



Chelsea Estates Conservation Area Appraisal

June 2019



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Adopted: 6 June 2019

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.

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1 Introduction

What is the significance of this area?

1.1 The Chelsea Estates represent an important period in Chelsea's social and architectural history. Towards the end of the 19th century, this part of Chelsea was a very densely populated area where poverty levels were high.

1.2 At the time the local County Council identified this as an area where overcrowding occurred and the existing housing stock was subsequently cleared. Chelsea then became an early location for charitable trusts such as Sutton Model Dwellings and the Samuel Lewis Trust at the turn of the 20th century.

1.3 The simplicity of architectural treatment and the layout of the housing blocks reflects the core aim of these housing trusts, which was to provide decent, affordable accommodation for the working classes. Notwithstanding, the pared back, Queen Anne style of architecture is well executed and provides an attractive and striking streetscape.

1.4 These early examples of planned social housing retain a high degree of architectural, social and historical significance for Chelsea and the Borough as whole and therefore are worthy of Conservation Area designation.

What does a conservation area designation mean?

1.5 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The power to designate conservation areas is given to councils through the Planning (Listed Buildings and Conservations Areas) Act, 1990 (Sections 69 to 78). Once designated, proposals within a conservation area become subject to local conservation policies as set out in Chapter 34 of the Council's Local Plan and national policies outlined in part 16 of the National Planning Policy Framework (NPPF). Our overarching duty which is set out in the Act is to preserve or enhance the historic or architectural character or appearance of the conservation area.

1.6 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.

1.7 Details within this document, are not exhaustive so the omission of a feature or feature(s) within the document does not necessarily mean it is not of importance.

1.8 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

1.9 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. The conservation area appraisal is an evidence base rather than a planning policy document. This means that it is the main document for recording what is of principal importance in terms of character and appearance of each conservation area. However, the relevant policies are contained within the Borough's Local Plan, specifically Chapter 34 'Renewing the Legacy'. A link to the plan is provided here: <https://www.rbkc.gov.uk/wamdocs/Core%20Strat%20chapter%2034-%2036.pdf>
- 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

