



Oxford Gardens - St Quintin Conservation Area Appraisal

October 2021



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

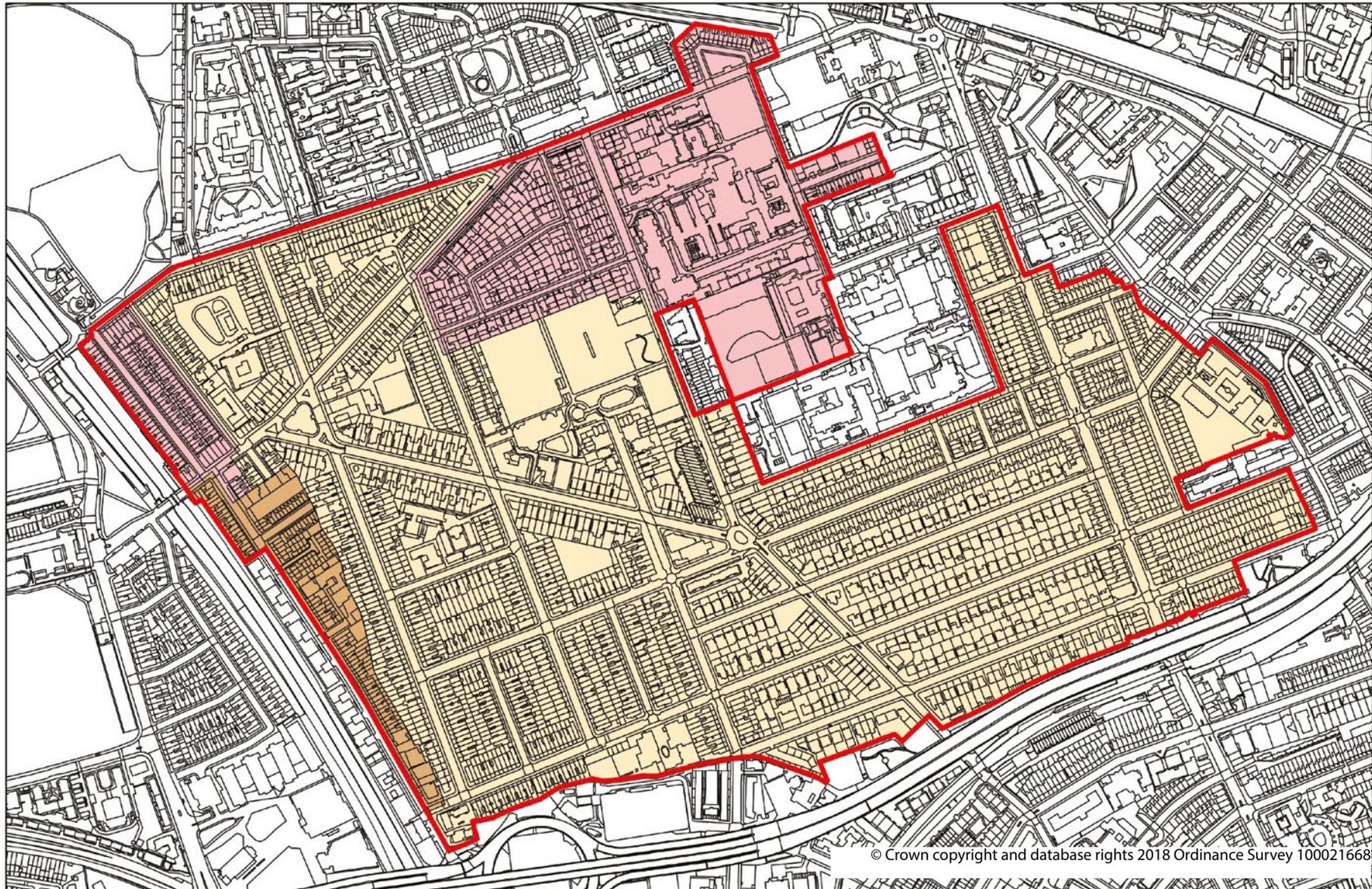
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Adopted: 20.03.2020

Note: Every effort has been made to ensure the accuracy of this document but due to the complexity of conservation areas, it would be impossible to include every facet contributing to the area's special interest. Therefore, the omission of any feature does not necessarily convey a lack of significance. The Council will continue to assess each development proposal on its own merits. As part of this process a more detailed and up to date assessment of a particular site and its context is undertaken. This may reveal additional considerations relating to character or appearance which may be of relevance to a particular case.

Oxford Gardens Conservation Area Boundary



- Oxford Gardens, 1975
- Oxford Gardens, 2002
- Oxford Gardens, 2021



1 Introduction

What does a conservation area designation mean?

1.1 The statutory definition of a conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The power to designate conservation areas is given to councils through the Planning (Listed Buildings and Conservations Areas) Act, 1990 (Sections 69 to 78). Once designated, proposals within a conservation area become subject to local conservation policies set out in Chapter 22 of the Council’s Core Strategy and national policies outlined in part 16 of the National Planning Policy Framework (NPPF). Our overarching duty which is set out in the Act is to preserve or enhance the historic or architectural character or appearance of the conservation area.

1.2 A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area’s character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings. Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

1.3 This document has been produced using the guidance set out by Historic England in their document, *Conservation Area Designation, Appraisal and Management: Historic England*

Advice Note 1 (2019). This appraisal will be a material consideration when assessing planning applications.

Purpose of this document

1.4 The aims of the Appraisal are to:

- describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications
- raise public interest and awareness of the special character of their area
- identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements

1.5 The conservation area appraisal is an evidence base rather than a planning policy document. This means that it is the principal document for establishing what is important in terms of the character and appearance of each conservation area. However, the relevant policies for decision making are contained within the borough’s Local Plan, specifically Chapter 22 ‘*Renewing the Legacy*’



Saint Charles Hospital

Location and Setting

1.6 This conservation area is located in the north of the Royal Borough in postcode area W10. The borough boundary runs between Latimer Road and the railway with the London Borough of Hammersmith and Fulham to the west.

1.7 With the exception of Ladbrooke Grove, this is a quiet suburb. However, the area is surrounded by major transportation routes including the Westway and its confusion of 'A' roads and slip roads; and three railway lines which form a roughly triangular border around the area.

1.8 To the north are rare remnants of the area's industrial past at Kensal. The former Clement-Talbot car factory remains (grade II listed) but behind it is now housing. All around are social housing blocks and industrial areas creating a clear difference in scale and bulk compared with the smaller scale character of the houses of the conservation area.

1.9 South of the Westway is the mid-late Victorian housing of the Ladbrooke Estate which is more akin to that built to the east of the conservation area and in fact one of the builders, Charles Henry Blake, did work there too.

1.10 Other elements of the area's setting are the bustling market stalls under the Westway and long-established independent shops further east. These parts may look untidy but they are lively and not only make use of Victorian houses but contribute to the social diversity and activity in the area.

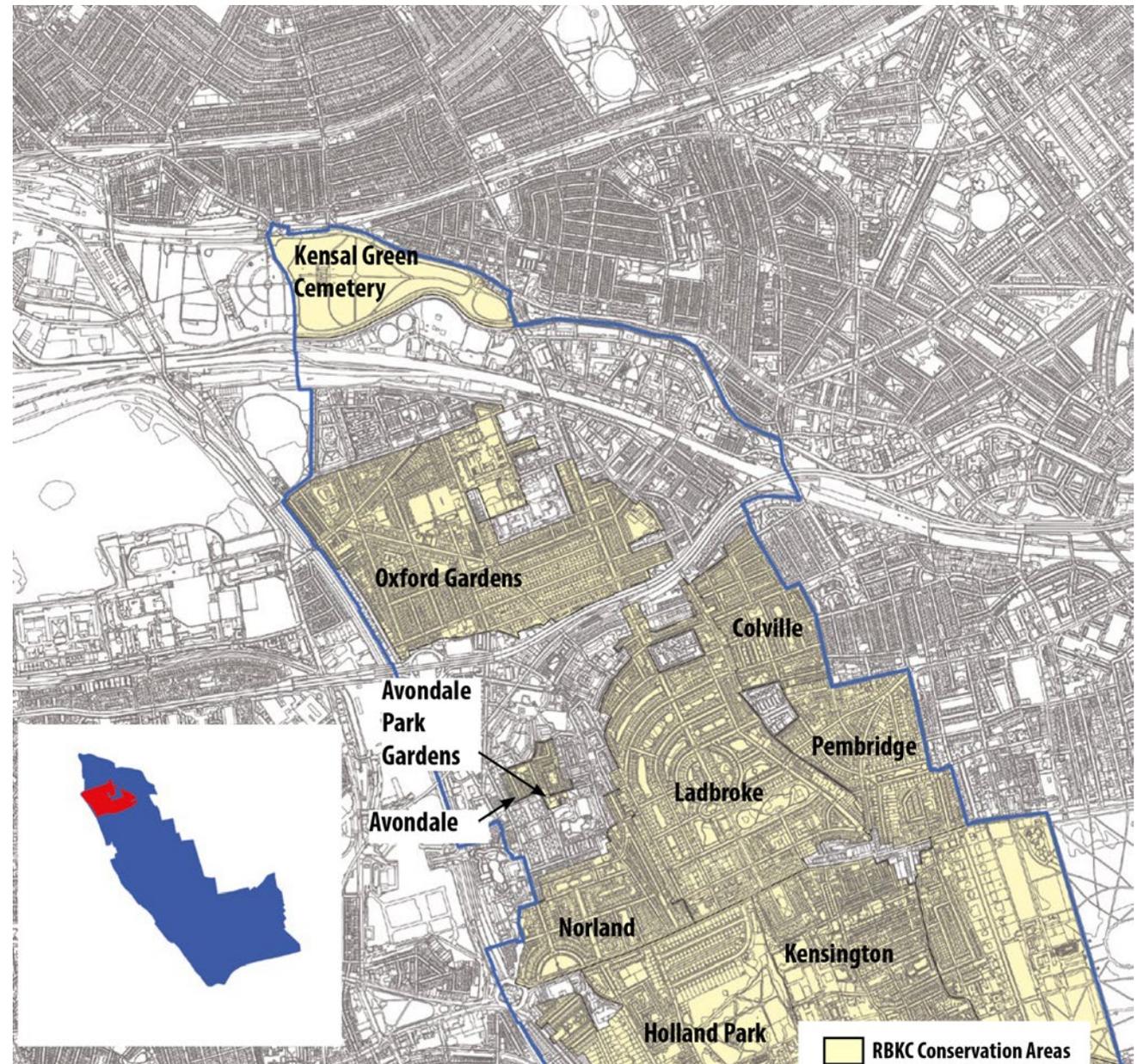


Fig 1.1 Conservation Area Context Map

Summary of Character

1.11 The Oxford Gardens-St Quintin Conservation Area was designated on 30 April 1975 and extended in 2002 to cover an area comprising mainly residential houses from the mid Victorian period to the present day. Before this the area was largely devoted to agriculture and then industry associated with the Grand Union Canal to the north; this and the fact that it was far from the centre of London meant the land was cheaper and was developed more slowly. Today the west side of the conservation area has a leafy suburban character whilst east of St Mark's Road has a more heavily built up urban form and atmosphere.

1.12 In the Victorian period the area was in the ownership of two historic estates, the Portobello Estate to the east of Ladbroke Grove and the St Quintin Estate to the west. Development of these estates began in the east with three-four storey stock brick terraced houses (1860s-1890s, partly by developer Charles Henry Blake) and moved westwards with contemporaneous detached and semi detached houses (architect Henry Currey), then red brick Edwardian houses (1905-1914 built by building firm, E.T. Daley and A. S. Franklin) and ultimately an interwar Council owned cottage estate (1919-1926, by LCC architect A. S. Soutar).

1.13 The housing is good quality and much of it is in very good condition with original windows, doors and details. Some of the housing in the area has lost its architectural detailing over the years and suffered because of multi-occupancy in the case of the large Victorian houses, or lack of appreciation in the case of the pebbledashed early twentieth century houses. The red-brick terraces of the St Quintin Estate are homogenous in character with limited number of



Finstock Road

design patterns.

1.14 The area is unusual in having two convents and a former work house (now the St Charles Hospital) which occupy the largest plots of land in the conservation area. Other large buildings include Oxford Gardens School and the Pall Mall Depository, itself an unusual building type (furniture storage). Other historic building types include the usual necessities of residential areas which include shops, pubs and

two churches.

1.15 The area as a whole displays the evolution of housing from the mid Victorian period to the present day. This evolution began with large homes built by private speculative developers for wealthy families with servants, through good Edwardian houses for the middle classes to early low rent Council housing for families. Each of these phases is special and has its own form, materials and design.

Historic Development Summary

- 1769 The Manor of Notting Barns Farm is conveyed to William St Quintin.
- 1844 West London Railway opens and land along Latimer Road begins to be developed.
- 1862 Convent on Portobello Road built.
- 1864 Ladbroke Grove station opened.
- 1864-8 Developer, Charles Henry Blake leases land from St Quintin and purchases 130 acres of the Portobello Estate.
- 1867-90 St Quintin leases land west of Ladbroke Grove for development.
- 1871 Church of St. Michael and All Angels consecrated.
- 1877-78 Carmelite Monastery of the Most Holy Trinity built.
- 1879-81 Infirmary to St Marylebone workhouse built.
- 1884 Oxford Gardens Primary School built.
- 1905-1914 Red brick houses in west section of conservation area are constructed.
- 1911 Pall Mall Deposit built at 124-128 Barlby Road.
- 1919-1926 The Hill Farm Road Cottage Estate built.
- 1923 Kensington Memorial Recreation Ground laid out.
- 1956 Church of St Helen completed following destruction of its predecessor in WWII.
- 1960s Westway built.
- 30 April 1975 Conservation area designated.
- 1984 St Lawrence General Improvement Area project set up to improve conditions on Victorian housing east of Ladbroke Grove.
- 2018 St. Quintin and Woodlands Neighbourhood Plan adopted.

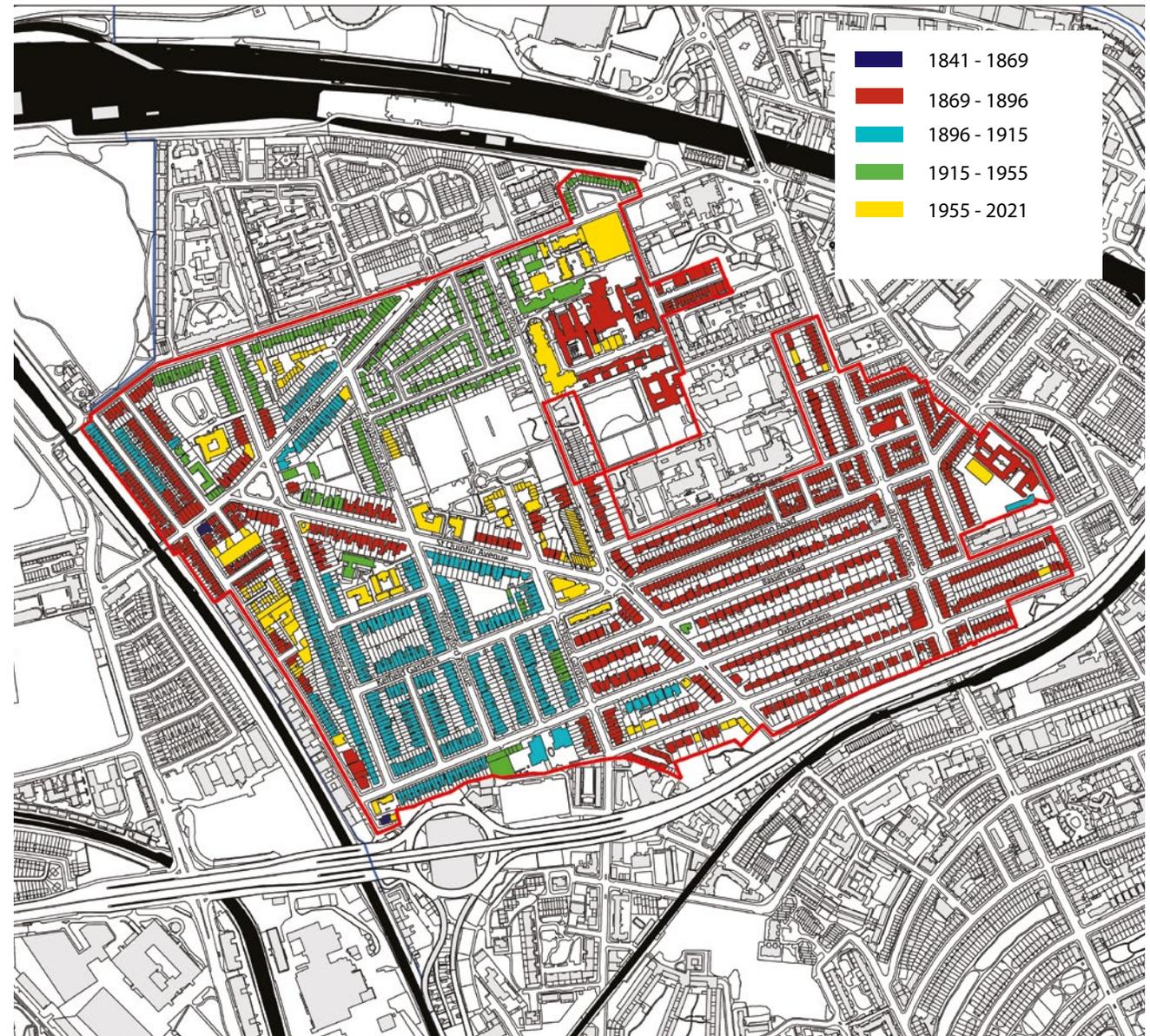


Fig 1.2 Historic Development Map

2 Townscape

Urban Form and Street Layout

2.1 The oldest road through the conservation area is Portobello Road. It originally ran from Holland Park Avenue, through Porto Bello Farm to Kensal Green. St Mark's Road may lie on the old road to Notting Barns. Otherwise other streets were built along and parallel to old field boundaries.

2.2 The historic use of space has produced a pleasant suburban enclave within a busy, high density part of the capital. The area has a grid pattern of wide streets with three roads cutting diagonally through them. These roads have created junctions on St Quintin Avenue at the St Mark's Road end and more prominently at the St Quintin Gardens end with a large triangular island. The St Quintin Estate has particularly wide streets and pavements lined with street trees.

2.3 The grid pattern has also been interrupted in places by large developments (such as St Charles Hospital, the Carmelite Monastery and the former Dominican Convent), green spaces (including the Kensington Memorial Park and the nursery school garden on Kelfield Mews) and new development (such as Blake Close and St Helen's Gardens).

2.4 With these exceptions the urban form is tightly knit, but low rise and with spacious garden settings to the houses.

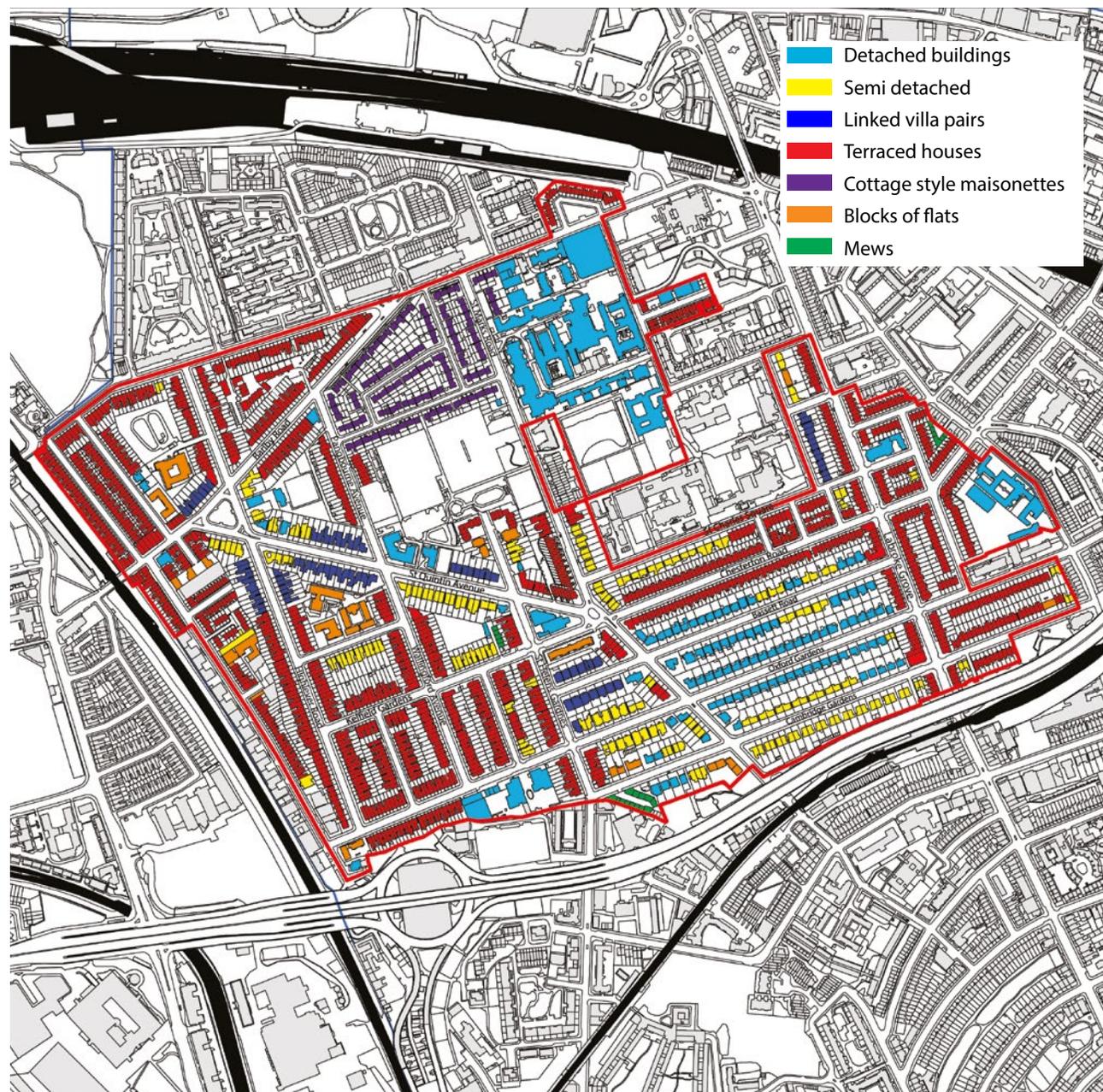


Fig 2.1 Urban Form Map

Gaps

2.5 The combination of buildings and the space around them combine to give the conservation area its characteristic form. Gaps between houses soften the sharp, rigid lines of the buildings and provide views through gardens to trees and neighbouring terraces enhancing the spatial qualities of the streetscape. The grid pattern streets also leave gaps at the end of each terrace offering softening glimpses of garden greenery and roof forms. The detached houses and villa pairs were built with space between each building even though this is often very narrow.

