Colville Conservation Area Appraisal

July 2014
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What does a Conservation Area Designation mean?

The statutory definition of a conservation area is an “area of special architectural or historic interest, the character or appearance 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 Conservation Areas) Act, 1990 (Sections 69 to 78). Once designated, proposals within a conservation area become subject to policies outlined in part 12 of the National Planning Policy Framework (NPPF), as well as regional and local policies outlined in the London Plan and the Borough’s Core Strategy. 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.

A conservation area appraisal aims to define the special historic and architectural character of an area. A conservation area’s character is defined by a combination of architecture, materials and detailing as well as the relationship between buildings and their settings. Many other elements contribute to character 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.

This document has been produced using the guidance set out by English Heritage in their document, Understanding Place: Conservation Area Designation, Appraisal and Management (2011). This document will be a material consideration when assessing planning applications.

Purpose of this document

The aims of the Appraisal are:

- define the historic and architectural character and appearance of the area
- identify what is worthy of conservation
- raise public interest and awareness of the objectives of the conservation area designation
- encourage public involvement in the protection of the area

Appraisals aim to be comprehensive but it would be impossible to identify every facet contributing to the area’s special interest. The omission of any particular building, feature or space should not imply that it is of no interest.

Summary of Character

Due to the relatively short period in which this part of the borough was developed, the character of the conservation area is fairly similar throughout and as such, there are no clearly definable sub-areas.

The key features, which are considered to make a positive contribution to the character of the conservation area are summarised below. This list is indicative only:

- A largely residential area with a few small parades of shops and individual community uses throughout
- Well preserved Victorian terraced housing and other buildings of the 1840s - 70s with original architectural details
- Statutory Listed buildings including All Saints Church, Colville Primary School and the Tabernacle Community Centre
- Detailing that varies between terraces particularly with regard to stucco mouldings
- Original lightwells and cast iron railings, which give the streets texture and character
- Glimpsed views of the historic rear elevations of houses
- Tranquil streets with a variety of trees, York stone paving and heritage-style lamp posts
- Well maintained planting and flower boxes to the fronts of many residential properties
- Publicly accessible green spaces at Colville Square and Powis Square
- High quality public realm to the front of All Saints Church on Talbot Road
- Attractive and well maintained murals throughout the area
Collvile Context Map

Kensal Green Cemetary

Oxford Gardens

Colville

Avondale Park Gardens

Avondale

Ladbroke

Pembridge

RBKC Conservation Areas
Location and Setting

Location

The Colville Conservation Area is located along the eastern edge of the Royal Borough of Kensington and Chelsea not far south of the Westway. The eastern side of the conservation area is defined by the borough boundary with the City of Westminster and it sits immediately adjacent to the Ladbroke Conservation Area to the west and the Pembridge Conservation Area to the south. The areas immediately to the north and to the southwest are not located within any conservation area.

Setting

The Colville Conservation Area is predominantly residential in character with various small retail frontages and individual business units throughout. Most buildings within the conservation area are domestic in scale and range between 2–5 storeys in height. The bulk of the mid to late Victorian housing is constructed of yellow stock brick and either partially or completely clad in stucco whereas the modern infill developments are constructed of either red or yellow stock brick and, in some cases, finished in white or unpainted render.

The Colville Conservation area and its surroundings are of a fairly consistent architectural style, age and scale and as such the conservation area boundaries are not all immediately apparent. The most obvious exceptions are the late 20th Century, linear developments on Tavistock Crescent, which frames the conservation area to the north, and the four to eight storey residential blocks to the south-west.

