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.
# Contents

## 1. INTRODUCTION
- The Conservation Area Boundaries 2
- What does a conservation area designation mean? 2
- Purpose of this document 2
- Summary of Character 3
- Location and Setting 4
- Historical Development Summary 5

## 2. TOWNSCAPE
- Urban Form 6
- Street Layout 8
- Gaps 10
- Land Uses 12
- Materials 14
- Buildings Audit 16

## 3. ARCHITECTURE
- Detached and semi-detached properties 19
- Terraces 27
- Architectural Details
  - Windows and Doors 36
  - Roofs 38
  - Rear Elevations 39
  - Boundary Treatments and Lightwells 41
  - Front and Rear Gardens 43
  - Places of Worship 44
  - Public houses 45
  - Buildings with Shops 47
  - Mews 60
  - Other Notable Buildings 62
  - Recent Architecture 64

## 4. PUBLIC REALM
- Formal green spaces 65
- Trees 66
- Street Furniture 68
- Street Paving 70

## 5. VIEWS

## 6. NEGATIVE ELEMENTS

## APPENDIX 1
- Historic Development 75

## APPENDIX 2
- Historic England Guidance 79

## APPENDIX 3
- Relevant Local Plan Policies and Article 4 Directions 80
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 Conservation Areas) Act, 1990 (Sections 69 to 78). Once designated, proposals within a conservation area become subject to local conservation policies set out in Chapter 34 of the Council’s Local Plan and national policies outlined in part 12 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 (2016). This appraisal will be a material consideration when assessing planning applications.

Purpose of this document

1.4 The aims of this 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
The Pembridge Conservation Area is primarily a quiet residential area that provides a welcoming break from the noise and bustle of three primary thoroughfares Notting Hill Gate, Westbourne Grove and Pembridge Road / Pembridge Villas.

The roads in between are quieter and home to residential properties that form attractive and characterful streets of late Georgian and Victorian date. These are laid out as a mixture of terraces, semi-detached houses and mews houses and less frequent blocks of flats. The architecture varies in age and style ranging from formal terrace compositions such Clanricarde Gardens, Ossington Street and Linden Gardens to large detached houses and semi-detached houses on Pembridge Square, Pembridge Place and Dawson Place. These range from modest two storey terrace houses to more substantial buildings of 5 or 6 storeys and in the case of some blocks of flats, 7 storeys.

The buildings are constructed from a limited palette of materials comprising yellow or red stock brick, stucco and stone with vertically sliding timber sash windows. This gives the area coherence and a commonality where buildings sit in harmony with one another.

Despite the predominantly residential character of the area the northern boundary formed by Westbourne Grove, southern boundary by Notting Hill Gate and the western boundary by Pembridge Road and Portobello Road give some parts a distinct commercial character with a variety of shops that provide active frontages to the street.

A significant contribution to the area is also made by the large number of mature trees and the street trees and the verdant planting of Pembridge Square as well as the front and rear gardens of residential properties. These provide visual amenity not only to residents but also to the public helping to soften the architecture and create a picturesque streetscape.

The conservation area comprises a high quality built environment that is primarily residential in character with commercial buildings located at the edges of the area. The streets form an interesting array of housing illustrating the 19th century and housing developments of the 1930s and 1950s which are all set in a comfortable residential atmosphere with mature green spaces.
Location and Setting

1.11 The Pembridge Conservation Area is situated on the eastern edge of the Royal Borough of Kensington and Chelsea in an area that is largely bounded by Westbourne Grove to the north, Notting Hill Gate to the south, Chepstow Place / Ossington Street to the east and Pembridge and Portobello Road to the west. The area is located within two wards, the largest portion is within the Pembridge Ward and the smallest section to the north in Colville.

1.12 Beyond the boundaries of the conservation area are yet more well mannered Georgian / Victorian town houses arranged in terraces and larger blocks of 20th century flats. The relatively low and consistent building heights and the frequent greening of the wider area by trees and the vitality offered episodically by the commercial streets and individual buildings contribute to the setting and desirability of the area. This setting combines with the conservation area to provide a swathe of attractive and historic places to live and work helping to ensure the longevity of this part of the borough’s heritage.

1.13 The Pembridge Conservation Area is surrounded almost completely by other conservation areas. To the north by the Colville Conservation Area and Westbourne Conservation Area (Westminster); to the east by Bayswater (Westminster); the south by Kensington Palace Conservation Area and; to the west by the Ladbroke Conservation Area.
• Seventeenth century the area comprised gravel pits, pasture and farm land.

• 1822 development began on the current site of Linden Grove.

• 1824 John Dixon (builder) acquired leases of land on the Notting Hill Gate frontage and built nos. 26-44 (even).

• 1830s The terraced houses of nos. 1-14 Ossington Street, Victoria Grove Mews and Wellington Terrace were built.

• 1840s Chepstow Crescent; Chepstow Villas; Ledbury Road; nos. 15-49 Ossington Street; Pembridge Road (western side); Pembridge Villas and Westbourne Grove were laid out and largely developed with terraced houses/shops, detached and semi-detached houses.

• 1850s Chepstow Place; Dawson Place; Denbigh Road; Denbigh Terrace; Pembridge Crescent; Pembridge Gardens; Portobello Road; Pembridge Place; Pembridge Road (east side); Chepstow Place and Pembridge Square were laid out and largely developed with terraced houses and detached and semi-detached houses.

• 1871-1878 the piggeries and cottages of Campden Place demolished and replaced with terraced houses and renamed Clanricarde Gardens and Linden Gardens respectively.

• 1892-3 Convent of Our Lady of Sion built.

• 1930s New blocks of flats built at Vincent House (4 and 5 Pembridge Square) and Chepstow Court in Chepstow Crescent.

• 1969 Pembridge Conservation Area first designated.

• 1970s The Limes a large block of flats replaces two pairs of semi-detached houses dating from the 1820s.
2 Townscape

Urban Form

2.1 The Pembridge Conservation Area contains many residential buildings of a modest scale ranging in height from two to seven storeys with a mixture of finely grained terrace houses and more coarsely grained semi-detached houses that line the streets. The main contrast in the area is between the tall narrow buildings in the south-east, such as in Linden Gardens and Clanricarde Gardens; and the more spacious villa development to the north.

2.2 Larger individually designed buildings are also present throughout the area which stand out more prominently than the surrounding architecture such as the former bank building at nos. 133-137 Westbourne Grove, the blocks of flats at Vincent House (4 and 5 Pembridge Square), The Limes (34-36 Linden Gardens even) and the former convent building now known as Thornbury Court at 36-38 Chepstow Villas.

2.3 The earliest part of the conservation area to be developed is likely to have been the area around the former gravel pits which were present on both sides of Notting Hill Gate (from the early 17th century). Unfortunately nothing from this period has survived with the earliest buildings now present being from the 1820s with the semi-detached pairs of houses at nos. 38-42 (even) Linden Gardens and two terraces at nos. 26-44 (even) Notting Hill Gate. The majority of the terraces and semi-detached houses we see today were built from 1840 with the majority of the area having been developed by 1880.
During the 20th century new development has taken place on previously developed sites, the most notable being during the 1930s, 1950s and 1960s.

2.4 Some buildings front directly onto the street such as the shops and mews houses, but the majority are either set back behind railings with a small garden or hard standing area, or as in most cases, with front lightwells to allow light to the lower ground floors. Some of the older houses are the exception such as nos. 38-42 (even) Linden Gardens where the houses have, comparatively, generous front gardens that help to soften the setting of the buildings. Most houses have rear gardens/yards which allow separation and a clear distinction to be made between the back-to-back terrace houses within different streets.

2.5 Road widths vary, with the primary routes such Notting Hill Gate, Westbourne Grove and Pembridge Villas being some of the widest and have the most generous pavements. The secondary residential streets are narrower but still have adequate pavement widths and allow for on-street parking. The only exceptions are the mews which have single lanes that terminate in a dead end.

2.6 The largest green space is the communal garden to Pembridge Square. Other smaller green spaces which contribute to the softening of the area can be found in the front and rear gardens of many of the houses.

2.7 The result is an urban form that is highly legible with local landmark buildings and more modest housing and shops varying in age and style. These reflect the changing fashions in urban design and represent a fine example of the Borough’s built heritage.
2.8 The earliest route in the area is Notting Hill Gate which forms part of the southern boundary and is a section of Roman road that stretched from London to the West Country and Wales. This stretch of the road was widened in 1957 due to increasing traffic congestion. It also saw the relocation of the two under-ground stations which accessed the Circle and District and Central Lines separately with a single concourse below the road. Another notable ancient route is Portobello Road that was previously known prior to 1740 as Green Lane. This connected the Gravel Pits to Porto Bello Farm and Kensal to the north and forms part of the western boundary of the conservation area. Another of the earlier roads was Campden Place which is now known as Clanricarde Gardens after its redevelopment in the 1870s. This road is perpendicular to Notting Hill Gate and formed Notting Hill’s first slum with the Anderson’s and Pitt’s Cottages which had built up around the gravel pits. Running parallel to this road in the early 1820s Linden Grove (now Linden Gardens) was created and provided access to a mansion house (Linden Lodge) on the western side and eight semi-detached houses to the eastern side.

2.9 It was not, however, until the 1840s and 1850s that the road layout we see today was established as the area became developed for housing with Westbourne Grove; Chepstow Villas; Pembridge Villas; Pembridge Place; Pembridge Crescent; Dawson Place; Pembridge Gardens; Pembridge Square; Denbigh Road; Ledbury Road; Chepstow Place and Ossington Street. The last significant road layout was created in the 1870s with the Linden Gardens development which saw the extensive grounds

Fig 2.2 Street Layout Map
of Linden Lodge redeveloped for housing. The smaller secondary streets at first glance form a rough grid which follows the residential perimeter blocks of the original estate plan resulting in many short streets connecting to traversal ones.

2.10 The mews are the smallest streets in the area and due to their function were not designed to have pavements. The mews in Pembridge Conservation Area are cul-de-sacs except in the case of Lambton Place and Ledbury Mews West which were later connected to form a long open ended alley which connects Westbury Grove with Ledbury Road.

2.11 The street layout has changed little since the 1870s. The lack of direct routes through the area have created a relatively calm residential enclave with car speeds restricted due to many roads having on-street parking, limiting the free flow of traffic. This is in contrast to the primary routes that border the conservation area such as Notting Hill Gate and Westbourne Grove which have high volumes of traffic throughout the day.
Gaps

2.12 The combination of buildings and spaces combine to give the conservation area its characteristic form. There are many gaps between and around the buildings in Pembridge which are an essential part of its significance and have generally been respected over the years.

2.13 Important gaps include:
- Space around detached buildings.
- Gaps between semi-detached pairs (both at ground floor and upper levels).
- Space between groups of terrace houses.
- Gaps in the streetscape where communal gardens meet the street.

2.14 Detached buildings such as those found in Pembridge Square, Pembridge Gardens and Pembridge Place sit in their own plots with space all around them. Semi-detached houses have a similar setting whereby there is space to both sides of the pair giving them their characteristic from.

2.15 Such gaps allow glimpses of the gardens and trees and create a breathing space in the dense urban environment as well as allowing pairs of houses or terraces to be read as one architectural composition as originally intended. Other gaps exist at the ends of streets where back-to-back terraces are separated by small yards or gardens providing views along the backs of the houses and these also provide breathing space between developments.
2.16 Fortunately the vast majority of historic gaps have been respected since the late Georgian / Victorian buildings were constructed and there has been very little infill development to harm the character and appearance of the conservation area.
Land Uses

2.17 The adjacent map shows the land uses as intended by the original landowners and developers. These uses have continued largely to the present day and have defined the different character areas of the conservation area.

2.18 The area is, however, predominantly residential with housing laid out as terraces, detached / semi-detached buildings or those which have been individually designed. Several mews (former stabling with living accommodation above to serve the large houses) exist across the area, the vast majority of which have now been converted to dwellings.

2.19 Along Notting Hill Gate, Westbourne Park Road, Pembridge Road and some parts of Portobello Road, Ledbury Road, Chepstow Place and Moscow Road there are rows of shops with living accommodation above. The shops, restaurants and public houses have, in the vast majority of cases, remained in their commercial uses since built.

Fig 2.4 Historic or Original Land Uses Map
Fig 2.5 Present Day Land Uses Map
Materials

2.20 Materials used in the construction of the historic buildings within the conservation area are either natural ones such as slate and stone or traditionally manufactured ones such as brick, stucco and glass. Their original method of manufacture results in a finish that is typical of traditional building materials. The imperfections in cylinder glass and folds / wrinkles in hand made bricks, along with the natural process of ageing and weathering, give the buildings their authentic historic character and charm that makes the conservation area so special.

2.21 Traditional materials used in the Pembridge Conservation Area include:

- Stone (dressings to buildings, steps, paving slabs coping stones to walls)
- Stucco (house frontages, boundary walls)
- Stock brick (yellow and red)
- Lime (mortar and stucco)
- Slate and lead roofs
- Clay roof tiles
- Painted timber (windows / doors and shopfronts)
- Painted cast iron (railings, balconies, pot guards, boot scrapers, bollards)
- Terracotta (ornamentation and facing material, chimney pots)
- Glass (thin crown or cylinder glass, plain glass in leaded lights)
- Quarry / mosaic tiles (covering to steps)
- Granite setts (road surface and kerb stones to the streets)
Slate roof finish

London stock brick

Granite stone setts and kerb stones

Red stock brick with terracotta vent

Channelled stucco

Riven york stone paving slabs
Buildings Audit

2.22 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

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

Positive Buildings

2.24 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

2.25 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

2.26 Negative buildings are those which are out of keeping with the prevailing character of the conservation area.
3 Architecture

3.1 Properties in the Pembridge Conservation Area date mainly from the late Georgian and Victorian era. There are a number of distinct character areas which are based around terraced and detached / semi detached villa type properties which are illustrated on the adjacent map.

3.2 There are six well-defined house types within the area which include modest terrace houses such as those found in Denbigh Terrace, Ossington Street and Portobello Road. The second type is the double-fronted and spacious detached villa, faced with stucco, to be found in Chepstow Villas and Pembridge Villas, erected by the builder James Hall. The third type is that of more ambitious villas of Dawson Place, usually double-fronted, with enriched cornices and other architectural ornament, by the Radfords. The fourth type is the grand monumental villa found in Pembridge Gardens for which the Radfords were also responsible, and was to be developed to the fifth type found in Pembridge Square which comprise large ornately decorated double fronted villas. The last type of house is that in the Pembridge Crescent area which are plainer than the earlier gracious proportions of the houses built by Hall and the Redfords.