2.6 Important gaps include:

- Space around detached buildings
- Gaps between semi-detached villa pairs
- Space between groups of terraced houses
- Space that is created where a back garden meets a street

2.7 In some places gaps have been infilled at ground floor level and some houses, such as those in St Charles Square, were built with connections between each pair. These afford space above ground floor level allowing views of garden planting and sky and are shown on the map as positive gaps. In rare cases the gap between a pair was originally infilled by the rear additions at the back of the house. This leaves a deep and important gap that visually divides the villa pairs, but does not allow views through. Such houses can be seen on the St Quintin Gardens triangle and nos. 46-60 and 37-59 St Quintin Avenue.

2.8 All these types of gaps make a positive contribution, but original gaps that have remained unfilled are of the highest spatial value and of prime importance to the conservation area's historic and architectural character.

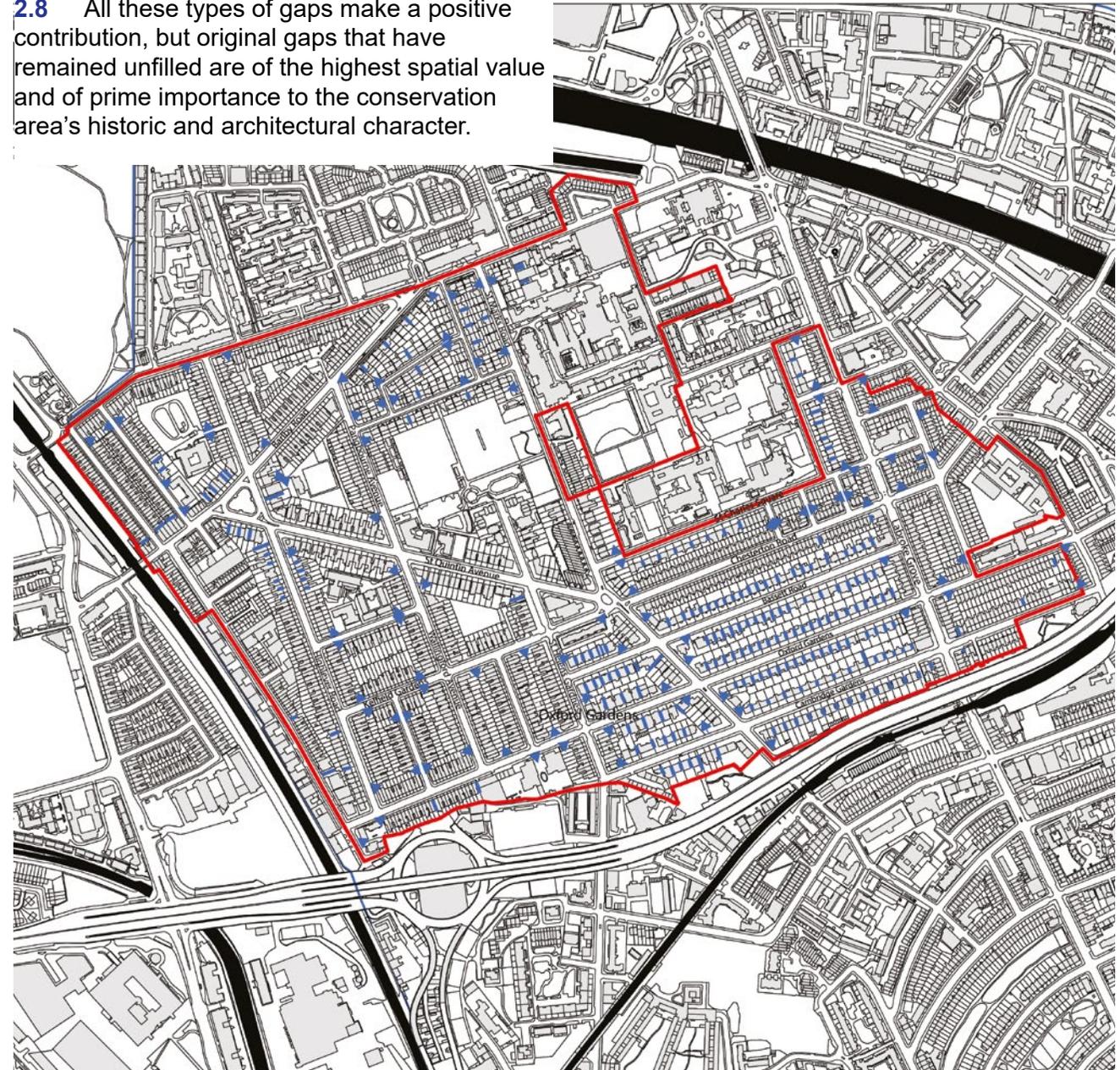


Fig 2.2 Important Townscape Gaps Map

Land Uses

2.9 Historic uses make an important contribution to the character of the conservation area both in terms of the vitality they bring to the area and the features specific to their buildings. Buildings were usually designed to make their use clear and were given features that set them apart from other building types. For example, churches were built with towers; pubs were built with hanging signs, lights and a wealth of decoration; whilst shops were designed with display windows. Where changes of use have taken place, these historic features continue to provide reminders of the building's past and bring its character to bear on the present day conservation area.

2.10 The conservation area is predominantly residential with a few other uses including parades of shops at ground floor level, three pubs (albeit only one functioning at the time of writing), and churches that are common to such suburban areas. Oxford Gardens Primary School is an important example of a London Board School that retains its original function.

2.11 When assessing historic land uses, what sets this conservation area apart from others is the existence of two convents and a large Victorian hospital. These demonstrate that at the end of the nineteenth century, the land was still considered far from the centre of London and therefore both cheaper and more desirable for these land-hungry uses.

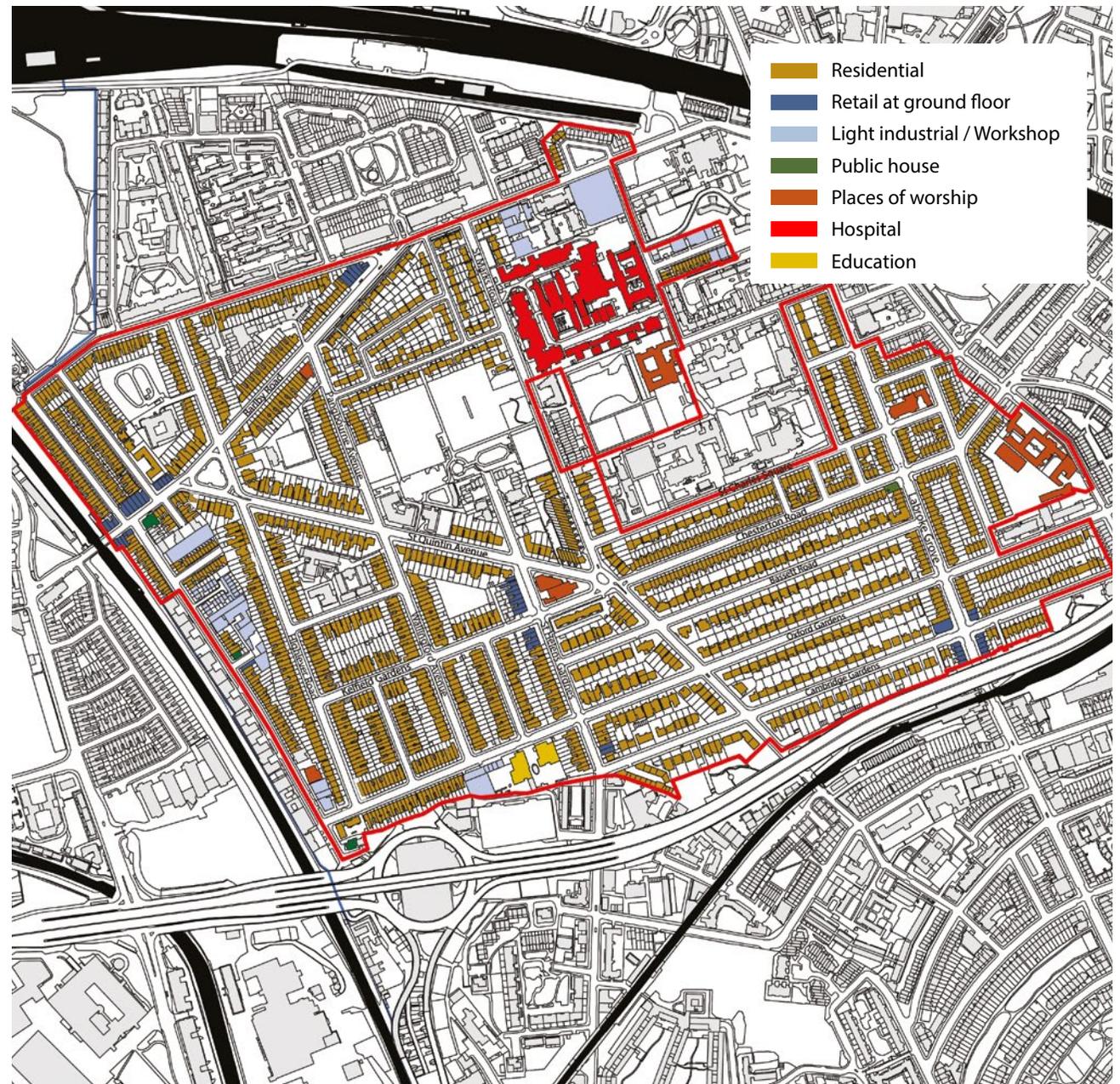


Fig 2.3 Historic Land Uses Map

2.12 Another important feature of this conservation area is the enclave of light industrial buildings on Hewer Street, Exmoor Street and Barlby Road whose buildings are well designed and add interest to the area.

2.13 The area retains several pieces of land lying behind terraced housing that have not been developed. These were used originally for local sporting clubs and recreation. Three are now designated as Local Green Spaces including the West London Bowling Club, the Methodist owned site used by a pre-school playgroup, and the garden nursery site on land behind Highlever Road. The Kensington Memorial Park (St Marks Park) provides an important area of public open space.

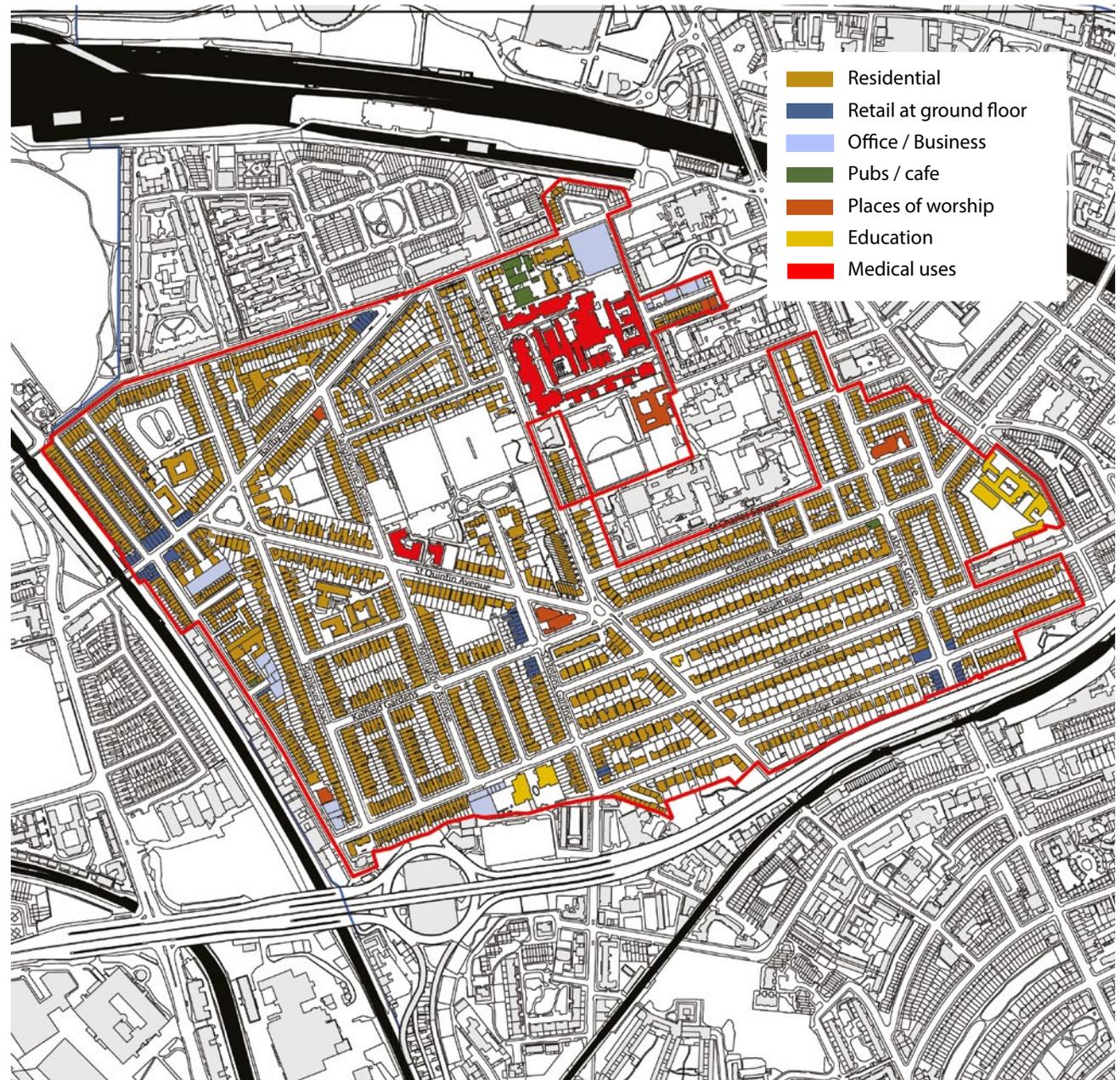


Fig 2.4 Present Day Land Uses Map

Materials and Finishes

2.14 Houses in the conservation area were mainly built from locally sourced materials such as brick, timber, iron, glass and stucco. Only slate for the roofs came from further afield (Wales).

2.15 The buildings in the conservation area derive much of their historic character from old weathered materials that bear the attractive patina of age. Whole streets can be characterised by one principal material such as stock brick or red brick and where this is broken, the street's attractiveness is impacted upon.

2.16 Many of the Victorian houses were built with channelled stucco to the lower storeys and gault brick to the upper storeys giving the appearance of a solid base. These houses were given decorative details in stucco which was designed to imitate stone.

2.17 The Edwardian houses are built in beautiful handmade red bricks that are contrasted by white painted detailing in either timber or stucco. Glazed tiles are found to the entrances of some of these houses as well as unglazed tile paths.

2.18 Smaller houses from the early twentieth century in the north of the conservation area were built with their upper floors pebbledashed (or roughcast). This created a contrast between the brick ground floor and sandy coloured upper floors.

2.19 Some houses have been painted and this is harmful to both the original design of the house and the regularity and attractiveness of the street.

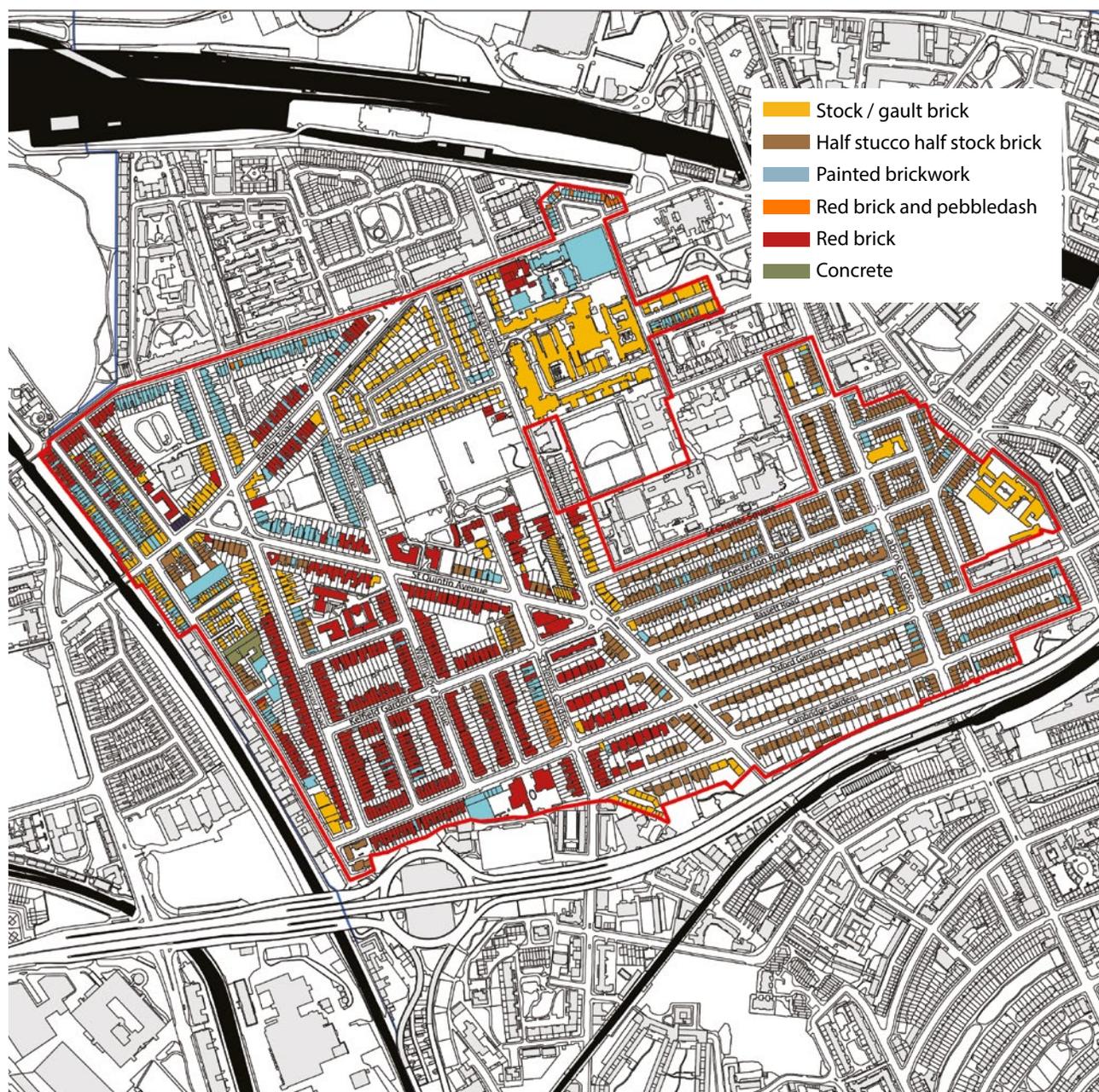


Fig 2.5 Materials Map (front elevations)

Buildings Audit

2.20 The Buildings Audit Map shows the contribution made by buildings to the historic and architectural character of the area. For all buildings identified here as positive buildings, change must be managed to conserve and, where appropriate, enhance their significance in accordance with national and local planning policies. Where particular sites, buildings or additions to buildings are harmful or out of keeping with the broader character of the conservation area as outlined in this appraisal, the Council will support proposals and where possible, take opportunities to make improvements and enhancements in line with Policies CL1, CL2 and CL3 of the Local Plan.

Listed Buildings

2.21 A listed building is a building designated by the Government on the advice of English Heritage as a building of special architectural or historic interest, which local authorities have a statutory duty to preserve or enhance.

Positive Buildings

2.22 These buildings make a positive contribution to the historic and architectural character and appearance of the conservation area. They are a key reason for the designation and significance of the conservation area.

Neutral Buildings

2.23 These buildings may blend into the townscape by virtue of their form, scale or materials, but due to their level of design quality, fail to make a positive contribution.