The Portobello Road area to the west, whilst similar in form and layout, is most notable for its highly commercial character and eclectic mix of independent retail units, antiques arcades and coffee shops. The transition to the east is much more subtly distinguished by the larger grid form and subsequently longer terraced frontages.
Historic Development Summary

**Colville Timeline**

- **1852** The Talbot family sell part of the former Manor of Notting Barns to a speculative builder, Dr Samuel Walker.
- **1852-61** All Saint's Church, Talbot Road is constructed.
- **1860** Local builder and developer, John Tippett acquires much of the land.
- **1860-1875** Development of the estates largely takes place. Three ranges, one each in Colville Square, Colville Gardens and Powis Square are developed.
- **1869** - The Tabernacle on Talbot Road was established as a 'non-sectarian Church of Christ' by the Protestant evangelical preacher Gordon Furlong. The Tabernacle was completed in 1888.
- **1880's** Subdivision of the properties has already begun to occur.
- **1918** The Council buy convert some of the properties to housing, accelerating the social decline.
- **1944** In the worst local incident of WWII, a V1 flying bomb hit the corner of Westbourne Park Road and Clydesdale Road, killing 20 people.
- **1955** Peter Rachman acquired part of the Colville estate and a reputation as an accommodating landlord in the black community. Notting Hill became a magnet for West Indian and African immigrants.
Urban Form and Street Layout

The area comprises of mainly Victorian residential terraces, laid out in a fairly regular grid of short streets aligned approximately north-south and east-west. All Saints Road and Colville Road form a central spine which is broken in the middle by All Saints Church and Clydesdale House. This grid format provides a highly permeable and legible layout, which assists movement and enables long range views throughout the conservation area. The Victorian terraces are characterised by a fine urban grain, with small building plots. Where they exist, front areas vary in size, whilst the rear gardens are generally very small. The size of these rear gardens is, in part, due to the tight grid layout and the various mews developments which are common in this area.

The larger development blocks within the conservation area are largely attributed to the 20th Century developments, which were constructed in place of the buildings bombed during World War II.
Historic and Current Land Uses

Land uses can make an important contribution to the character and appearance of a conservation area as they directly influence building typology and the nature and vitality of streets.

The Colville Conservation Area is predominantly residential with a few small parades of shops and individual business units throughout. The only exception is All Saints Road where the higher concentration of ground floor shops and restaurants give this particular area a more commercial character.

Other smaller parades can be found on Ledbury Road, Talbot Road, Powis Terrace and Westbourne Park Road. The frontages and architectural detailing indicate that the majority of these units are original and would have been constructed in the 1800s to serve the local community and provide residential accommodation at the upper floors. The few examples of modern retail units can be found on Colville Mews and on the southern end of All Saints Road.

The only surviving Victorian pub is The Red Lemon (formerly ‘The Pelican’) on the corner of All Saints Road and Tavistock Road. There are a number of former public houses, which have been converted and undergone significant internal and / or external alterations.
These include:

- The Albert Hotel pub (No.234 Westbourne Park Road) converted to retail and now appears to be vacant.
- The Apollo (No.18 All Saints Road) is currently in use as an office.
- The Bolton Abbey (No.48 Lonsdale Road) has been converted to a restaurant and cocktail bar and renamed ‘The Lonsdale’.
- The Duke of Cornwall (No.127 Ledbury Road) is now a high-end restaurant.
- The Princess Alexandra (No.209 Westbourne Park Road) is now in use as a restaurant.

There are a few surviving community uses within the conservation area including All Saints Church and the Tabernacle Community Centre (formerly the Talbot Tabernacle church) on Talbot Road; and Colville Primary School on Lonsdale Road.

The former Congregational Chapel on the corner of Lancaster Road and Basing Street, was initially converted to a workshop (Gems Waxworks) in the early 1900s and then to a recording studio in 1969 (originally ‘Basing Street Studios’ and later re-named ‘SARM West’). Planning permission has recently been granted for the internal redevelopment and conversion of the building to residential.