3.3 The Georgian theme of reflecting the vertical nature of individual houses within the horizontal framework of a terrace was continued into the Victorian period. The proportions of door and window openings all emphasised verticality, as did those of door panels and of individual panes within the window sashes. The vertical emphasis of individual houses was, however,
subordinated to the horizontal lines of a long terrace; vertical lines were rarely continuous from roof to ground whilst horizontal cornices, parapet lines and rooflines were often constant along the length of the terrace. A fine balance was thus created between the length and height of a terrace and the loss of any of the detailing can spoil the overall proportions of a terrace.

3.4 The significance of vertical details, such as door treatment and window openings, is increased when the building line abuts or is close to the pavement. Where houses are entered straight from the street or over basement areas, the eye is drawn to elevational details at ground floor level such as fenestration, bootscrapers and door fittings. Where a longer view of any group is available the importance of continuous details is emphasised. Cornices, parapets, roof lines, chimneys and repeated ornamentation are all seen in the context of a group of buildings rather than in isolation and are a significant characteristic of the conservation area.

3.5 The design of many houses, terraces and other buildings is often unique, that particular features seen on one group may not appear on another. Some buildings are not mentioned in this text, but that does not mean they are of no value and for this the reader should consult the Buildings Audit Map to ascertain if a building makes a positive contribution to the character of the conservation area.
Detached and semi-detached properties

Chepstow Villas

3.6 Chepstow Villas is an attractive tree lined street which comprises largely of double fronted and spacious detached and semi-detached villas of between two and three storeys above a basement. The houses are constructed from stock brick with painted stucco frontages with rustication to the upper ground floors and are further embellished with decorative elements such as quoins to the corners, moulded architrave surrounds to the windows and string courses, cornices and decorative columned porticos.

3.7 Nos. 2-8 (even) differ slightly in that the first and second floors are of stock brick but are also embellished with stucco decoration in a similar fashion to the rest of the street. The windows comprise vertical sliding box sash windows which vary in design between the houses but are predominantly to a tripartite form such as those found at nos. 25-33 (odd) whilst others are narrower and taller in appearance such as those found at nos. 10-16 (even). The original front boundary treatment in most cases was likely to have been bottle balustrades set between stucco piers that are positioned on the party wall line with neighbouring properties and mark the pedestrian accesses to the side and front entrance steps. Some of these have been replaced at a later date with iron railings or vehicular gates, resulting in the bottle balustrades being removed in their entirety leaving the dwarf wall behind. The removal of the front boundaries to create off road car parking has harmed the character and appearance of the conservation area leaving unsightly gaps in the front boundaries with the front gardens turned to hard standing. The appearance of some of the houses have also been harmed by the loss of original decorative elements and the painting of the stucco work in different colours which has unbalanced the design of some semi-detached houses.
Denbigh Road

3.8 The southern portion of Denbigh Road leading up to Denbigh Terrace is characterised by attractive semi-detached houses that sit within garden plots with gaps between. The buildings on the east side of the street nos. 17-23 (odd) are three storeys and those to the west nos. 12-24 (even) are slightly grander being three storeys in height over a basement with entrance porticos. The houses are constructed from brick with stucco frontages with quoined corners. Further embellishment has been added with moulded architrave surrounds to the windows, bracketed hoods above the first floor French doors and banded stucco decoration to the upper ground floor of nos. 12-24. Decorative cast iron balustrades stretch across each facade forming a balcony to the French doors. The houses are terminated with a parapet with moulded cornice. The front boundaries which enclose the gardens comprise low stucco walls which are set between piers. Some of the walls have later mild steel railings installed of differing designs creating a less harmonious streetscape. Some of the pairs of houses have been harmed by the painting of the facades in more vibrant colours which has unbalanced the appearance of some pairs of the semi-detached houses.

Pembridge Square

3.9 Nos. 6-18 (consec) and 23-35 (consec) Pembridge Square are ornately decorated stucco houses that were built in the 1850s. These grand five storey detached houses with lower ground floors and attics form the most formal layout in the area surrounding a long rectangular communal garden. The houses are three windows wide, the outer bays of which have canted bay windows that extend from the lower ground floor to the second floor level and are terminated with balustrades and ornamental urns. The main entrances have Roman Doric pilasters that support moulded entablatures embellished with triglyphs and dentil detailing. The quoins to the corners of the building are rusticated at ground floor level and plain above. The windows comprise vertically sliding one-over-one box sash windows that are set within ornate reveals. Those to the first floor canted bay windows with stucco pilasters and the central window between is set within a quoined reveal with a central keystone.

3.10 Directly above, the second floor windows are set within architrave surrounds with a bracketed cornice moulded hood above. The main entablature of the roof parapet is finely moulded with modillioned and dentilled motifs above which sits the attic storey. The attic storey's two outer windows have semi-circular heads with moulded architraves that are surmounted with segmental pediments, while the central dormer window has a keystone, moulded archivolts and imposts and crowned with a bracketed cornice above. These window structures are linked to the balustrades by consoles, as are the tall chimney-stacks. The grand entrance steps that lead up to the front doors are of stone construction with ornate cast iron balustrades which continue round onto the
canted bays. The front lightwells to the lower ground floor were originally enclosed by spear topped railings that are set into stone plinths. Unfortunately some of these have been opened up creating large hard standing areas which detract from the building’s character and the appearance of the conservation area. The boundaries fronting onto the pavements have largely been lost with many now having low stucco plinths set between square stuccoed piers. These originally had bottle balustrades some of which have now been reinstated to the benefit of the square. Many of the buildings in the square have suffered the loss of architectural decorative finishes and the loss of front boundaries to the detriment of the conservation area. There have also been number of harmful infill extensions which have linked houses together with the loss of the important townscape gaps between properties that emphasise the detached nature of the houses. Nos. 19-21(consec) at the eastern end of the square are within the City of Westminster in a separate conservation area known as Hallfield Conservation Area. These important buildings, which are to the same design, contribute significantly to the square’s original layout enclosing its eastern side.

3.11 At the western end of the square are nos. 1-3 (consec) which pre-date the other houses within the square. These buildings range from 5 to 6 storeys with numbers 2 and 3 having acquired an additional storey. Nos. 2 and 3 are richly decorated with pilasters which stretch up to roof level. The pilasters to the first and second floor are the most ornate with Corinthian capitals that support a dentilled and bracketed moulded cornice above. The windows comprise two-over-two vertical sliding timber sashes set within architrave surrounds. The windows to the first floor have a greater emphasis with pilaster surrounds again with Corinthian capitals that support a dentilled and bracketed pediment to the central window and dentilled and pedimented cornices to the windows either side. The upper ground floor has tripartite vertical sliding glazing bar sash windows. The front entrance porticos
have enclosed sides with an arched central opening flanked by pilasters that provides access to the main entrance door.

3.12 Above the portico there is a bottle balustrade balcony which stretches across the front elevation of each property. No. 1 incorporates many of the decorative features found at nos. 2, but no. 3 has an open portico with Corinthian columns and canted bay windows to the first floor. No.3 has retained its front boundary to the street comprising a bottle balustrade set between stucco piers and no. 1 has a stuccoed wall that encloses the front gardens. No. 2, however, has had its boundary removed in its entirety to provide off street parking. The buildings form an attractive composition at the western edge of the square that connects Pembridge Gardens to the south and Pembridge Road to the west. The group has suffered from the loss and alteration of the front boundaries to nos. 1 and 2.

Pembridge Gardens

3.13 Pembridge Gardens comprises substantial detached stucco houses with rich decoration which make a significant contribution to the character and appearance of the conservation area. The northern end of Pembridge Gardens, nos. 17-29 (odd) and 18-34 (even), are larger and wider houses than those to the southern end nos. 1-17 (odd) and 2-16 (even), which have a narrower footprint. All the houses are substantially built and range in height between 4 and 5 storeys, some houses having been extended up a storey above the parapet cornice.
further emphasised by the additional 5th storey and mansard roof extension which stretches continuously across the group. Fortunately many of the bottle balustrade boundaries have survived and contribute significantly to the character and appearance of the conservation area. Unfortunately some have been removed harming the group creating large unsightly gaps within the streetscape. Harm has also been caused by the addition of clutter to the roof in the form of modern tubular safety rails as well as the loss of architectural decorative finishes.

Pembridge Place

3.14 Pembridge Place is an attractive leafy green street which is lined with mostly double fronted houses that are set within relatively spacious garden settings with gaps between the houses and front and rear gardens. The dwellings range in height from two storeys, to two to three storeys in height over a lower ground floor. Additional storeys in the form of mansard roofs have been added to some of the properties that are finished in natural slate and are punctuated with dormer windows. The original finish to the house, however, would have been a parapet with a moulded cornice which presents a much lighter termination to the street. The houses are constructed from stucco with rustication to the upper ground floors and are embellished with other elements such as quoins, architrave surrounds to the windows, decorative bracketed window hoods, cornices and entrance porticos. The windows comprise vertically sliding timber windows with glazing bars, some being of the tripartite type or placed in canted bay windows. The original front boundary treatments are bottle balustrades set between stucco piers. Some of these have been replaced with iron railings or vehicular gates or the bottle balustrades have been removed in their entirety leaving plinth walls set between the stucco piers. The removal of the front boundaries, to create off road car parking, has harmed the character
and appearance of the conservation area leaving unsightly gaps in the front boundaries with the front gardens turned to hard standing.

**Pembridge Villas**

3.15 Pembridge Villas is an attractive tree lined street with large double fronted or semi-detached houses. The buildings are either three or four storeys in height over a lower ground floor. The buildings are constructed from stock brickwork and are either fully stucco fronted or with the lower and upper ground floors stuccoed with the floors above being of stock brick. The buildings are embellished with stucco ornamentation in the form of stuccoed rustication to the upper ground floors and quoins to the building’s corners, architrave surrounds to the windows, moulded bracketed hoods above first floor windows, moulded cornices and columned porticos. Nos. 22-30 (even) and no. 23 have further embellishment with large Corinthian pilasters that support the entablature above the second floors and help to give the buildings a slightly more grander appearance than the others in the street. The windows comprise vertically sliding timber sash windows many of which have glazing bars. A number of houses also have French casements which open onto balconies with ornate cast iron railings at first floor level. Although few in number there are a couple of entrance porticos which have cast iron glazed canopies which stretch down to the front boundary wall above the pathway. Early ornate examples of these make a positive contribution to the street.

3.16 Nos. 37-39 (odd) have been designed with a Gothic appearance and are unique within the street. This semi-detached pair of houses have a balanced composition with gables fronting the street and canted bay windows that are finished with a pierced parapet and mullion and transomed windows. The distinctive lancet windows and shallow pointed arches to the open entrance porch and canted bay windows form an attractive composition which adds variety to the more classically designed houses within the street. Many of the original front boundary
treatments were of the bottle balustrade type set between stucco piers. Many of these have now been replaced with iron railings or vehicular gates or the bottle balustrades have been removed in their entirety leaving the dwarf walls in place set between masonry piers. The removal of the front boundaries to create off road car parking has harmed the character and appearance of the conservation area leaving unsightly gaps in the front boundaries with the front gardens turned over to hard standing. Harm has also been caused by inappropriate infill development between detached houses losing their spacious setting and gaps between houses creating an incoherent terraced like appearance to some parts of the street. The painting over of natural brickwork upsetting the balanced composition of semi-detached houses has also a negative impact as well as poorly designed mansard roof additions and fencing and railings to the rooftop.

**Linden Gardens**

3.17 Number 38 (consisting of 38A, B and C) and numbers 40 and 42 comprise two pairs of semi-detached villas that were probably designed by Thomas Allason in 1827-8. They are situated in the north east corner of Linden Gardens and are the oldest buildings that survive from when the road was formally known as Linden Grove. The buildings retain a rural character reflecting the area prior to the more intense development later in the Victorian period. The buildings are two storeys in height and are constructed from yellow stock brick laid in Flemish bond with distinct double height semi-circular bay windows, the rounded form of which is carried through into the main oversailing hipped slate roof. The windows are vertical sliding three-over-three sashes that are set within simple brick reveals, the heads of which are rubbed brick arches to the ground floor and a stucco course to the first floor under the eaves. The entrances are paired and set within pilaster surrounds with shallow stucco pediments above. Nos. 40-42 have been altered and the original balanced composition of the pair has been affected by the remodelling of number No. 42. These attractive houses sit within more spacious garden plots contributing significantly to the character and appearance of the conservation area as well as being a visual reminder to the development history of Linden Gardens.

**Dawson Place**

3.18 Dawson Place is an attractive leafy green street, the detached houses of which are mostly double fronted, two storeys in height over a lower ground floor and finished with a natural slate mansard roof extension. There are also a number of three storey houses over lower ground floors that are terminated with a roof parapet. Nos. 6-14 (even) are asymmetrical, while nos. 18-20 (even) are semi-detached. The largest and most outstanding buildings are nos. 13-23 (odd) which are detached houses with more spacious garden settings to the front, rear
and sides of the house. The houses in the street are constructed from stucco with rustication to the upper ground floors. Other stucco embellishment has been added in the form of quoins, comices, architrave window surrounds and entrance porticos, some with cast iron glazed canopies which stretch down to the front boundary wall above the pathway. The windows comprise vertically sliding timber windows with glazing bars. The only exception are the ground floor windows to no. 16 (Comboni Missionaries) which have ornate glazing with leaded lights and coloured glazing depicting the sun with radials and cruciform designs. The original front boundary treatments are bottle balustrades set between stucco piers. Some of these have been replaced with iron railings or vehicular gates. In some places the bottle balustrades have been removed leaving elements of dwarf walls and piers in place. The removal of the front boundaries to create off-road car parking has harmed the character and appearance of the conservation area leaving unsightly gaps in the front boundaries with the front gardens turned to hard standing.