Negative Buildings

2.24 Negative buildings are those which are out of keeping with the prevailing character of the conservation area.

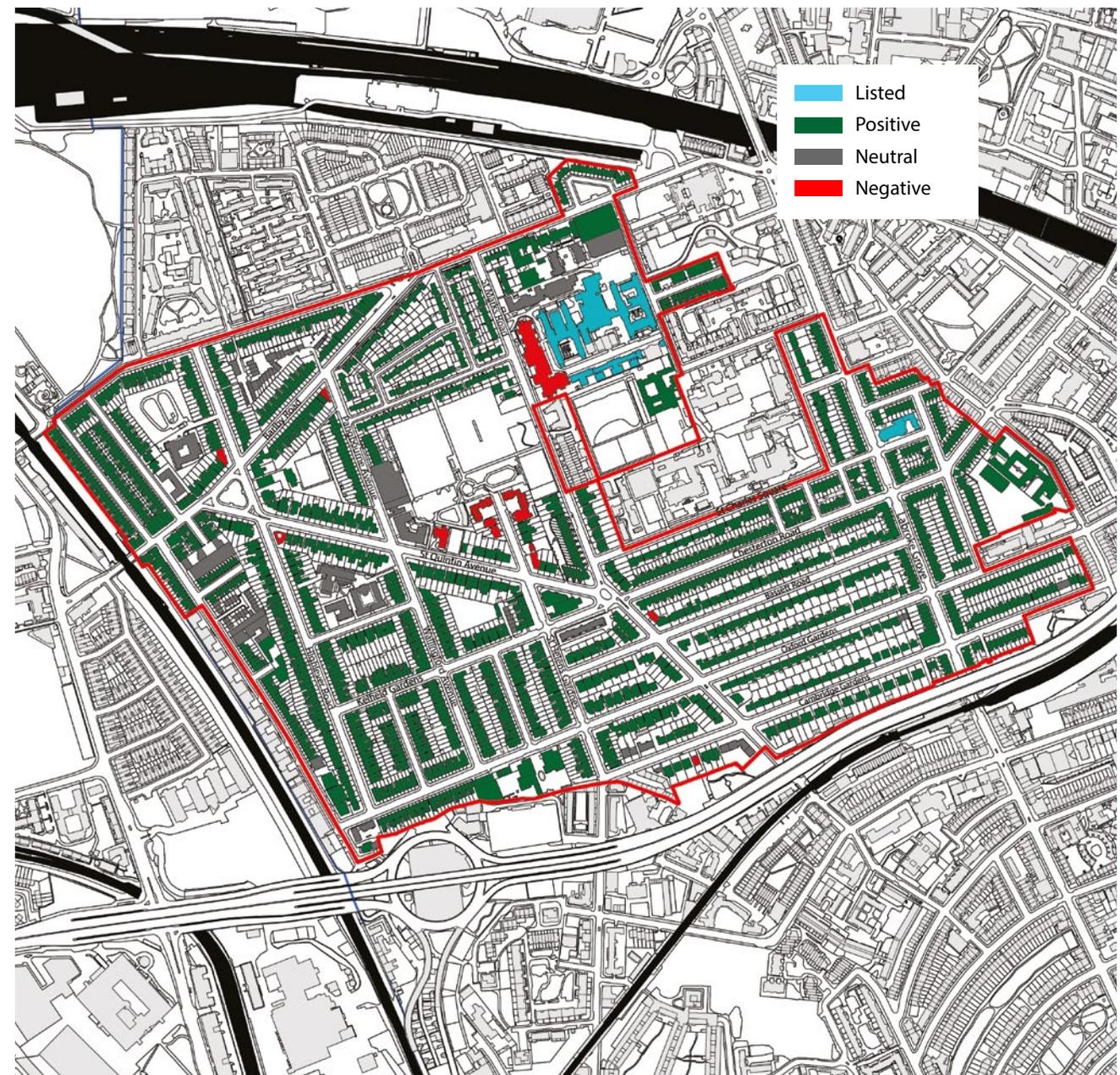


Fig 2.6 Buildings Audit Map

3 Architecture

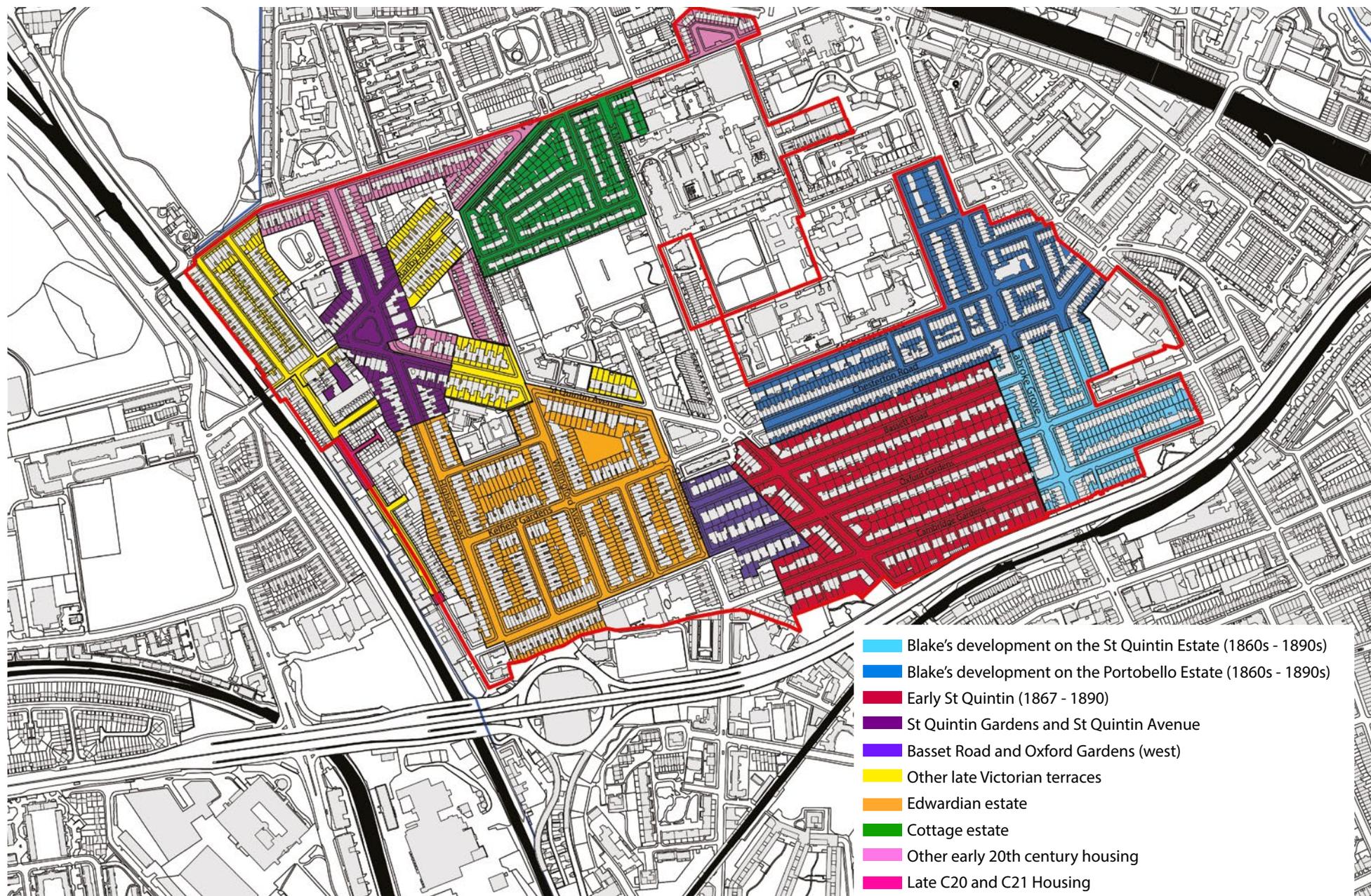


Fig 3.1 Character Areas Map (Housing)

Housing

3.1 The Victorian housing in this conservation area was built in response to the arrival of the railway in which one of the developers, Charles Henry Blake, had a key interest. Development began on the Portobello Estate in the 1860s and progressed westwards over the next 30 years. Houses on the St Quintin Estate were an attempt to provide accommodation that responded more closely to the needs of families in the mid Victorian period onwards. The surrounding area was poor and even in the 1880s large houses in the area were failing to attract wealthy owners and starting to be subdivided.

3.2 The Saint Quintin Estate began to be developed at a similar time but with better quality houses and ultimately over a much longer period. First, detached and semi detached Victorian houses were built along Bassett Road, Oxford Gardens and Cambridge Gardens (west of Ladbrooke Grove) under the auspices of architect, Henry Currey.

3.3 Thereafter, red brick terraces forming the core of the area were built by building firm E.T. Daley and A.S. Franklin between 1905-1914. After the First World War, a cottage estate in the Hill Farm Road area was built by the Royal Borough of Kensington between 1919-1926 with a very different character. There is also an early twentieth century light industrial area to the north east of the conservation area and a number of important non-residential buildings including St Charles Hospital, Oxford Gardens School and two convents.

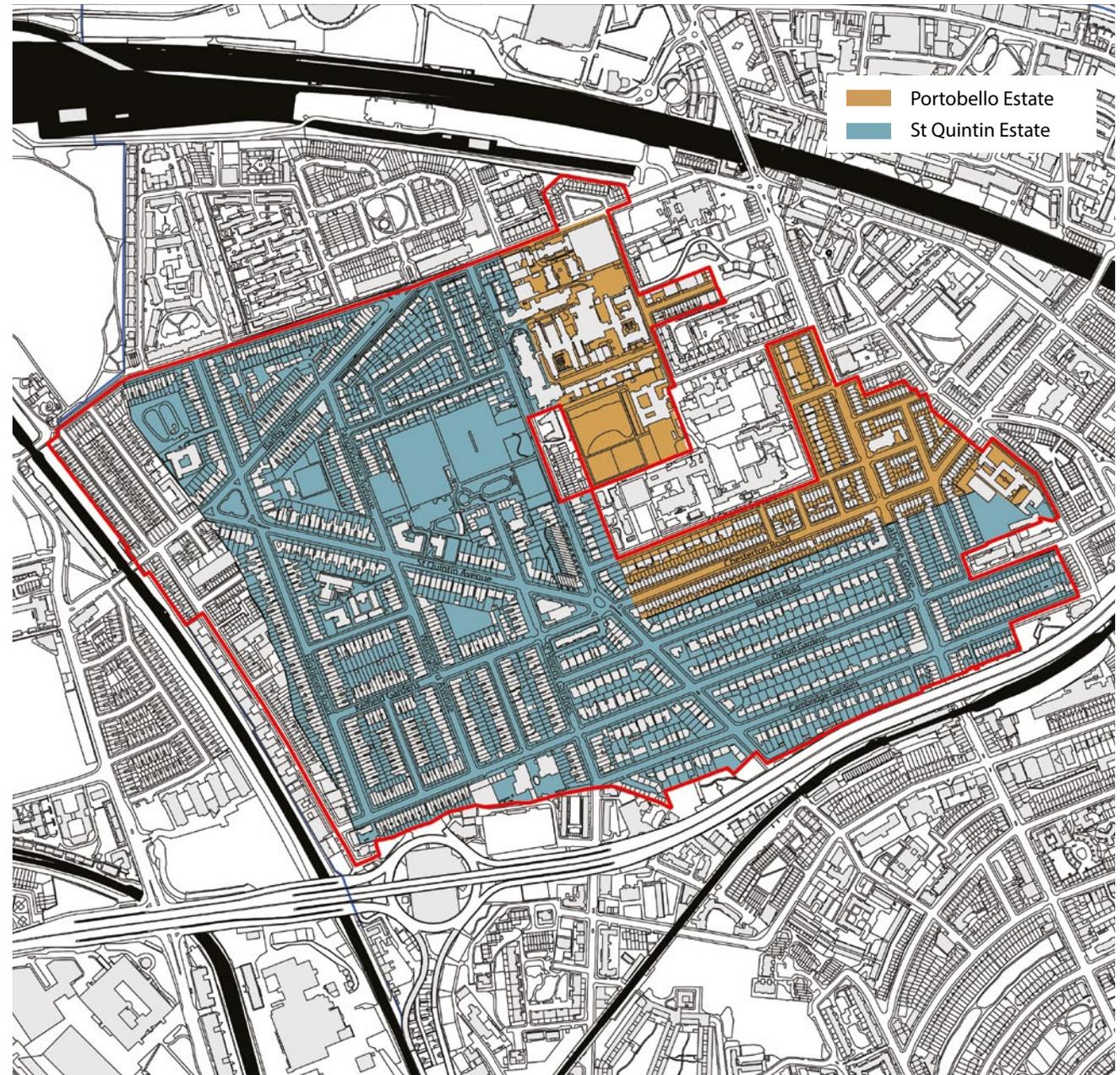


Fig 3.2 Historic Estates Map

Nineteenth Century Development

3.4 Development along Latimer Road started in the third quarter of the C19, with most houses there pre-dating the development of the St Quintin's Estate. They were built on surplus land initially purchased for the West London Railway and later sold off to developers including James Whitchurch, an attorney from Southampton. He began by installing sewers in Latimer, Bramley, Silchester and Walmer Roads, completed by 1847, although further development was to stall due to the financial crisis of that year. Further development was stimulated by the opening of the Hammersmith and City Railway in 1864, which opened up this hitherto relatively inaccessible area initially for housing for the working classes.

3.6 The beginnings of development can be seen on both sides of Latimer Road on the Ordnance Survey Map of 1874. Houses have emerged to the south of a small cluster of buildings around the North Pole Road railway bridge which included two public houses.

3.6 Latimer Road was developed mainly with modest two and three storey workers' houses, simply but pleasantly designed and built mainly in yellow stock bricks with simple pitched roofs originally clad in slate. This area also included some ground floor shops, at least one pub and Jubilee hall, a non-conformist church..

3.8 Typical of these houses are 453 - 483 Latimer Road and Snarsgate Street, both groups of good survivals of considerable charm, retaining traditional features such as doors, sash windows and, in the latter, cast iron railings.



OS 6-inch Map, Surveyed 1866, published 1874



455 - 483 Latimer Road



Snarsgate Street

Charles Henry Blake's Developments (1860s-c.1890s)

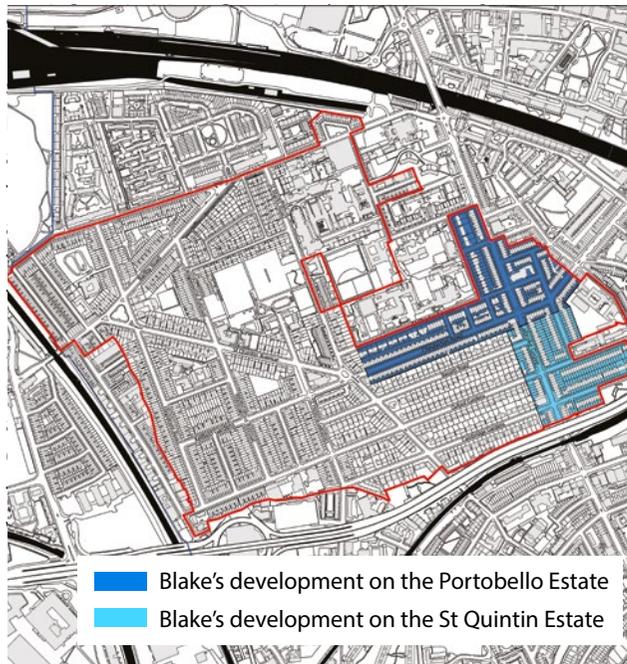


Fig 3.3 Charles Henry Blake's developments

a strapwork design. The feature windows are a particular characteristic of this fine street, some of which are French windows with flanking side windows topped with a bracketed cornice and pediment. The flat frontages are not broken by projecting porches but entrances are set back from a stucco doorcase with ionic capitals and swags. These two terraces have stucco quoins to emphasise the terrace ends as well as some central sections.

3.9 Some of the Ladbrooke Grove terraces are better preserved than others producing an effect of inconsistency and lost grandeur in the street.

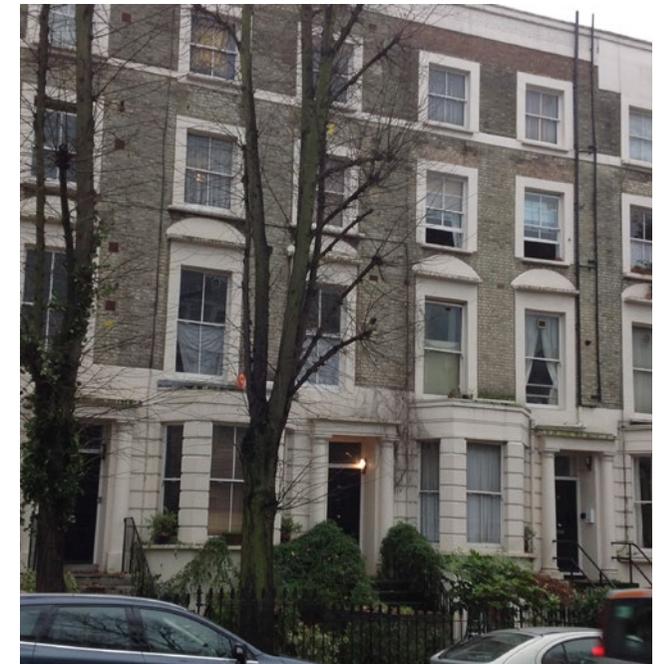
Oxford Gardens and Cambridge Gardens (east)



Ladbrooke Grove

3.10 These two streets contain grand four storey houses over basement with larger front gardens containing mature trees and only small lightwells around the basement windows. Sadly much decorative detail has been lost from these streets including most of the stucco window surrounds and many original cast iron railings. The terraces on Cambridge Gardens are articulated from time to time by more detailed sections with stucco quoins, decorative brackets and larger windows. The single stucco dormer windows that project above the parapet are a feature of particular interest in this street that is also seen on some Ladbrooke Grove terraces.

St Lawrence Terrace (north), Bonchurch Road, St



Oxford Gardens

Michael's Gardens, and Chesterton Road (east)

3.11 These side streets contain three storey terraced housing that is smaller in scale than the grander roads. They display a variety of porch and window designs but all share corniced parapets. Several terraces in these streets have unusual curved stucco pediments with swags beneath. Chesterton Road also has distinctive projecting square porches and an unusual zig zag string course beneath the top floor windows. There is an unusual detached house flanked by single storey shops at the junction between St Lawrence Terrace and Chesterton Road. The house is built in red brick with a gabled

symmetrical frontage and is completely different from all other houses in the area. The pointed features over the windows and out of character thick mortar serve to accentuate its eccentricity.

St Lawrence Terrace (south)

3.12 The south end of St Lawrence Terrace contains houses that are unusual for this period in having bands of white stucco and contrasting stock brick to their ground floor bays. At the upper levels, the windows are paired with a shared arch over those to the first floor and two arches to those to the second floor. Their porches are formed by the entrance being recessed with square striped columns with foliate capitals forming an informal arcade within the group.

Chesterton Road (west)

3.13 This is a well conserved street of terraces in the style described at the start of this section. The north side is characterised by pairs of engaged ionic porches and curved pediments over the first floor windows with an incised Greek key pattern running along the heads of the bays and entrances (this is also seen in Ladbrooke Grove). The houses on the south side are of the same design but have the more common straight cornices with scrolled brackets and a central keystone on the architrave of the first floor windows. The parapets are particularly distinctive with mouldings giving a panelled effect to the frieze, interspersed with pairs of scrolled brackets supporting a continuous moulded cornice.



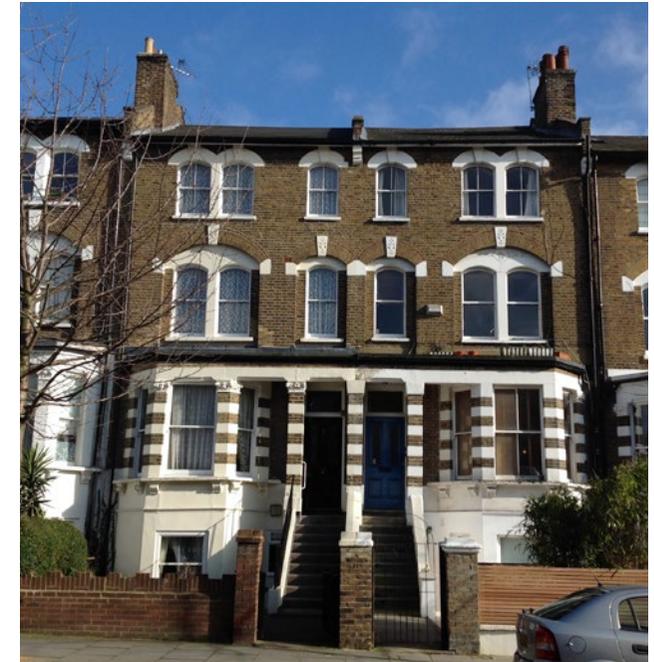
Cambridge Gardens

St Charles Square

3.14 St Charles Square never had four sides, but out of its original three sides, two remain and both are mixed in character with smaller pairs of houses as well as three terraces.

3.15 The terraces are palace fronted and of similar design. They are built in gault brick with end pavilions that are accentuated by stucco quoins, tripartite feature windows and small stucco dormer windows. The canted bays rise only to upper ground floor level and are in lined stucco. Doric porches project outwards.

3.16 The double fronted pairs are set further back from the pavement as well as being lower in height (three storeys over half basements).



St Lawrence Terrace

Each pair is symmetrically designed with the broad entrances (with engaged Doric columns and sidelights) being flanked by a canted bay on each side. These features combined with their lower height give them a very wide appearance. Most of the pairs are true pairs with space between each building but nos. 2-26 are joined at ground floor level by a set-back section containing blind arched windows and a doorway. The attached pairs have higher flights of steps to the front door. Only the pairs on the south side of St Charles Square are built entirely in stock brick whereas those on the east side are faced in gault brick.

3.17 The houses in Bassett Road, Oxford Gardens (west) and Cambridge Gardens



Chesterton Road

(west) are one of the most coherent and best conserved parts of the whole conservation area. These houses are attributed to the architect Henry Currey who worked for the land owner, Colonel St Quintin. The houses were built between 1867-1890 by different builders although some leased substantial plots in this small area - for example Walter William Wheeler built 25 houses (in 1877-88) in Cambridge and Oxford Gardens and John Gimbrett built 75 (1871-1886) in four streets including the latter. Other builders built on average seven or eight houses each so the uniformity of the houses is a testament to Henry Currey's specifications.

3.18 These three streets form a highly coherent group of large detached and semi detached villas but each street still has its



St Charles Square

own distinguishing characteristics. Cambridge Gardens contains the most generously spaced semi-detached villa pairs in the whole conservation area; Oxford Gardens is almost entirely formed of double fronted detached houses; and Bassett Road has a mixture of villa pairs and detached houses.

3.19 All of these houses are fronted in pale gault brick with yellow stock brick to the side and rear elevations. The detached houses are double fronted with a generous central door set in an engaged Doric door case with bays to either side. Some of the semi-detached villas also follow this pattern resulting in a wide pair. All the houses have canted bays, some to lower and ground floor and some to first floor level as well. All the central first floor windows are



Chesterton Road

topped with curved pediments.

3.20 Bassett Road has the most elaborate houses with stucco quoins, channelled ground floor render, a balustrade at first floor level as well as projecting Doric porches.

3.21 The triangle of lawn and trees at the meeting of these roads creates a distinctive space that is surrounded mostly by pairs of three storey stock brick villas without basements. This design continues at the west end of St Quintin Avenue but with the more usual original half basements for this period.

The Early St Quintin Estate (1867-1890)

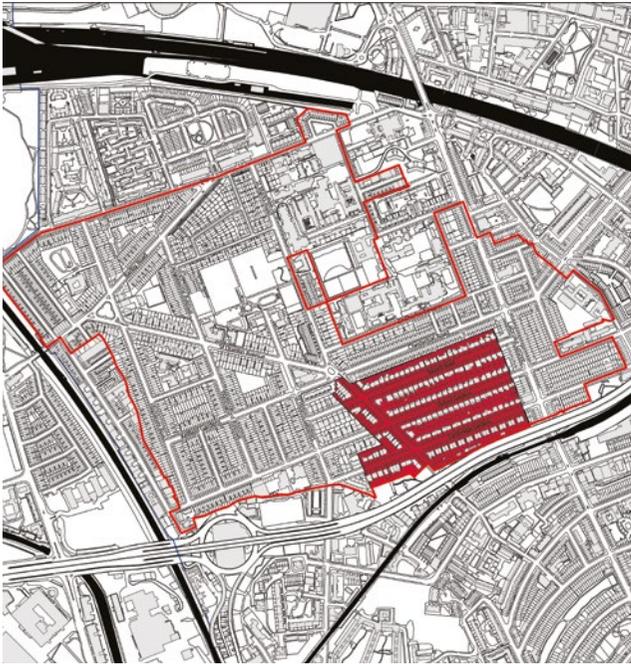
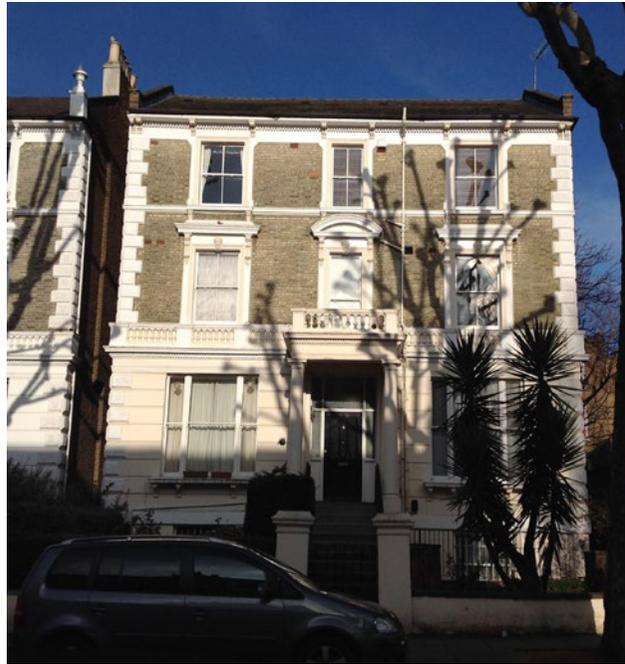


Fig 3.4 Early St. Quintin Estate map

3.22 These houses are built in stock brick with hipped roofs over the pairs and brackets to the red brick eaves. The stucco canted bays rise to first floor level with pierced quatrefoil details and foliate capitals. The pairs are handed with the entrance doors to each side set in an arched stucco surround. The chimney stacks are prominent and centrally located.

