front gardens, eg. Oxford Gardens, Bassett Road, Cambridge Gardens*



*As often happens, vegetation is cut away to make room for dustbin stores and the garden is paved over. The result is stark.*



*In this ideal solution, the dustbin stores are built along the sides of the garden and are disguised by planting along the front wall. In this case paving is desirable with the proviso that the materials match those predominant in the Conservation Area.*

## SOME RELEVANT PUBLICATIONS

Stucco and Plasterwork  
Ironwork and Salvaged Fittings } leaflets available from the Planning Information Office in the Town Hall.

Survey of London, Vol XXXVII, Northern Kensington, pub. GLC 1973

Booth, Charles (1886): Life and Labour of the People in London, Vol. 3, The City of London and the West End.

Gladstone, Florence (1824): Notting Hill in Bygone Days (updated 1969 by Ashley Barker).



*The Council's principal aim is to maintain and enhance the character and function of the Borough as a residential area.*

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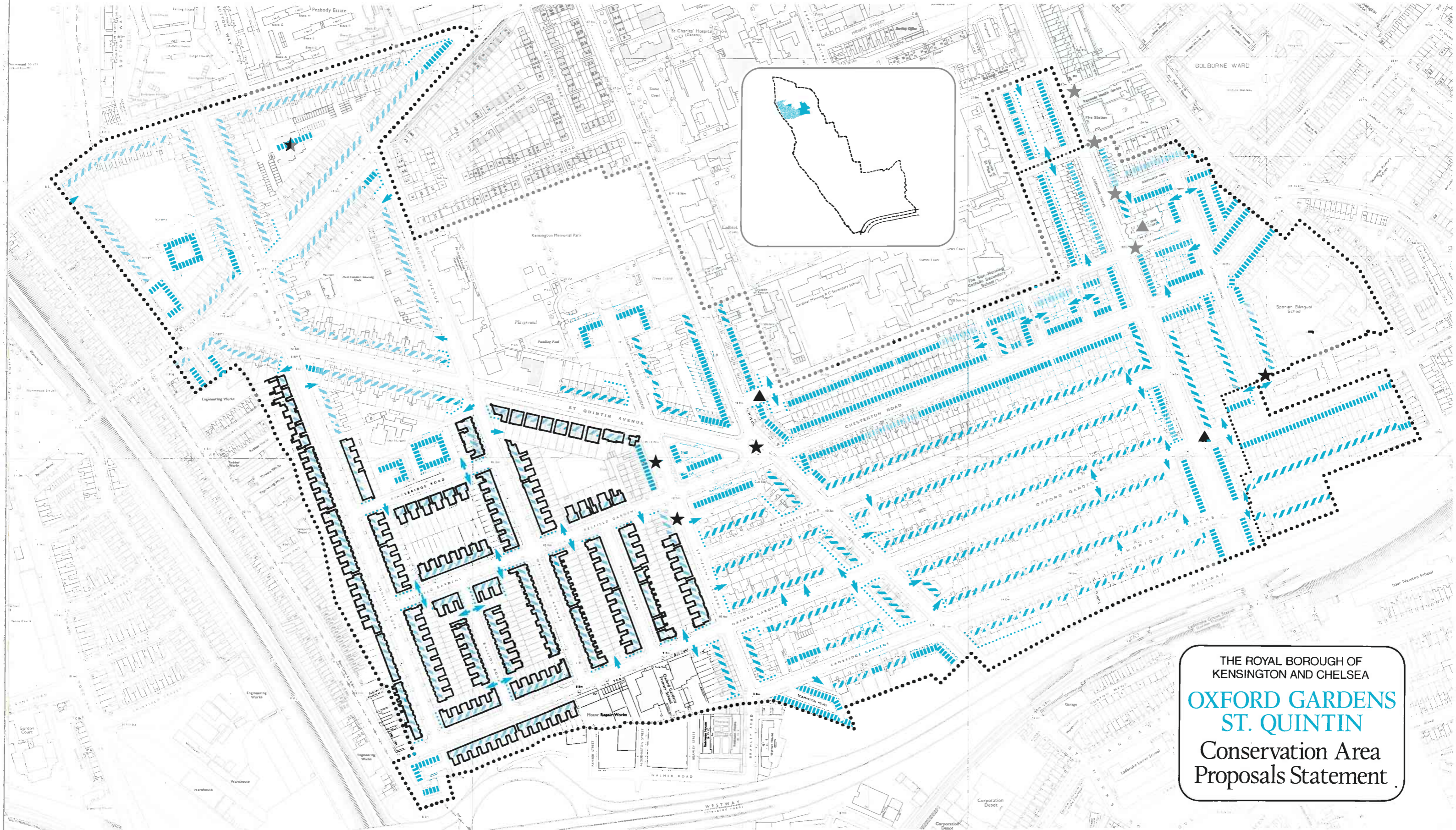
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# The Royal Borough of Kensington and Chelsea