Pembridge Crescent

3.19 Pembridge Crescent is another leafy green street that is characterised by mostly large detached and semi-detached houses that are four storeys in height. The houses were built mainly by two family builders, the Cullingfords and the Maidlows. The Cullingfords designed theirs to a more distinctive Romanesque appearance such as nos. 1, 6, 9 and 10 and the Maidlows built theirs to a more Italianate style such as no. 14. The buildings are stucco fronted with rustication to the upper ground floor level and have added embellishment in the form of quoins, architrave surrounds to the windows some with pediments and rounded arched heads and moulded string courses. The entrances are enhanced with decorative porticos. The windows are vertical sliding timber sashes, with many to the upper ground floor being of the tripartite type. Cast ironwork is also present on the facade in the form of decorative railings and pot guards which add visual interest to the elevations. The front boundaries are varied. The originals comprise bottle balustrades set between stuccoed piers located on the party wall lines with neighbouring properties and demarcating pedestrian access. A variation of the bottle balustraded form is a distinctive moulded roundel design which also makes a positive contribution to the conservation area. Many of the boundaries have been altered with the loss of the bottle balustrades and the retention of the plinth wall. The road also suffers from the creation of off-street parking which has seen the introduction of unsightly gaps that have either been left open or filled with iron gates providing access onto hard standing.
Linden Gardens

3.20 The present layout of Linden Gardens dates from 1871-1878 following the redevelopment of Hermitage House, Linden Lodge and Linden Grove. A remnant of the early 19th century development can still be seen in the north-east corner with two pairs of late Georgian houses at nos. 38-42 (even) Linden Gardens. The attractive Linden Gardens development is laid out in the shape of an axe with the terrace houses set out along its perimeter with back to back terraced houses positioned at its centre. The terraced houses numbered 7-23 (odd), 25-35 (odd), 37-53 (odd), 55, 57-73 (odd), 75-99 (odd) are largely to the same design with some very minor differences in their architectural detailing. The houses are 4 storeys in height with lower ground floor and attics and are constructed from gault brickwork with rusticated and banded stucco to the lower and upper ground floors. The buildings are also embellished with stucco decoration to the brickwork including quoins to the houses at the ends of each terrace. The windows comprise vertical sliding timber sash windows set within ornate architrave surrounds with bracketed pediments above the first and second floors. The first floor has French casements with transom lights above which open onto a bottle balustraded balcony. The front entrance comprises six-panelled doors which are set within porticos with Doric columns that support a frieze decorated with Triglyph and Metopes motifs which extend onto the facade beneath the balconies. The attic storeys are set back behind a parapet with decorative oversailing bracketed cornices to the street. The dormer windows are in alignment with the windows below respecting the rhythm of the terrace and are of a timber construction with lead roof. Stuccoed dormers are present on the end houses of each terrace which sit slightly forward within the street with quoined corners to help emphasise the balanced composition of the terrace. This is further emphasised on the terrace comprising nos. 75-99 where the central houses nos. 87-91 project forward in a similar manner with decorative stucco dormers. The
front lightwells have ornate cast iron railings with spear finials which help to unite the terraces at street level making a significant contribution to the area.

3.21 Nos. 24-32 (even) Linden Gardens are similar to the other terrace houses within Linden Gardens with the main noticeable differences being the introduction of canted bay windows to the lower and upper ground floor levels. The two end properties have bays that extend up to first floor level helping to emphasise the balanced composition of the terrace. Nos. 8-22 (even) Linden Gardens are more modest being of three storeys in height with lower ground and mansard storeys. Nos. 16 and 18 are designed slightly differently with two storey entrance wings that terminate the view at the east end of the street. These houses are constructed from gault brick but have simpler detailing with banded stucco to the upper ground floor, canted bay windows and entrance wings. The recessed entrance porches are framed with Tuscan pilasters that support a plain entablature with dentilled cornice and bottle balustrade. The mansard roofs sit behind a richly decorated parapet cornice which has a moulded frieze that is surmounted with a bottle balustrade.

3.22 Nos. 4 and 6 Linden Gardens form a pair of houses with a balanced composition that extends up to 6 storeys in height including lower ground floor and attics. The buildings are also constructed from gault brick with stucco dressings with similar detailing as the other terraced houses within Linden Gardens. The outer wings of the houses have rounded brick bay windows that extend up to the third floor and are finished with a pediment and set back slate mansard storey. Directly south of these buildings is no. 2 Linden Gardens which follows a similar design and detailing as nos. 8-22 (even)

Clanricarde Gardens

3.23 The attractive terraced houses in Clanricarde Gardens have many similarities in their facade treatment to the houses built in Linden Gardens. The terraces were constructed either side of the road formally known as Campden Grove and terminate at the north end by the rear gardens of Pembridge Square. The houses are in a Doric classical style of four storeys plus lower ground floors and attics and are constructed from gault brickwork with rusticated and banded stucco to the lower and upper ground floors. The windows comprise vertically sliding timber sash windows that sit within ornate stucco surrounds, those to the first floor with console bracketed pediments and those to the second floor with console bracketed cornices. The first floor has French casements with fanlights above which open onto a bottle balustraded balcony. The front entrance comprises six-panelled doors which are set within porticos with Doric columns which support a frieze of Triglyph and Metopes which extend onto the main facade of the terrace beneath the balconies. The balanced architectural
The composition of the terrace is emphasised by the houses at the end and centre of the terrace being set forward with the corners decorated with rusticated quoins and the facades having tripartite vertical sliding sash windows and more pronounced stucco dormers. The mansard storeys are set back behind a bottle balustraded parapet with decorative oversailing bracketed cornice below. The dormer windows are in alignment with the windows below respecting the rhythm of the terrace and are of a timber construction with lead roof. The front lightwells are protected with ornate cast iron hooped railings finished with spear finials which help to unite the terraces at street level and make a significant contribution to the street.

**Ossington Street**

3.24 Nos. 1-13 (odd) and no. 14 Ossington Street form a modest and attractive terrace of seven houses that are two storeys with lower ground floor in height. The houses are constructed from yellow stock brick laid in Flemish bond with stucco to the lower ground and ground floor. The houses are two windows wide with six-over-six vertical sliding timber sash windows those to the first floor being positioned within brick reveals with gauged brickwork heads. The windows to the ground floor are to an eight-over-eight pattern and sit within plain stucco reveals. The entrance doors are of four panelled construction with fanlights above. A number of the plain rounded arched door reveals have been embellished with a variety of bracketed canopies and pilaster surrounds with pediments. The railings that guard the lightwells are set into stone plinths and have spear topped finials. The terrace has been harmed by alterations to the roof with a fenced in terrace and mansard roof storey as well as the insertion of uPVC windows and bay windows, differences in railing design and the cleaning of brickwork.

3.25 Nos. 21-49 (odd) Ossington Street is a terrace of 15 houses that are four storeys in height with lower ground floor. The houses are stucco fronted with banded stucco to the ground floor and smooth render above. The houses are two windows wide with six-over-six vertically sliding glazing bar timber sash windows (three-over-three to the fourth floor and eight-over-eight on the upper ground floor) set within stuccoed reveals. The windows to the principal first floors are made more prominent with console bracketed hoods and have small balconies with ornate cast iron railings. Nos. 31-37 (odd) and Nos. 47 and 49 sit forward closer to the street breaking up the facade adding some articulation to the long terrace. The front entrance doors are of the four panelled type with transom lights above. The front lightwell has painted spear tipped railings that are set into a stone plinth and are continuous along the frontage helping to unify the group at street level. The terrace has been harmed with the modern tiling of the front entrance steps, the painting of terrace houses in different colours other than white and the addition of aerials and tubular safety rails to the
rear side of the roof parapet.

**Pembridge Road**

**3.26** Nos. 36-48 (even) Pembridge Road are a short terrace of 7 houses of three storeys with lower ground floor. The terrace is constructed from London stock brick laid in Flemish bond with banded stucco to the upper ground floor. The houses are two windows wide and have vertically sliding two-over-two glazing bar sash windows to the first and second floors set within architrave surrounds and sashes with margin lights to the upper ground floor. The entrance doors range in design, the earliest having a bottom panel and two tall panels above. The doors sit within pilaster surrounds supporting a plain entablature and cornice which continues across the terrace below the first floor windows. The terrace is finished at parapet level with a dentilled moulded cornice behind which sits even pitched roofs. The front lightwells are protected with spear tipped railings which are set into a stone plinth. The appearance of the terrace is harmed by replacement aluminium and UPVC windows, the insertion of a shopfront, loss of decorative cornice mouldings to the roof parapet, modern tiled finishes to the front entrance steps and replacement railings.

**Portobello Road**

**3.27** Nos. 2-14 (even) Portobello Road from an attractive little altered terrace whose alignment follows the curvature of the street. The houses are three storeys in height with lower ground floor that is constructed from London stock brick laid in Flemish bond. The houses are two windows wide with vertical sliding glazing bar timber sashes with margin lights set with plain brick reveals with rubbed brick flat arches. The front entrance doors vary with a range of traditional two, four and six panelled doors set within stucco pilaster surrounds with entablature and cornice above a transom light. The roof parapet is finished with an uninterrupted dentilled cornice which follows the curvature of the terrace. The front lightwells and gardens are enclosed with spear headed railings that are set into a rendered dwarf wall with coping. The appearance of the group is harmed by modern tiling to the footpaths and steps, roof clutter in the form of trellis work, an entrance canopy and signage and visual clutter to the elevation with burglar alarms and satellite dishes.

**3.28** Nos. 16-68 (even) Portobello Road is a long terrace of 26 modest two storey houses. They are of stock brick construction with a stucco finish and are painted in many different colours. Each house is two windows wide except the two central houses within the terrace, nos. 38 and 42, which are set back behind front gardens and are three windows wide. The windows comprise vertical sliding timber box sash windows with the majority of houses having six-over-six panes along the row of houses numbered 44-68 and two-over-two and four-over-four panes to the terraced houses numbered 16-36 which are set within reveals with architrave surrounds. The
set back houses by contrast have tall side hung casements with horizontal glazing bars which are set within plain stuccoed reveals. The front entrances have timber doors which primarily comprise six panelled doors set within pilaster surrounds with a transom light above. These are surmounted with an entablature and a moulded cornice which runs across the facade. The top of the terrace is terminated with a parapet and dentilled cornice which stretches across the two sections of the terrace except the two set back houses which have an eaves and gutter detail to the mono-pitched slate roofs. The front boundaries generally comprise low dwarf walls some which have had mild steel railings added. The terraces have been harmed with the construction of unsympathetic boundary walls, a roof extension, uPVC windows, garage doors and the modification and replacement of some windows.

**Denbigh Terrace**

3.29 Nos. 13-26 (consec) Denbigh Terrace comprises a row of 14 houses that are finished in stucco. The terrace is primarily two storeys in height with lower ground floor. Greater emphasis is given to the central houses numbered 18, 19 and 20 which project forward with quoined corners and an additional third storey. The houses are two windows wide with vertical sliding timber sash windows. These have margin lights which are set within reveals with architrave surrounds, those to the upper ground floor have console bracketed corniced hoods and pot guards. The original entrance doors are four-panelled with a transom light above set within pilaster surrounds with moulded cornice above. Below the first floor windows is a string course that stretches across the two lower portions of the terrace. The roof parapets are finished with a dentilled cornice. The front railings that guard the lightwells have spear finials and are set into a stone plinth with gate access to the lightwell steps. The group is harmed by the removal of architectural decorative finishes, some replacement windows and railings and the introduction of dark paint colours that visually break up the terraced composition.

**Westbourne Grove**

3.30 Nos. 209-225 (odd) Westbourne Grove is a terrace of 9 houses that are built from stock brick with the frontages finished in stucco with emphasis given to the upper ground floor with decorative bands. The houses are three storeys in height with lower ground floor level. The houses are two windows wide with vertical sliding glazing bar sash windows set within reveals with architrave surrounds. The windows to the first floor are given further emphasis with console bracketed hoods and a decorative cast iron balcony that stretches across the length of the terrace. The upper ground floors by contrast are wider, being of the tripartite type with cast iron pot guards to the window sills. The entrance doors have two long vertical panels with a transom light above set within
pilaster surrounds. The terrace is terminated at roof level with a parapet with a central panel of open bottle balustrading. The front boundaries have been altered with a variety treatments that differ from house to house including dwarf stuccoed walls with railings, bottle balustrades, and gates that are set between stucco piers with pyramidal capping stones. The terrace suffers from inconsistent boundary treatments and front gardens that have been altered to accommodate off-street parking creating unsightly gaps in the street frontage. The terrace also suffers from some of the houses being painted in dark colours which has the effect of visually breaking up the terrace placing emphasis on individual houses rather than as one architectural composition.

Chepstow Place

3.31 Nos. 2-8 (even) Chepstow Place is a short terrace of 4 houses that are set closer to the street than the terrace directly to the south. The houses are three storeys in height and constructed from stock brick and finished in stucco, with the ground floor having banded decoration. The houses are two windows wide with vertical sliding timber sash windows with margin lights that are set within architrave surrounds. The windows to the first floor are taller and have an ornate decorative cast iron balcony that stretches across the frontages of nos. 2-6 and individual balconies to the two windows of no. 8. The front entrance doors are of traditional 4 panelled construction with transom light above that are set within pilaster surrounds with a simple pediment. Moulded string courses stretch across the facade at the cill height of the second floor windows and at the bottom of the roof parapet which is finished with a simple flat coping stone. The front boundaries are varied, ranging from low rendered walls, one with mild steels railings and another with a bottle balustrade set between piers with pyramidal capping stone. The terrace is harmed by the inconsistent boundary treatment and the provision of an off road parking space which has created a visual gap in the street frontage.

3.32 Nos. 14-28 (even) and No. 36-44 (even) Chepstow Place form two stretches of terrace that are divided by nos. 30-34 which are lower in height. These were rebuilt to different designs following their destruction by bombing during the World War II. The Victorian terraces are three storeys in height and are set back from the street with what would originally have been front gardens. The houses are three storeys in height and are stucco fronted with a smooth finish to the first and second floors and rustication to the ground floor. The houses are two windows wide with vertical sliding one-over-one sash windows set within reveals with architrave surrounds. The slightly taller first floor windows are finished with an ornate cast iron balcony which stretches across the front of the terraces following the alignment of the front porches. The ground floor windows are vertical sliding tripartite sashes set within bay windows that have rusticated quoin decoration. This design detail is also

Nos. 209-225 (odd) Westborne Grove

Nos. 10-22 (even) Chepstow Place
carried through onto the front entrance porches which house traditional five panelled doors with transom light above. The roof parapet was originally finished with bracketed cornices which can now only be seen on a few of the houses. The front boundaries comprise either a bottle balustrade or rendered wall set between piers with capping stones. Unfortunately the terrace has suffered from the loss of many of its boundaries to accommodate off-street parking and the loss of the garden spaces which has opened up the frontages and harmed the character and appearance of the conservation area. Harm has also be caused through the insertion of some new windows and doors which do not match the prevailing style as well as the loss of architectural decorative features such as the parapet cornices to many of the houses.

Chepstow Crescent

3.33 Nos. 2-24 (even) Chepstow Crescent form a curved terrace of stock brick and stucco in an interesting attempt by several speculators to merge their buildings in a single coherent facade. Nos. 10-24 form an architectural composition although some alterations to individual houses have affected its appearance. The central portion of the group, nos. 14-20, are 4 storeys with mansard and lower ground floors which are flanked by three storey houses, nos. 10-12 and 22-24. The buildings are built from stock brick laid in Flemish bond which has been divided vertically by stucco pilasters and heavy stucco entablatures. The windows comprise vertically sliding glazing bar sashes set within reveals with architrave surrounds with greater emphasis given to the first floors with French doors and ornate cast iron balconies that stretch across the group. The central portion is more richly detailed with paired columned porticos with Composite capitals and console bracketed pediments above the first floor French doors. The elevation has been affected by the complete rendering of elevations above the upper ground floor level, the removal of architectural decorative features, the cladding of the entrance steps and the loss of the front boundaries to create off-street parking spaces.