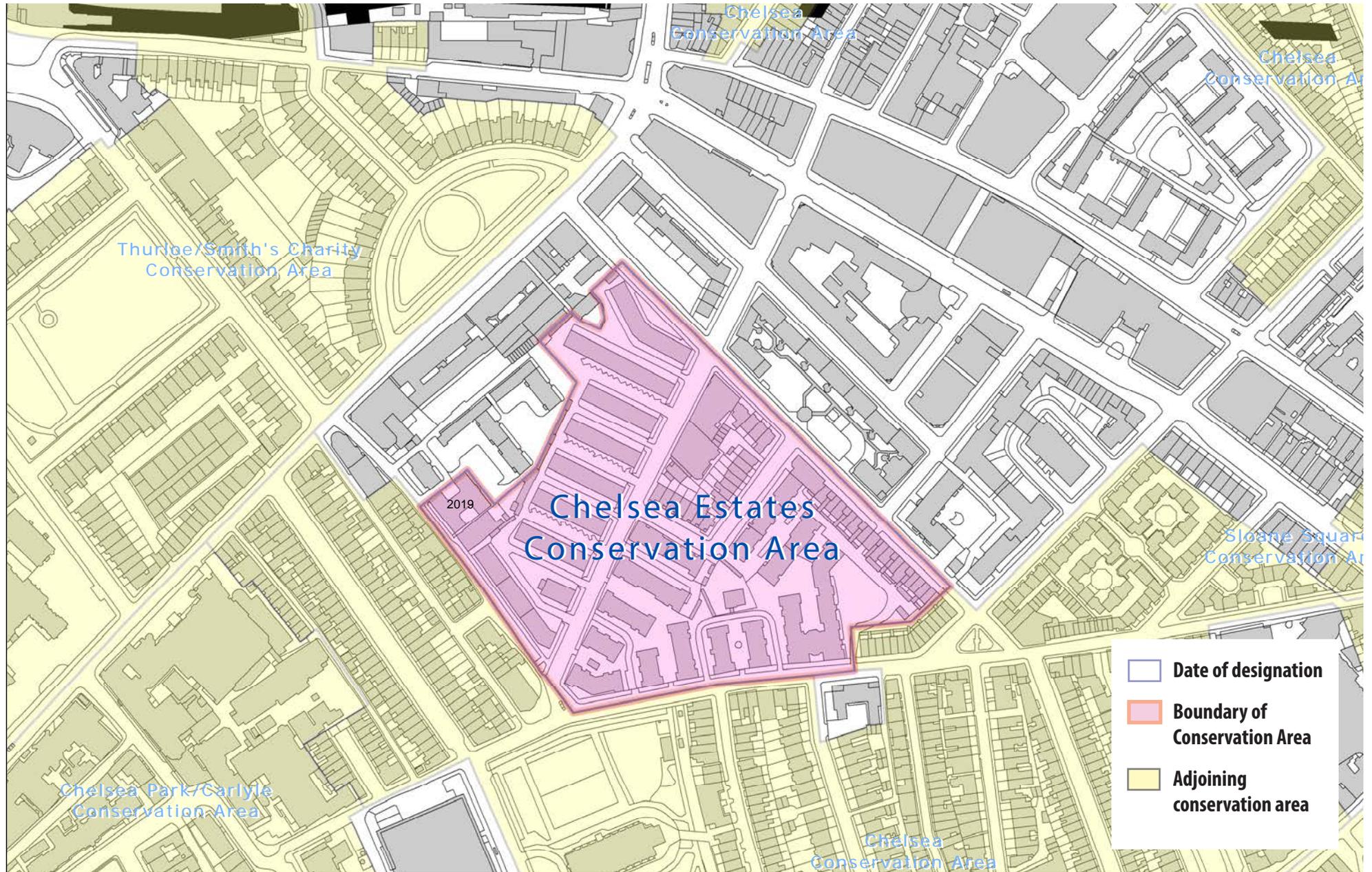


Fig 1.1: Conservation area boundary map

Summary of Character

1.10 The conservation area is a small area, largely comprising of the William Sutton and Samuel Lewis Estates, planned social housing estates both dating from the early 20th century. Both estates are set out in finger block patterns. The individual buildings within the William Sutton Estate are identified alphabetically as Blocks A-O and within the Samuel Lewis Estate as blocks A-J. The conservation area is made up entirely of buildings of a similar period and type. The buildings were built to provide social housing to the poor.

1.11 The estates themselves are of a large scale and dominate the street scene. However, their red brick construction and decorative architectural styles ensure that they are harmonious with the architecture of the Chelsea Conservation Area, which surrounds the estates.

1.12 Both estates are relatively early examples of large scale social housing and due to their scale and uniformity are impressive. The buildings are well detailed and as a group are a notable assemblage within the townscape. The housing blocks are of a consistent scale of around five storeys and are set around courtyards and communal spaces. The buildings' scale provides a sense of enclosure.

1.13 The estates sits well with the neighbouring **Pond House** (1905) in Pond Place to the west and **Philip Game House** (1916) in Ixworth Place to the east, which are also in the Queen Anne Revival style; together creating a distinctive townscape character. As a result these buildings have been included within the conservation area.



Ixworth Place

1.14 Finally, the neighbouring Marlborough Street is included within the area, which includes some modest terraced housing, dating from the late 19th century and more typical of the wider Chelsea area.

1.15 The conservation area possesses historic and architectural merit and is indicative of an

important period of development in Chelsea in the early years of the twentieth century.

Location and Setting

1.16 The Chelsea Estates Conservation Area is bounded by Fulham Road to the north, Elystan Street to the east, Pond Place to the west and Cale Street to the south.

1.17 The Chelsea Estates Conservation Area is to the south-east of the borough. It is bound to the south, east and west by the Chelsea Conservation Area. To the north lies the Thurloe/Smith's Charity Conservation Area. It is within the postcode SW3 and the borough's Stanley Ward.

1.18 The Conservation Area includes both the William Sutton and Samuel Lewis Estates, however Leverstock House within the William Sutton Estate is already included in the Chelsea Conservation Area and therefore is not included on the maps within this document.