3.23 Front gardens are medium sized and contained within low stock brick walls that have lost their original railings to the unsuccessful Second World War initiative to recycle metal to make aircraft.

3.24 No. 112 Highlever Road is the only non classical building fronting the triangle. This is



Basset Road

a detached red brick house in a late Victorian eclectic style: the left hand bay is canted with a Dutch gable over; whilst the right hand bay is square and has a gable with mock timbering and painted barge boards. The house is smaller than the others in this area, but has a clear charm and character of its own.



Cambridge Gardens

St Quintin Gardens and St Quintin Avenue (west)

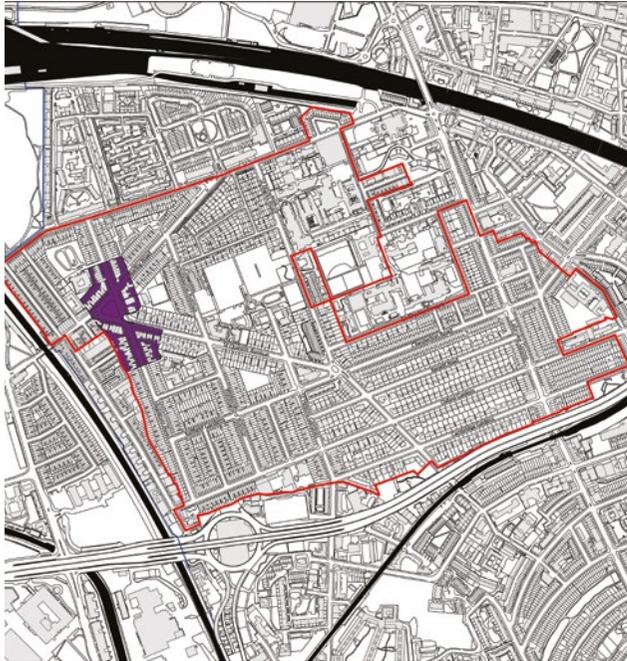
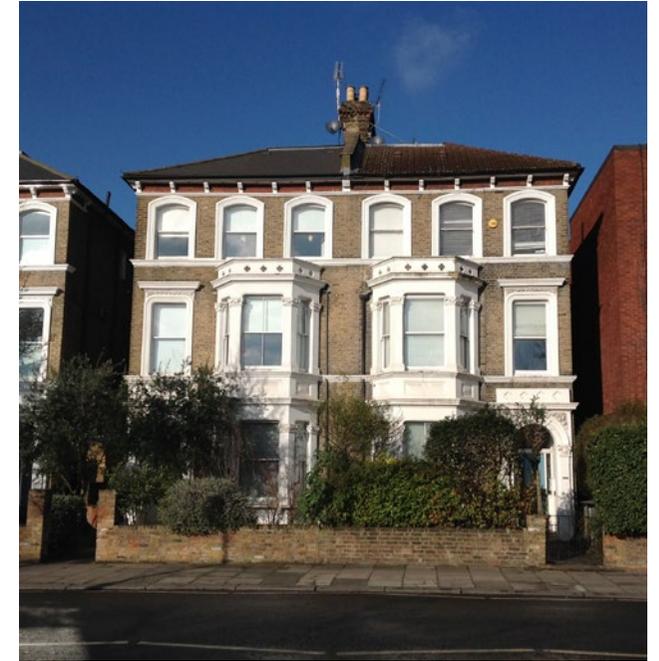


Fig 3.5 St. Quintin Gardens and St Quintin Avenue map



No. 112 Highlever Road



St Quintin Gardens

Bassett Road and Oxford Gardens (west)

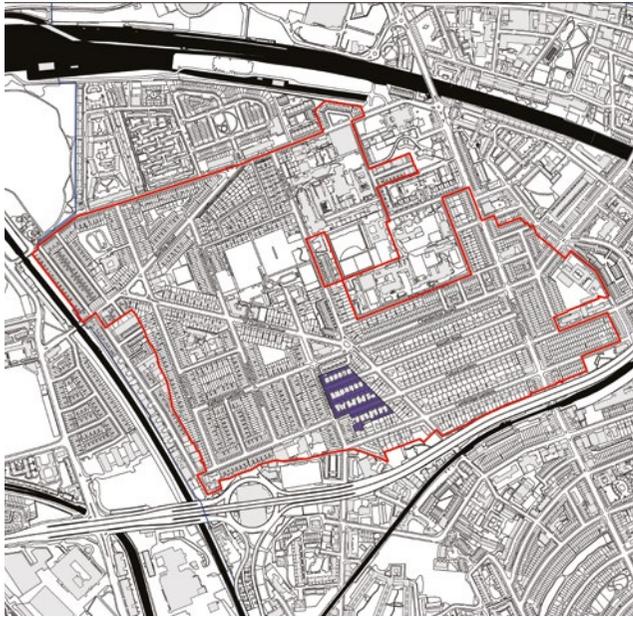


Fig 3.6 Bassett Road and Oxford Gardens (west) map

3.25 These two short sections of road contain a group of highly unusual houses for this area. They were built at a similar time to the eastern sections of their streets (1860s-1890s) but are built in red brick in an eclectic style that is different to all other buildings in the conservation area and probably the borough.

3.26 The houses are similar in scale to their eastern counterparts (three storey pairs and detached houses) but of different design and materials. Houses in Bassett Road have half basements whereas those in Oxford Gardens do not.

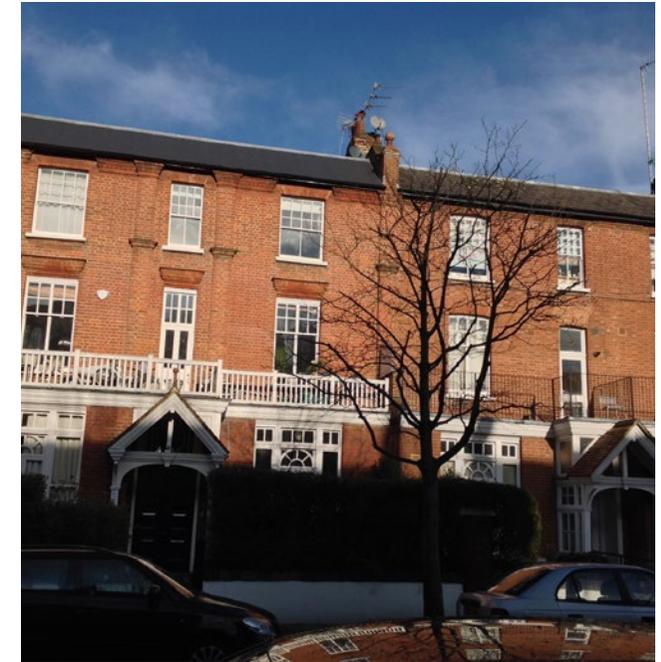
3.27 Bassett Road, contains asymmetrical houses with highly idiosyncratic Gothic detailing including a splendid arrangement of four



Bassett Road

centred arched entrances with three trefoil arched openings over. Trifoliated window heads, intricate timber barge boards to the front gables and timber porches complete the Gothic flavour. No. 58 Bassett Road has a matching timber Gothic style gate and cast iron railings, whilst others retain their chamfered red brick piers with tiered cap stones.

3.28 Oxford Gardens consists of double fronted pairs of houses (a form also seen in a number of streets including Cambridge Gardens and St Charles Square) but in a loose Queen Anne style with symmetrical features. These houses have white painted projecting porches and an adaptation of the Venetian window to the ground floor. A white painted bottle balustrade sits above



Oxford Gardens

the ground floor windows tying in the pairs, but many have been lost. Carved brick pilasters, lintels, eaves cornice and ball finials are key decorative features.

3.29 Window design is highly characteristic of this area with various types used such as the eight over two panes in Oxford Gardens and nine over one in Bassett Road. An extremely attractive and unusual design seen in Bassett Road is one where the top sash has a central square (or diamond) pane surrounded by smaller rectangular panes. At least one house has retained this arrangement although others have lost these distinctive sash designs much to the detriment of their great charm and opulence.

Other Late Victorian Terraces



Fig 3.7 Late Victorian red brick housing

3.30 Bracewell Road, Brewster Gardens and North Pole Road were outside of the St Quintin Estate and formerly in the London Borough of Hammersmith and Fulham. Houses in this character area were built towards the end of the nineteenth century with Barlby Road (up to nos. 34 / 37) being the last in the group to be finished but of similar design and form. These terraced houses consist of simple two to three storey red brick terraces (most with full height bays), sash windows, paired entrances and slate roofs.

3.31 As always with speculative building, there are variations in the detailing of the groups of houses. Some of the houses, particularly those on Dalgarno Gardens, have white stucco

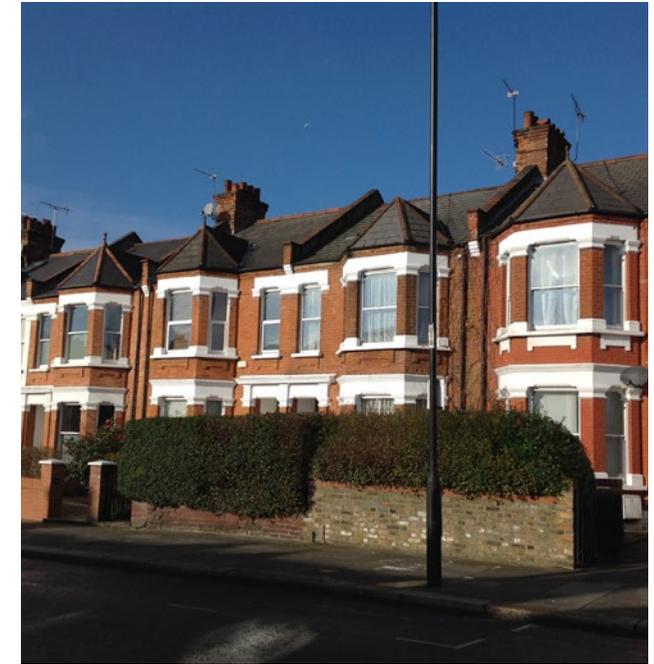


Bracewell Road

banding. Brewster Gardens also contains some yellow stock brick houses with red brick panels between the upper and lower windows.

3.32 The detailing over doors and windows in Barlby Road is plain stucco, but houses in Bracewell Road and Brewster Gardens have capitals with fern leaf decoration. Most of the bays are canted and have hipped roofs over but some bays are square with gabled roofs.

3.33 The typical window pattern for these late Victorian houses is the one-over-one timber sash window and front doors with four panels. Many original windows remain but there are fewer original doors. Chimneys are a continuous



Barlby Road

feature of interest and are located at every other party wall due to the single fronted character of these houses. Most roofs are slate.

3.34 The three storey red brick pairs in St Quintin Avenue have been included in this area due to their similarity in style, but their main difference is that they were built to resemble semi-detached pairs. In fact they are linked at all levels but the join is set back giving the impression of a house type that is usually grander than the terrace.

3.35 Front gardens are small and although boundaries have been changed, much planting and hedging softens the solidity of the houses.



North Pole Road

3.36 North Pole Road has three storey stock brick terraces with red brick dressings and shops to the ground floors. Much alteration has taken place here. Nos. 1-11 North Pole Road are two terraces of late Victorian Gothic-style houses. They are built in stock brick with red brick dressings and their Gothic features include the little gables at roof level, the pointed arches over the first floor windows as well as the pointed arches over the first floor windows and to the recessed porch. All the detailing has been obscured by paint at no. 7.

3.37 Many houses have been painted and some have had Upvc windows installed which has cumulatively harmed the historic character



Brewster Gardens

of these streets. Nos. 18-30 Dalgarno Gardens have had rather out of character mansard roof extensions added and other houses have rooflights piercing their plain slate roofs. Barlby Road is the best conserved road in this small area.



Dalgarno Gardens

The Edwardian Estate (1905-1914)

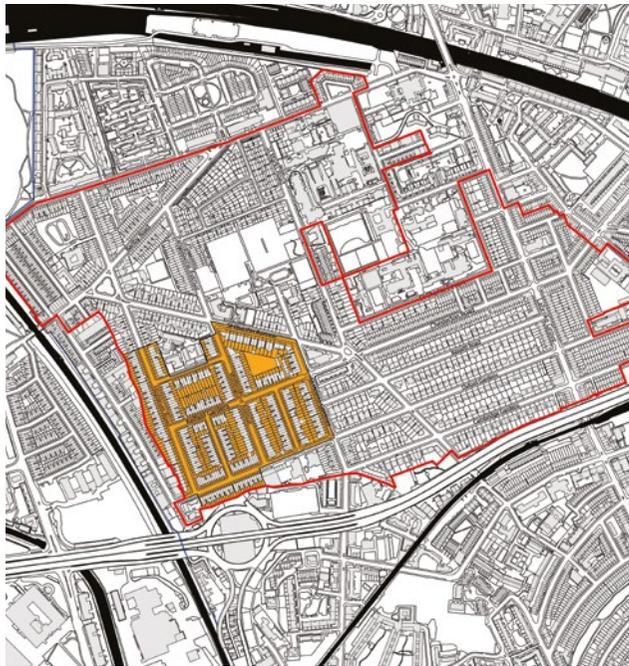


Fig 3.8 Edwardian Estate map

3.38 This distinctive group of red brick terraces was built on St Quintin's land by building firm, E.T. Daley and A.S. Franklin under the auspices of a firm of civil engineers, Trant, Brown and Humphreys between 1905-1914. The Edwardian houses are smaller than their Victorian neighbours which were failing to attract sufficient interest by the end of the nineteenth century.

3.39 The houses are mainly arranged in long two storey terraces running the full length of the street. Their planform is different to their predecessors in having large outriggers (original 'additions') to the rear allowing more rooms per floor. Most of the houses have full height



Kelfield Gardens

canted bays with one over one sash windows and none of the houses were originally built with basements.

3.40 A distinctive feature of many of the houses is their curving stucco lintels over the windows. Along with the variety of architectural detailing, there are many original front doors of different designs. The doors are paired to great effect and set within arched entranceways or with shared timber roofs over. The arched recesses are often lined to dado height with glazed tiles of different designs.

3.41 The variety of detailing varies from one terrace to another and sometimes even within the same street giving each street or group its



Dutch gables, St Quintin Avenue

own special character. A few examples of the variations found in this area are as follows.

3.42 In St Quintin Avenue the houses are in pairs of red brick with canted bays and Queen Anne detailing such as the roughcast oriel windows, six over one paned sashes and timber porches. They are finished with various roof shapes, the most common being the gable with mock timbering but others include Dutch gables and brick pediments.

3.43 In Oxford Gardens the houses follow the typical Victorian style of canted bays with hipped slate roofs over and long rows of chimney stacks to every other wall. Windows are one-over-one sashes and plain pitched roofs provide



Kelfield Gardens

a simple porch over each pair of doors.

3.44 Kelfield Gardens contains very well conserved terraces with canted bays and gabled roofs over them. In particular the Arts and Crafts style timber porches add interest to these houses.

3.45 The south end of Wallingford Avenue contains houses with distinctive gables containing pebbledash and mock timbering. Most of these have been lost or altered.

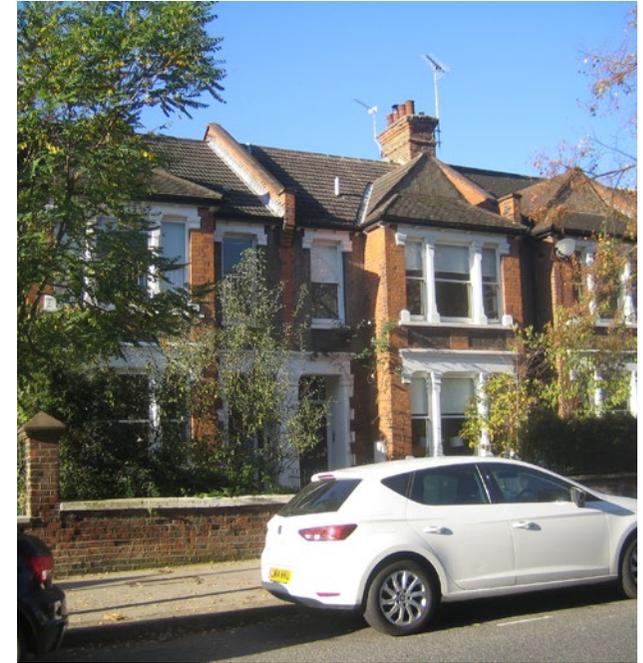
3.46 Houses in Highlever Road have shared tiled canopies over the front doors supported on carved brackets. Many of the houses in this area have rubbed brick lintels over the windows and



Wallingford Avenue

carved brick aprons underneath them.

3.47 This part of the conservation area is generally well conserved and benefits from the additional protection of an Article 4 Direction which makes planning permission necessary for external alterations. However, there has still been some harmful change over the years. Perhaps the worst offenders are where individual terraced houses have been painted as seen in Balliol Road; and rooflines randomly pierced by rooflights that spoil the attractive plain slate or clay tiled slopes which provide the historic finish to the houses. Most boundary treatments are different with only the tall brick pillar and their terracotta caps surviving.



St Helen's Gardens

The Cottage Estate (1919-1926)

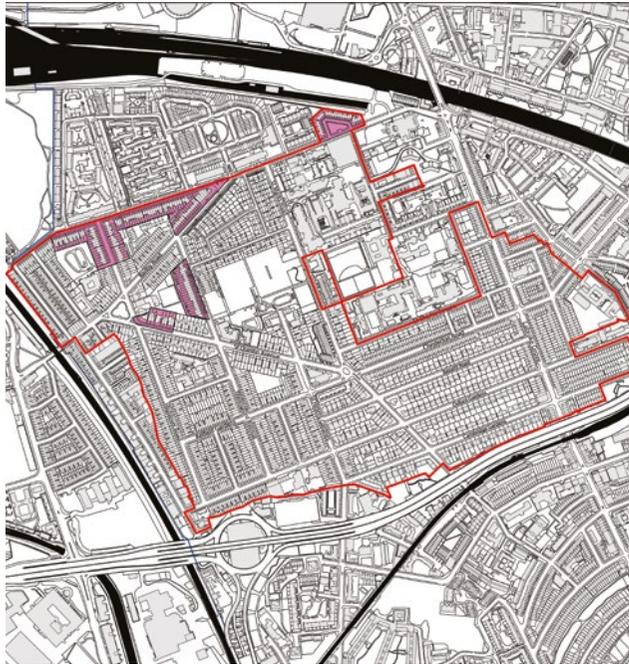


Fig 3.9 The Cottage Estate map

3.48 Cottages and flats in cottage form were designed by London County Council architect, A. S. Soutar under superintending architect, Topsham Forrest for the Royal Borough of Kensington and built between 1919-1926. This charming and important area has a very distinct character of its own and has been extremely well conserved.

3.49 This estate was built on St Quintin's land following the First World War when many areas of London had become insalubrious, overcrowded slums and the government had realised that private house builders would not be able to fulfill the housing needs of the ever increasing population at affordable rents.



A cottage group with projecting ends and canted bays

Once the war was over, Prime Minister Lloyd George famously promised to provide 'Homes fit for Heroes' and made the Addison Act of 1919 in which all new homes would need to be approved by the Minister for Health, Dr Addison.

3.50 This estate is therefore an important early council estate of good quality houses and flats with modern sanitation and front and back gardens for every dwelling. The gardens and the cottage design of the estate were inspired by the garden city movement which advocated village-like development with individual gardens in which people could grow flowers and vegetables.

3.51 Each block is built in yellow stock brick



Original front doors

with some pale pink and purple bricks that have coloured naturally in the kiln giving certain liveliness to the masonry. The buildings have been carefully designed in detached blocks that have the appearance of groups of cottages with front doors and Georgian paned sash windows. However, these groups not only contain cottages but maisonettes with their own front doors and their own gardens. Each block is articulated slightly differently, for example with projecting end sections or projecting bays within the block.

3.52 Above the windows there are simple brick soldier courses and the doors and chimney stacks sit at 90 degrees or 180 degrees to the



Original six-over-six sash windows

direction of the roof according to the location of the fireplaces within. Arches at regular intervals lead through to further entrances and back gardens. Projecting courses of brick have been used to run cabling which would not usually be welcome, but unusually here it serves to emphasise this simple detail.

3.53 Although the estate is generally very well conserved, and this may be due to Council ownership and the reduced number of permitted development rights for maisonettes, there has been some creeping change. Only some of the original Courtrai tile roofs remain. Some houses have been painted so that the beauty of the brickwork and the uniformity of the groups



Canted bays

are harmed and many front doors have been changed for non original styles which also serve to break up the consistent character and weaken the integrity of the estate.

Other Early Twentieth Century Housing (c.1910-c.1950)

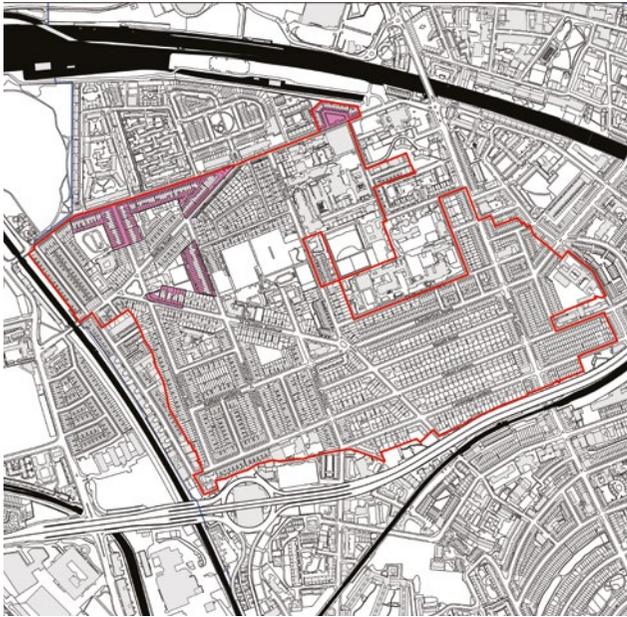


Fig 3.10 Early twentieth century housing

3.54 To the north of the conservation area are the last houses to be built on the St Quintin Estate. Dalgarno Gardens was built between 1910 – 1927 and Pangbourne Avenue was the last to be built around 1950. These are the smallest houses in the conservation area at just two storeys without basements which had ceased to be built by this time as live-in servants were no longer employed.