3.34 Nos. 2-4 (even) and 6 and 8 Chepstow Crescent have been designed individually and have similar architectural elements but different detailing. They are five storeys in height with no. 6 appearing shorter than the others with a mansard roof addition rather than a full masonry storey. The buildings are stucco fronted with the frontage to no. 2 also turning the corner onto Pembridge Villas. They all have vertically sliding timber sash windows except the upper first floor of no. 8 which has side hung casement windows and French doors to the first floors of nos. 2, 4, 6 and 8 which are set within reveals with pedimented surrounds. No. 8 is further embellished with a canted bay window at upper ground floor level, shouldered architrave surrounds to the second and third floors and a console bracketed cornice to the roof parapet. The front boundaries comprise a plinth wall and
bottle balustrades set between masonry piers. A number of walls have been removed to provide off-street parking leaving unsightly gaps and the loss of garden space to the detriment of the conservation area.

3.35 Nos. 1-37 (odd) Chepstow Crescent form the opposite side of the curved terrace. The terrace original formed one long run of similarly designed houses but the uniformity has been harmed by bomb damage in World War II resulting in some of the houses being rebuilt in a different style in the 1950s. Nos. 1-7, 17-25 and 35-37 form the original parts of the terrace which comprise three storey houses with a lower ground floor. They are fronted in smooth stucco with vertically sliding six-over-six timber sash windows with console bracketed hoods and cast iron decorative balconies to the first floor. The timber front entrance doors are of three panels with one bottom panel and two vertical panels above the lock rail and transom light above set within a stucco pilaster surround that supports an entablature and cornice above. The two blocks of 1950s flats at nos. 11 and 29 contrast with the traditional Victorian white painted stucco architecture being constructed from a buff coloured brick laid in Flemish bond. The windows are also squarer with side and top hung casements. The centrally positioned front entrance doors sit within simple brick reveals with a painted concrete door hood. The traditional terraced houses have been harmed with the loss of original architectural decorative features, replacement windows of differing designs and the removal of boundary walls to provide off-street car parking spaces opening up the boundaries and losing garden space.

Chepstow Villas

3.36 Chepstow Villas comprises generally of detached and semi-detached stucco fronted villas. However, there is an terrace of 6 houses at Nos. 1-11(odd). This balanced composition is 5 storeys in height including the lower ground floor and mansard roof. The houses at either end of the terrace are one window wide but have larger tripartite windows, the one to the first floor with console bracketed pediments. Further decoration has been added to the end properties with stucco pilasters that have Corinthian capitals which encompass both the first and second floors visually supporting the dentilled and bracketed parapet cornice above. The mansard roofs are finished in slate with lead clad dormers and tall chimney stacks at the party wall line. The front entrances comprise traditional four panelled doors with transom light above set within porticos with Roman Doric
capitals. The external appearance of the terrace has been harmed by the addition of external pipe work some inappropriate replacement windows, loss or comice detail, external cleaning of brickwork and the loss of the front boundary walls to create off street parking spaces.

**Pembridge Villas**

**3.37** Pembridge Villas has a mixture of detached and semi-detached stucco fronted villas and small terraces, nos. 32-40 (even), nos. 25-31 (odd), 51-55 (odd) and nos. 60-64 (even) which are short terraces of 5, 4 and 3 houses respectively all of which have balanced compositions that complement the streetscape.

They have similar detailing to the other terraced houses within the area with vertical sliding timber sash windows and stucco decoration that reflects the hierarchy of floor levels within the buildings. The principal upper ground and first floors having the most richness including porticos, pilaster surrounds and architrave surrounds to the windows with pediments and console bracketed hoods as well as decorative ironwork in the form of first floor balconies and pot guards. The terrace comprising nos. 25-31 is slightly more unusual with a central carriage arch that leads through to studios at the rear. The front boundaries comprise stucco piers with pyramidal capping stones and plinth walls between. This is with the exception of nos. 51-55 which have spear tipped railings that are fixed into a stone plinth. As with the other terraces within the area they also suffer from the loss of some original architectural detailing, roof clutter at nos. 32-40 with tubular safety rails and a roof terrace at nos. 25-31. The loss of a boundary wall to the terrace of nos. 60-64 have also harmed the balanced composition of the group opening up the frontage to form an off street car parking space with the loss of the front garden and boundary wall to the detriment of the conservation area.
Architectural Details

Windows and Doors

3.38 The architectural treatment of front windows and doors are key features of all houses in the conservation area. Existing styles of doors in the area, by and large, manage to reflect the architectural style in which they are set.

3.39 Door design is varied and quite often differs from house to house. These range from the fairly standard Georgian six-panelled and Victorian four-panelled style doors, such as original examples at nos. 25-35 (odd) Linden Gardens and the terrace houses in Ossington Street respectively. There are other variations to these more standardised designs such as the two leaf doors which give the appearance of either four or six panelled doors when shut. These are common throughout the area such as those in Pembridge Square and Pembridge Gardens. In each of the above examples the door panels are heavily moulded and typical of the period.

3.40 The doors are either positioned within decorative surrounds, plain brickwork reveals, rusticated stucco reveals or porticos many with transom lights above or glazed side panels. Doors to the lower ground floors, where they exist, in the front lightwells tend to be less formal and plainer being of the four panelled type without mouldings.

3.41 Windows and in particular the pattern of their glazing bars make a significant contribution to the appearance of the elevations of an individual building, and can enhance or destroy the unity of a terrace or semi-detached pair of houses. The conservation area reveals a wide variety of window styles, but it is important that a single pattern of glazing bars should be retained within any uniform architectural composition.

3.42 As a general rule, in the Georgian and early-mid Victorian terraces, each half of the sash was usually wider than it was high but its division into six or more panes emphasised the window’s vertical proportions. Such glazing patterns are found in many of the terraces, for example Ossington Street and nos. 27-55 (odd) Pembridge Road. The mid-late Victorian houses, for example in Pembridge Square and Linden Gardens, had a much simpler glazing pattern, with one pane of glass to each sash or a two-over-two configuration. Another common variation are sashes that are split with horizontal glazing bars, some of which incorporate margin lights such as in the terrace houses and semi-detached houses along Chepstow Villas.

3.43 Windows reduce in size and have simpler surrounds as they rise through the building with the most decorative windows being on the principal floor levels. Some terraces and houses such as those in Clanricarde Gardens and Linden Gardens have French windows with balconies at first floor level.
3.44 The windows like the front entrance doors are quite often set within decorative surrounds and range from simple stuccoed architraves such as those found at 16-68 (even) Portobello Road and 13-55 (odd) Pembridge Road to more ornate examples which incorporate pilasters, capitals and pediments and bracketed cornices such as those found in Linden Gardens. It is also common on many of the more modest houses for the windows to be set within simple brick reveals with rubbed brick flat arches or plain stucco reveals such as those at 1-13 (odd) Ossington Street. Later developments of the 1950s and 1960s introduced simpler brick reveals with straight Flemish bond, soldier courses or concrete lintel heads to the windows such as those found at Vincent House, nos. 4 and 5 Pembridge Square, Chepstow Court Chepstow Villas and no. 51 Ossington Street respectively. A number of window cills at upper ground floor level, such as a number of houses in Pembridge Gardens and Denbigh Terrace retain their original cast iron pot guards which prevent planters from falling into the street or lightwell below.

3.45 Steps up to the front doors are a strong characteristic of most of the conservation area but have often been altered over time. Each group of houses or a terrace would have used the same material for the steps: large stone slabs or mosaic tiles, but not the newer finishes such as marble or square glazed tiles of modern dimensions seen in many places today.
**Roofs**

**3.46** There are a number of original roof forms in the conservation area:

- Hipped roofs
- London / butterfly roofs hidden behind parapets.
- Pitched roofs with dormers
- Original mansard roofs
- Flat roofs

**3.47** The roof types in the conservation area follow the building or house type consistently.

**3.48** Traditional London / butterfly roofs are present in some parts of the area. However, many have now been replaced by later mansard roof additions or been removed for a flat roof. Where they are present they are formed by two pitched roofs that slope away from each party wall and downwards towards the centre of the house. The roof form is concealed from the front by a parapet, but the distinctive butterfly effect can often be seen to the rear of some of the houses where the roof form undulates against the skyline. A good example of this can be seen to the rear of nos. 199-175 (odd) Westbourne Grove. Other butterfly roofs are hidden behind parapets at both the front and rear of the houses creating a clean lined termination to the buildings such as at 19-49 (odd) Ossington Street.

**3.49** Houses that were originally designed with loft and attic spaces have plain roof slopes that are pitched from a ridge running the length of the terrace or house. Where they form habitable rooms they are pierced with individual dormer windows. As with all roof forms, chimney stacks punctuate the roofs at every party wall or at the end of a terrace or individual house.

**3.50** A number of the semi-detached houses were designed with pedimented hipped slate roofs. A group of these buildings can be seen at nos. 32-42 (even) Pembridge Villas.

**3.51** Many of the houses have modern mansard roof extensions. These are of much less heritage value, but do form part of the character of the area where they have been applied to the majority of the houses in a terrace or group and are of an appropriate design.

**3.52** Original roof forms are of great heritage significance and make a strong positive contribution to the character of the conservation area particularly where they are present as a group. Good examples of these can be found at nos. 199-175 (odd) Westbourne Grove, Pembridge Square, Ossington Street and nos. 13-55 (odd) Pembridge Road.
The front elevations of houses in the conservation area were designed to be the most formal and decorative. Side elevations were usually constructed with less ornamentation and used cheaper construction materials such as stock brick. This practice quite often continues on the rear elevations where ornamentation was unnecessary to the more secluded parts of the buildings. However, these still make a significant contribution to the conservation area, not only from public vantage points but also from within the gardens and yards themselves. Rear elevations were designed as a piece with their neighbours and builders employed matching designs and details across the whole terrace or groups of houses.

The fact that the rears of some of the terrace houses are less decorative does not mean that they do not make a positive contribution to the conservation area. On the contrary they are a key feature of Georgian and Victorian house design and wherever original form or historic uniformity remains, these make a very positive contribution to the architectural and historic character. Many rear elevations are visible from the side streets bringing them clearly into the public realm. All rear views are enjoyed by surrounding neighbours and these factors make them a strong component of the character of the conservation area.

The rear elevations within the area are relatively simple with yellow stock brick elevations. Closet wings, where they exist, usually project approximately half way across the rear elevation of each house. These are generally attached to each other as pairs or singularly to each house. This leaves the characteristic void between structures which have now frequently been infilled at lower ground floor level with conservatory type extensions. This relationship of projection and void creates rhythm and uniformity to the rear and is highly characteristic of the terraced houses in the conservation area such as the rears of Linden Gardens and Clanricarde.
Gardens.

3.56 The rebuilding of the rear elevation of houses has caused harm to the conservation area. It has seen the loss of original yellow stock brickwork which had weathered to an attractive patina. The new construction works appear in stark contrast to neighbouring properties having quite often involved the removal of the half-landings of the stairs within the house to create a level floor plate. This results in the characteristic staggered window pattern being lost, harming the fenestration rhythm at the rear, to the detriment of the terrace and conservation area.

3.57 The height of the closet wings is characteristic of each group, with some houses having wings of only one or two storeys, while others extend to the eaves of the main house having been built upon over the years. Typically though closet wings finish at least one storey below the roof parapet or eaves line.

3.58 Where later extensions have infilled the void between closet wings, a solid and flat appearance is created that harms the pleasant articulation of the rear. Where individual rear elevations have been painted so that they stand out from the others, they harm the regular appearance of the whole group.
Boundary Treatment and Lightwells

3.59 The conservation area is enriched by the great number of original boundary treatments which enhance the setting of the buildings they enclose and contribute to the historic character of the streets.

3.60 Railings and bottle balustrades provide streets with a unified appearance and yet can include a variety of patterns and details so that richness is ensured and visual interest sustained.

3.61 The use of railings rather than walls is a prominent feature in the terraces found in the southern parts of the area the longest stretches of which are found in Clanricarde Gardens, Ossington Street, and Linden Gardens. Another complete stretch of original railings can be found guarding the front lightwells of nos. 13-26 (consec) Denbigh Terrace. Fortunately these railings were not removed for the war effort due to the need to guard the lightwells immediately next to the pavement.

3.62 Railings serve not only to prevent passers-by from falling into basement areas or intruders from entering garden squares but also to emphasise the unity of a building group without masking it from view. Railing patterns vary considerably both between terraces and detached and semi-detached houses. This is due to the different developers and house types as well as many of the boundaries having been replaced over the years.

3.63 Originally the bars of the railings were individually set and lead caulked into a low coping stone. They are generally highly decorative and are painted gloss black which is a strong unifying characteristic.

3.64 Bottle balustrades are also a common boundary treatment and can be seen to best effect in Pembridge Gardens where they are still present in long lengths set between stucco piers that demarcate the pedestrian access points and party wall lines.

3.65 The more modest mews developments such as Victoria Grove Mews and Pembridge Mews and shops such as those along Westbourne Grove, Notting Hill Gate and Pembridge Road do not have basements and open directly onto the street without boundary treatments.

3.66 The later developments of the 1930s onwards often have low garden walls that enclose front gardens as well as rear gardens including those that adjoin the street. Like railings they work best en-masse in terms of detailing, continuity and finish, particularly when designed as part of a planned development.

3.67 Unfortunately many boundaries have been altered with the loss of the original configuration. Some of these may have been lost where iron railings were removed to help the war effort. However, many others have been altered, partially removed or demolished in their entirety to provide off street parking. This has led to some stretches of road appearing disjointed and
less harmonious with finishes and building works of indifferent quality. This type of development has often broken up the building line and lead to large bland forecourts of concrete, brick pavers or tarmac, and in some cases garages.

3.68 Many of the Victorian houses in the conservation area have original half-basements or lower ground floors which have lightwells that sit either immediately next to the pavement or are set back behind front gardens and create a continuous feature along the street.

3.69 The open character of lightwells is an important feature. Many have historic stone slab steps with simple iron ‘D-section’ handrails. Basement doors were originally the servants’ entranceways and were usually tucked under the steps to the main front door. Such doors were designed as part of the house as a whole and were often black painted with four panels and of smaller proportions than the main door. Many original doors have been lost, but where they remain they can provide templates for more suitable replacements and are of high historic value in themselves. Coal cellar doors were usually ledged and braced plank doors painted black. These have often been replaced with inferior and inappropriate plain flush doors. Entrance steps over the areas were originally of stone, but many were later covered with tiles and this trend has continued with usually unfortunate results. The poor treatment and untidy condition of some lightwells also detracts from the appearance of the property and the terrace. Corner sites are especially prominent from the street.

3.70 Iron security bars have been installed within the reveals of many lower ground floor windows. These were not part of the original design and can, if not designed sympathetically, be unattractive and intrusive features.
**Front and Rear Gardens**

3.71 The greenery, both to the front and rear of some of the terraces, detached and semi-detached houses, is an important feature of the conservation area. There is also an attractive array of smaller scale planting throughout the conservation area, particularly behind the ground floor railings of some terraces or on other terraces where the only greenery is provided in window boxes behind traditional pot guards or to the front entrance steps due to the lack of garden space.