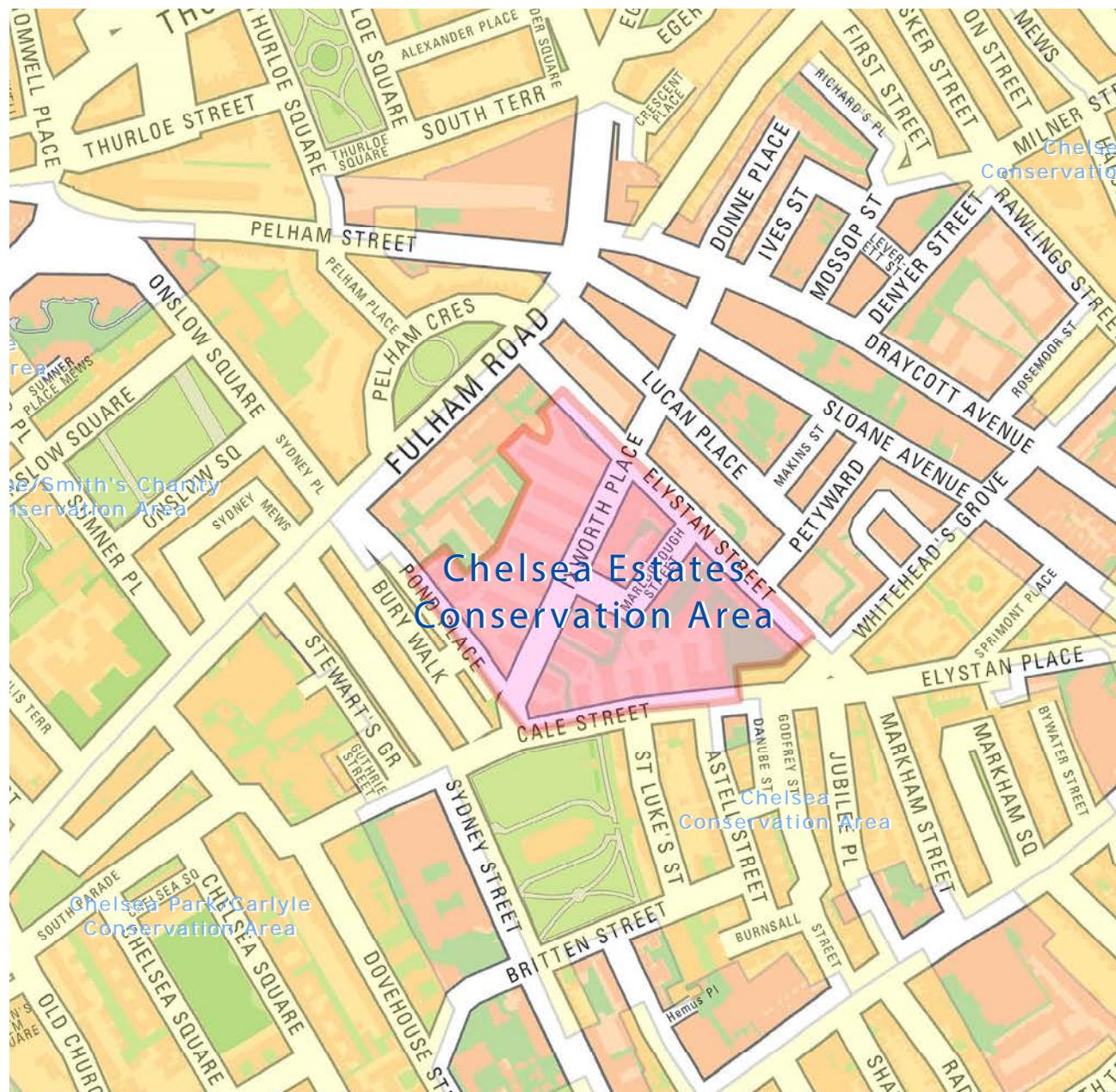
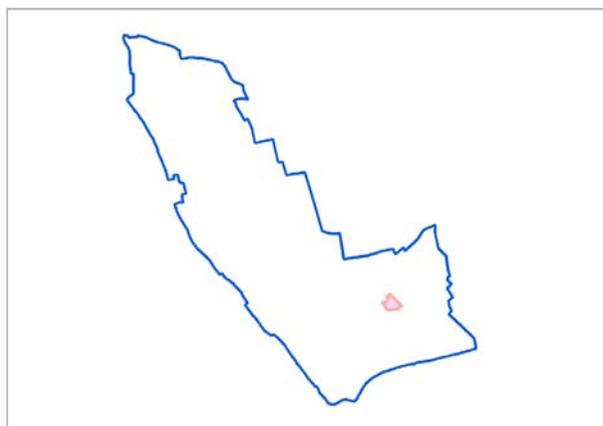


Fig 1.2: Conservation area context map

2 Townscape

Urban Form/Street Layout

2.1 Both estates are laid out in serried ranks of short residential blocks, 5-6 storeys in height and perpendicular to the street. This creates a high density whilst still providing amenity. Such an approach was typical of the mass housing model developed and widely adopted by various philanthropic societies during the late 19th and early 20th centuries.

2.2 Within the William Sutton Estate, the buildings are skilfully fitted into a somewhat awkward triangular plot with blocks A to E running perpendicular to Ixworth Place and blocks F to K running perpendicular to Cale Street. Blocks L to N run parallel with Chelsea Green, Elystan Street and Marlborough Street, interfacing with the more traditional terraced layout of the adjacent streets. Block O is set within the site. This creates a distinctive architectural profile along its course with a series of large blocks interspersed with broad openings into shared courtyards.