3.55 All the houses conform to a similar type with some variation. Generally the houses are built in long groups or terraces with space between each group. The ground floors are built in red brick and the upper floors were pebbledashed / roughcast which contrasts



Pangbourne Avenue

pleasantly with the brick, but the original sandy brown colour has long since been painted white in most cases and sometimes even the red brick has been painted too.

3.56 Most of the houses in each terrace have bays. The most common are canted or curved and almost all are full height, but some of the earlier houses have square bays. Often the groups were built to a pattern with canted bays and gables to each end and curved bays in between, but this pattern is now usually difficult to read due to the amount of lost and changed features. Often the bays are topped with a gable containing vertical mock timbering. The terrace of houses in Pangbourne Avenue is broken up



Highlever Road

with three gabled sections containing a shared arch over each pair of front doors.

3.57 The original doors that remain are some of the most characterful features of this part of the conservation area. They are usually paired beneath a shared tiled roof with a timber balustrade or side by side in their own arched and recessed entranceways.

3.58 Windows are all side hung casements that would originally have been made of timber and had a projecting drip moulding between the main windows and the small hoppers above. Today many have been replaced with flat and characterless Upvc windows which sometimes also fail to copy the proportions of the originals.



Barlby Gardens

Roofs were all originally plain clay tiles, but again, many have been replaced with modern interlocking concrete tiles.

3.59 Barlby Gardens is a charming close set around a triangular green space. The small two storey houses were built in 1915 by the Great Western Railway as artisan housing. The houses are built in a loose Queen Anne cottage style with red brick to the ground floor and contrasting pebbledash to the first floor. The roofs are hipped at each end house with projecting fire walls in between. Chimney stacks remain a prominent feature. The windows are different from the rest of the conservation area being four-over-four paned sashes with



Barlby Gardens

a tripartite window of similar glazing pattern to the ground floor. The front doors have a small fanlight over and a sidelight which originally had glazing bars to match the windows, some of which remain today. Original front doors would have had nine glazed panes in the top section that would have matched the height of the panes in the side light with flush beaded panels below. Nos. 21-24 Barlby Gardens have kept their sand coloured pebbledash unpainted.

3.60 Front gardens are small but leafy, sometimes with low brick walls and others with timber fencing which might have been an original feature to these uncomplicated houses. Today all the front boundary treatments are



Dalgarno Gardens

different which further disrupts the unity of the terraces. Some paths retain original clay tiles.

3.61 Houses in this area have suffered a great deal of change which has been harmful to their character. Some of the worst changes include removing front gardens and boundaries for car parking; painting whole elevations which destroys the contrast of materials; and the loss of original features.

Architectural Details



Gothic clerestorey over the entrance

3.62 Good detailing is a key feature of good architecture and whether it is simple or elaborate, it is a defining part of a building's design. Across the conservation area details change with each different group of buildings and although a similar palette of details may be used, their repetition and exact design are specific to each group. It would be impossible to list every detail that is of importance, so this section aims to give a flavour of the detailing that is special to this conservation area.

3.63 Typically the Victorian terraces have a wealth of Italianate stucco decoration to accentuate features such as windows, doors and parapets. Projecting Doric or Ionic porches



Glazed ceramic tiles

are a particular feature of the houses to the east of Ladbroke Grove although many have lost the Classical triglyphs and guttae from their architraves. Houses to the west tend to have flush door surrounds with engaged columns and side lights and fanlights around the door, but some porches can be seen here too.

3.64 Some Victorian terraces have a long continuous stucco balustrade in front of the first floor windows and in this conservation area often takes the form of pierced strapwork or interlocking circles. Other terraces have a continuous cast iron railing in this location which is always painted black.



Ionic porches

3.65 Cast ironwork is a particular feature of the Victorian houses. Some houses still retain the cast iron pot guards to their window cills and most retain the railings to the sides of the entrance steps although far fewer original boundary railings survive.

3.66 Some tiled paths remain across the conservation area as a whole and these are a valuable original feature. The Victorian houses have steps up to their front doors which is an important feature of their design. However steps have often been damaged and badly repaired over time, making the remaining original wide stone steps with round bull nosings all the more valuable.



Unpainted pebbledash

3.67 The smaller houses from the early twentieth century used pebbledash to the first floor as a contrast to the red brick. Pebbledash is a material that has been much disliked over the years, particularly as it was a cheap way of covering up cracks on whole facades that were not designed to be pebbledashed. However, it was a material that was originally used to give emphasis to bays and provide a contrast with the brickwork in houses from the Edwardian period onwards. Where pebbledash was originally designed to be part of the architecture in this way, its appearance has been harmed through painting, particularly where whole elevations have been painted which has also removed the desired contrasting effect. Some



Channelled stucco with balustrade above

houses have retained this as originally intended, for example to the south of St Helen's Gardens, nos. 21-24 Barlby Gardens and some individual houses.

3.68 There are many other small details including console brackets, cornices, string courses, capitals, tiles, finials, bays, pediments – all of which contribute to charm and character. Where these have been lost their reinstatement would be an enhancement to the conservation area.



Foliate capital

Windows and Doors



Victorian first floor feature window

3.69 Original windows and doors make a vital contribution to the area's appearance, integrity and historic character.

3.70 The most widespread type of window in the conservation area is the sliding timber framed sash which continued to be used until the end of the Edwardian period. Sash windows were an important British invention that allowed air to enter a room by the top and / or bottom sash without breaking the carefully designed building line. Their frames, glazing bars and horns are usually fine and elegant.

3.71 The sashes have many different fenestration patterns from the simple one-over-one paned format to the more elaborate Queen



Edwardian nine over one sash window

Anne styles that are six or nine-over-one and more. The Gothic houses in the west end of Bassett Road have the most elaborate windows in which the top sash has a central square surrounded by smaller rectangular panes. Some of the houses on Ladbrooke Grove have fine tripartite feature windows at first floor level with Classical pilasters and a pediment over the group. Many of the sash windows to the Edwardian houses are plain but nonetheless part of their character.

3.72 Later houses had casement windows which were usually smaller. Often where casement windows formed a bay, a projecting drip mould would run under the hopper windows



Mid 20th century casement with drip mould

(the small top openers) to shed water away from the main casements below. This window type has not been so highly valued leading to many replacements which have usually not copied all the details (such as drip moulds and stained glass) or have been made of non-traditional materials which have impoverished the character and integrity of these houses and often given an untidy appearance to those streets.

3.73 Doors are also varied, but originally there would have been fewer door types than are seen today as many have been changed. Some doors, however, are clearly historic examples that are well made and repeated in the street



Victorian four panelled door

and it is these that are of highest heritage value to the conservation area.

3.74 The four panelled timber door is the most common type of door used in the Victorian houses, from the small terraces in Bracewell Road to the large houses in Oxford Gardens and Ladbroke Grove. Some original doors to the large detached and semi-detached Victorian houses consist of four panels with decorative nail heads around the panels. The semi detached houses on St Charles Square have sidelights to the front doors and most Victorian houses have fanlights (albeit rectangular in shape) over the doors.



Edwardian doors

3.75 The Edwardian houses display many original paired front doors and these often have Queen Anne design such as small panes of glass, scalloping and panelling. The other early twentieth century terraces also retain some pairs of original doors, usually with smaller glazed sections and longer panels below. The Edwardian doors tend to have very slim sidelights whereas the later houses have a window to one side of each door and its proportions usually match those of the glazed part of the door. Those on the cottage estate are similar but simpler with nine panes of glass over two panels with flush beading.



Mid 20th century doors

Front Boundary Treatments, Front Areas and Front Gardens



Edwardian historic garden wall and pillar

3.76 The area in front of a building helps to mark the transition between public and private space and provides a continuous setting to the houses along the street. There are several different types of front area in this conservation area and each one is particular to that character area and type of house. Front areas and gardens are a strong feature of this conservation area.

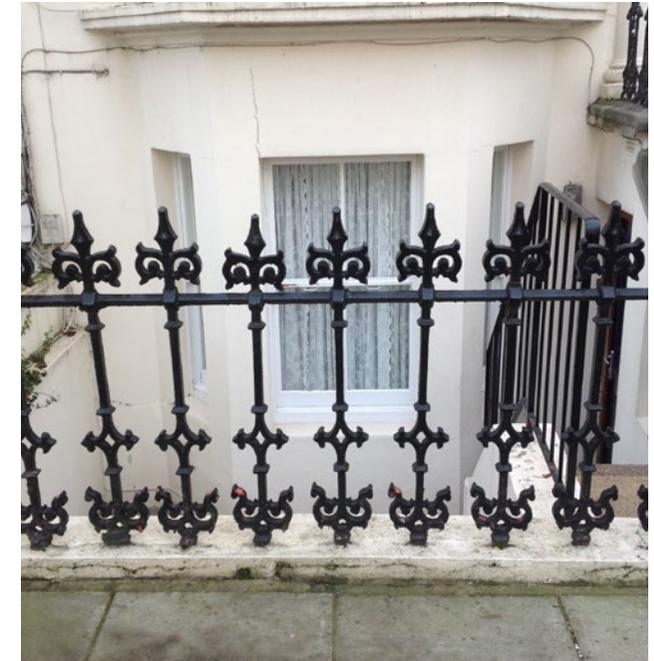
3.77 The Victorian terraced houses in Ladbrooke Grove have the smallest front areas. These consist of an area in front of the basement accessed by stone steps from the pavement. Steps cross over the lightwell on the opposite side to access the main front



Edwardian walls and hedging

door. The basement is accessed from a door under the main steps and there is no room for planting. Such areas are guarded by cast iron railings of varying designs at street level, but a simple D-section handrail to the steps down. Sturdy brick pillars with stucco copings mark the main entrance. In some places original cast iron copings remain on the boundary and these can be seen in Ladbrooke Grove and Cambridge Gardens (east).

3.78 The detached and semi-detached houses have more space to the front in accordance with their higher status. The area in front of the basement window is just a small lightwell with the rest of the garden at the same level as the



Victorian cast iron railings, Ladbrooke Grove

pavement. These spacious front gardens are often well planted, sometimes with trees, and the greenery is a valuable contributor to the suburban character of the conservation area. Only some parts of original boundary treatments survive including sturdy brick or stucco pillars with stucco caps at entrances and party walls.

3.79 The red brick Edwardian houses were not originally built with basements and so there are no original lightwells to the front of these properties. All these houses have small front gardens with pleasant planting and many hedges which are soft and welcome foils to the hard masonry. Sadly many boundary treatments have been lost, but original elements survive



Victorian cast iron railings, Chesterton Road

in places such as low red brick walls with cambered stone copings and unusually tall brick pillars with terracotta caps. Mosaic tiled paths are also welcome original features that survive in places.

3.80 Houses on the cottage estate have tiny front gardens (no basements) with small unpainted timber picket fences which not only probably represent the original boundary treatment, but bring a remarkable sense of consistency that ties this charming estate together. The other twentieth century houses have similar front gardens with no basements. Some boundaries are formed with timber fences and perhaps this was the original treatment, but

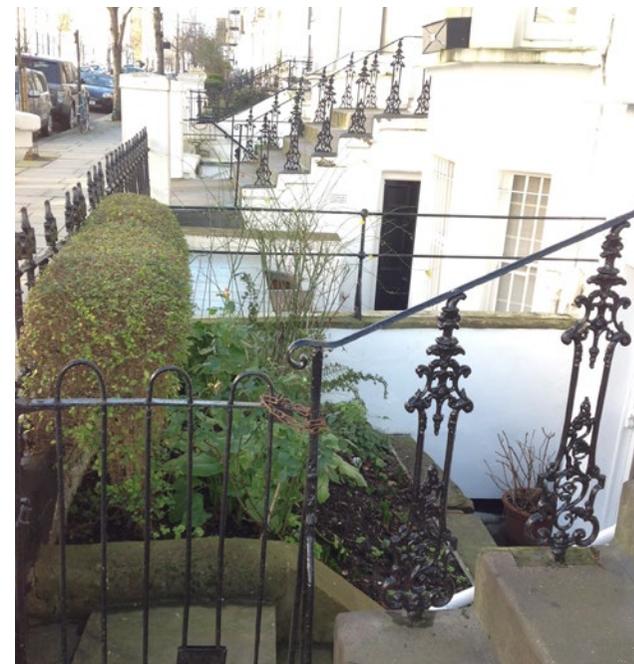


Planting around lightwells

there is no consistency here. Plants form an important part of all these gardens too.

Front Garden Trees

3.81 One can find a good range of trees of different sizes and species in the front gardens across the conservation area. There are streets where the numbers of Council owned street trees are relatively low due to the many privately owned trees in front gardens, the tree lined appearance of an avenue is maintained. Cambridge Gardens and St Quintins Avenue are two excellent examples of this with large numbers of mature Lime and Plane trees respectively. On the whole, smaller ornamental



Front areas and steps

tree species suit the moderately sized gardens and soil types found in this area.

Roofs

3.82 Key features that contribute to character include:

- Original form (for example, pitched, hipped, butterfly)
- Original materials (for example, slate, clay tile)
- Original details (for example, cornices, balustrades, finials, urns)
- Chimney stacks and pots

3.83 There are several different types of roof in the conservation area and many original roof forms remain making a key contribution to the character of the conservation area.

3.84 The Victorian houses in this area have the most varied roof forms. London valley / butterfly roofs, pitched roofs and gable fronted roofs are all seen across the area. Chesterton Road, roads to the east of Ladbrooke Grove, Latimer Road and Calderon Place have good examples of valley roofs which cover the whole terrace to give the Classical frontages a continuous parapet finish. The stucco parapets here are visually supported by pairs of brackets and their unbroken line makes a strong contribution to the character of the conservation area.

3.85 Some of the terraces and all the Victorian villa pairs have plain pitched roofs. This again gives an unbroken roofline which is interrupted only by chimney stacks and fire walls. In Bassett Road, Oxford Gardens and Cambridge Gardens where the fire wall (or end wall of each pair) meets the eaves, there is often a detail such as a stucco bracket or an urn or short pillar.

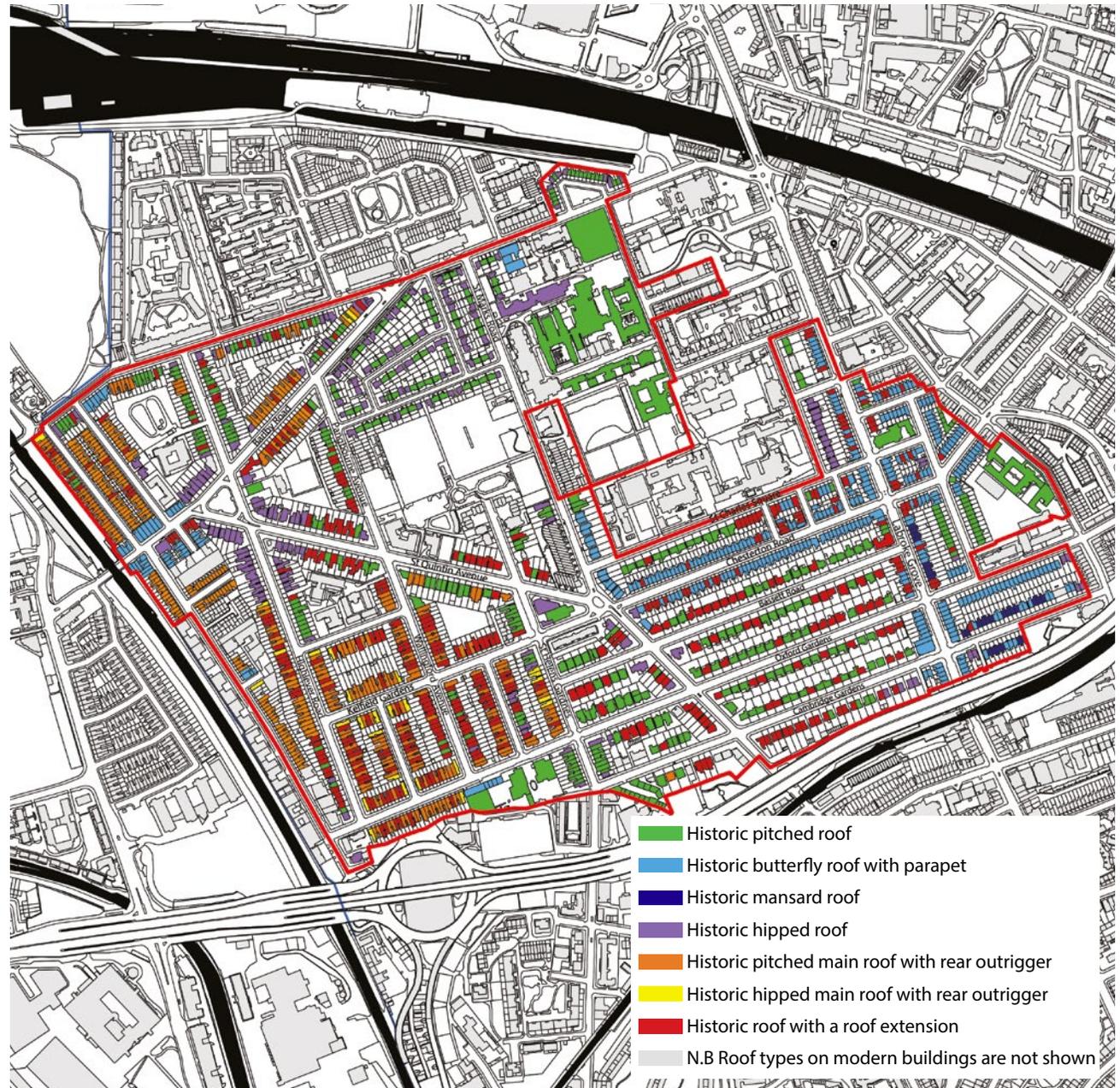


Fig 3.11 Roof Map

hipped effect is also given to central (or other intermittent) houses. These roofs have no fire walls but are pierced regularly with chimney stacks. Originally a type of interlocking red clay pantile called the Courtrai tile was used for the roofs, but sadly most have been replaced by interlocking red concrete tiles of a more rounded form.



Parapet concealing butterfly roof



Hipped roof with original Courtrai roof tiles



Plain pitched roofs with hipped roof terminating the terrace



Gable and hipped roofs over bays



Plain pitched slate roof to main roofs and outriggers



Roof finial, clay ridge and hip tiles

Rear Elevations

3.88 Key features that contribute to character include:

- Uniformity of original design
- Rhythm of solid structure and void / open elements
- Matching original materials (for example, stock brick, red brick)
- Matching original windows (for example, sash windows, original casements)
- Matching roof forms

3.89 Rear elevations form a part of the character of the conservation area that is enjoyed by those that see it either through their rear windows (i.e. from a private place) or across side garden walls or other gaps between buildings (i.e. public view points). Rear elevations were built to have a uniform design and matching features in the same way as front elevations, but with less emphasis on decoration and formality. Their articulation combined with the planting in rear gardens adds a pleasing relaxed contrast to the formality of the front elevations when seen from side streets.

3.90 Many of the Victorian houses have slender closet wings with timber sash windows and simple cambered brick lintels. The Edwardian houses have large outriggers that were built as an original part of the house and designed to create a large house in which all rooms had natural light. Both these structures are usually paired (although closet wings are sometimes single) and create voids (with yards or alleys) between them. These voids combine



Closest wings

with the solid structures to create an attractive balanced rhythm all the way along the terrace. This rhythm can easily be disrupted through individualistic change to a single unit in much the same way as can front elevations: through painting, extending or other irregular alteration.

3.91 Some houses (particularly the cottage estate and some of the large Victorian houses) were built with no rear additions. In some places these flat elevations can be seen across garden walls and their uniformity is even more under threat as new extensions cannot be carried out to a single harmonious design. As elsewhere, their character is defined by their matching window designs and simple detailing. A small



Outriggers, Barlby Road

number of houses have original canted bays to the rear which are an attractive feature that usually matches others in the group.

Back Gardens and Trees

3.92 Most of the houses in the conservation area have reasonably sized back gardens. The only places this rule does not apply are the terraced houses to the east of the conservation area (for example, Bonchurch Street, St Michael's Gardens, the north section of Ladbroke Grove, Chesterton Place) and to the west (Bracewell Road and Brewster Gardens) which have very small yards to the rear rather than gardens.

3.93 Gardens make an important contribution to the character, appearance and liveability of the conservation area and reinforce the suburban character that is special to this particular area. In many places planting in back gardens can be glimpsed across garden walls or between houses which has a softening and complimentary effect on the hard architecture.

3.94 The connecting gardens create 'green corridors' and although not very large, sufficient mature trees remain in these green strips to provide natural screening and joined-up wildlife habitats between the closely located properties. Few of the trees in rear gardens have individual or group tree preservation orders on them but have statutory protection by virtue of being within the conservation area.



Places of Worship

3.95 This conservation area is unusual in containing a monastery and a convent as well as several churches that make a particularly special contribution to the conservation area. They provide a focus for community activities and worship and the buildings are important pieces of architecture in their own right.

3.96 A shared characteristic of all these buildings is that they sit within their own plots and were designed as independent structures although most are not actually physically detached. Places of worship were designed by architects for this specific purpose and they were not therefore built speculatively but designed in a thoroughly considered way on land usually donated or sold for small sums by the landowner. Their architectural features, their layout in their plots, their associated buildings and boundary structures all combine to create their intrinsic significance as well as their contribution to the historic and architectural character of the conservation area.

Church of St Michael and All Angels, Ladbroke Grove

3.97 This grade II listed church designed by architect James Edmeston was built in 1871. The builder, J D Cowland, was a local man who became one of the first churchwardens here. The Rhineland Romanesque style was a curious choice since Gothic was in favour for ecclesiastical buildings at the time. The bare and uncompromising exterior is relieved by the apsidal projections of sanctuary, baptistery and chapel, and the tower which was to have a gabled spire. It is a most notable feature on the northern portion of Ladbroke Grove.



St Michael's Church

3.98 St Michael's Vicarage is a large detached house in a paired down Gothic style located immediately behind the church on St Lawrence Terrace. It is listed grade II as a curtilage building to the church.