3.72 Rear gardens are larger and allow for more mature planting to grow with small trees and larger shrubs. Where these gardens sit next to the street, often where one street bisects another, it allows the greenery of the private space to visually spill into the public realm to form a welcome contrast to the hard surfacing and buildings around. There are many gaps around buildings in the conservation area that allow breathing space and glimpses of greenery between and around the buildings and this forms an important part of the character of the conservation area.
Places of Worship

3.73 The Spiritualist Church was built in the early years of the twentieth century on the site of stables belonging to William Whiteley’s store and is situated behind 13a Pembridge Place. The building is to an attractive Edwardian design constructed from brick with a rough-cast finish painted white with red brick dressings and leaded came windows. The building is finished with a red clay tiled hipped roof with oversailing eaves that are finished with u-shaped gutters. The front open entrance porch comprises a gabled roof with shaped barge boards and timber supports. Although the building is hidden away to the rear of 13a Pembridge Place it can be glimpsed through the carriage way and between the houses and makes a positive contribution to the conservation area.

3.74 The New Church at no. 5 Pembridge Villas dates from the mid 1920s. The building is constructed from red brick laid in Flemish bond with Portland stone dressings. The corners of the building are finished with brick quoins. The elevation is broken into three bays with the central projecting bay containing the entrance which extends up above the nave with a small tower finished with a copper cupola with octagonal louvred vent and cross. The tower element is flanked with scroll dressings and has a round window formed with gauged brickwork that is split into quarters with four keystones. The elevation has two tall rounded windows with leaded lights which sit within brick reveals with fine gauged brickwork to the heads with keystone. The main windows are split by a stone panel with moulded festoon decoration. The central bay has a similar window but is half the height of the flanking windows with the main entrance door below of eight panels and split into two leaves. The doors sit within a Portland stone architrave surround with a door hood supported on ornate console brackets. The building makes a positive contribution to this part of the conservation area adding a pleasing style which contributes to the variety of architecture in the street.
Public Houses

3.75 Originally nine pubs were located in the conservation area many of which have now been converted to either restaurant, residential or commercial uses.

- 40 Ledbury Road: Ledbury Arms now shop
- 45 Ledbury Road: Pembridge Castle now restaurant
- 57 Ossington Street: The Leinster now lifestyle centre
- 7 Portobello Road: Sun In Splendour
- 76 Portobello Road: Freemasons Arms now residential
- 92 Portobello Road: Oxford now residential
- 1 Wellington Terrace, Notting

3.76 Public houses were usually the first buildings to be built in a street to give somewhere for builders to drink and pick up their wages whilst the houses were being built. Today they create focus in the street scene and make a significant contribution to the character of the conservation area both in their architecture and, in the case of those still functioning, their social role.

Hill Gate: The Champion
- 175 Westbourne Grove Alma Tavern now restaurant
- 202-204 Westbourne Grove: Duke of Norfolk now restaurant

3.77 The upper storeys of public houses were usually more decorative than the rest of the terrace, particularly where the public house is located on a street corner. The Champion no. 1 Wellington Terrace, the Sun in Splendour at no. 7 Portobello Road and the former Alma Tavern at 175 Westbourne Grove are good examples of this.

3.78 The pubs are either stucco fronted or of a brick construction and usually embellished around the window openings with architrave surrounds and pediments and roof parapets which help to distinguish them from the adjoining terraces. Some elevations stand out as more highly decorative than others such as the former...
Alma Tavern no. 175 Westbourne Grove. This building is constructed from gault brick laid in Flemish bond with ornate stucco dressings with architrave surrounds to the windows and console bracketed moulded hoods, quoins to the corners and a bracketed cornice to the parapet.

3.79 Good traditional pub frontages are retained at street level to The Champion with its fluted pilaster surrounds moulded timber panelled stallrisers, mullioned windows with transom lights and leaded glazed panels that are surmounted by a fascia panel and moulded cornice. The Sun in Splendour also has a similar attractive frontage which also incorporates leaded panes set within mullion and transomed windows and is lit by two large lantern lights. Where pubs have changed to restaurants they have respected many elements of the original pub frontages such as the retention of pilasters, fascias and cornice.

3.80 Not all public houses survive today in their intended use. The new uses in this conservation area have caused the loss of historic features from the exterior (as well as the interior) and the loss of their social and neighbourhood function as well as loss of character from the conservation area. Of the nine pubs six have now been converted to either housing or restaurants and one was completely rebuilt as housing after the Second World War when it was destroyed by bombing.
3.81 The shops within Pembridge Conservation Area make a particularly important contribution to its character. As well as the commercial aspects, they provide the setting for residents to meet socially, while in visual terms their prominent locations and variety in style and finish make for welcome interest in what is predominantly a residential area.

3.82 Shops still survive in their original locations and can be found primarily along Notting Hill Gate, Westbourne Grove, Pembridge Road and Portobello Road.

Notting Hill Gate

3.83 Nos. 2-6 (consec) Wellington Terrace, Notting Hill Gate form a terrace of 5 units that are four storeys in height. The principal facade is constructed from yellow London stock brick laid in Flemish bond. The windows are modern UPVC replacements that are top hung and set within plain brick reveals with rubbed brick flat arched heads. The building is finished with a plain brick parapet and masonry coping which in turn is crowned with modern tubular steel safety railings. The shopfronts themselves vary, having been replaced over the years at different times. The shopfront surrounds have survived to some degree with pilasters and console brackets as well as similar sized fascias which provide some consistency and a rhythm to the group. The terrace group does, however, suffer from a number of modern interventions which have harmed its appearance, such as the installation of UPVC windows, heavily weather struck pointing, modern shopfronts and safety railings. No. 7 Wellington Terrace, also known as Boundary House, due to its position on the edge of the Campden Charities Estate, is a unique building having the appearance of being 'squeezed' in between Nos. 6 and 8 Wellington Terrace. The unusually narrow and attractive Victorian shop is two storeys in height with a stuccoed first floor with a vertical sliding two-over-two glazing bar sash window. This sits within a reveal with a simple architrave surround with console bracketed hood above. The shopfront is constructed from metal (Bronze) with glazing bars that form margin lights. The shopfront surrounds comprise of simple plain pilasters and corbel brackets which frame the fascia. Unfortunately the shopfront is marred by an over-sized fascia panel which harms the modest characteristics of the shop and introduces inappropriate materials.

3.84 Nos. 2-6 (even) and nos. 8-12 (even) Notting Hill Gate are four storey terraces of three units that create an attractive 'gateway' into Clanricarde Gardens. The terraces reflect the houses in Clanricarde Gardens forming part of the original development and share the same architectural detailing. The elevation above street level is constructed from gault brick laid in Flemish bond and is adorned with stucco decoration that is painted white. The fenestration comprises one-over-one vertical sliding timber box sash windows which sit within moulded architrave surrounds. The first and second floor windows are enhanced with console bracketed
hoods with decorative panels, whilst the first floor and central bay of the second floor are finished with pediments. The central unit of each facade projects forward emphasising the groups balanced composition with tripartite windows and two window wide units either side. At the stepped corners of each terrace further embellishment is provided with stucco quoin and the roof parapets are terminated with a bracketed moulded cornice. The flank elevations leading into Clanricarde Gardens have incised stucco banding to the ground floor and string course above. The shopfronts are later replacements, the restaurant at nos. 2-6 occupies three of the original shop units. Nos. 8-10 originally housed a bank and elements of the shopfront can still be seen in the masonry stallrisers which have moulded panels. The group is harmed by the loss of architectural decoration, in particular the loss of console brackets to the fascias and the addition of roof clutter in the form of tubular railings.

3.85 Nos. 14-24a (even) form a terrace of seven units that are constructed from red brick laid in English bond with stucco decoration. The buildings are four storeys in height including mansard roofs. The windows comprise two-over-two vertical sliding box sashes which are set within reveals with architrave surrounds, those of the first floor with console bracketed hoods and those to the second floor with a keystone. The facade is terminated with a bracketed moulded cornice and stuccoed parapet behind which sits a mansard roof with rounded arched dormers that follow the alignment of the windows below. The shopfronts are all later replacements. However, the shopfront surrounds have remained largely intact with incised stucco pilasters and decorative console brackets between the fascia signs which are surmounted with urns. The rhythm of the terrace has been affected by the addition of oversized fascia panels above the shopfronts and the loss of architectural detailing such as urns and cornice mouldings to the top of the fascias and the addition of railings.

3.86 No. 24b is a corner property that forms part of the ‘gateway’ into Linden Gardens and was originally a former lodge house. The building is also four storeys in height including mansard roof extension but has more modest floor to ceiling heights. The building is finished in painted stucco with simple decorative mouldings in the form of architrave surrounds to the first floor windows and cornice mouldings above the first and second floors. The windows comprise vertical sliding sash windows, those to the second floor to a three-over-three pattern and those to the first floor a one–over-one pattern. The mansard roof is covered with natural slate and has two dormer windows finished in lead with three-over-three vertical sliding timber sash windows. The shopfront is of a modern timber construction with Mullions and stallriser. The surround is Victorian with pilasters and corbel brackets between which sits an angled fascia panel surmounted with a full length cast iron
decorative pot guard. The elevation fronting onto Linden Gardens has a four panelled entrance door to the residential accommodation above the shop which sits within a pilaster surround with console bracketed hood. Towards the back wall of the property is a masonry gate post with rusticated bands and forms one of a matching pair, the other being opposite attached to no. 26 Notting Hill Gate. These are important architectural features which emphasise the change from the commercial buildings along Notting Hill Gate to the residential houses in Linden Gardens.

3.87 Nos. 26-44 (even) Notting Hill Gate are some of the earliest buildings in the area dating from the 1820s. These were originally small houses which were converted to shops in the Victorian period with the building out of the ground floors. The buildings were originally two storeys in height but some have acquired a second storey. The buildings are finished with painted stucco with a string course to the parapet. Where historic additional storeys have been erected they have also been fronted in stucco and finished with a string course to the parapet. The buildings are two windows wide with vertical sliding three-over-three timber sash windows. The shopfronts are modern replacements of varying designs and materials but are generally of a mullion framed construction. The only one that differs from this format is at no. 34 which is of a masonry stucco construction with attractive arched windows and cornice above. Despite the differences in shopfront design some of the shopfront surrounds have survived with simple pilasters and console brackets which separate the fascias and make a positive contribution to the street frontage. This important and attractive group has been harmed by fenestration alterations, additional storeys, oversized fascia panels and the loss of Victorian architectural detailing, particularly to the shop frontages.

3.88 Nos. 46 and 50 Notting Hill Gate are two purpose built banks. The most ornate is no. 46 (currently NatWest) which has a fluted stone columned frontage that is two storeys in height and with large window with glazing bars that lights the banking hall. The bank also comprises the adjoining building at no.48 which is a much plainer building having a painted stucco elevation to the first and second floors with uncharacteristic metal windows with louvered top ventilation. No. 50 (Lloyds Bank) is to a plainer design with the main body of the building being constructed from stock brick laid in English bond with stone dressings to the facade with a string course and large rounded tri-partite window to the first floor. The projecting street frontage is clad in granite with painted aluminium window and door frames.

3.89 Nos. 52-64 (even) Notting Hill Gate are a group of buildings with different elevation treatments and building lines above street level. The construction materials are consistent being of London yellow stock brick with some red brick
dressings and vertical sliding glazing bar sash windows. The variety of setbacks and modelling to the facades with canted bays, curved bays and flat elevations provide an interesting combination which can be best enjoyed from across the street or from the upper floor of a double decker bus. The shop frontages to the built out ground floor are modern with over sized fascia panels. Some Victorian decorative elements have survived on the shopfront surrounds with dentilled moulded cornice above the fascia to no. 52 and corbel brackets to no. 56.

3.90 Nos. 66-70 (even) form a short terrace of three Victorian shops. The upper storeys are constructed from London stock brick with white painted stucco decoration. The buildings are two windows wide with vertically sliding timber sash windows set within architrave surrounds with console bracketed pediments and cornice hood to the first and second floors respectively. The third floor window surrounds are simpler with a keystone detail. The terrace is terminated with a cornice moulding supported on console brackets. No. 66 has retained an attractive Victorian shopfront which makes a positive contribution to the character and appearance of the conservation area and is a rare survival. The other two shopfronts are modern replacements of no particular note. The shopfront surrounds to nos. 66 and 68 are original comprising pilasters and console brackets which also contribute positively to the conservation area. Unfortunately the loss of cornicing and a shopfront surround affect the appearance of the group negatively. On the flank wall of no. 66 there is a large painted advertisement of historic interest. Although a little faded and incomplete it reads: Dundee Marmalade The Finest Ever Made.

Pembridge Road

3.91 Nos. 28-34 (even) Pembridge Road are a row of 4 Victorian shops with residential/office accommodation above. The group is constructed from yellow stock brick laid in Flemish bond with stucco decoration. The windows are vertical sliding timber sashes set within architrave surrounds with rounded heads and moulded cornice hoods, moulding to the first floor and keystones to the second floor. The roof parapet is finished with a variety of differently profiled cornices which detract from the rhythm of the terrace. The shopfronts are all modern replacements except no. 32 which has some period elements remaining. Elements of the original shopfront surrounds are intact with stucco pilasters to the entrances, fascia cornices and stone slabbed steps.

3.92 Nos. 13-55 (odd) are a terrace of 22 shops with residential accommodation above. The buildings are a balanced composition which are constructed from yellow stock brick laid in Flemish bond although a number of the units have been painted. Stucco decoration has been applied to the facade in the form of window surrounds and a moulded cornice to
the roof parapet. The windows comprise six-over-six vertically sliding timber sash windows. Interest is added to the elevation with subtle modelling with slightly projecting pairs of units at both ends, the centre and at intermediate intervals along the terrace. These projections are further enhanced with the raised parapets and additional decoration in the form of brick piers and recessed panels or pediment. The shopfront surrounds comprise stucco pilasters with console brackets and a cornice to the top of the fascia. A variety of shopfronts from different periods are present which range from Victorian designs with mullions and glazing bars to modern plain glass. The shopfronts are accessed via a short flight of steps which project out onto the pavement. The terrace has been harmed by the loss of architectural detailing such as cornicing to the parapets and corbel brackets to the shopfronts as well as the painting of the yellow stock brickwork.

3.93  Directly to the south of this terrace on the corner formed with Kensington Park Road and Pembridge Road is no. 2 Kensington Park Road. The building is three storeys in height and has an attractive curved facade on this prominent corner location. The building is constructed from London stock brick laid in Flemish bond with stucco decorative finishes. The windows comprise vertical sliding one-over-one timber sashes that are painted black. These are set within architrave surrounds, the first floor of which are more decorative with a central pediment supported on console brackets and scroll stops to the base. The window surrounds to the side of these are slightly simpler with a frieze and cornice moulding at the top. The roof parapet is finished with a moulded stucco cornice. The shopfront is traditional with a stallriser and timber mullion frame that is set within pilaster surrounds with console bracket and cornice to the fascia panels. The prominent position, and its attractive design with curved frontage, makes a significant contribution to the area forming the south-western ‘gateway’ into the conservation area.