2.3 This configuration is mirrored in the Samuel Lewis Estate, albeit this estate is more straightforward in that all nine blocks run perpendicular to Ixworth Place.

2.4 The pattern of streets and spaces within the conservation area is central to its character. The buildings were designed to reject the historic street pattern and face inwards onto communal spaces, with short flank elevations facing the street.

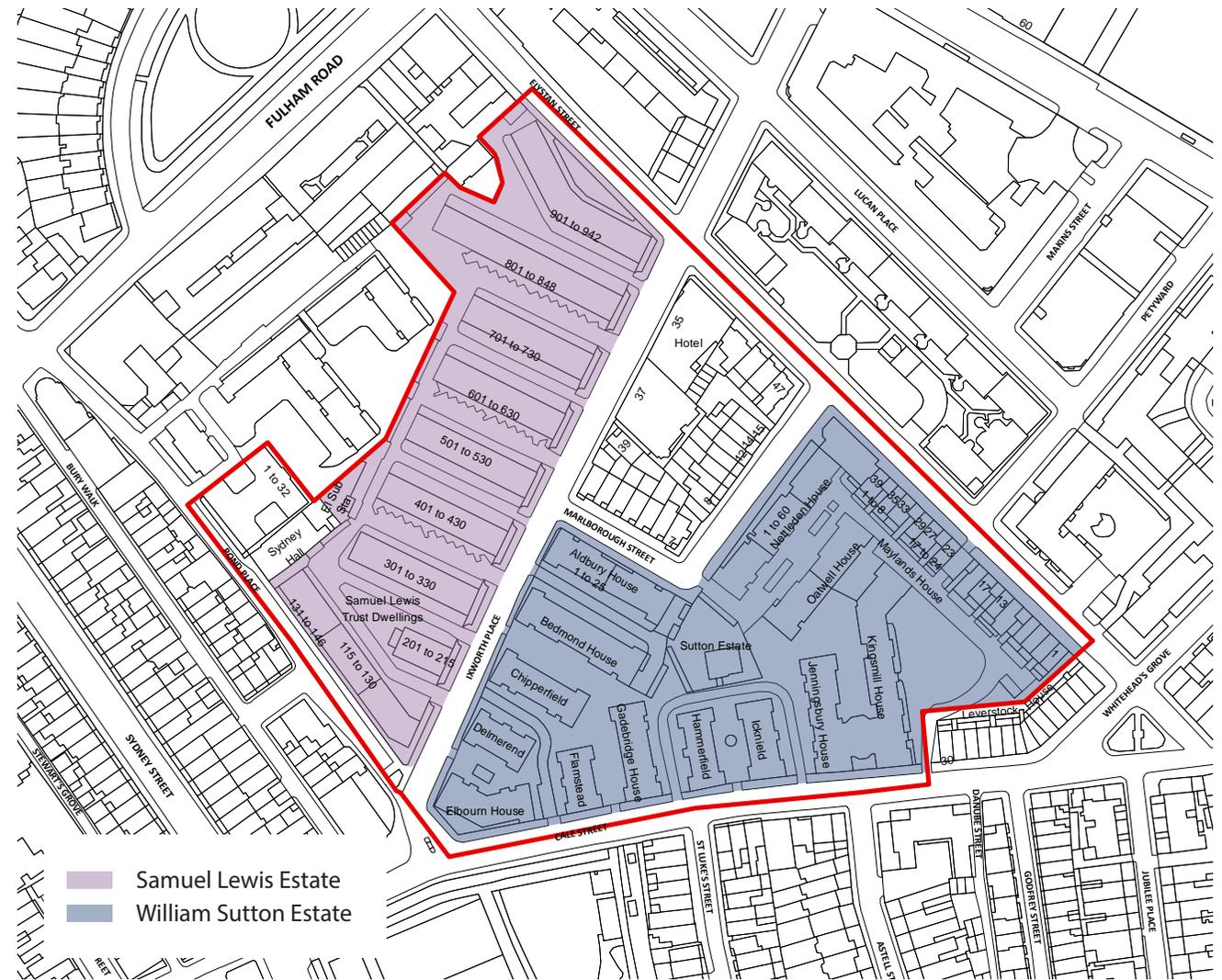


Fig 2.1: Estates layout map

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2.5 Together the layout of the two estates, in addition to Pond Place and **Philip Game House**, creates a visually distinctive and somewhat dramatic group of historic buildings, all erected at a similar period and for the same purpose.

2.6 The properties along Marlborough Street are of a smaller scale, more typical of the residential housing found within the neighbouring Chelsea Conservation Area.