Powis Mews (formerly ‘Boundary Mews’) is rather anomalous in that it contains a mixture of uses which have evolved since its original construction in the 1800s. The large Victorian building along the western side of Powis Mews originally served as the stables for the dwellings on Powis Terrace. The building was converted to a warehouse (occupied by ‘Leverett & Frye Ltd’) and named ‘Boundary Warehouse’. Although the building now contains a mixture of residential and individual business studios, the old ‘Leverett & Frye’ painted signage can still be seen on the side elevations of the building.

On the eastern side of Powis Terrace there is an attractive group of 20th Century Mews houses, a single-storey, light industrial unit and a row of rather dilapidated garages and storage buildings, all of which were constructed in place of the original Victorian terrace which would have lined this street.

The Museum of Brands, Packaging and Advertising is one of the later additions to the conservation area, arriving into its current premises on Colville Mews in 2005.
Buildings Audit

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 the historic environment policies.

Analysis of the contribution made by these buildings is given in each character area section.

POSITIVE BUILDINGS

Listed Buildings
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. Great weight is given to their conservation.

Positive
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. Demolition or unsympathetic alterations will normally be resisted.

OTHER BUILDINGS

Neutral Buildings
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. Improvements to these buildings would be welcomed.

Negative Buildings
Negative buildings are those that are clearly harmful to the character of the area. Their removal and redevelopment would be welcomed subject to the highest quality design.

Photographs
1. Grade 2 listed Colville School
Westbourne Park Road
Lancaster Road
Colville Terrace
Colville Road
All Saints Road
Colville Gardens
Colville Square
Portobello Road
Powis Square
Powis Terrace
Lonsdale Road
McGregor Road
St Lukes Road
St Lukes Mews
Basing Street
Ledbury Road
Powis Mews
Tavistock Road
Positive
Neutral
Negative
Listed
Positive
Neutral
Negative
 Listed
 Positive
 Neutral
 Negative
Architecturally, there is a definite homogeneity of style and appearance throughout the conservation area, due to the relatively short period in which the area was developed. It is predominantly an area of London stock brick and stucco terraced houses, the majority of which are Victorian in a Classical style. Many have canted bay windows, though others, such as those on Westbourne Park Road, are flat fronted with full width, cast iron balustrades at first floor level.

The houses have varying levels of detailing ranging from simple stucco window surrounds, such as those on Talbot Road, to highly elaborate raised mouldings and pediments, decorative cornices and pierced balustrades and porches with imposing columns with ornate capitals. Many properties have canted bay windows, though others, such as those on Westbourne Park Road, are flat fronted with full width, cast iron balustrades at first floor level.

Italianate-style features have also been incorporated in a few small areas such as the terrace on the northern side of Colville Square, which is distinguished by its round-headed openings set in groups of three and moulded out of stucco, and also on much smaller groups of properties along Colville Terrace, Colville Road and St Luke’s Road. These arched openings are imitated at the upper levels of the neighbouring terraces, albeit without the highly ornate mouldings and surrounds.

In contrast, the mews houses are generally only two-storeys in height and derive much of their atmosphere and character from the contrast they exhibit in terms of scale with the larger town houses that are situated in close proximity. These groups of buildings have less obvious uniformity than the principal terraces but there is nevertheless a rhythmic pattern of similar house sizes, materials and door and window openings. The use of timber sash windows, brick and slate provides a common link with the grander architecture.

There are pockets of 20th Century architecture, such as All Saints House, Clydesdale House, Powis Court and Sylvester House. The majority of these modern developments have a very plain and functional appearance and are finished in either red brick, London stock brick, painted render or a combination of these materials.

Photographs
1. Colville Square
2. St Lukes Mews
Shopfronts

There are many good examples of historic shopfronts in the area, particularly on the western side of All Saints Road, where great care has been taken to preserve the original character and appearance of the buildings. Historic shopfronts contribute to the architectural quality of the buildings and the character of the conservation area. Although the original shopfronts have been lost in a few places, the replacements are mostly of traditional design and materials and have retained their original decorative brackets. Where individual shopfronts have been neglected or insensitively altered, this has caused some erosion of the character and appearance of the street scene.