3.94  Another attractive corner of terraced shops can be found on the junction where Portobello Road meets Pembridge Road at nos. 57-59 (odd) Pembridge Road and 9-13 (odd) Portobello Road. This terrace is three storeys in height and constructed from gault brickwork laid in Flemish bond. Unfortunately this has been painted over at no. 9 Portobello Road. The Sun in Splendour public house is more ornate with a painted brick elevation and stucco decoration in the form of quoin and moulded window surrounds, the first floor which are finished with console bracketed corniced hoods. The windows comprise vertically sliding glazing bar sash windows with margin lights which sit within plain brick reveals (except in the Sun in Splendour described under the pubs section) with gauged brickwork heads. The roof parapet is finished with a moulded cornice creating a clean lined termination to the group. The shopfronts are to traditional Victorian designs with stallrisers
and mullioned frames at nos. 57-59 Portland Road and at nos. 9-13 Portobello Road, with multi-paned windows set within glazing bars. The shopfronts sit within pilaster surrounds with console brackets separating the fascias. The pub frontage is different, whilst also being to a traditional timber design it incorporates leaded lights and a pilaster surround within console brackets. The timber doors vary across the group but tend to be glazed within the shop unit and of six or two vertical panels to the residential floors above.

**Westbourne Grove**

3.95 Nos. 178-236 (even) Westbourne Grove originally formed a long terrace of 29 properties some of which, over the course of many years have been amalgamated to form larger shop units. The buildings are three storeys in height with built out shop frontages at ground level. The first and second floors are stucco fronted with architrave surrounds to the windows the first floor of which have moulded cornice hoods that are supported on console brackets. The windows to nos. 178-192 are different to the rest of the terrace and are set within stepped stucco reveals. No. 192 suggests that the stepped reveals were originally pilasters as evidenced in the remaining mouldings at the top of the windows to the first floor. The windows are vertically sliding glazing bar sashes which differ between single one-over-one patterns to those with margin lights and six-over-six paned windows. The roof parapets are finished with a cornice providing a clean lined termination to the group. The shop frontages are generally either of a contemporary frameless glass design or of a traditional timber construction with timber mullions. The shopfront surrounds are generally complete comprising pilasters with console brackets that separate the fascia signs of the adjoining shops. Good examples of Victorian shopfronts survive at nos. 194, 196 and 226. No. 224 differs to the rest of the terrace in that it was re-fronted during the reign of George V to form a post office with sorting office to the rear. The facade is constructed from red brick with ornate stone dressings to the window surrounds, parapet cornice, entrances and shop frontage. The shop frontage is set back behind two entrances which are decorated with Gibbs Surrounds, the western entrance of which is finished with a crown and the letters G R above the keystone. It contrasts with the adjacent stucco fronted buildings creating an attractive break within the terrace. The terrace suffers from the loss of architectural detailing, in particular the sections of the parapet cornice, which breaks the rhythm of the stucco fronted properties. The use of vibrant paint colours also has a negative impact which makes individual units stand out more prominently than those with more muted light colours resulting in a less unified terrace.

3.96 Nos. 227-245 (odd) positioned on the southern side of Westbourne Grove are an interesting group of shops which make a positive contribution to the character and appearance
of the conservation area. These properties originally formed 5 semi-detached Villas when first built in the 1840s. These were later converted to shops in the Victorian period with the ground floors being built out onto the street. The pairs of houses can be clearly seen above street level forming attractive compositions with gaps between emphasising the balanced composition of each house. The buildings are three storeys in height with the two outer pairs having an additional fourth storey. The buildings are stucco fronted above the ground floor with decorative mouldings with pilasters and capitals that visually support the bracketed cornice. The windows are vertical sliding timber sashes with margin lights set within architrave surrounds, those of the first floor with corniced hoods above. The shopfronts abut each other to form a traditional terrace shop frontage such as the terrace opposite and do not emphasise the paired nature of the houses in which they are attached. The shopfronts are traditional in design being constructed from timber with mullions and stallrisers. The shopfront surrounds are Victorian comprising stucco pilasters with console brackets that separate the fascia panels.

3.97 No. 207 Westbourne Grove is situated on a corner where Ledbury Road meets Westbourne Grove. The building was likely to have been residential and converted to a shop in the latter part of the 19th century. The building is three storeys in height with stucco elevations that are embellished with stucco decorative finishes. The windows comprise vertical sliding glazing bar sashes that are set within architrave surrounds with a string course below the window cill of the second floor. The roof parapet is finished with a moulded cornice. The shopfront is traditional comprising a timber mullion and transomed design with stallriser and fascia panel that is crowned with a decorative cornice.

3.98 Nos. 201-205 (odd) Westbourne Grove are a group of three shops the ground floors of which project forward of the principal facades. The buildings are of masonry construction with a painted stucco finish with moulded cornicing to the roof parapet and a string course below the second floor windows. The windows comprise timber vertical sliding sashes with glazing bars that are set within simple architrave surrounds. The shopfronts are traditional, being of timber construction with mullions and stallrisers. The shopfront surrounds survive at nos. 301 and 203 with stucco pilasters that are finished with console brackets that separate the signage fascia panels. The shop frontage to no. 205 is of a more contemporary design with an oversized fascia panel and suffers the loss of its decorative console brackets. The group has been harmed with the loss of original architectural finishes, such as console brackets. The addition of trellis to the flat roofs of the shops adds visual clutter and the use of unsympathetic vibrant colour schemes does not respect the more muted colours within this part of the conservation area.

3.99 No. 177-199 (odd) are a terrace of 12
purposely built shops with living accommodation above. The buildings are four storeys in height and constructed from London stock brick laid in Flemish bond that are embellished with stucco decoration. The two properties at each end of the terrace are set slightly forward within the street and the corners are finished with quoins helping to emphasise the balanced composition of the terrace. The fenestration comprises vertical sliding timber sash windows with margin lights which sit within architrave surrounds that are connected across the terrace at cill level with moulded string courses to the second and third floor levels. The architrave surrounds to the first floor are more ornate, comprising console brackets and segmental pediments and those to the second floor with console brackets reflecting the hierarchy of floor levels in the buildings. The shopfronts vary in design ranging from original Victorian designs, traditional timber mullioned shopfronts with stallrisers that respect the parent building to more contemporary glass shopfronts with little or no stallriser. The shopfront surrounds comprise stucco moulded pilasters that support the fascia panels above and are a consistent size across the terrace. The group is harmed by the loss of the moulded cornice to the roof parapet (the only section now surviving at no. 195), the rendering and painting of the elevation and tubular railings to the roof.

3.100 Nos. 171-173 (odd) are a semi-detached pair of shops with residential accommodation above. The buildings are four storeys in height and constructed from gault brick with stucco decoration in the form of window surrounds, cornice, quoins and moulded string courses.

The windows comprise paired vertical sliding glazing bar sashes that are set within architrave surrounds, the ones to the first floor with segmental pediments supported on console brackets, and those to the second floor with bracketed cornice hoods. The shopfronts are of a modern timber construction which complement the Victorian architecture and are set within stucco pilaster surrounds with cornice mouldings to the top of the fascia. This attractive composition forms, along with no. 175 Westbourne Grove, the gateway into Westbourne Grove Mews. Unfortunately the pair now appear unbalanced with the removal of the ornate bracketed cornice to no. 173 which has had a harmful impact on the character and appearance of the conservation area.

3.101 Nos. 139-157 (odd) Westbourne Grove form another group of shops to the north-eastern edge of the conservation area. These were not designed as one architectural composition and comprise five distinct elements. Nos. 155 and 157 comprise of a former house built in the 1840s that was later converted to two shop units with the ground floor being built out to align with the pavement. The original three storey house is set back from the street and is of masonry construction with a stucco finish and decorative embellishments in the form of quoins and string courses with an oversailing cornice to the roof parapet. The windows are one-over-one top
hung aluminium sashes with the remains of pot guards to the second floor windows. The shopfronts are modern and the over sized fascias and materials and detailed design detracts from the character and appearance of the conservation area. The other shops in the group are two storeys in height and are three, two and three windows wide respectively. The windows comprise vertically sliding one-over-one sashes set within simple reveals. Nos.149-153 has a painted render elevation and nos. 141-145 a painted brickwork finish with simple moulded cornice to the roof parapets. The shopfronts are of various designs but generally keep to a traditional design being of wooden construction with mullions and a stallriser that respects the parent buildings. These sit in simple pilaster surrounds with corbel brackets between the fascia panels adding period character to the street frontage which is followed through on no. 139 which comprises a single storey shop unit only.

3.102 On the corner site where Westbourne Grove meets Pembridge Villas there is prominent landmark building of red brick with terracotta dressings (nos. 133-137 Westbourne Park Road). This former bank building forms an attractive standalone architectural composition with a four storey canted tower element, finished with a crenellated parapet and spire with an ornate weather vane. The windows comprise mullion and transoms set within terracotta quoin reveals, the second floor of which are finished with a Tudor arch detail. The long tall windows to the ground floor are also to a mullion and transomed design but are separated by terracotta pilasters that support the string course and cornice above. The slate mansard roof is set back behind a red brick parapet which is visually broken with ornate terracotta dormer windows below which sits an ornate terracotta cornice. The main entrance doors are of a timber panelled construction in two leafs which sit within moulded terracotta reveals with an ornate trefoil transom light with leaded painted glass.

Ledbury Road

3.103 Ledbury Road is also made up largely of shops with living accommodation above and is an extension of the commercial area of Westbourne Grove. Nos. 40-46 (even) Ledbury Road on the eastern side of the street are stucco fronted with distinctive arched niches and tripartite vertical sliding timber sashes to the first floor of nos. 42-46. The elevations are three windows wide and sit within stucco surrounds except at no. 46 which sits within plain stucco reveals. The shopfronts are a mixture of traditional timber designs with mullions and transoms with stallrisers and more contemporary designs with large panes of glass. The shopfronts sit within pilaster surrounds with console brackets between the signage fascia panels. The group has been harmed by the loss of architectural detailing such as cornicing to the parapets and console brackets between the fascia panels.
3.104 Nos. 32 to 38b (even) form an attractive group of shops with residential accommodation above. The buildings are stucco fronted above the ground floor level with ornate stucco decoration that includes pilasters with Corinthian capitals that visually support the entablature of the roof parapet. The windows, where original, comprise vertical sliding six-over-six sash windows set within stucco surrounds, those to the first floor with corniced hoods. The shopfronts are later insertions and vary in design but do incorporate timber framing and stallriser which sit quietly within the street. The shopfront surrounds are largely intact comprising simple stucco pilasters that extend up to and divide the signage fascia panels which in turn are surmounted with a dentilled cornice and decorative iron railings. At the base of each pilaster there is an original cast iron boot-scraper which serves the residential entrances to the flats above. The elevation is harmed by the loss of architectural detailing such as a Corinthian capital and decorative iron railings above the fascia sign as well as the introduction of UPVC casement windows.

3.105 Nos. 47-61 (odd) Ledbury Road on the western side of the street comprises a terrace of eight shops that are three storeys in height with a mansard roof addition. The buildings are constructed from London stock brick laid in Flemish bond above ground floor and embellished with stucco dressings. The windows comprise timber vertical sliding glazing bar sashes. The originals are in a six-over-six pattern set within architrave surrounds with those to the first floor having console bracketed cornice hoods. The mansard roofs are set back behind a parapet which is finished with a cornice moulding. The most successful roof extensions have been those that incorporate two lead covered dormers in alignment with the windows of the main facade below. The shopfront surrounds comprise stucco pilasters, many with decorative console brackets or corbels that separate the fascia signs which in turn are surmounted with a decorative cornice and in some cases railings. The entrance doors are positioned either side of the shopfronts. These differ in design, with those providing access to the living accommodation above being four-panelled Victorian style doors and those to the shop are in half glazed timber. The shopfronts themselves are a mixture of differently designed traditional timber shopfronts with Mullions and transoms and stallrisers that respect the character and appearance of the terrace. The terrace is harmed by the loss of architectural decoration such as cornicing to the parapet, inconsistent treatment of the street frontage with railings, steps and the introduction of front lightwells.

3.106 Nos. 39-41 (odd) comprise two shops with living accommodation above. No. 41 extends over the road creating a covered carriage way through to Ledbury Mews West at the rear. The building is three storeys in height with mansard storey and a lower ground floor.
The buildings are stucco fronted lined out to appear as ashlar with quoin decoration to the corners. The buildings are two windows wide and have vertical sliding sash windows with a six-over-six pattern that sits within architrave surrounds, those of the first floor to no. 39 with console bracketed cornice hoods. The mansard roof sits behind the heavily moulded parapet cornice, the dormer windows of which align with the windows below on the main facade. The shopfront surrounds retain their original stucco pilasters which are topped with corbels that separate the fascia signs. The shopfronts are of timber construction with stallrisers that respect the period character of the buildings. At the front of the building are street railings that enclose a lightwell and a small forecourt. These are of a spear tipped design with urn finials to the standards.

Viscount Court

3.107 The mansion block Viscount Court is situated on a prominent corner location where Pembridge Villas meets Chepstow Place and has shops at street level. The building is six storeys high and is constructed from red brick and stone dressings. The windows are tall side hung casements which sit within either simple brick or stone reveals and canted or bow windows. The windows to the second floor are more ornate with pediments. At the second and fourth floor levels there are ornate iron balustraded stone balconies set between the canted and bow windows. The mansard roof is broken up visually with dome turrets at the northern and western corners, timber flat roofed dormer windows and Dutch style gables with canted bay windows and a broken pediment above. The majority of shopfronts are of traditional timber design with stallrisers which complement the late Victorian architecture. Some of the more modern frameless glass and aluminium framed shopfronts detract from the elevation particularly along Pembridge Villas. The shopfronts sit within original pilaster surrounds with moulded cornice above the shopfront fascias which make a positive contribution to the streetscape. The principal entrance to the mansion flats is from Pembridge Villas and comprises a six panelled door in two leafs set within an ornate glazed timber surround with fluted Corinthian pilasters that support a segmental pediment above.