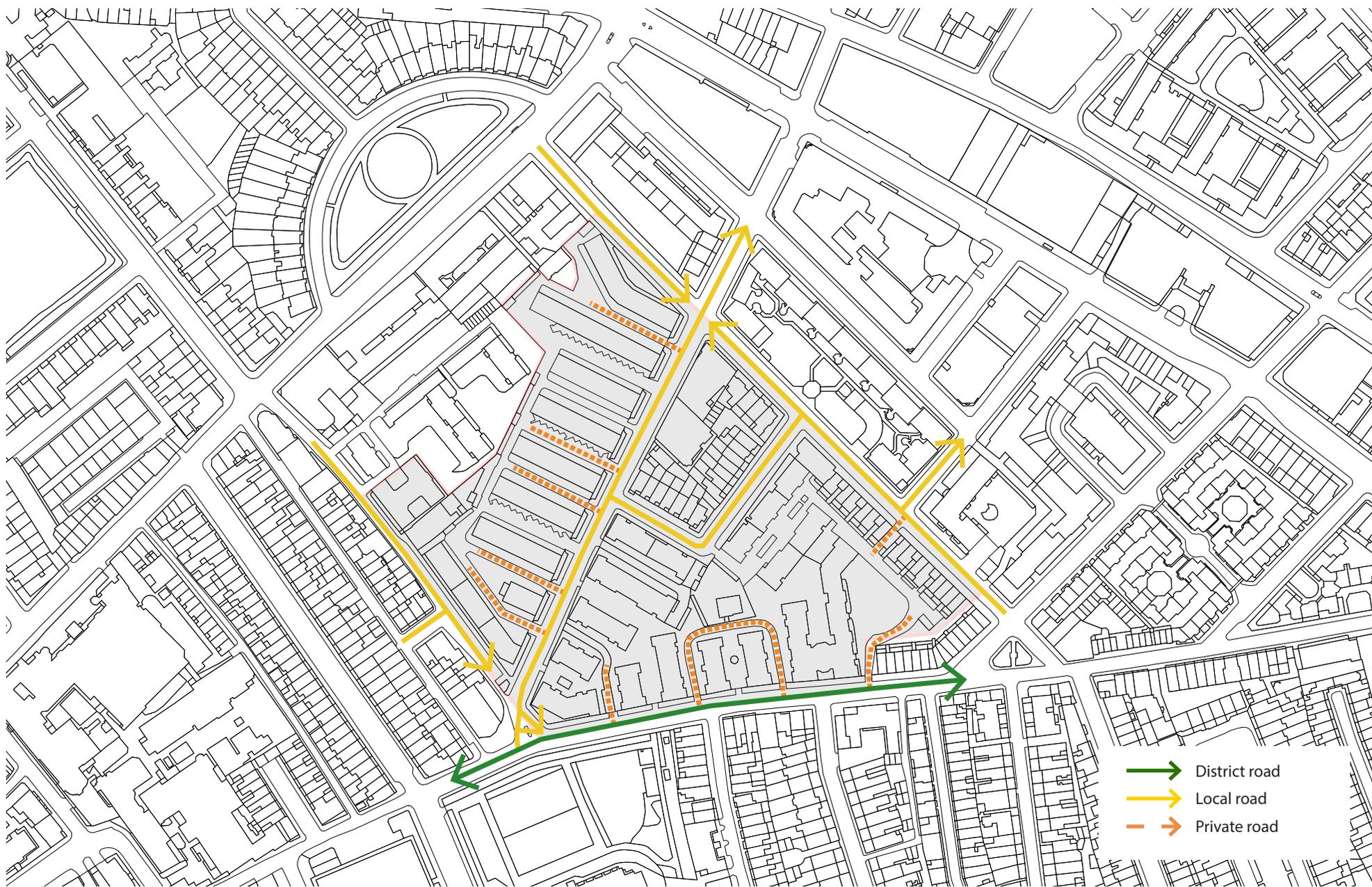


Fig 2.2: Road hierarchy map

Land Uses

2.7 Given the nature of the conservation area, the use is predominantly residential. Part of the William Sutton Estate fronts onto Chelsea Green and here there are retail units located at ground floor level. This is an unusual feature of social housing from this period and contributes positively to the character and appearance of the conservation area.