Fortunately a large number of properties have retained their original, timber-framed shopfronts, many of which consist of two entrance doors flanking a central shop window, which typically includes at least one vertical mullion with or without a transom rail at door head level and clerestory lights above. Every shopfront has an outer frame consisting of two pilasters, each crowned by a corbel and connected by a stallriser below and a modestly sized fascia and cornice above.

All Saints Road exhibits the most attractive and well preserved shopfronts within the conservation area. The interest of this particular street is derived from the architectural quality of the historic buildings and the various fixtures and features which have been preserved or carefully reproduced along the retail frontage. These include ornate brackets and traditional hung signage, wall mounted lanterns, cast iron railings and open lightwells.

Photographs
3. 20th Century Development Talbot Rd
4. Shopfronts at All Saints Rd
5. Traditional signage, All Saints Rd
The ground floor retail units at Nos 37-41 All Saints Road were converted to offices in the 1970s and 1980s and then subsequently to residential use. Whilst it is unfortunate that the original, glazed shopfronts were removed and replaced with domestic frontages, the general layout and original surrounds (including pilasters, corbels and fascias) have been retained, therefore ensuring a degree of integration into the historic retail frontage.

Pubs

The only surviving Victorian pub, The Red Lemon, is a Classical style building, finished in yellow brick with stuccoed dressings and a dual-pitched roof concealed behind a parapet with decorative brackets beneath the cornice. The windows have moulded architraves, with decorative brackets and pediments at first floor level. On the Tavistock Road side, the former name of the pub has been engraved into the fascia above the second floor windows.

Church Buildings

There are three Victorian church buildings within the conservation and whilst two of these buildings have been converted to other uses, they have all retained their historic character and appearance and therefore make a positive contribution to the conservation area.

All Saints Church on Talbot Road was originally designed by William White and constructed in various stages between 1852 and 1861. The exterior of this Gothic style building is finished in pale Bath stone with bands of red, grey and...
buff coloured stone, and surrounded by elegant angle buttresses. The facades are pierced with traceried windows of various sizes and the transepts each display a beautiful rose window, the largest of which can be found on the northern side. The main entrance to the church is at the base of the great tower, which dominates the streetscape and serves as a striking landmark throughout the southern half of the conservation area. All Saints Church was designated a Grade II* Listed Building in July 1949.

The former Talbot Tabernacle on Talbot Road was designed by architects W.G. Haberson and Fawckner and completed in 1888. This Romanesque style building has an impressive curved front facade of red brick and terracotta, flanked by two identical towers with broach spires. It was awarded Grade II Listed Building status in July 1979.

The former Congregational Church, on the corner of Lancaster Road and Basing Street, is in the Romanesque style and was built by James Rankin of St Marylebone in 1865-6. It is constructed of white bricks and rubbed yellow stocks with modest stone detailing. The front facade has a highly symmetrical appearance with a central gabled section pierced by an arched doorway (currently bricked up) with narrowing flanking windows and three arched windows with dividing pilasters above. Beneath the dentiled cornice is a round window with plate tracery. The side elevation to Basing Street is lined with arched windows, which have also been bricked up, presumably around the time of its conversion to a recording studio.

Photographs
9. All Saints Church
10. Former Talbot Tabernacle
11. Former Congregational Church
The main materials originally used within the Colville Conservation Area are as follows:

- Yellow stock brick
- Red brick
- Terracotta (on the Tabernacle Community Centre and also chimney pots)
- White Stucco
- Stucco mouldings, particularly around windows and doors
- Slate roofs
- Timber framed windows and doors
- Cast iron railings
- York stone, natural stone and granite paving.

The map opposite shows the distribution of stucco, yellow stock brick and red brick buildings in the area. Some brick buildings have, however, been painted. This is considered harmful in some cases where single houses in a terrace have been painted so that the uniformity of the terrace and historic brickwork are compromised.