St Helen's Church, St Quintin Avenue

3.99 This church was designed by J. B. Sebastian Comper (son of Ninian Comper) in 1956. The original church on this site was consecrated in 1884 but destroyed by enemy action in the 1939-45 war. Comper's church is the principal component in an ingeniously planned group of pale pinkish-red brick structures in which the ancillary buildings (vicarage, church hall, parish room and stores) are clustered around the church. The design



St Michael's vicarage

is a freely treated late Gothic with elements of perpendicular and North European sixteenth century architecture. The church is approached through a forecourt flanked by the vicarage and hall. The west front is of brick with a bellcote surmounted by a thin spirelet to cap the composition.

Carmelite Monastery of the Most Holy Trinity, Exmoor Street

3.100 This convent was designed by F.H. Pownall and built between 1877-78 and extended in 1893-4. It consists of a large irregular group of stock brick buildings, roofed with slate and enclosed by high walls. The domestic buildings are austere and plain, but well detailed and proportioned. The chapel



St. Helen's Church

is in the High Victorian Gothic manner, and is very little changed from its original condition. It dominates the small entrance courtyard. This group of buildings and its entrance can be seen from the end of Exmoor Street and has a welcome low-rise, quiet and discrete visual impact in this busy area next to the hospital.

Former Dominican Convent, Portobello Road

3.101 This convent was designed by Henry Clutton and built in 1862. The girls' orphanage was added in 1879 and a new chapter room and infirmary in 1883. The convent use ceased in 1896. It is now a Spanish School.

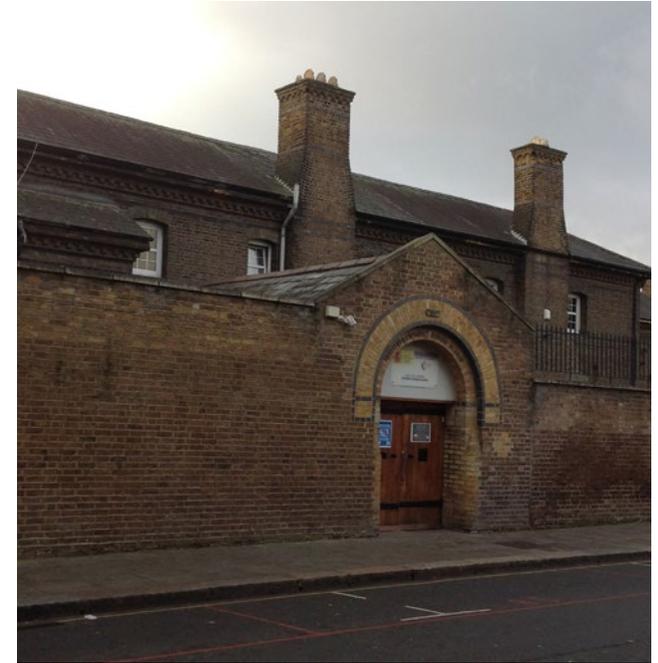
3.102 The convent was originally built for nuns of the Third Order of St Francis. The



Carmelite Monastery

convent buildings are grouped around a central cloistered court; gardens to the south and east are surrounded by brick walls. The main building is of plain stock brick with bands of dark blue brick and this along with the chapel's little spirelet and projecting apses can be seen over the boundary wall. Unsurprisingly for this historic building type, the structures are inward looking and the high brick wall creates a fortress like appearance, however, various roofs, windows, chimneys and the upper levels of the buildings can be seen over the wall and these add interest to the street scene.

3.103 This former convent, along with the Carmelite Monastery, are rare features in the borough and the historic buildings and their complexes are of value in their spatial formation



Former Dominican Convent and architecture in their own rights.

Bethany Hall, Barlby Road

3.104 Bethany Hall was built in the 1920s as a non conformist chapel for the Open Brethren. It is a small building with a gabled red brick frontage containing a large arched window onto what was originally a full height chapel. The simple rectangular plan of the original building can also be seen from rear, but a rather awkward rendered extension has been added to the side in conjunction with its conversion to a dwelling. The building is a physical reminder of the history and heritage of non-conformism in England as well as social diversity in the conservation area.

Public Houses

3.105 Public houses were a typical part of Victorian (and some later) developments. Today they form a vital component of the architectural and historic significance of the conservation area as well as providing an important community focus, both of which contribute to overall character.

3.106 There are three pubs in this conservation area, only one of which is functioning as such at the time of writing.

- Portobello House, 225 Ladbrooke Grove. Late nineteenth century. Still in pub use.
- Former North Pole, 13-15 North Pole Road. Built 1892. Now a supermarket.
- Former Latimer Arms, 198 Latimer Road. c.1880-90s. Closed at the time of writing.

3.107 The three public houses were all built towards the end of the nineteenth century with the *North Pole* being the only one with the date in its parapet (1892). They are all corner pubs that have principal frontages on two streets with a splayed entrance on the corner giving access from both.

3.108 The former *North Pole* and the former *Latimer Arms* are very similar in date and style. They are both built in red brick in the Queen Anne Revival style of the period in which white stucco dressings provide a vivid contrast between the red brick. Both have tall chimneys and a parapet roofline. The *Latimer Arms* has a prominent slate spire and elaborate moulded detailing whilst the *North Pole* has simpler dressings but more decorative pediments



Former Public House, Latimer Road

projecting above the parapet. The *North Pole* has plain sash windows some of which are in bays of groups of three; whilst the *Latimer Arms* has more typical sashes for this style consisting of multi paned windows with a plain sash beneath. The windows to the first floor are casements. The pub frontage to the *Latimer Arms* is divided by pilasters with decorative capitals with a fascia above. Only the bracket for the hanging sign remains.

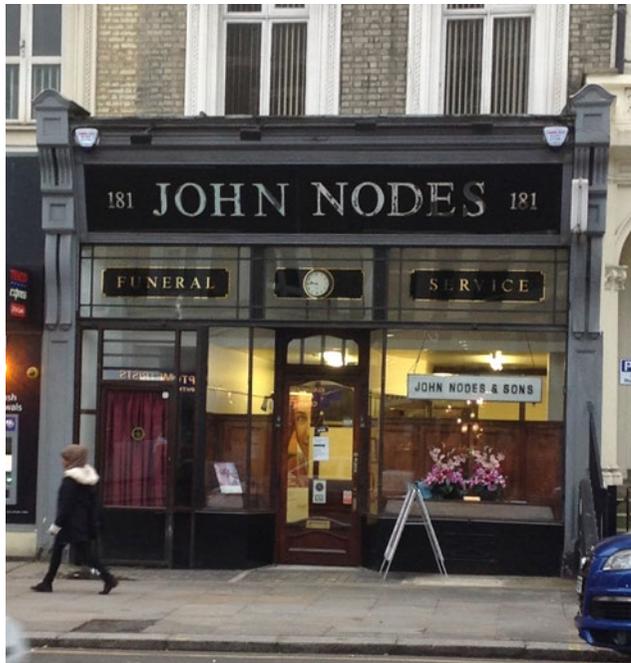
3.109 The *Portobello House* was originally built in stock brick with a tiled and stuccoed ground floor elevation. The building has eclectic Gothic and Classical detailing with the Gothic concentrated around the windows in the form



The Portobello House, Ladbrooke Grove

of pointed arches and drip moulds, zig-zag lintels and a nail-head string course. Classical mouldings were given to the pilasters and capitals. The ground floor elevation has lost its original glazing, but retained the openings to the different bars, its scalloped window heads and zig-zag details to the capitals. The frontage has unfortunately been painted all one colour which has obliterated the charm and character of the glazed tiles to the ground floor and the patinated stock brick to the upper floors.

Shops



Historic bronze shopfront, Ladbroke Grove

3.110 There are several original parades of shops in the conservation area which make an important contribution to the vitality and daytime economy of the area. The historic shopfront elements which survive have historic and architectural significance in their own right as well as making an important contribution to the character and appearance of the conservation area.

3.111 Most shops in the conservation area were purpose built to the ground floor of Victorian or Edwardian terraces with flats above, but nos. 1a-4a North Pole Road comprise a very fine free standing single storey parade built in 1931 for Thomas Pocklington with a white faience



Edwardian shopfront elements, St. Helen's Gardens

surround to the group. Most shops retain their historic surrounds made up of narrow fascias, console brackets, dividing pilasters and often a stallriser. Some shops also retain historic doors and shop windows with glazing bars. All historic elements contribute strongly to the character of the conservation area.

3.112 John Nodes (funeral service, 181 Ladbroke Grove) is a fine historic metal shopfront with a recessed entrance and glazed fascia. The shopfront has fine metal glazing bars, clock over the door and lettering in gold in the transom lights. At the junction with Cambridge Gardens a cross roads is created in which the shops have frontages on both streets



Faience shopping parade (1931), North Pole Road

and entrances on the chamfered corners of each building. The parades on St Helen's Gardens contain some shops with traditional timber shop frontages in which recessed entrances with tiled floors are a feature.

Mews



Scampston Mews

3.113 Mews were separate streets of buildings for horses and carriages. There are very few mews in this conservation area as the houses were built after the arrival of the railway which became the more convenient mode of transport.

3.114 Scampston Mews (c.1870-90s) is a charming mews with uniform buildings on both sides that make a strong contribution to the historic and architectural character of the conservation area. The buildings are only two storeys with a wide stable door at ground floor and sash windows at first floor. The roofs are pitched in plain slate with fire walls and chimneys marking each unit. The mews have since been converted to other uses but have



Trinity Mews

retained many original features including the stable doors which are an asset to the area.

3.115 The mews surface is made of red granite blocks that are worn with age and fill the floor of the mews completely without any other materials or pavement. The buildings have been painted, mostly white but with the addition of one or two other colours.

3.116 Trinity Mews is formed by the rear wall of Scampston Mews. The flank walls of the mews line the edge of the pavement on Cambridge Gardens. The mews wall to the east has less detail but the western wall has stable windows with stone lintels to the ground floor and sash windows in stucco architraves to the first floor.



Kelfield Mews

Both elevations have a matching decorative cornice with simple brackets. The mews has a simple modern entrance.

3.117 The buildings in Kelfield Mews were built in the 1950s. They are of little historic value but their scale is in keeping with a back alley such as this.

Light Industrial Buildings



Pall Mall Deposit

- Pall Mall Deposit, 124-128 Barlby Road. 1911 (shown above clock)
- Industrial buildings, 150-160 Barlby Road
- Hewer Street

3.118 The top north-east section of the conservation area contains a small but significant group of early twentieth century light industrial buildings that represent a continuation of the historic working character of this part of the borough. Most of the buildings have architectural and historic significance, but their commercial use is also important in contributing to the local economy and creating daytime activity in the conservation area.



John Node Funeral Directors, Hewer Street

3.119 There is a fine uninterrupted collection of two storey stock brick light industrial buildings on the north side of Hewer Street and some of its south side. No. 15 was built in 1881 for funeral director, John Node, who still occupies this complex today. Part of the group has a symmetrical design with two 3 storey gabled elements enclosing a courtyard to the front which contains a small gabled building with decorative timber barge boards onto the street. Windows are two over two timber framed sashes and the plain roofs are covered in slate.

3.120 Nos. 7-13 further east also have a symmetrical design but with no yard visible and different detailing such as red brick dressings, string courses and parapets to conceal the roofs



No 150 Barlby Road

from the street elevation. Sashes here are four over four. This latter building was built as Notting Hill Steam Laundry in 1886 and converted to a distributing dairy with stables in 1934.

3.121 Opposite, nos. 20-24 Hewer Street were built in 1889 as the Post Sorting Office. This building is articulated in three separate sections with unmatched gabled sections at both ends and a central section with a tall ground floor elevation and plain parapet concealing the roof. A stone band between ground and first floors links the three sections visually. The windows are a mixture of multi paned timber sashes and metal windows and the entrance doors are modern designs.

3.122 Industrial development on Barlby Road began in the late nineteenth century but the buildings seen today date from the early twentieth century. The Pall Mall Deposit at nos. 124-128 Barlby Road terminates the group and was built in 1911 (by W.G. Hunt). This is a fine design for what was originally a furniture storage building and unsurprisingly one of the largest historic buildings in the area. It rises to over five storeys and extends deep into its site. Its red brick bulk is relieved by stone string courses, metal windows and its most striking feature: its name in blue and white mosaic tiles at the top of the building on both the front and return elevations.

3.123 Nos. 150-160 Barlby Road have been painted white along their entire length which disguises the beauty of the brick, but does tie in the older building at no. 150 to the later building at 160. Both buildings are two storeys with sloping roofs. No. 150 has cambered arches to the ground floor windows and square headed windows to the second floor. Both sets of windows are set within reveals and shallow recesses and even the vehicle arches are the same size giving a great sense of rhythm along the frontage. No. 160 is of less quality on the Barlby Road frontage but has a pedimented frontage to Exmoor Street which is of interest. No. 4 Exmoor Street has very little heritage value but completes the group in a similar form.



Former Notting Hill Steam Laundry, Hower Street

Other Significant Buildings

Oxford Gardens Primary School, Oxford Gardens

3.124 This school was probably designed by E.R. Robson, architect to the London School Board in 1884. The site is made up of various school and ancillary buildings set between Oxford Gardens and Crowthorne Road with hard surfaced open space in between. Each building is built in stock brick with red brick dressings and articulated into various sections with their own pitched clay tiled roofs and tall chimney stacks. There are two main school buildings. The building to the west has some two storey and some three storey elements whilst the eastern building is smaller at one and a half storeys with a steeply sloping roof. The ground floor windows to the taller building consist of multi paned timber sash windows with hoppers above divided by glazing bars in an Aesthetic style pattern. On the eastern building these break through the eaves line and are topped with gables and stone dressings whilst the western building has gabled dormers in the roof. The boundary walls are made of historic red and stock brick but the railings are modern.

Lichfield Studios, 117-133 Oxford Gardens

3.125 Built in 1932 by Harold W. Currey as garages and a large workshop for F.W. Franklin. Converted in 1984 to photographic studios for Patrick Lichfield, celebrated photographer (born 1939-died 2005). Now an architect's office.

3.126 The original building was single storey with a central entrance with the name Franklin in the parapet. Today the eastern side remains as built, but the western side has been extended



Oxford Gardens Primary School

at first floor level and the name over the door has been changed to Lichfield Studios. The metal framed windows, painted timber doors and continuous parapet are the most distinctive features seen from the street but large industrial-style buildings with factory roofs are concealed behind this.

St Charles Hospital, Exmoor Street

3.127 These buildings are all grade II listed (including boundaries) and were designed by Henry Saxon Snell, specialist in hospital design between 1879-81. Built in a simple Gothic design in yellow stock brick as the infirmary to the St Marylebone Board of Poor Law Guardians (a workhouse located on Paddington Street,



Lichfield Studios, Oxford Gardens

Marylebone). Early hospitals including this one were provided by workhouses and paid for out of public funds following the Metropolitan Poor Law Act of 1867.

3.128 Five separate hospital buildings were built on the isolated pavilion principle which was advocated by Florence Nightingale (who also established a training school for nurses here). Four ward blocks (two for men and two for women) sit either side of the central administrative block and are connected by cast iron walkways with canopies over.

3.129 The main entrance is through a pointed arch on what used to be called Rackham Street. The chapel sits over this and to either side are

houses that were originally built for the medical officers. At the northern end of the block is the massive square tower which housed the chimney from the boiler furnaces and water tanks. It is finished at high level by a corbelled stage inspired in its design by northern Italian architecture of the Middle Ages.

3.130 Opposite the entrance and chapel is the nurses' home, also designed by Saxon Snell, but assisted this time by his sons in 1881. This is the oldest surviving nurses' home in the country established by the Nightingale Fund for the training of nurses in Poor Law hospitals.

3.131 Architectural historian, Nikolaus Pevsner described the hospital as a '*fortress-like pile ... and one of the chief landmarks of North Kensington*'. The buildings form a remarkable historic complex of great significance. Many original features that also contribute to the character of the conservation area remain, including multi paned sash windows, slate roofs, external ventilation shafts, decorative brickwork and intricate twisted and spearheaded wrought iron railings.

3.132 Part of this site's special character is the way that each building is surrounded by outside space which was a key part of the original design and today gives the complex dignity and grandeur. The site is also enhanced by trees and planting.



St Charles Hospital

Recent Architecture

3.133 There has been much development in the conservation area since the Second World War, most of which makes an indifferent contribution to its character.

3.134 Most recently the Ink Building was built on Barlby Road in a highly modern form with wavy timber clad balconies. Viewed from the street the building is of interest, but views from further north reveal its intrusive and oversized roof addition. Earlier social housing on St Mark's Road was designed by renowned architectural partnership Jeremy and Fennela Dixon (1975-9) for the Royal Borough which takes the form of a contemporary terrace with features painted blue. Modern townhouses have also been built at Argyll Place and these are identified as having a neutral impact on the character and appearance of the conservation area.

3.135 The recent buildings in the area have generally been built in standard designs of their time, some of which sit in their own discreet sites such as the sheltered housing on Nursery Lane or the houses on Blake Close, and therefore have limited impact. However, some such as Sunry House at the northern end of St Helen's Gardens are at odds with the character, urban morphology and materials seen in the area and are therefore unattractive additions.

3.136 The buildings that contribute positively to the historic and architectural character of the conservation area are the historic buildings described in previous sections of this appraisal and shown on the buildings audit map.



Ink Building, Barlby Road



Social housing by Jeremy and Fennela Dixon, St Mark's Road

4 Public Realm

Green Spaces

4.1 The designers of the St. Quintin Estate took care to incorporate space in the street layout. As a result, road widths, gaps, return frontages, backlands and gardens combine to create a distinctive open character for the area and not only has this resulted in green spaces but it has produced a pleasant 'suburban' enclave to this part of North Kensington.

4.2 Green space also plays an important role in providing the setting to buildings in the conservation area. Most of the houses have back gardens and many have front gardens as well, but there are other green spaces dotted through the area that also contribute greenery, natural habitats and openness as well as helping to maintain air quality.

4.3 Kensington Memorial Park is the largest green space and contains sports pitches, tennis courts, flower gardens and a children's playground. The park can be seen from St Mark's Road. It is a large square plot of land with a central path bordered with trees running north-south and trees growing around the boundary.

4.4 The triangle of land to the front of St. Quintin Gardens, although a traffic island, has the essence of a village green with houses on all three sides. The land has lawn, trees and flower beds and creates a pleasant and leafy focus that is wholly appropriate to its suburban surroundings. The only other comparable piece of land to the front of houses is the garden to



Fig 4.1 Aerial Photograph (2012)

the front of Barlby Gardens which plays a key role in their setting and in particular creates a barrier between the houses and the much larger light industrial buildings opposite. A similar piece of green space in front of nos. 90-100 St Mark's Road has regrettably been lost to car parking which harms the garden suburb setting to these houses.

4.5 There are three 'backland' green spaces in the conservation area that are located behind houses. These include the bowling club off Highlever Road, the plant nursery site on Nursery Lane and the site owned by the Methodist Church on Kelfield Mews (which includes a pre-school playgroup). The character of these spaces is defined partly by their use and partly by their contents. The bowling club remains in active leisure use with a club house that is typical of this type of building. The land at Nursery Lane is used for garden nursery storage purposes and contains a number of weeping willows around the boundary. The Methodist land contains some trees and together with the other backland spaces is also a pleasant green space. All three are surrounded by the rear elevations of houses and are not publicly accessible with the exception of the bowling club for its members. All three are designated as Local Green Spaces in the St. Quintin and Woodlands Neighbourhood Plan.



St. Quintin Gardens



Little Wormwood Scrubs



Memorial gardens



St. Quintin Gardens



Pollarded plane trees in winter

Street Trees

4.6 Street trees complement the buildings and soften the unrelenting hard surfaces created by roads, pavements and architecture. Their value in providing a natural foil and ecological habitats contributes to the quality and attractiveness of the conservation area and is of great public benefit.

4.7 The conservation area on the whole has some of the most diverse tree planting found anywhere in the Royal Borough. The area contains fine avenues of mature trees, interesting individual plantings and areas known for their outstanding displays of flowers and autumn colour.



Pollarded plane trees in leaf

4.8 This area contains the only 'true' pollarded trees in the whole borough and these are the mature Plane trees in Highlever Road, Wallingford Avenue and Oxford Gardens. These are likely to have been planted shortly after the construction of the surrounding houses. These pollards are now interplanted with a large mix of ornamental and forest sized tree species including Birch, Maple, Cherry, Hawthorn and Sorbus with Highlever Road and Wallingford Avenue having arguably the most diverse mix of species found on any street in the borough.

4.9 Fine avenues of just a single species of tree can be found throughout the local area with London Plane being the dominant species in St Marks Road, St Quintins Avenue and Bassett



Liquid amber trees

Road. Rows of Cherry trees can be found in Oxford Gardens and Chesterton Road with Field Maples being planted in the adjacent St Charles Square.

4.10 In narrower streets where space for large forest sized species is limited smaller sized trees have been used such as Snowy Mespilus or Sergeant's Cherry with both species having attractive flowers in the spring and stunning autumn colour. The Sweet Gums planted at the eastern end of Kelfield Gardens probably have the best autumn colour of all the trees planted in the borough, their close proximity to each other only adding to the effect with each tree having every colour leaf from green through to a deep purple all on the same tree.

Street Furniture



Historic coal hole cover

4.11 The conservation area contains various items of historic street furniture that are of a design and historical interest in their own right as well as enriching the significance of the conservation area. Authentic original features are of the highest heritage value. These include:

- Telephone kiosk (Grade II listed) on St Charles Square by junction with St Mark's Road. Type K6. Designed 1935 by Sir Giles Gilbert Scott.
- Pillar box (Grade II listed). Penfold model (VR) (mid 19C) on corner of Ladbrooke Grove and Oxford Gardens
- Pillar box (ER VII) outside 26 Bassett Road
- Pillar box (GR) outside 121 St Mark's Road
- Pillar box (VR) on St Charles Square at junction with Millwood Street



Enamel street signs

- Pillar box (VR) St Quintin Avenue
- Pillar box (GR) Wallingford Avenue
- Pillar box (ER) Brewster Gardens, at junction with North Pole Road
- Pillar box (GR), top of Highlever Road
- Double oval pillar box (GR) on St Helen's Gardens
- Posting box set into wall of gatehouse to St Charles Hospital

Street Lighting

4.12 The streets are generally lit with reproduction street lights with sympathetic cylindrical lamps and some decorative detail which contribute to area's pleasant residential character.



Penfold pillar box

Street Paving

4.13 Pavements across the conservation area are surfaced with a mixture of grey concrete paviours and modern York stone slabs, both with original granite kerbs. Original cast iron coal hole covers punctuate many of the Victorian streets and have even been reinstated in the concrete slabs. The uniformity of the pavement surfacing is an important feature of the conservation area.