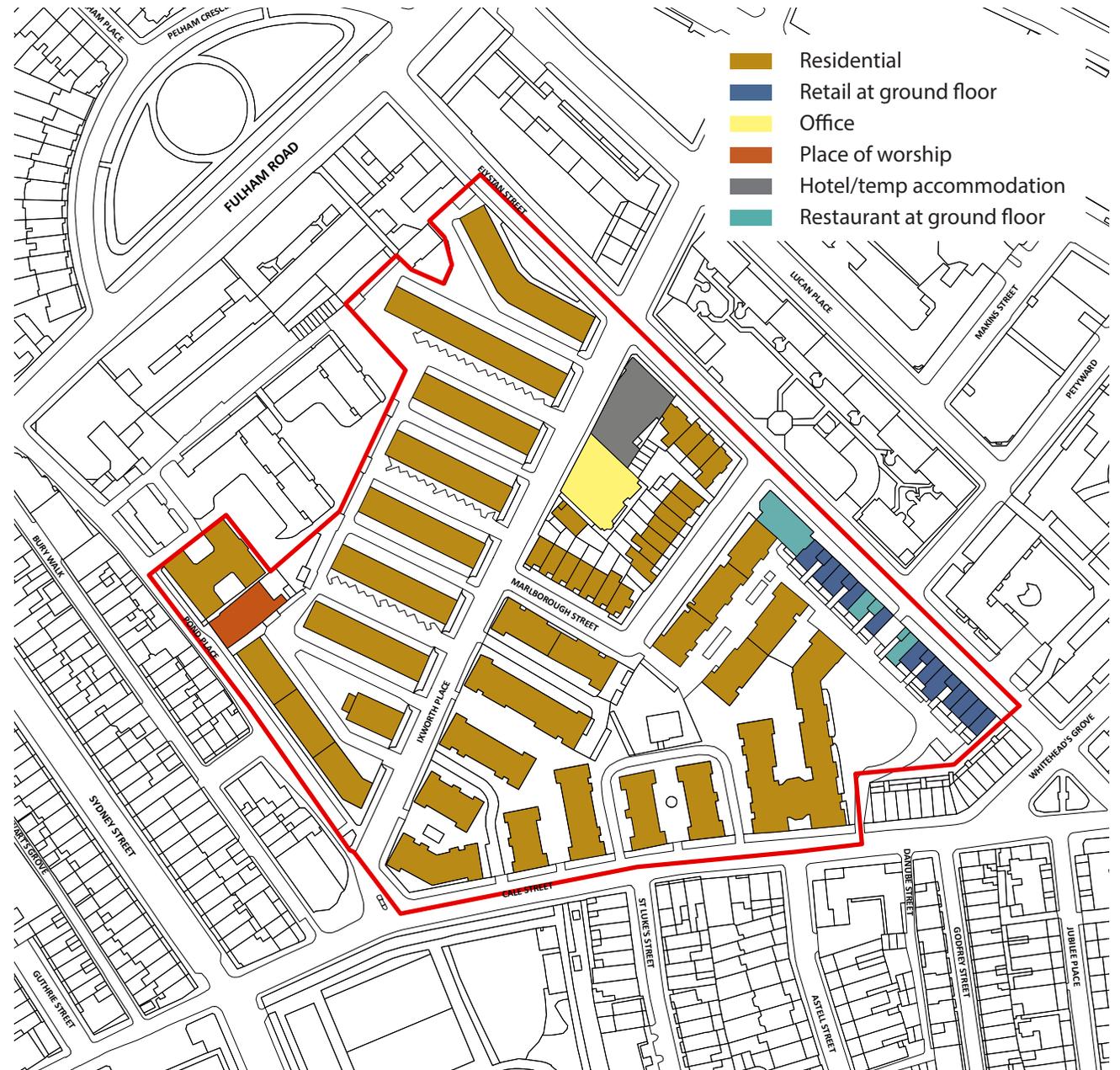


Fig 2.3: Present day land use map



Shops and restaurants on Elystan Street

Gaps

2.8 The conservation area is densely built up, reflecting its use as social housing. The urban form clearly defines the public and private realms. In such a tightly grained urban area, even small spaces between and around buildings are all the more valuable in creating a pleasant and comfortable environment.

2.9 The gaps shown on the map are therefore vital in providing a visual breathing space and extremely important to the character of the conservation area.