Portobello Road

3.108 Nos. 82, 82a, 82b, 82c, 84, 86 and 88 Portobello Road are situated at the southern end of this famous shopping area on the eastern side of the street. Nos. 82 and 82a Portobello Road comprise two shops with residential accommodation above. The building is three storeys in height and stucco fronted above the ground floor level and embellished with moulded stucco decoration. The windows comprise one-over-one vertically sliding timber sash windows that sit within architrave surrounds and have simple iron pot guards above the window cills.
The windows to no. 8a are of the tripartite type being slightly wider but retain the same detailed design. All windows to the first floor have moulded cornice hoods emphasising the status of the different floor levels. The roof parapet is finished with a moulded cornice behind which sits a lead mansard roof. The shopfronts are traditionally designed and constructed with a timber mullioned frame. No. 82 has an original shopfront surround with stucco pilasters and console brackets and cornice which frame the fascia signage. Directly to the south there are three small single storey shop units. These also have traditional timber shopfronts with mullions, of which no. 82b has twinned pilaster surrounds. The roof parapet is finished with a moulded cornice that wraps around the shop units in a continuous band.

3.109 No. 84 Portobello Road is located at the junction with Denbigh Close. The building is two storeys in height and is stucco fronted with a painted finish above the ground floor. The building is three windows wide, the original windows of which have been replaced with 12 paned timber windows with top opening lights. The shopfront is a good quality Victorian example which adds character to the street frontage with fluted pilaster surrounds, ornate console brackets and a dentilled moulded cornice which frames the signage fascia panel. No. 84 Portobello Road

3.110 Nos. 86-88 (even) Portobello Road sit adjacent to the former public house, The Oxford at 92 Portobello Road. The building is three storeys in height and constructed from London stock brick laid in Flemish bond with stucco decoration. The fenestration comprises vertical sliding timber box sash windows to a four-over-four pattern that sits within architrave surrounds. No. 86 sits on the junction with Denbigh Road addressing the site with a rounded corner with blind windows that mirror the opposite end of the terrace at no. 92. The shopfronts have been altered and architectural detailing has been lost. No. 86 has retained the original cornice moulding to the top of the fascia sign along with the tops of the console brackets and the stucco pilaster surrounds.

3.111 Moving away from the main commercial areas of Notting Hill Gate there are a small number of shops within the residential streets. No. 80 Portobello Road is set away from the commercial area of the street in a section of the road that is made up of modest terraced housing. The building is three storeys in height and stucco fronted. The building is two windows wide with vertical sliding two-over-two sash windows set within architrave surrounds. The shop frontage has Victorian elements which make a positive contribution to the street scene with pilasters, console brackets and cornice to the top of the fascia sign.

3.112 Nos. 89-91 (odd) Moscow Road form part of a terrace of four houses with nos. 93 and 95. The buildings are five storeys (including mansard) in height and are constructed from
stock brick laid in Flemish bond which has been painted. The buildings have vertically sliding timber sash windows set within moulded architrave surrounds. The windows of the first and second floors are of the tripartite type with those to the first floor having greater emphasis with segmental arches. The windows to the third floor are smaller and in pairs with rounded heads that respect the hierarchy of floor levels within the building. The slated mansard storey set back behind the parapet with moulded cornice has dormer windows with arched heads picking up on the details of the third floor. The shopfront at no. 91 is to a traditional Victorian design whilst no. 89 is more contemporary. The shopfront surrounds are Victorian comprising plain pilasters with decorative corbel brackets between the signage fascia panels.
3.113 There are ten traditional mews within the Pembridge Conservation Area: Denbigh Close; Garden Mews; Lambton Place; Ledbury Mews North; Ledbury Mews West; Linden Mews; Pembridge Mews; Portobello Mews; Victoria Grove Mews and Westbourne Grove Mews.

3.114 Simon Close (formally Pelham Mews) and Rosehart Mews were redeveloped with new housing in the 1960s and 1970s respectively. Pencombe Mews is a more modern housing development dating from the 1980s which was built in the rear grounds of the former convent on Chepstow Villas. Although these buildings are of more recent construction and were never designed as working mews, they respect the back land areas. They are more modest in size and plainer in design than the more formal residential properties that front onto the streets and have a quiet atmosphere similar to other cul-de-sac mews found within the area.

3.115 The original mews buildings comprised a row of stables, with carriage houses below and living quarters above. These were built around a cobbled yard or along a street, behind the large terrace houses. Most have now been converted to dwellings, a large proportion of which occurred after the First World War when fewer families were able to afford large houses. This has led to the introduction of often inappropriate doors and windows, the removal of ornament and in some instances a diversity of external paint colours.

3.116 The mews were built to front directly onto the street and never had basement levels. The ground floors had pairs of double timber doors, painted and side hung, often on large cast iron Collinge hinges. Originally the buildings were of stock brick, but many have been painted over time, often to the detriment of the street scene. The mews are surfaced with hard wearing granite stone setts that have been worn smooth. The mews were never designed as formal decorative terraces and have a more functional appearance which reflects their former use.
They do, however, form attractive compositions, the most ornate of which can be seen at nos. 4-15 (consec) Denbigh Close. This group, which is positioned at the eastern end of the close, is constructed from yellow stock brick laid in Flemish bond with stucco decoration in the form of moulded cornicing above the ground floor and to the roof parapet above which sits a centrally positioned dormer with stucco decoration and pediment. No. 9 terminates the view down Denbigh Close and is finished with a segmental pediment which sits above an extended parapet emblazoned with embossed lettering that reads Denbigh Mews. The majority of the mews are, however, generally constructed from London stock brick with little embellishment, finished with simple brick arches to the window reveals and a parapet to the roof. The only other exception is Linden Mews which is constructed from gault brick laid in Flemish bond and has red brick dressings around the window reveals, string courses and a dog tooth eaves cornice. Ledbury Mews North is also distinctive in that it has an external walkway at first floor level that runs across the frontage of the southern side of the mews providing access to the residential accommodation above.

3.118 Accesses into some of the mews are via covered carriage ways which are formed with oversailing buildings within the terrace. Good examples of these can be seen in the access points to Ledbury Mews North and Ledbury Mews West from Ledbury Road. Mews arches are few in number with the only examples in Linden Gardens, these providing access into Linden Mews and Garden Mews respectively.

The attractive stucco mews arch to Linden Mews is grade II listed and is ornately designed with plain pilasters, moulded architraves, vermiculated keystone and spandrels and a pediment supported on console brackets which encloses foliage and an escutcheon with Urn finials. The mews arch to Garden Mews is plainer but also makes a positive contribution to the conservation area. It is of brick construction with moulded brick decoration to the archway and cornicing to the brick piers and upper parapet which has now been painted white.
Other Notable Buildings

1 Linden Gardens

3.119 No. 1 Linden Gardens is a unique building within the area, its design and materials contrasting strongly with the adjacent classical architecture which is half stucco and half brick. This large double fronted house has a balanced composition with three storey canted bay windows attached to two outer projecting wings that are terminated at roof level with Dutch style gables. The building is four storeys in height with a lower ground floor and is constructed from red brick with red brick and terracotta dressings and stucco decoration. The red brickwork is embellished with brick quoins to the corners and to the first floor canted bay windows with decorative frieze above. The painted stucco decoration is primarily located at street level helping to emphasise the large entrance portico which has blocked columns with Ionic capitals that support an entablature and balcony with ornate wrought iron railings above. The fenestration comprises two types of windows, vertical sliding box sashes to the lower and upper ground floor levels and side hung casement and French windows to the floors above. Between the Dutch gables at roof level there is a mansard roof covered in slate with two pedimented dormers which sit above the moulded brick dentilled eaves. The front lightwell is protected by spear-tipped wrought iron decorative railings which complement the balconies above. The building’s unaltered attractive composition adds visual interest to the street and makes a positive contribution to the character and appearance of the conservation area.

Thornbury Court 36-38 Chepstow Villas

3.120 Thornbury Court was formally known as the Convent of Our Lady of Sion which has now been converted into flats. The building consists of four storeys over a basement, with an attic storey. The building is constructed from red bricks and sits on a prominent corner site where Denbigh Road meets Chepstow Villas. The building is much larger than the houses that surround it and its contrasting materials make it a local landmark. The red brick elevations are enlivened with carved, moulded and rubbed brickwork. There is a giant order of Ionic pilasters which rise from the first floor to support an entablature with a large stone cornice carried on brackets at the eaves line. The tower element, situated on the corner where the two roads meet, has a mildly Italianate appearance and is finished with a pyramidal slate roof with a finial that sits above the tower’s oversailing bracketed eaves. The mansard roof storey above the main body of the building is also covered in slates and has later replacement dormer windows of more modern appearance. The windows comprise timber side hung casements set within decorative red brick reveals with elements such as bead moulded corners, brick aprons and decorative keystones. The front entrance is positioned on Chepstow Villas and is of a brick construction with a rounded arched Gibbs type surround with flanking Corinthian Pilasters. The
front lightwell is surrounded by simple modern mild steel railings which replaced a former red brick wall. Despite the building’s conversion to flats its external appearance has been little altered and it is a fine building that makes a positive contribution to the character and appearance of the conservation area.

14a Pembridge Crescent

3.121 No. 14a Pembridge Crescent is a two storey house with a converted attic space. The building is constructed from red brickwork which has been painted white. It is rectangular in plan with an asymmetrical elevation with a gable positioned at its north end. The fenestration has vertically sliding two-over-two glazing bar sash windows that are set within plain brick painted reveals. The traditionally even pitched roof has been converted to living accommodation with the insertion of a flat roofed dormer with side hung casement windows. The building has a coach house appearance and is seen in contrast to the larger mid Victorian houses of more classical design within the street. The building makes a positive contribution to the conservation area adding visual interest and variety amongst the Victorian architecture.
Recent Architecture

3.122 The conservation area was completely developed by 1900 leaving little or no room for later development. In the few instances where new buildings have been erected these have generally involved the demolition and redevelopment of existing buildings. These more recent buildings often stand out in comparison to the well established polite Victorian architecture particularly those built between the 1930s and 1970s which largely reflect the periods in which they were constructed. These include: large blocks of flats in Chepstow Court, Chepstow Crescent and Vincent House in Pembridge Square built in the 1930s; redevelopment of bomb damaged sites in the 1940s and 1950s in Chepstow Place and Chepstow Crescent; the east side of Linden Gardens with The Limes; Rodney House on the east side of Pembridge Crescent and no. 34 Chepstow Villas in the 1960s and 22A Pembridge Villas and Rosehart Mews that were completed in 1970s. Very few of these buildings have a negative impact on the character and appearance of the conservation area but most can be described as having a neutral impact due to their modest scale, design, detailing and choice of materials.

3.123 Development in the 1980s and 1990s is largely concentrated around the north-west of the area with the formation of Pencombe Mews and West Hill Court respectively on Denbigh Road. These along with nos. 7 and 7a-c Pembridge Villas, built in the 2000s, sit quietly within the street reflecting the scale, stucco frontages and vertical emphasis of the neighbouring Victorian buildings. Later developments are few in number with two new developments being granted planning permission in the 2010s that have yet to be built out on the east side of the road between no. 55 Pembridge Villas and 56 Pembridge Road.
4 Public Realm

Formal green spaces

4.1 There is only one large expanse of open garden space within the area which is the communal garden to Pembridge Square. Despite this being inaccessible to the general public it can still be enjoyed by visitors to the area providing visual amenity when moving through the square.

Informal green spaces

4.2 There are three triangular pieces of land which provide some visual amenity with planting and trees. The pieces of land where Pembridge Villas meets Chepstow Road and where Westbourne Grove meets Pembridge Villas comprise raised brick planters which contain an array of flowers and small trees. Although these are not publicly accessible due to their size and location they provide visual amenity helping to soften busy road junctions and the surrounding architecture. The other triangular piece of land is located in Westbourne Grove adjacent to Colville Road which is larger than the other two and is occupied by public toilets and a florist’s shop. The area is hard landscaped but this is broken with a number of trees and a granite drinking trough which is planted out with flowers. These help to soften the area and provide publicly accessible space with benches for places to sit.
Trees

4.3 It is estimated the Pembridge Conservation Area has the largest number of publicly or privately owned trees out of all of the Borough’s Conservations Areas. There are certain streets with a large number of trees of the same species and others with smaller number of trees but from a variety of species providing year round interest through flowers or autumn colour.

Public (Street) Trees

4.4 There are approximately 350 publicly owned street trees that are located within the Pembridge Conservation Area.

4.5 Many of the streets in the conservation area are planted with a single species, many of these trees are ornamental types with good flowers, autumn colour, bark or fruit offering year round interest.

4.6 There are excellent examples of the following trees and a list of the streets they can be found in below.

- Linden gardens – London Plane Platanus x hispanica
- Dawson Place - Japanese Cherry Prunus kanzan
- Pembridge Crescent – Himalayan Birch Betula utilis var jacquemontii
- Pembridge Place – Caucasian Lime – Tilia euchlora
- Chepstow Villas and Chepstow Crescent – Wild Cherry Prunus avium ‘plena’

Fig 4.1 Aerial Photograph (2012)
4.7 Many of the other tree lined streets have a good mix of two or often more different species on display. Westbourne Grove and nearby Ledbury Road are examples of this with good individual specimens of Cherry leaved Hawthorn, Sweet Gum, Tulip Tree and many different species of Magnolia.

**Front Garden Trees**

4.8 Much of the detached Villa style architecture in the conservation area have front gardens large enough to sustain the forest sized trees growing in them.

4.9 The Lime trees growing in the front gardens of Pembridge Crescent are particularly good examples with many of the trees covered by individual Tree Preservation Orders. Mature Lime trees are also commonly found in the front gardens of properties in Pembridge Villas along with a good number of Plane Trees and Tree of Heaven.

4.10 Some notable individual trees in the conservation area include a mature London Plane and Pagoda Tree Sophora japonica growing at the junction of Pembridge Villas and Chepstow Crescent and a mature Box leaved Azara, Azara microphylla in a front garden in Chepstow Villas.

**Garden Squares**

4.11 Although the Pembridge Conservation Area has only a single communal garden sited within its boundaries there are some excellent young and mature trees growing within it.

4.12 The eastern end of the garden has many more mature trees largely Robinia, Robinia pseudoacacia and London Plane.

4.13 Some good quality specimens of other species such as Sycamore, Acer pseudoplatanus, Hawthorn, Crataegus monogyna, Pin Oak, Quercus palustris and Wellingtonia, Sequoiadendron giganteum can be found in the centre and Western end of the garden.
4.14 The conservation area contains various items of historic and reproduction street furniture that have design and historical interest in their own right and enrich the character and appearance of the conservation area. Unnecessary clutter and unsympathetic styles have been mostly avoided.

4.15 Unfortunately no original cast iron lamp posts have survived in the area having been replaced with more modern alternatives. The more commercial and busier streets of Westbourne Grove, Notting Hill Gate, Pembridge Villas and Chepstow Villas have modern steel lamp posts that are tall with the arm of the lamp support extending out at 90 degrees. In the other residential streets more sympathetic traditional style lamp posts with ‘lanterns’ and decorative metal ladder supports have been erected. Although much taller than their original counterparts their consistency of design helps to unify the streets and complements the architecture of the area.