4.14 Some on the Edwardian streets have stone setts at road junctions (for example at the junction between Oxford Gardens and Balliol Road; and Finstock Road and Kelfield Gardens) which are of particular interest and historic value.

5 Views

5.1 Views into, out of, and within the conservation area help to create its unique character. None of the views in this conservation area were planned but many have been formed by the grid pattern street layout and later development.

5.2 The short streets in particular allow vistas to the streets that cross them such as at both ends of Balliol Road. This is also especially characteristic of the cottage estate which has a very inward-looking design. Another characteristic of the grid pattern layout is that garden planting and rear elevations can be enjoyed from side streets as well as from private windows. This relationship is particularly effective in the Edwardian streets.

5.3 Views to green space are an important characteristic of this conservation area despite not being planned as such. Views from Bracewell Road and Brewster Gardens to Little Wormwood Scrubs and from St Helen's Gardens into the memorial gardens are particularly valuable. The triangle of land by St Quintin Gardens gives fine views of the houses surrounding it on three sides and the Memorial Gardens can be seen along a significant stretch of St Mark's Road.

5.4 Some of the long streets such as Highlever Road and Barlby Road lead the eye beyond the conservation area boundary. The view east along Barlby Road is of a low rise area of two storey houses, the street lined with small trees and nothing above it. The view south down Highlever Road is a complete

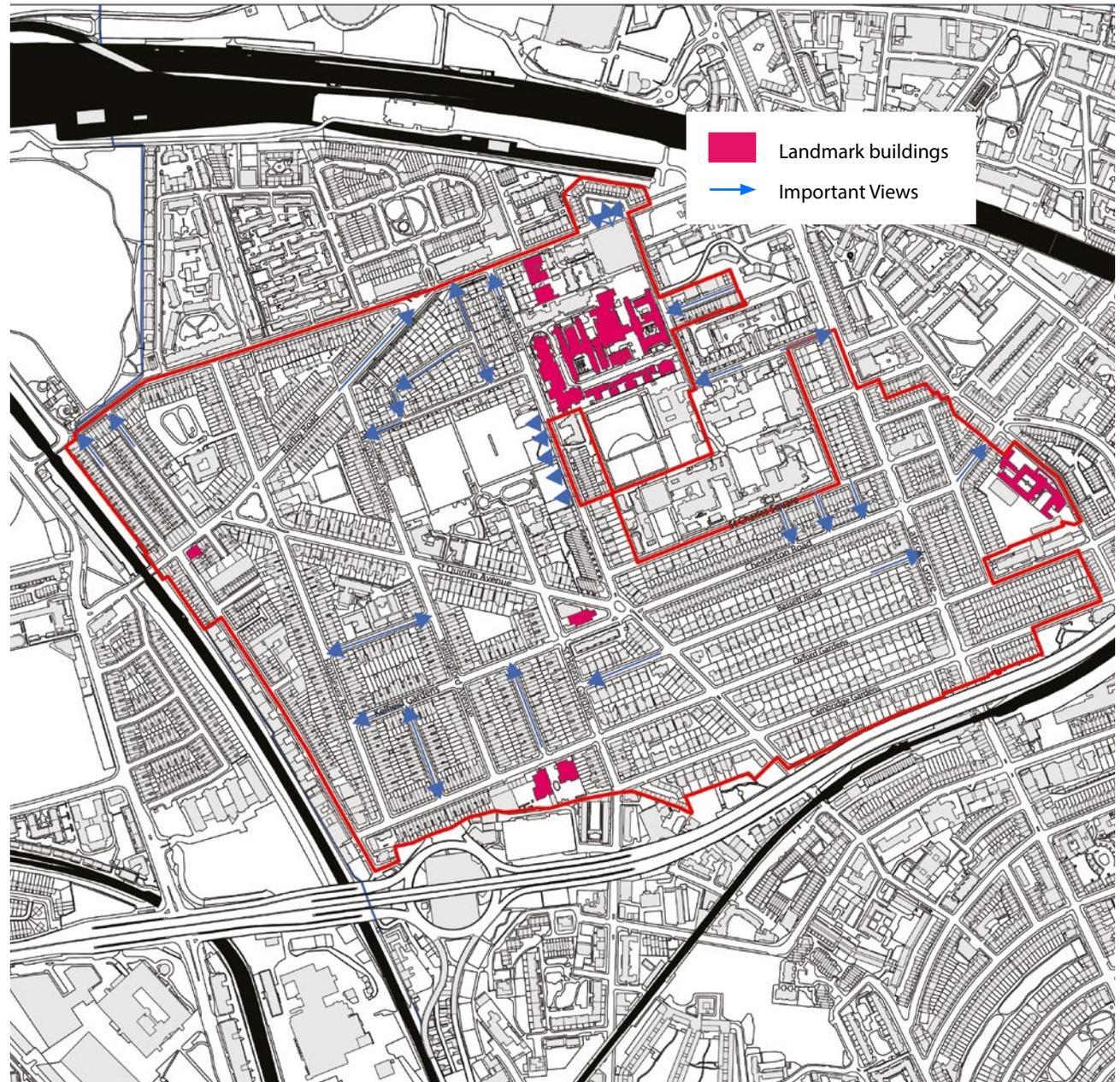
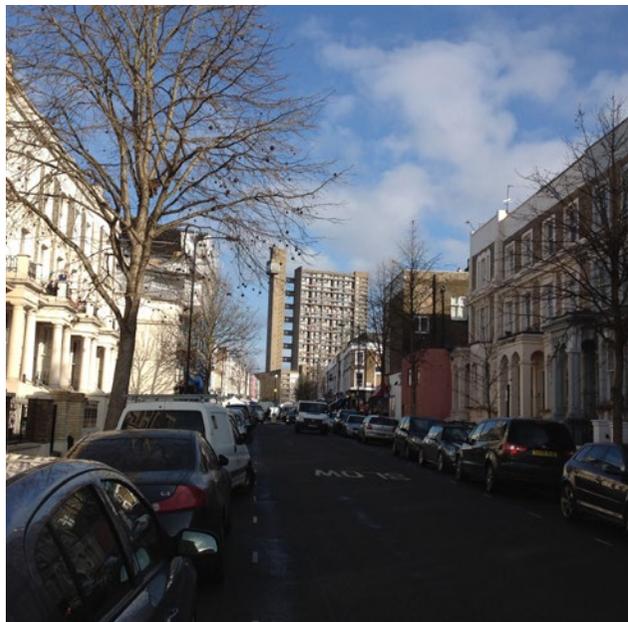


Fig 5.1 Views Map

contrast with the eye being led to a 32 metre high digital advertising tower on Latimer Road which interrupts and harms the street's peaceful suburban character.

5.5 There are few specific views to landmark buildings but St Charles Hospital and the Carmelite Monastery can be seen from Hewer Street and Exmoor Street respectively. Outside the conservation area, the monumental Trellick Tower (grade II*) by Erno Goldfinger can be seen from the eastern end of Chesterton Road.



View to Trellick Tower



View to St Helen's Gardens



Cottage estate view



View to Carmelite Monastery

6 Negative Elements

6.1 The list below itemises many of the unsympathetic alterations that cause harm to the historic and architectural character of the conservation area. The list can more usefully serve as a checklist of opportunities for enhancement to the area which are public benefits in the terms of the National Planning Policy Framework and encouraged in the Council's Local Plan policies.

6.2 Most houses are well looked after, but some streets have houses that have become run down over the years. Missing features such as cornices, sash windows, chimneys, stone steps and sometimes even porches combine with peeling paint and an excess of visible wiring to create an image of decay.

6.3 As houses make up the bulk of the area, an ill considered alteration to any one on them will have an impact on the wider conservation area. New works such as non-original style windows and front doors, different roof coverings, rooflights and satellite dishes cause harm to the historic character of the area. Extensions have had an impact on the area and they are harmful where they have been poorly designed and spoiled the harmony of a group of buildings. Most roof extensions are not visible from the public realm, but again, in some places there has been an issue over quality and uniformity.

6.4 Painting is a particular problem in some parts of the conservation area with brick fronted terraced houses having been painted so that they interrupt the uniformity of the terrace. Most of the pebbledashed houses have also been



Painted brickwork, Balliol Road

painted, sometimes covering both pebbledash and brick which obliterates the contrast that was part of the original design.

6.5 Over time many original front boundary treatments, both in the form of railings, walls and fences have been lost from most of the conservation area and replaced with modern elements that again harm the uniformity and fail to preserve historic integrity. Front gardens can also be harmed by visually intrusive storage structures, modern paths, hard standings and loss of planting.

6.6 The advert tower most obviously seen from Highlever Road is a gross commercial intrusion into the small domestic scale of the



Out of character structure in the front garden

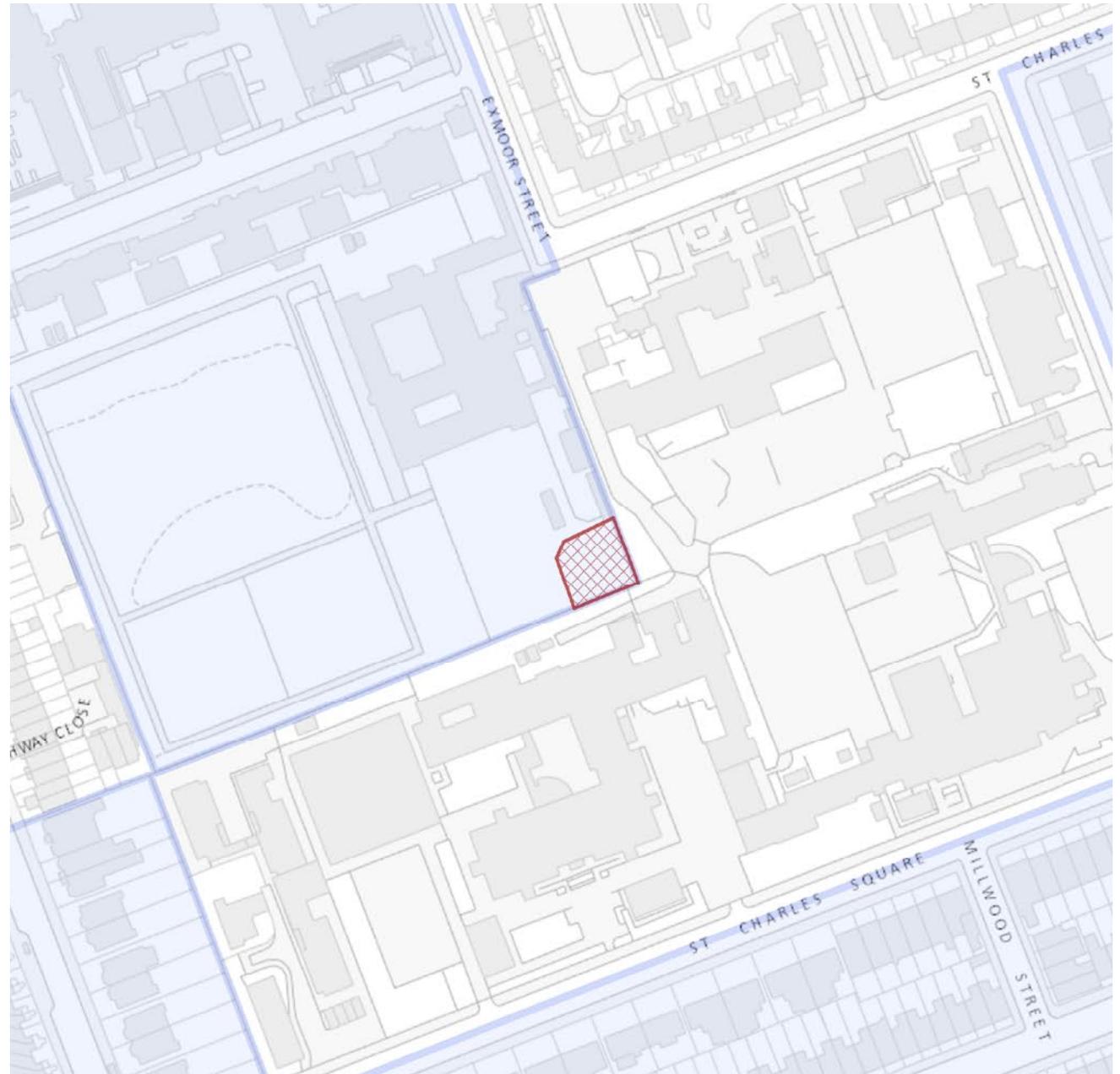
conservation area.

6.7 The buildings audit map shows buildings that have a negative impact on the conservation area and these, as with all other negative elements, can provide locations for enhancements to the area in the future.

7 Archaeology

7.1 There is one Tier 2 Archaeological Priority Area (APA) within the Oxford Gardens Conservation Area, which is marked in a red hatch on the adjacent map. This relates to the Carmelite Convent Burial Ground, which was used for the interment of nuns.

7.2 Further details of APA areas in Kensington and Chelsea can be found in Historic England's Royal Borough of Kensington and Chelsea Archaeological Priority Areas Appraisal (August 2016).



Appendix 1: History

8.1 Before the houses were built, there were two farms occupying the land in this area. Notting Hill Barns was situated where today's St Quintin Avenue meets Chesterton Road and Puerto Bello Farm stood roughly where the Spanish School stands today on Portobello Road.

The Coming of the Railway

8.2 The development of this land as a suburb of London was made possible by the construction of the Metropolitan Railway (the world's first underground railway) and its branch line from Paddington to Hammersmith in the 1860s which provided cheap and quick access to the City for north and western suburbs of London. Ladbroke Grove Station was originally called Notting Hill Station.

The Misses Talbot's Portobello Estate

8.3 Charles Henry Blake (1794-1872) was possibly the principal promoter of the Hammersmith line so it was in his interest to encourage development in this part of London. He 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 his North London developments with cunning and luck but his speculative practices cast a murky light upon the ethics of mid-Victorian business behaviour.

8.4 Having already developed Kensington Park Gardens, Stanley Crescent and Stanley

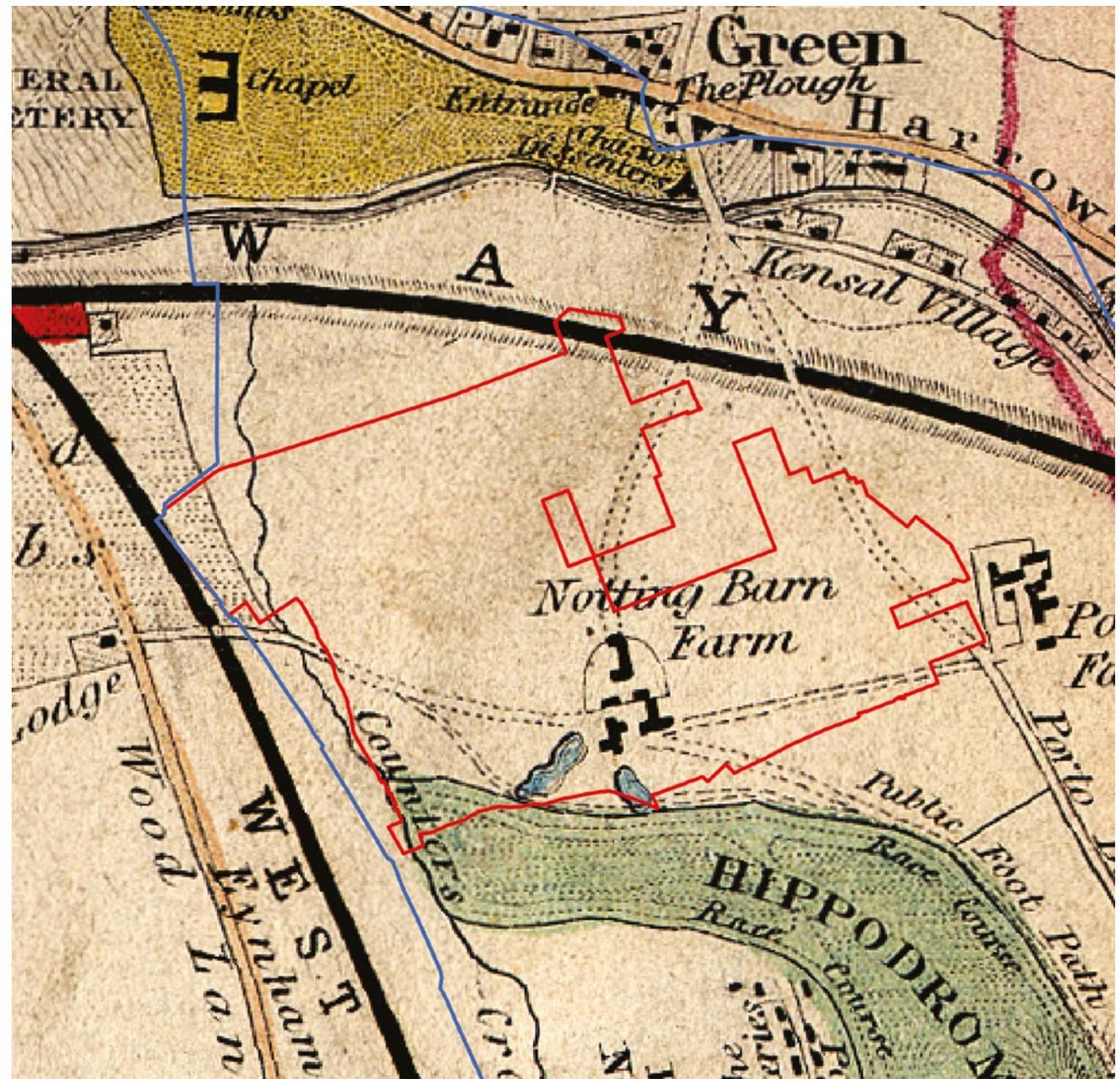


Fig 7.1 Historic Map 1841 Map

Gardens in Notting Hill (Ladbroke Conservation Area) he set his sights further north. At the promotion stage of the railway, two-thirds of the land was owned by the Misses Talbot who were already finding buyers for their Portobello Estate. In April 1862 they sold two acres for the establishment of a Franciscan convent in Portobello Road and the remaining 130 acres to Blake which he bought in three stages. In 1863 he bought their south and east lands; in 1864 he bought land to the north of the convent; and in 1868 he bought the remainder that lay west of Ladbroke Grove.

8.5 Where he had purchased land freehold (in the conservation area these are: Chesterton Road, St Charles Square, St Lawrence Terrace (north), Bonchurch Road and St Michael's Gardens) Blake was both speculator and ground landlord. On this land his main objective was a quick financial return, either by outright sale or by granting leases, in order to free his other lands in both Ladbroke and Portobello from his enormous mortgages. His building agreements stipulated only 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 further west on the St Quintin Estate and there was only room for a yard at the back. Houses 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.

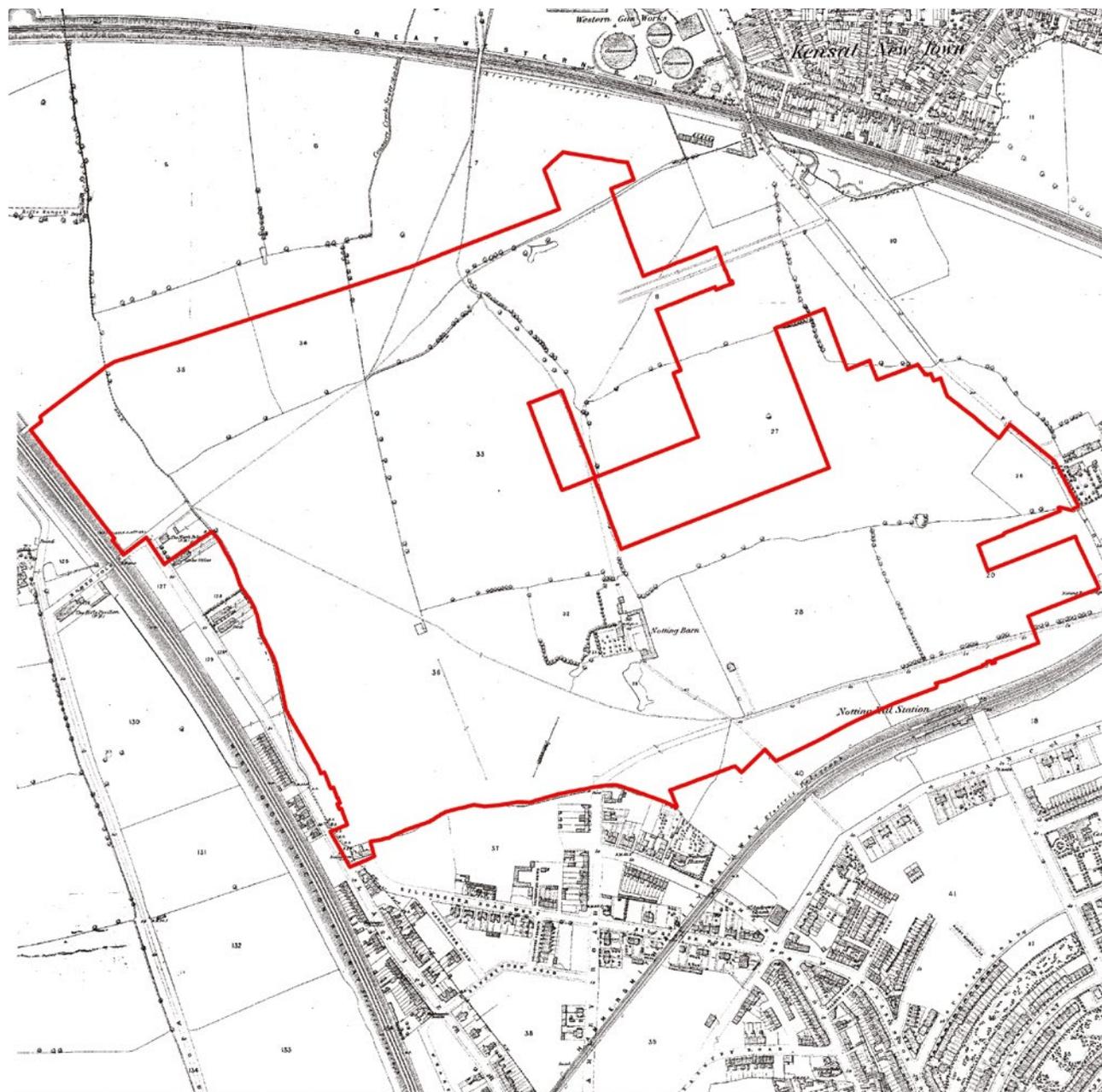


Fig 7.2 Historic Map 1869 Map

The Victorian St Quintin Estate

8.6 The St Quintin Estate west of Ladbrooke Grove consisted formerly of the Manor of Notting Barns farm which was conveyed to William St Quintin of Scampston Hall, Yorkshire in 1769. By contrast to Blake's speculations, Colonel Matthew Chitty Downs St Quintin subjected his nineteenth century leaseholders to considerable control and was rather more socially and environmentally aware than Blake.