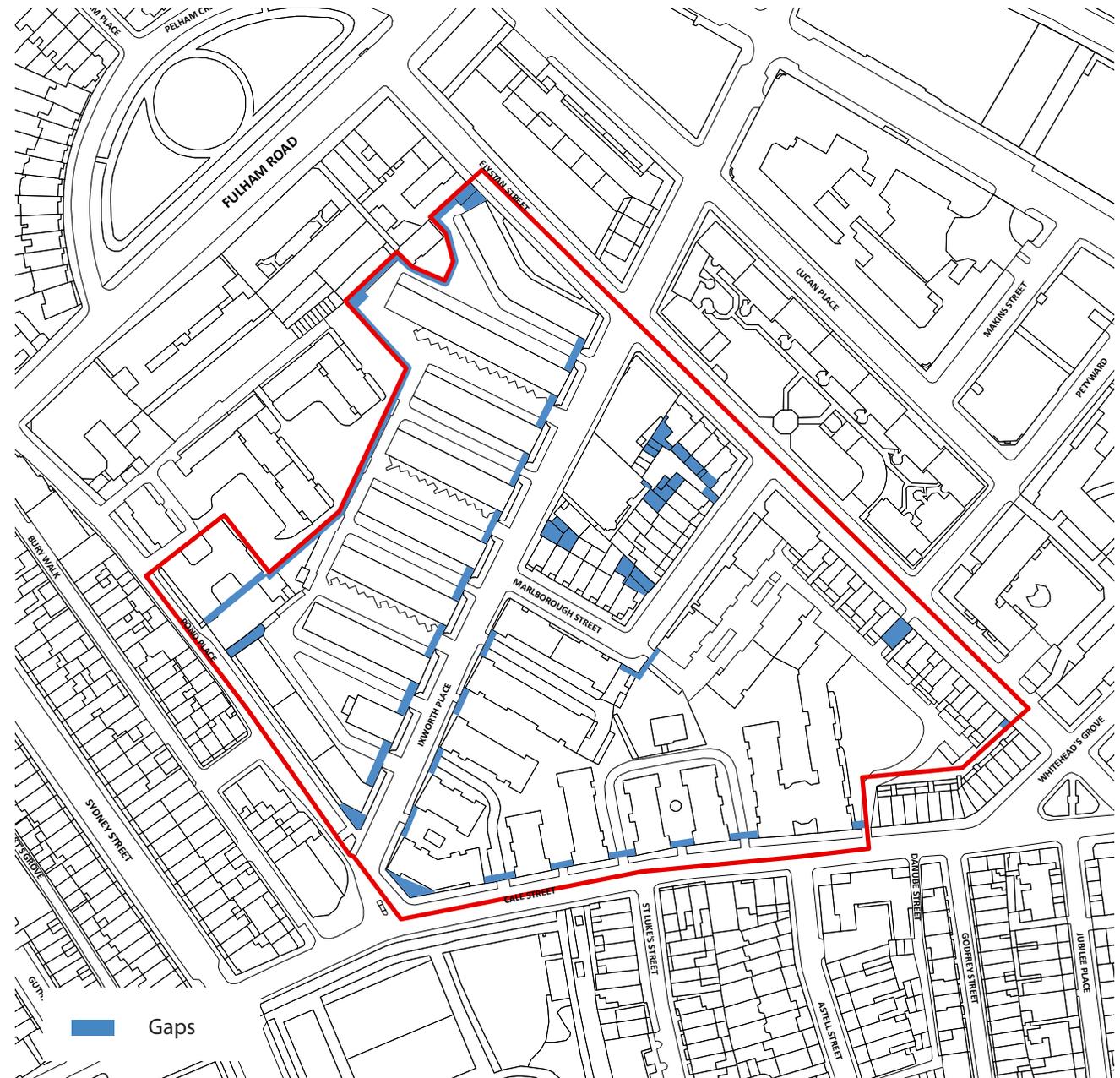


Fig 2.4: Important townscape gaps map



Gap between Block 'M' and Block 'L' (Chelsea Conversation Area)



Gap between flats 101-146 and flats 201-215, Samuel Lewis Est



Gaps between blocks, Samuel Lewis Estate



Gap between Blocks 'D' and 'E', William Sutton Estate

Greenspace

2.10 The buildings are interspersed by trees and shrubbery, adding elements of greenery and amenity that soften the strong architecture. This is particularly so within the William Sutton Estate, where there are more opportunities for open space due to its triangular plot.

2.11 However, some of the intervening open space has become reallocated for additional bin and pram/bike stores and off-street parking, lessening the contribution.