**Photographs**
1. York stone paving
2. Red Brick and London Stock Brick
3. Stucco Detailing
4. Painted frontages
5. Timber frame window
6. Terracotta tiles
There are three historic roof types in the area.

**London or Butterfly Roofs**

The ‘butterfly roof’, also known as the ‘valley roof’ or ‘London roof’ is formed by two low pitched roofs that slope away from the party wall and downwards towards the centre of the house. This roof form is concealed on the front elevation by a parapet wall, usually stuccoed, but the roofs can often be seen from the rear such as those visible from Powis Mews and Lonsdale Mews, from the northern end of Basing Street and at the end of Alba Place. Despite its prevalence within the conservation area, this roof form has become rare across the borough and is an architecturally and historically valuable feature where it remains.

**Dual-Pitched Roofs**

A common Victorian roof form is the front-to-back pitched roof, which runs the length of the terrace and is sub-divided by the taller brick fire-walls which extend along the line of each party wall. Pitched roofs can be found on numerous Victorian buildings, such as Colville School, Powis Terrace and Colville Mews, and on the majority of Twentieth Century developments throughout the conservation area. These roofs are generally clad in slate.

Due to the heights of the historic terraces and the tall gable walls at each end, the pitched roofs of these properties are generally not visible from the immediate vicinity.

**Mansard Roofs**

The true mansard was first designed in the early seventeenth century and is a large roof made for accommodation with two pitches and timber framed windows in the lower slope. The only remaining examples of true mansard roofs within the Colville Conservation Area can be found towards the southern end of Colville Road, at the junction with Lonsdale Road.

Many buildings along St Luke’s Road, Colville Terrace and on the eastern side of Colville Square have had modern mansard roofs added. Unfortunately some of those on Colville Terrace lack uniformity and quality of design and materials.
Due to their visibility, simplicity, rhythm and uniformity of appearance, the rear elevations of the historic terraces are an important feature of the townscape and make a positive contribution to the overall character and appearance of the conservation area.

The rear elevations of Victorian terraces generally have a less formal appearance than the highly ordered and ornate front elevations. This highlights the fact that they were designed to fulfil a private rather than a public function.

Typically the rear elevations were originally built in stock brick, with a consistent arrangement along the length of each terrace or street. Some were built with a flat rear facade, whereas the majority were organised in a solid/void pattern with a half-width closet wing or smaller rear projection, and a lightwell ‘void’. Most historic additions finish below eaves level (often by a whole storey) and each pair would usually be of the same design and height. Fortunately, the distinctive original pattern of closet wings has been retained in most cases, adding to the historic character and appearance of the conservation area.

Historically the rear elevations would have had matching sash windows with flat brick or cambered lintels over, and although the majority of these survive, where opening sizes have been changed and no longer match their neighbour, uniformity has been compromised.

Colville Gardens is highly unusual in that the streetscape is formed by what at first appear to be the rear elevations of the properties at Nos 1-13 Colville Square and Nos 1-10 Colville Gardens (Pinehurst Court). These properties were in fact originally designed with ornate ‘rear’ elevations backing onto shallow communal gardens, and with the main entrances positioned on the closet wings and opening straight onto the street. When the dwellings at Pinehurst Court were converted into apartments however, the columned entrances were removed and the main entrances re-located to the opposite side of the buildings.

Rear balconies and high level terraces are a modern addition to some terraced properties and unless carefully sited, have the potential to harm the character and appearance of the conservation area.
Gardens and Spaces

Front Gardens & Lightwells

One feature of the Colville Conservation Area is the scarcity of front gardens. This is largely due to the prevalence of front lightwells, which are an integral part of the character and appearance of many Victorian streets. Unfortunately the majority of historic lightwells on All Saints Road have been in-filled and the original railings removed.