8.7 Between 1867 and 1890 the streets to the west of Ladbrooke Grove were developed (Cambridge Gardens, Oxford Gardens and Bassett Road) and some 400 houses built. Colonel St Quintin (d.1876) employed a well-known London architect of the time, Henry Currey, to supervise this and look after his estate. His layout plan provided long straight parallel streets leading from Ladbrooke Grove and extending via St Mark's 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.

8.8 The conjecture that Currey designed all the houses in this area is substantiated by the fact that they were built by a dozen or more different builders. For example, John Gimbrett (Cambridge and Oxford Gardens, St Mark's Road and St Quintin Avenue), J.E. Mortimer (Bassett Road and St Quintin Avenue), and James Rutter (Highlever Road and St Quintin

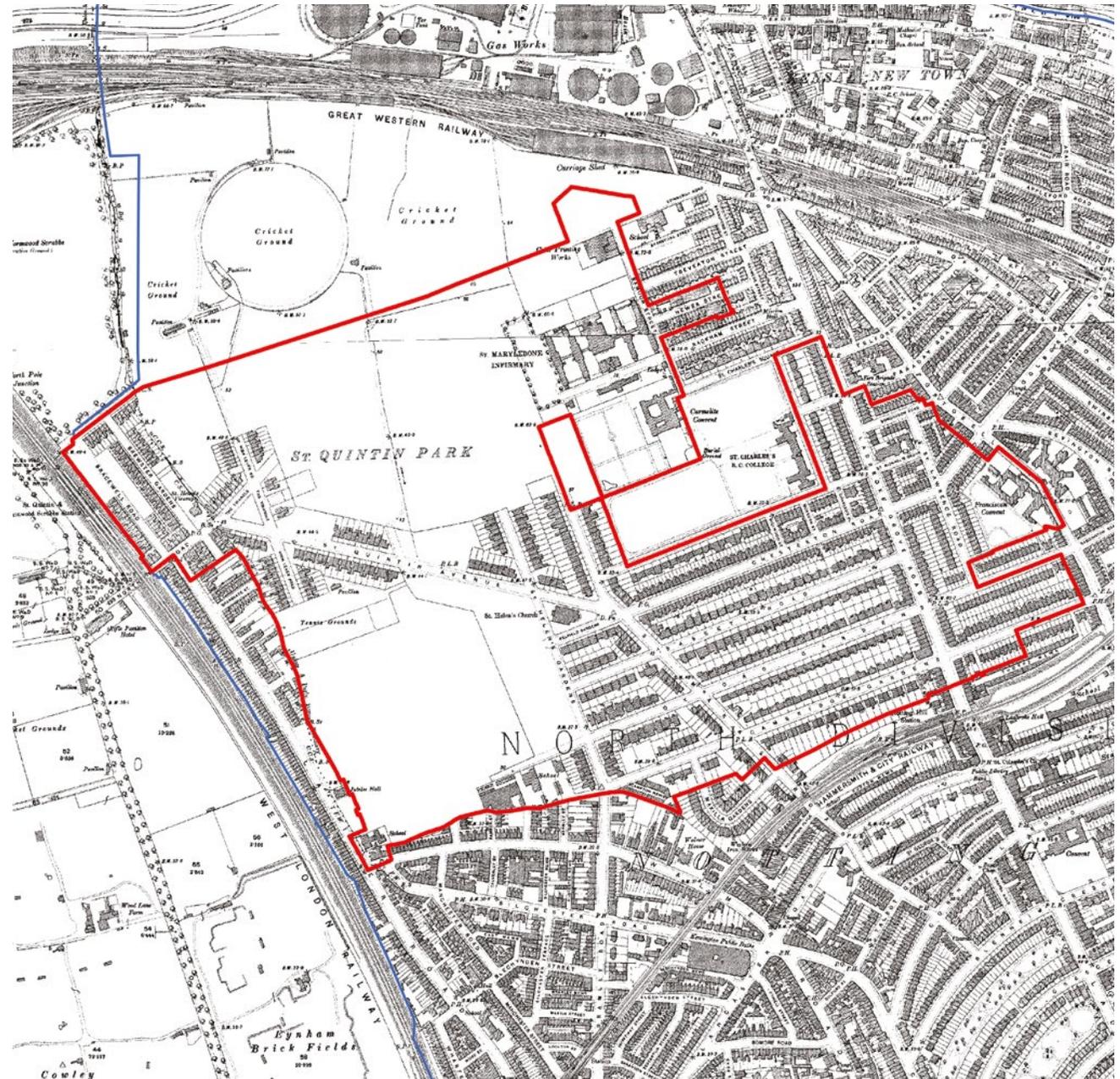


Fig 7.3 Historic Map 1896 Map

Avenue).

8.9 Blake also leased land from the St Quintin Estate in December 1864 so that his northern lands could gain access to the railway via Ladbroke Grove. This land included the parts of Oxford Gardens and Cambridge Gardens that lie east of Ladbroke Grove as well as the southern section of St Lawrence Terrace. Here Colonel St Quintin sensibly subjected Blake to considerable control requiring him to build at least 54 houses each of a value of £1,200 and at least seven shops each to be worth not less than £700 within four years. All the plans and elevations for this development had to comply with detailed constructional specifications and had to be submitted to St Quintin's architect, Henry Currey for approval.

The St Quintin Estate in the Twentieth Century

8.10 Little building, if any took place between 1891 and 1904 but it resumed in 1905 when 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. These terraces were built in Oxford Gardens (west of St Helen's Gardens), Finstock Road, Wallingford Avenue, Balliol Road, Highlever Road, Kingsbridge Road, Kelfield Gardens and St Quintin Avenue. Building finished by 1914.

8.11 After the 1914-18 war most of the remaining land on the St Quintin Estate was used for the provision of working-class housing, either by the Royal Borough of Kensington or by numerous trusts active in the area.

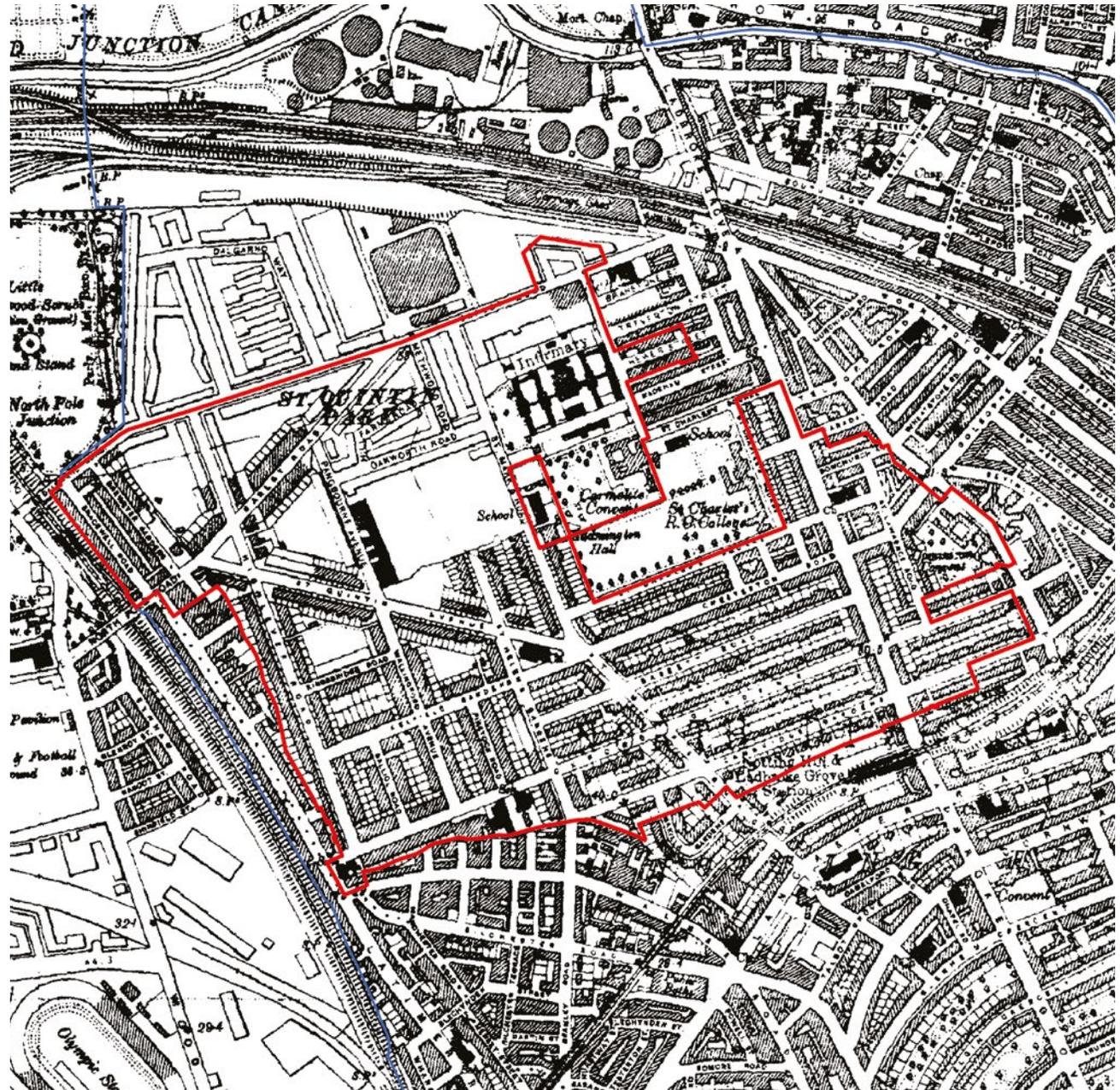


Fig 7.4 Historic Map 1938 Map

8.12 The Housing Act of 1919 was a pivotal piece of post war legislation that followed Lloyd George's pledge to build homes fit for heroes returning from the trenches. Speculative builders could not build enough housing for affordable rents, so the Housing Act offered substantial government subsidies to councils to build half a million new homes within three years, although this figure was cut to 200,000 in the 1920s as the economy weakened. The Tudor Walters report of 1918 recommended standards for these council houses including the inclusion of bathrooms and an estate layout based on garden suburb principles.

8.13 The Hill Farm Estate was one such development in which a combination of maisonettes and houses were built in a cottage form, each with their own private gardens.

8.14 The Princess Louise Kensington Hospital for Children on Pangbourne Avenue was opened by King George V on 21 May 1928 but demolished following redundancy and planning permission for housing in 2000.

Kensington Memorial Recreation Ground

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

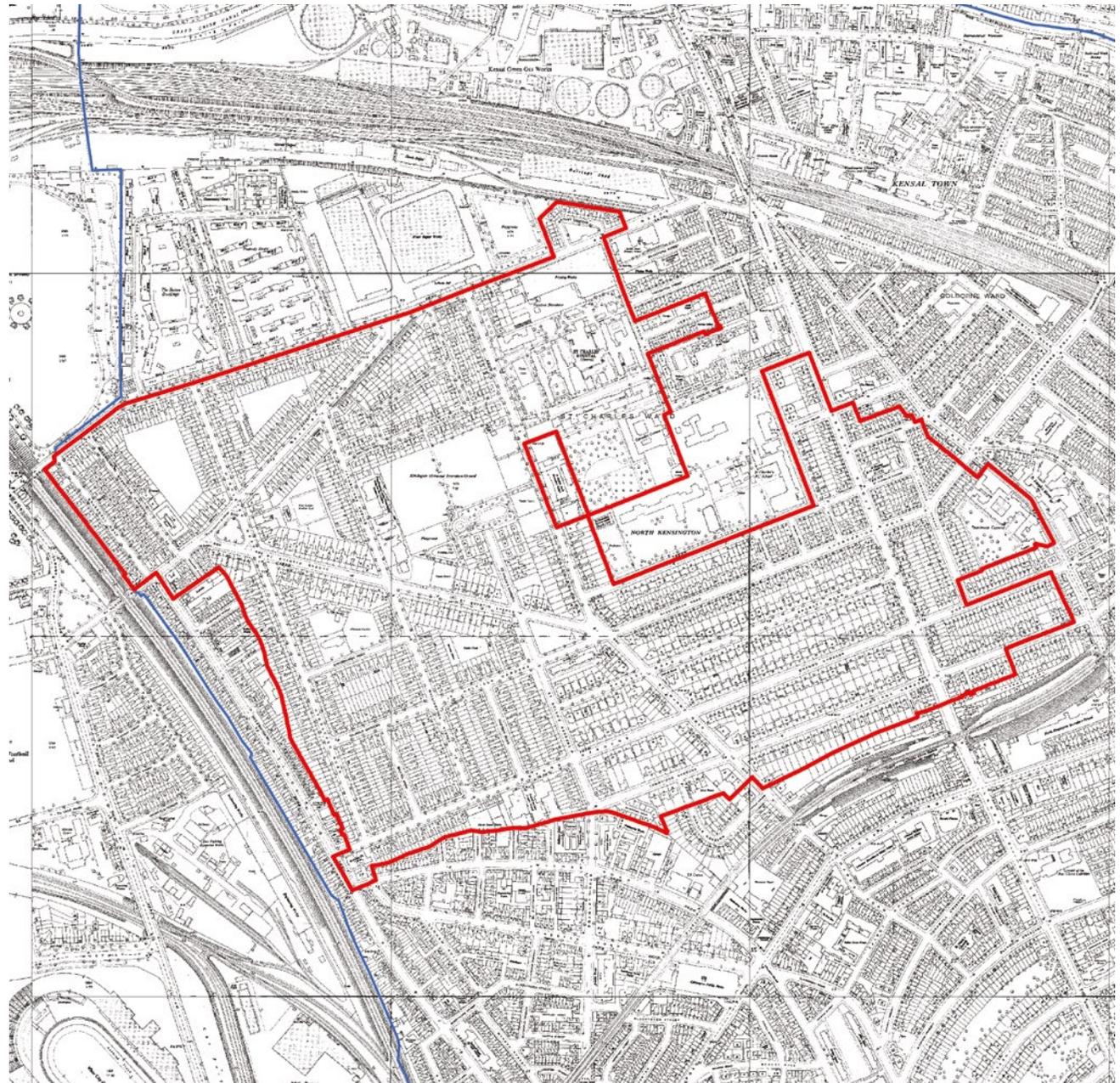


Fig 7.5 Historic Map 1955 Map

The Westway

8.16 The building of the Westway in the mid 1960's required the acquisition and demolition of housing and other buildings immediately south of the conservation area. This resulted in a considerable amount of severance between the St Quintin Estate and the area now known as Lancaster West. The railway had already 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.

8.17 The Council produced a Supplementary Planning Document (SPD) for the Westway in 2012 to coordinate investment in the area to improve the physical environment addressing issues of safety, security and connectivity. The development of the Imperial College site in Hammersmith and Fulham to the west of the conservation area offers the opportunity to create a pedestrian and cycle link across the West London Line on land owned by the Westway Trust. This would improve east-west connections.

St Lawrence General Improvement Area

8.18 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 Ladbroke Grove, much of which was in a considerable state of disrepair. The principal objective was to continue improvement in housing conditions which had been started by the GLC's administration of the former St Lawrence Housing Action Area

between December 1978 and December 1983. The GIA programme finished in 1989/90 leaving 86% of the area's total housing stock in good condition compared to 35% at the start.

Social Development

8.19 North Kensington has seen considerable change resulting from both social and economic forces. In the 1860s and 70s the buildings were aimed at the middle class moderately well-off who kept servants. The Edwardian houses were built, probably, for homeowners who employed 'dailies' rather than live-in servants. By this time many of the large Victorian houses would have become occupied by several families and tenants rather than single families. After the First World War the housing was again being built for single families but in smaller units and without any servants' quarters with the first flats appearing in cottage format in the Hill Farm Road Estate.

8.20 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.

8.21 An interesting piece of social commentary by Booth (in his work *Life and Labour of the*

People of London, 1886) makes direct reference to the Oxford Gardens/St Quintin area.

8.22 Booth, writing in 1886, expresses the view that middle class speculative building was wholly inappropriate given the overriding need for decent working class housing in London at that time:

"...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 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 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 outer-most 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."

8.23 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 over the following decades. However, in the last 30 years properties on the St Quintin Estate have reverted back to single family ownership and property prices have risen. In other areas

of the conservation area, such as in Ladbroke Grove and the surrounding streets, the pattern of multiple occupation continues.

8.24 After the 1914-18 war most of the remaining land on the St Quintin Estate was used for the provision of working-class housing, either by Kensington Borough Council by numerous Trusts active in the borough.

8.25 A feature of more recent changes in the area has been increasing levels of basement development. This can have an impact on the visual appearance of the conservation area as vegetation is lost to make way for development below ground.

Selected Buildings Histories

8.26 This information is taken from The Survey of London volume 37: North Kensington.

Nos. 152-168 and nos. 177-193 Ladbroke Grove

8.27 These are substantial properties built by developer Charles Henry Blake under the strict control of Colonel Matthew Chitty Downs St Quintin. The sale particulars of 1870 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."

8.28 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'.

8.29 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 18ft 6in x 17ft decorated in mauve and white panels with gift 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 Dominican Convent, Portobello Road

8.30 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 Espanol.

8.31 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 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.

8.32 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.

8.33 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.

8.34 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.

The Church of St Michael and All Angels, Ladbroke Grove

8.35 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.

8.36 The Rhineland Romanesque style was a curious choice since Gothic was in favour at the time for ecclesiastical buildings. The bare and uncompromising exterior is relieved by the apsidal projections of sanctuary, baptistery and chapel, and the tower which was to have a gabled spire. It is a most notable feature on the northern portion of Ladbroke Grove.

Carmelite Monastery of the Most Holy Trinity

8.37 1877-78. Designed by F.H. Pownall. Extended in 1893-4.

8.38 The Survey of London volume 37 gives the following account: The convent consists of a large irregular group of stock brick buildings,

roofed with slate and enclosed by high walls. The domestic buildings are austere and plain, but well detailed and proportioned. The chapel is in the High Victorian Gothic manner, and is very little changed from its original condition. It dominates the small entrance courtyard, and is reached by a flight of steps within a vestibule leading directly from the court. On the wall of the staircase is a tablet commemorating Mother Mary of Jesus, who came to England in the year of the convent's foundation and who as prioress subsequently founded thirty-three Carmels in Great Britain. The exposed brick walls of the staircase anticipate those of the chapel itself, which are strongly polychromatic in dark red brick with bands of dark blue and white bricks. They are further enlivened by a deep patterned frieze, and enclose a space six bays long with a varnished wooden roof, lit on the liturgical north side by three windows of two lights each with cinquefoil tracery heads. Above the large white stone reredos, which is raised on steps in a tile-floored sanctuary, is a wheel window in the manner of the French Gothic style of the thirteenth century. The projecting bay on the 'north' side contains the Lady altar, and is reached through a segmentally headed arch supported on brick walls flanked by cylindrical stone columns. The nuns' choir and infirmary tribune, also faced with brick, are situated on either side of the sanctuary, and are protected by iron grilles.

St Helen's Church, St Quintin Avenue

8.39 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.

8.40 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 North European sixteenth century architecture. It is approached through a forecourt flanked by the vicarage and 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 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 Netherlands 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.

Appendix 2: Historic England Guidance

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2019)

This guidance sets out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

The checklist below has been taken from this publication and has helped to identify the buildings that make a positive contribution to the historic and architectural character of the conservation area.

- Is the building the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including

exteriors or open spaces with a complex of public buildings?

- Is it associated with a designed landscape eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Additional criteria set by the Council:

- Does the building have architectural, historical, archaeological, evidential, artistic or communal significance that contributes to the character or appearance of the conservation area?
- Has the building retained its original design, materials, features and setting or ones that are appropriate to its style and period?
- Does it contribute to the evolution and diversity of the conservation area
- Was it built by an important local builder or one who also built other significant buildings in the area?

Conservation and Energy Efficiency

Historic England have produced useful guidance on how homeowners can improve energy efficiency and reduce carbon emissions whilst still respecting the historic and architectural significance of their properties. For more information follow this link:

<https://historicengland.org.uk/advice/your-home/saving-energy/>

Appendix 3: Relevant Local Plan Policies

The table opposite indicates those policies in the Royal Borough's Local Plan 2019, which have particular relevance to the preservation and / or enhancement of the conservation area.

These policies are the primary means through which the Council ensures that proposed development within designated conservation areas preserve or enhance the area's character and / or appearance.

This list is not comprehensive and any development proposals will have to take account of the whole suite of policies contained within the Council's Local Plan. Please consult the Council's Website: <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan-2019>

Chapter 21: An Engaging Public Realm	
Policy CR4	Streetscape
Policy CR5	Parks, Gardens, Open Space and Waterways
Policy CR6	Trees and Landscape
Chapter 22: Renewing the Legacy	
Policy CL1	Context and Character
Policy CL 2	Design Quality
Policy CL3	Heritage Assets – Conservation Areas and Historic Spaces
Policy CL 4	Listed Buildings, Scheduled Ancient Monuments and Archaeology
Policy CL 6	Small Scale Alterations and Additions
Policy CL7	Basements
Policy CL8	Existing Buildings – Roof Alteration/Additional Storeys
Policy CL9	Existing Buildings – Extensions and Modifications
Policy CL10	Shopfronts
Policy CL11	Views
Policy CL12	Building Heights

Appendix 4: Relevant Neighbourhood Plan

Following approval at referendum the St Quintin and Woodlands Neighbourhood Plan became part of the Royal Borough's Development Plan. The policies in the neighbourhood plan take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently. The Neighbourhood Plan was formally confirmed by the Council in July 2018.

The table opposite indicates those policies within the St Quintin and Woodlands Neighbourhood Plan, which have particular relevance to the preservation and / or enhancement of the conservation area.

Neighbourhood Plan Policies	
Policy C1	Rear Dormers and Loft Extensions
Policy C2	Roof ridge heights
Policy C3	Non permeable paving in front gardens
Policy C4	Side and Rear Extensions (setbacks)
Policy C5	Side and Rear Extensions (height & roof gradients)
Policy C6	Outbuildings (studios/offices etc) in rear gardens
Policy C7	Minor Alterations to house fronts (dishes, flues etc)
Policy E1	Development in the StQW part of Oxford Gardens CA
Policy E2	Views and Vista in the StQW part of Oxford Gardens CA
Policy E3	Outdoor Adverts
Policy E4	Impacts of new Development in the StQW part of Oxford Gardens CA
Policy OS1	Designated Local Green Spaces
Policy T1	Traffic impacts within the StQW part of Oxford Gardens CA