THE ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA  
**OXFORD GARDENS  
ST. QUINTIN**  
Conservation Area  
Proposals Statement

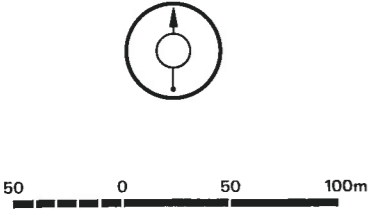
## Proposals Map

MFCA

McCoy Associates Chartered Town Planners  
31 Station Road, Henley-on-Thames, Oxon RG9 1AT, Tel: 0491 579113

- ..... 1989 Conservation Area boundaries 1979
- ▲ Grade II listed buildings
- ▭ Article 4 directions
- ➔ Examples of important gaps between buildings
- ..... Important side and rear elevations

- Roof alterations**
- ▨ Category 1
  - ▨ Category 2
  - ▨ Category 3
  - ▨ Category 4
- Everything else is Category 5
- ★ Enhancements





## OXFORD GARDENS/ST QUINTIN CONSERVATION AREA

The Oxford Gardens/St Quintin Conservation Area was developed mainly during the last third of the nineteenth century and the first fifteen years of the twentieth. Buildings display a variety of Victorian and Edwardian styles while street layout and tree planting has created an open character which in parts is almost suburban.

Townscape elements have combined to form an attractive part of North Kensington worthy of conservation area status. The Area was designated in 1967. This document is an up-date of the original statement published in 1979.

## THE PROPOSALS STATEMENT

The initial chapters describe the historic, visual and architectural background to the present character of the Conservation Area. The remainder provides conservation guidance, outlines proposals and lists the Council's criteria for dealing with new developments and any other matters concerning the character and appearance of the Area. Included are sections on buildings, streets and open spaces, trees and maintenance.

CONSERVATION AREA STATEMENTS NOW COVER: Chelsea; Chelsea Park/ Carlyle; Earl's Court Square; Earl's Court Village; Ladbrooke; Norland; Edwardes Square/Scarsdale/Abingdon; Oxford Gardens/St. Quintin; Pembridge; Queen's Gate; The Billings; Thurloe/Smiths Charity; Cheyne; Royal Hospital; De Vere, Kensington Court and Cornwall; Brompton; The Boltons; Sloane Stanley; Courtfield; Thames; Sloane Square and Holland Park Conservation Areas.

Proposals Statements will be produced for all the conservation areas in the Borough.

THE DISTRICT PLAN, setting out the Council's policies and proposals for the whole Borough, can be purchased from the Planning Information Office. An abridged version has been produced, containing the bulk of those parts of the Plan which are particularly relevant to conservation areas. Work is in hand on the Unitary Development Plan which will replace it.

URBAN CONSERVATION AND HISTORIC BUILDINGS – LISTS AND MAPS: a handy booklet scheduling all the Borough's listed buildings and conservation area (periodically updated). A new edition is in preparation.

Updated in 1990 by:

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**NYCA**

**McCoy Associates** Chartered Town Planners  
31 Station Road·Henley-on-Thames·Oxon RG9 1AT·Tel: 0491 579113

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