Where front gardens do exist these are small but generally well maintained and often planted with mature trees or shrubs, giving a soft edge to the streets. The effect is most notable on Westbourne Park Road, Colville Gardens, and to a lesser extent on Colville Terrace. There are a few Lime trees located in the front gardens along Westbourne Park Road, which are covered by Tree Preservation Orders. Although under private ownership, these trees make an important visual contribution to the streetscape as a whole.

Front boundaries are generally demarcated by low walls and / or black painted iron railings, regardless of the age or architectural style of the properties. The railings enclosing the lightwells and front gardens of the Victorian terraces are a distinctive townscape feature and make a significant contribution to the character and appearance of the conservation area.

Those on Westbourne Park Road and Powis Terrace are of particular note due their ornate detailing, remarkable condition and overall consistency in appearance.

Rear Gardens

Although rear gardens within the Colville Conservation Area are small, they are generally well planted with mature trees and hedges, which are largely visible from the public highway and provide an attractive backdrop to the Victorian terraces. These glimpsed views provide visual interest and softness to the street scene and are considered to be a key characteristic of the conservation area.

Whilst some trees within rear gardens have no public visibility they can have huge benefits to those that can see them in terms of providing shade to multiple rear gardens and privacy between the densely populated properties common to the area.
Public Realm

Green Spaces

Colville Square and Powis Square are the only two open green spaces within the Colville conservation area. These squares, which contain mature trees, planting and children’s play areas, serve as valuable amenity spaces for the general public and provide an attractive setting for the surrounding early - mid Victorian dwellings. The large tree species such as Lime, Sycamore and Poplar, which are planted around the boundaries of these open spaces, make a significant contribution to the verdant character of the area.

There is also a small landscaped play area to the northern side of All Saints Church, which provides additional amenity space and enhances the setting of this Grade II* Listed building.

Street Trees

Given the scarcity of front gardens large enough to support tree planting, the positive contribution of public street trees to the character and appearance of the area is magnified. In addition to their widely known environmental benefits, street trees help to soften the urban street scene and contribute to the tranquil character of the residential streets whilst also collectively contributing to pleasing vistas (eg. the group of Cherry trees in Colville Road).
The species planted in the conservation area are mostly in scale with the surrounding architecture with narrow upright species preferred to wider spreading ones where conflict with the adjacent buildings can occur as the tree matures. The principal street tree species used in the Colville Conservation Area are Callery Pear, Snowy Mespilus, Field Maple, Cockspur Thorn, Wild Cherry and London Plane. Other species found in smaller numbers are the Great White Cherry, Ginkgo, Indian Horse Chestnut and Magnolia.

Where there are no street trees, for example on the western sides of Colville Square and Powis Square, this is generally because the existing underground conditions such as utility cable runs or disused coal vaults have prevented successful tree planting.

**Street Furniture**

There are very few surviving examples of historic street furniture, the most notable of which is the Grade II Listed pillar box on Talbot Road. More recent street furniture additions have been kept to a minimum throughout most of the conservation area and as such the streets remain fairly uncluttered.

The majority of street lighting is of a modern ‘heritage’ style, in keeping with the character and appearance of the predominantly Victorian streetscapes. However, a more utilitarian style of lamp column has been incorporated on Westbourne Park Road and the southern end of Colville Road.

The use of bollards has been restricted to particularly sensitive areas, such as the pedestrianised area on Talbot Road.

Black painted cycle stands can be found in various locations throughout the conservation area, including All Saints Road, Basing Street, McGregor Road and Talbot Road. The latter also includes two bicycle docking stations.

The street name signs, which are fixed to buildings, boundary walls and railings, make a positive contribution to the local charm and character of the area.
Paving and Surface Treatments

The Colville Conservation Area has a variety of paving materials including, natural stone, York stone, granite setts and pre-cast concrete slabs. Decorative, stone tree-surrounds have also been incorporated into the paving on Talbot Road.