4.16 The road signage is primarily of a modern steel construction that is painted white with the name of the road picked out in black paint and the name of the borough in red along with the postcode. These are usually attached to residential railings, walls and onto the sides of buildings. Older signage is also present and makes a positive contribution to the character and appearance of the area. The blue and white enamelled signs are the earliest and date from the Victorian period. Examples of these can be found attached to No. 2 Chepstow Place and Viscount Court adjacent to Chepstow Place.

4.17 Original red painted pillar boxes can be found in these locations:
- The corner site where Clanricarde Gardens meets Notting Hill Gate
- The pavement outside no. 73 Linden Gardens
- The pavement outside no. 16 Pembridge Square
- The pavement outside no. 35 Pembridge Square
- The corner site where Ledbury Road meets Chepstow Villas

4.18 These long established traditional cast iron pillar boxes make a positive contribution to the streetscape and are all in a good state of repair and regularly painted.

4.19 No historic cast iron bollards can be found within the area but modern examples can be found outside no. 40 Linden Gardens, nos. 86-92 Portobello Road, no. 247 Westbourne Grove, nos. 17-18 Pembridge Square and to the front of nos. 40-46 Pembridge Road. These have been introduced in the latter part of the 20th century and are generally of a relatively slender design with a fluted column and oversailing rounded cap. There are a couple of more ornate examples which can be found outside 40 Linden Gardens and a stretch of bollards outside nos.
40-56 Pembridge Road that have the initials RBKC emblazoned in gold on the front.

4.20 Guard stones are also present at the entrances to some of the mews. These were erected to protect the corners of buildings from being knocked by horse drawn carriages. These stones are usually made from hard wearing granite and have a rounded top and sides to deflect the carriage wheels. Good examples of these can be found at the entrances to Garden Mews in Linden Gardens, Simon Close and Ledbury Mews North.

4.21 There are a fine variety of cast iron coal hole covers on the pavements outside many of the terraced houses where coal was delivered to the vaults beneath. Good examples of these can be found in Linden Gardens, Ossington Street and Denbigh Terrace.

4.22 Doorknockers, letter plates and balcony rails represent some of those delightful details which not only complete the appearance of a building but also contribute to its period character. Pot guards are unfortunately now rarely seen, although Denbigh Terrace and Denbigh Road have retained a number of these and they make a positive contribution to the character and appearance of the conservation area.

4.23 On the triangular piece of land formed by the north and south roads of Westbourne Grove and Colville Road there is an animal drinking trough and a drinking fountain. These are both made from grey granite, the drinking fountain dating from the Victorian period and the animal drinking trough from 2006, erected by the Pembridge Association.
4.24 The generous width of pavements in the conservation area are surfaced generally with concrete paving slabs and edged with granite kerb stones. When first paved, most of the area’s footways would have been covered with riven York Stone slabs of various sizes. This expensive material is of a high townscape value, but unfortunately only a few scattered patches of the original slabs still remain, the largest expanses can be found in Linden Gardens and patches along Ledbury Road. New sawn cut York stone has been used on some pavements and complements the Victorian architecture. It is certainly an improvement on the less expensive concrete paving slabs.

4.25 The carriageways are surfaced generally with bituminous macadam or hot rolled asphalt. The mews all have their original granite setts which were used because of their hard wearing properties that would not be worn down by horses’ hooves and metal rimmed carriage wheels. These are an important feature of the mews and are of significant heritage value to the conservation area.
5 Views

5.1 The conservation area is made up of various short and medium views that are constantly changing as one travels through the area. The most formal and planned views are those around Pembridge Square. Medium distance views can be enjoyed along many of the terraces and roads with large villa houses that line the streets along with mature trees. Some good examples of these can be found in Pembridge Square, Chepstow Crescent and Pembridge Crescents where the mature trees line the curve in the road to great effect with the white painted stucco houses behind.

5.2 Short vistas within the conservation area are confined to short streets looking onto terraces in other streets that bisect them. These are welcome end stops in the townscape, but were not generally planned and often houses sit off-centre rather than being framed symmetrically. Good examples of these can be seen in views looking south along Linden Gardens looking onto no. 18, views looking south along Pembridge Road onto the curved terrace of nos. 57-59; Chepstow Place looking south onto nos. 45 and 47 Pembridge Villas; Denbigh Terrace looking east onto nos. 9-11 Denbigh Road; Denbigh Close looking east onto 9 Denbigh Close and views looking north along Pembridge Place onto 8-10 Pembridge Villas. Views looking into and out of the conservation area offer similar effects, such as the Pembridge Road junction with Portobello Road looking west onto nos. 17 and 15 Portobello Road; views looking south along Ossington Street onto The Lodge Bayswater Road and 6 Kensington Palace Gardens; views form Kensington Palace.
Gardens looking north onto Wellington Terrace and views looking north towards 50-56 Notting Hill Gate.

5.3 Other attractive views can be seen across Pembridge Square through the trees onto the richly decorated detached stucco dwellings around its edges and vistas of the landmark bank building (nos. 133-135) on the corner where Westbourne Grove meets Pembridge Villas.

5.4 Many views along the front elevations of terraces and detached / semi-detached houses allow their architectural compositions to be fully appreciated and make a positive contribution to the area. Views of rear elevations of terraces also make a positive contribution. However, these are far plainer and have a more utilitarian appearance such as those found to the rear of Clanricarde Gardens from Victoria Grove Mews and Linden Gardens. They show a distinct rhythm of closet wings and window layouts that are characteristic of Victorian house design and have their own charm that also contributes to the character and appearance of the conservation area.
6 Negative Elements

6.1 The area is well conserved with houses, shops and gardens being generally well maintained and the streets clean and in good repair. Very few buildings actually have a harmful impact on the character and appearance of the conservation area and it is generally the smaller changes and development to the existing residential properties and shops which can cause harm.

6.2 Common alterations to buildings that have caused harm in the area include:

6.3 The attachment of wires, burglar alarms, plumbing, TV aerials, vents, flues and lights to the exterior of buildings. These create unsightly clutter if not sympathetically located.

6.4 Heavy weather struck pointing of brickwork creating larger joints, hard straight edges and shadow gaps making buildings appear darker and placing visual emphasis on the joint rather than the brick. Unsympathetic re-pointing in the past has seen the loss of original forms such as struck, tuck and flush pointing to the detriment of the conservation area.

6.5 The cleaning of brick buildings can be harmful to their appearance as the fabric can be damaged and the attractive patina of age lost. Terraces which have individual houses that have been heavily cleaned and / or have been unsympathetically re-pointed stand out and result in a less harmonious groups to the detriment of the conservation area.

6.6 The buildings within the area were not intended to have painted masonry finishes. Today many houses have been painted. In some cases where the whole terrace was painted many years ago in a consistent scheme this paint has become part of the street’s character. However, in other places, where individual houses have been painted in a brick terrace or have introduced garish colour schemes to a terrace or a group they have harmed the uniformity and appearance of the conservation area.

6.7 Some replacement windows have introduced modern designs and materials such as UPVC and aluminium. These have little regard to the original joinery which they have replaced. They do not replicate the profiles and more delicate elements such as glazing bars or leaded windows. Double glazing of larger one-over-one sash windows result quite often in distortion of the panes in different atmospheric conditions drawing undue attention in the street scene. Similar harmful installations are the use of glass that has a tinted appearance. Both double glazing and ‘tinted’ glass appear as discordant elements in a uniform terrace and harm the character and appearance of the conservation area.

6.8 Many original doors have also been replaced. Although the replacement doors tend
to be of timber construction they are usually poorly detailed and do not respect the quality and design of the ones they have replaced which were originally heavily moulded. In some instances the door frames have also been removed and replaced so that the reveal can accommodate more modern standard sized doors to the detriment of the terrace or house.

6.9 Roof extensions that either stand alone in a group of unaltered roofs or that have different designs have a negative impact on the appearance of the buildings and the street scene.

6.10 Exposed plant at roof level adds unsightly clutter and breaks the roof line. Additional clutter is also caused by roof terraces which attract elements such as tables, chairs, railings, trellis, umbrellas and patio heaters all of which can be harmful.

6.11 Front entrance steps have been rebuilt or refaced and sadly many original stone or tile finishes have been lost. Modern finishes such as standard metric sized tiles, marble, bitumen or concrete are harmful to the quality and character of the conservation area.

6.12 Lightwells are a feature that is part of the public realm and structures or clutter within these, or modern coal cellars and basement doors, can be seen to harm the character of the conservation area as well as the setting of individual houses.

6.13 The loss of original parts of buildings, in particular features that match in a group of buildings such as cornice mouldings, architrave surrounds and railings / bottle balustrades, have a detrimental impact on the conservation area.
Appendix 1: History

History

7.1 The ancient way of the Roman road from London to the West Country, and Wales, is still extant in Notting Hill, which in the time of the Caesers called for posting houses along the roads for every few miles. This may be the origin of Notting Hill Hamlet about 4 miles from the Royal Exchange.

7.2 Moving up the centuries to the 18th century, a turn pike gate on the Oxford Road was built hereabouts, and the Hamlet of Kensington Gravel Pits, so called because of the gravel pits in the vicinity, began to be built up in the later 18th century and early 19th century. This was called Notting or Nutting Hill. In the 19th century gypsy encampments were sited here on a large scale, and a large racecourse, The Hippodrome, functioned for a short period c.1830-42.

7.3 The land within the conservation area was originally owned by three estates: the Campden Charities, and the Ladbroke and Hall Estates. They survived as estates for a comparatively short period of time, being sold off as freeholds soon after development, the only exception being the Campden Charities Estate, which was not sold off until 1978.

The Ladbroke Estate

7.4 In addition to the main part of the Ladbroke Estate, to the west of the Pembridge Conservation Area, the Estate also owned two additional plots of land. One, of 28 acres, occupied the north-east part of the conservation area, and covered what is now Chepstow Place;
the other site of five acres covered Linden Gardens.

**Linden Gardens**

7.5 Development began in 1822 when John Dixon, a builder obtained a 99 year lease of the existing ‘Hermitage House’, from James Weller Ladbroke. Ladbroke’s surveyor, Thomas Allason designed the layout and houses which comprised north-south road (then known as Linden Grove), with a mansion to the west and eight semi-detached houses to the east.

7.6 At the same time, Dixon acquired leases of land on the Notting Hill Gate frontage. In 1824 he acquired leases on five of these properties, all ten of which survive as nos. 26-44 (even) Notting Hill Gate, though they are now masked by projecting shop fronts. These houses are thought to have been designed by Thomas Allason, who was also responsible for the road layout on the Ladbroke Estate; and probably in the Pembridge Area also.

7.7 In 1849 Allason bought the freehold to the site and moved into the existing mansion, but he died in 1852 and the land was divided between his three daughters.

7.8 While the rest of the conservation area was being developed in the 1840s and 1850s, no building occurred in Linden Gardens, but between 1864 and 1868 the Metropolitan Railway was extended along the western edge of the estate. This prompted the redevelopment of the entire site with the exception of the eight houses on the eastern side of the road (four

**Fig 7.2 Historic Map, 1869**

© Crown copyright and database rights 2016 Ordnance Survey 100021668
of these survive as 38B and 38 to 42 (even) and are the oldest surviving houses in the conservation area). The rest of the site was redeveloped between 1871 and 1878, with the tall terraced houses we see today.

**North Eastern Site**

7.9 In 1844, prompted by the building boom in Paddington, Ladbroke granted a 99 year lease to William Henry Jenkins, to develop the entire 28 acres. Jenkins assigned his interest in the estate to his relative, William Kinnaird Jenkins, who in turn sub-leased plots of land to a number of different builders. Although there was a building slump in Kensington between 1847 and 1849, building proceeded rapidly and the estate was fully developed by 1851.

**The Hall Estate**

7.10 Development began in 1846 when Jenkins, encouraged by progress on the Ladbroke Estate, leased 10 acres from the Hall Estate. This enabled him to complete the western extension of Chepstow Villas and lay out two further roads, Denbigh Road and Pembridge Crescent. This part of the estate was completely developed by 1859, although Pembridge Crescent proved difficult to fill.

7.11 The south-eastern part of the Hall Estate was developed by Francis and William Radford. Their first building was at 37-41 (odd) Pembridge Villas, on the Ladbroke Estate in 1848. In 1849 they took their first leases on the Hall Estate, and by 1864 had completely developed the estate, covering it with 150 houses, most of which were...
detached. Pembridge Square is undoubtedly the most impressive composition, the houses being forerunners of identical buildings which the Radford’s later constructed in Holland Park.

**The Campden Charities Estate**

7.12 The Campden Charities had owned the land now occupied by Clanricarde Gardens since 1651, and in 1786 granted an 81 year lease of the site to John Dawson. By the mid 19th century there were about 70 cottages on the site, but these became increasingly dilapidated as the area deteriorated into a slum.

7.13 When the leases expired in 1867, the estate decided to auction new building leases, and commissioned James Broadbridge to prepare a layout plan. Thomas Goodwin and William White, who later went on to build houses in Linden Gardens, were the highest bidders, and between 1869 and 1873 redeveloped the site with 51 houses.

**Recent Developments**

7.14 20th century additions to the area have been piecemeal in character. Chepstow Court and Vincent House, Pembridge Square were developed during the 1930s while later redevelopment, caused by war damage, was carried out during the 1940s and 1950s in Chepstow Place and Chepstow Crescent. More recent developments include the east side of Linden Gardens and Rodney House, Pembridge Crescent during the 1960s; as well as 22A Pembridge Villas, completed in 1972. The most recent developments are in Denbigh Road and associated rear sites at West Hill Court (5-7) Denbigh Road and Pencombe Mews (Nos. 13-15 Denbigh Road and nos. 1-17 Pencombe Mews) built in the 1990s and 1984 respectively.
Appendix 2: Checklist

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016)

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


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, 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: [http://www.rbkc.gov.uk](http://www.rbkc.gov.uk)

**Article 4 Directions**

If you live in a house (rather than a flat) you may benefit from permitted development rights, which allow some small scale development to take place without the need to apply for planning permission. However, more restrictive conditions apply in conservation areas than they do in other areas. ‘Permitted development rights’ are set nationally and the best way to find out if you can carry out permitted development works is to check using the government’s planning portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk))

Some properties or streets have Article 4 Directions withdrawing permitted development rights and these should also be checked before undertaking any works deemed to be permitted development. You can check whether your property is affected at this link: [https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/policies/article-iv-directions](https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/policies/article-iv-directions)

### Chapter 33: An Engaging Public Realm

| Policy CR4 | Streetscape |
| Policy CR5 | Parks, Gardens, Open Space and Waterways |
| Policy CR6 | Trees and Landscape |

### Chapter 34: Renewing the Legacy

| Policy CL1 | Context and Character |
| Policy CL2 | Design Quality |
| Policy CL3 | Heritage Assets – Conservation Areas and Historic Spaces |
| Policy CL4 | Listed Buildings, Scheduled Ancient Monuments and Archaeology |
| Policy CL6 | 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 |