Of interest are the various historic coal-hole covers which can be found throughout the conservation area, some with local addresses such as Notting Hill Gate and Earls Court Road. These features are a reminder of Victorian London life and therefore they make a positive contribution to the historic character and appearance of the conservation area.

The fact that all of the historic mews have retained their original granite setts, considerably adds to their character and marks them out as distinct from the main streets.

Photographs
1. Bollards on Talbot Rd
2. Decorative tree surrounds
3. Historic coalhole cover
4. Granite setts, St. Lukes Mews
Views

The Grade II* Listed All Saints Church on Talbot Road is a key focal point of the conservation area. There are many fine views of this Victorian Gothic building, the most dramatic of which can be seen on the approach into the conservation area along Colville Road (see photo 1, page 28). Here, the southern elevation of the church, with its beautiful clerestory windows and imposing bell tower can be seen through the mature trees which line the pedestrianised forecourt on Talbot Road.

There are many other glimpsed views of the church from the surrounding streets, including Talbot Road, which extends from within the Ladbroke Conservation Area to the west and across the borough boundary, into the Westbourne Conservation Area (Westminster) to the east. Unfortunately the various 20th Century developments along Westbourne Park Road and Powis Gardens prevent or negatively impact upon views of this building from the north.

The fact that the Tabernacle Community Centre occupies such an enclosed site means that views of its curved Romanesque facade are fairly limited (see photo 2, page 28). As such, the glimpsed views afforded from Powis Square and between the terraces on Powis Terrace, are of particular value and provide a striking contrast against the brick and stucco facades of the surrounding Victorian terraces.
The well preserved and beautifully maintained historic terraces along Colville Terrace, McGregor Road and St Lukes Mews provide attractive views into the conservation area (photo 3). The terrace along the western end of Colville Terrace and the smaller group on Tavistock Road are also particularly notable due to their brightly painted facades, which offer an interesting transition between the Portobello Road area and the rather more subdued Colville Conservation Area.

There are other terraces of particularly high quality which are more centrally located and provide equally attractive views within the conservation area. These include the cohesive groups of Victorian properties at Colville Houses and on the southern end of Powis Terrace (photo 4).

Another important feature of the Victorian street layout is the views of the historic rear elevations and planting within the modest rear gardens. The contrast between the traditional stock brick rear facades, with the rhythm and vertical emphasis of the half width closet wings and windows, and the formality of the front facades is one of the many features of the terraces which are of particular interest. The terraces also possess a uniformity of appearance particularly above ground floor level where limited alterations have occurred. The most notable examples or unaltered rear facades can be viewed at the eastern end of Colville Terrace, on the southern end of Powis Terrace and looking eastwards from Powis Mews, towards the buildings on Ledbury Road.

Although these views provide visual interest and relief from the solid townscape they also mean that any sub-standard alterations and rear additions are visible from the public realm and therefore have a greater impact on the character and appearance of the conservation area.
Negative Elements

The conservation area contains many buildings of high quality. However, there are some negative elements, which are considered to harm the character and appearance of the area and the uniformity of the terraces in particular. These can be summarised as follows:

• Some of the later infill developments do not reflect the quality of the original architecture.
• The loss or insensitive replacement of some architectural details such as exterior cornices and railings.
• Painted brick elevations.
• Some inappropriate alterations and extensions
• Windows and doors of non-original design and materials.
• Cluttered high level / roof terraces.
• Some buildings would benefit from repair and / or more regular re-decoration.
• Visually obtrusive security fixtures and fittings
• Tall TV aerials fixed to chimneys and roofs.
• Inconsistent paving materials in some areas.

Photographs
1. Poor quality 20th Century infill development
2. Poorly maintained frontage
3. Visually obtrusive security fixtures
4. Inconsistent paving materials
Appendix 1: History

**Early History**

In the middle ages the Colville area was farmland, part of the manor of Notting Barns, passing through various feudal landlords and by the 18th century was owned by the Talbot family. Due to the relatively isolated position of the land, hardly any building development took place during the first half of the nineteenth century.

**19th Century**

In 1852, however, the Talbot family attempted to sell the farmland, now reduced in size by earlier sales to the Great Western Railway and the gas company. As the land was still too remote for building speculators to be interested, there was only one buyer, Dr. Samuel Walker, a speculative builder behind part of the neighbouring Ladbroke estate. The building of All Saints’ Church began in 1852. Sewers were also laid in Colville Gardens and Terrace but elsewhere very little building work took place. In 1860 the builder, George Frederick John Tippett acquired much of the land. He was a prominent builder of the time, largely around the Paddington area, and combined the roles of landlord, developer and builder.

The development of his estate took place between 1860 and 1875. Three ranges, one each in Colville Square, Colville Gardens and Powis Square, backed on to shallow communal gardens, in an attempt to echo Tippet’s earlier development in Paddington. The whole estate presented a uniform appearance, contrasting with the more varied developments appearing in the surrounding streets.

The stalled building of All Saints’ Church was resumed and the Church was consecrated in April 1861. At this time the Building News commented that ‘speculating builders have gradually and timidly approached the church. What has so long been deemed a quicksand has turned out good solid ground, and roads are now being cut, and buildings are rising, north, east, south, and west, around it’.
Powis Square and Powis Terrace were among the last parts of the estate to be completed. The Powis and Colville squares were built in the 1860s as upper-middle class residences, but are said to have gone into an almost immediate social decline, and by the 1880s some were already sub-divided into flats. In the more prosperous areas of Bayswater and South Kensington houses of this size could be retained as single dwellings, however the location of the properties within the Colville area, with a street market in Portobello Road on one side and a developing slum on another, social decline was inevitable. In 1885 Tippett was declared bankrupt.

20th Century

Following World War One, twelve houses in Powis Square were converted into flats by the Council. By 1922 only five of the forty-eight houses in the square were still in single occupancy, and with the exception of Colville Square and Terrace, where only around half the houses had been divided, the pattern continued in the surrounding streets. Throughout the 1920’s the social decline accelerated and internal sub-division into ever smaller units continued. In 1928 the locality was described as ‘rapidly becoming poorer and more Jewish’, and in 1935 as a ‘largely slum area: and partly large houses turned into one-room tenements and small flats’.

During World War Two, the area was affected by bombing, with All Saints Church targeted in 1940 and in 1944 a V1 rocket hit Westbourne Park Road at the junction of Clydesdale Road and Mews, killing 20 people. The church, parish hall and vicarage were also badly damaged as a result of bombing. The church was restored after the war, along with the church hall and vicarage, and reopened in 1951.

By the 1950’s and the 1960’s the Colville estate had declined further, becoming a profitable sector for the exploitation of poor tenants. Some landlords began to cater for the newly evolving black housing market and a West Indian community was created around Powis Square, amidst the existing varied racial mix. As more West Indians and Africans sought accommodation, housing exploitation escalated with rooms being split into sections and people sleeping in shifts.

Peter Rachman becomes infamous at this time as an unscrupulous landlord of the area. Having set up a letting agency at Westbourne Grove, he began renting flats for sub-let for three times as much. In order to charge more rent, he emptied houses of furniture and re-let flats unfurnished. He also encouraged white tenants to vacate properties, then subdividing rooms and charging new black tenants more rent. Rachman become so notorious due to his involvement in the Profumo affair that his name is now synonymous with that of slum landlord. In 1963, at the height of the Rachman revelations and the Profumo affair, the Notting Hill Housing Trust was founded, to provide decent housing in the Colville and Golborne wards.

References
1. The Portobello and St Quintin Estates; Survey of London Volume 37: Northern Kensington (1973) pp. 298-332
2. Its Your COLville’ website. www.colville.com
Appendix 2

This check list has been taken from English Heritage’s publication, Understanding Place: Conservation Area Designation, Appraisal and Management (2011). The checklist 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?