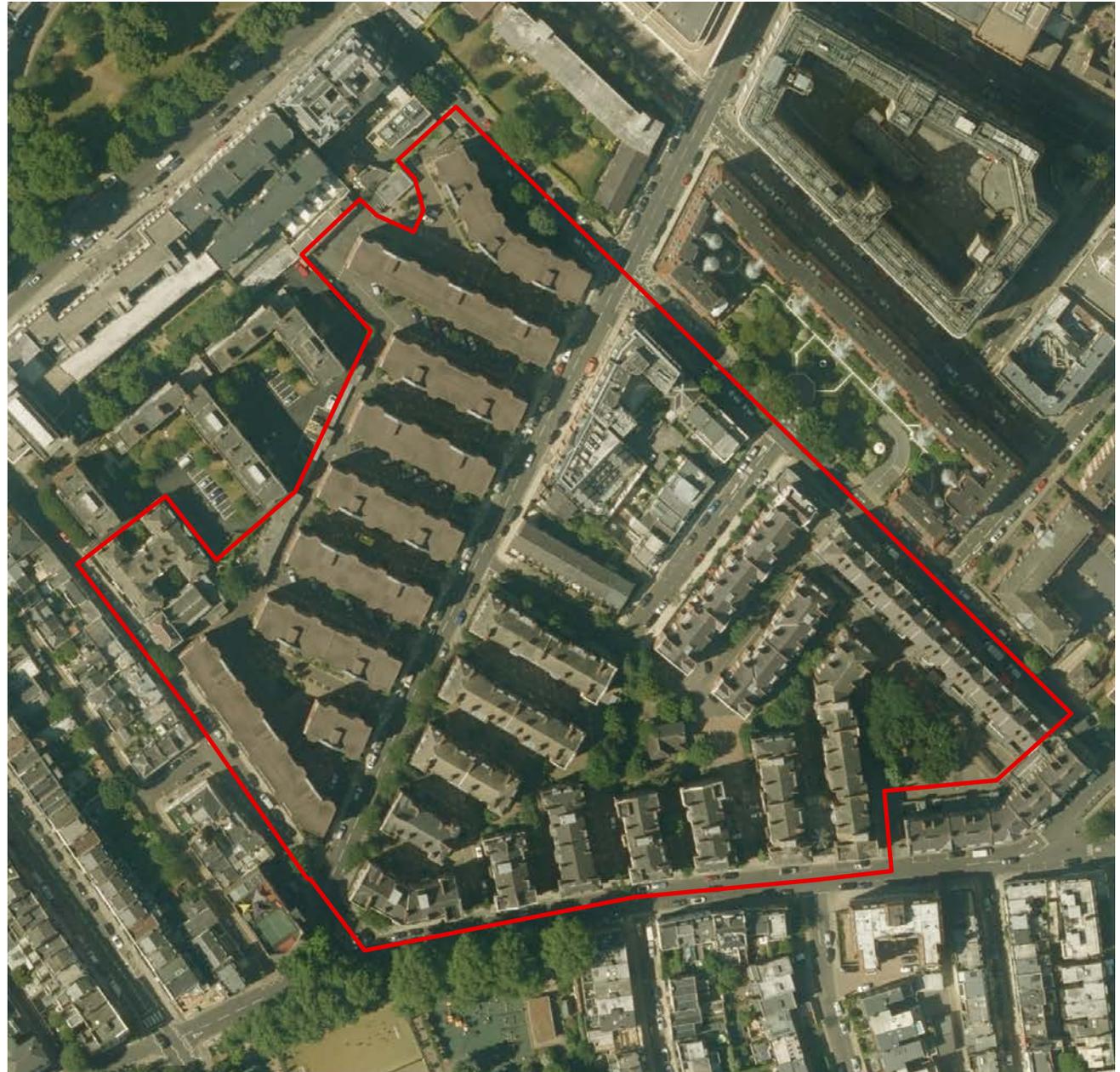


Fig 2.5: Green spaces aerial photo (2015)



Outdoor plants and trees, Samuel Lewis Estate

Shopfronts



9 Elystan Street

2.12 Shopfronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area as a whole, and are often of historic and architectural interest in their own right.

2.13 The shopfronts within the conservation area are an attractive feature. The majority of the shopfronts are of a traditional composition and contribute positively to the character and appearance of the conservation area. Decorative features such as deep stallrisers, painted



Nos. 31-33 (odd) Elystan Street

timber fascias and timber pilasters are common features of the majority of the shopfronts and contribute positively to the streetscene.

Materials and Finishes

2.14 The materials used within the conservation area are traditionally manufactured ones such as brick, stucco and glass. Both estates are predominantly constructed in good quality red stock brick, with yellow brick used at ground floor level on the Samuel Lewis buildings.

2.15 The majority of buildings within the conservation area utilise stone and terracotta to provide architectural detailing and to visually break up what could otherwise be a large mass of brickwork.

2.16 Original windows would all have been timber sashes in a variety of configurations. These have been almost entirely replaced with uPVC on the William Sutton buildings, but some historic windows survive within the Samuel Lewis Estate.

2.17 The historic timber windows largely survive on **Philip Game House**, which features attractive curved bay windows.

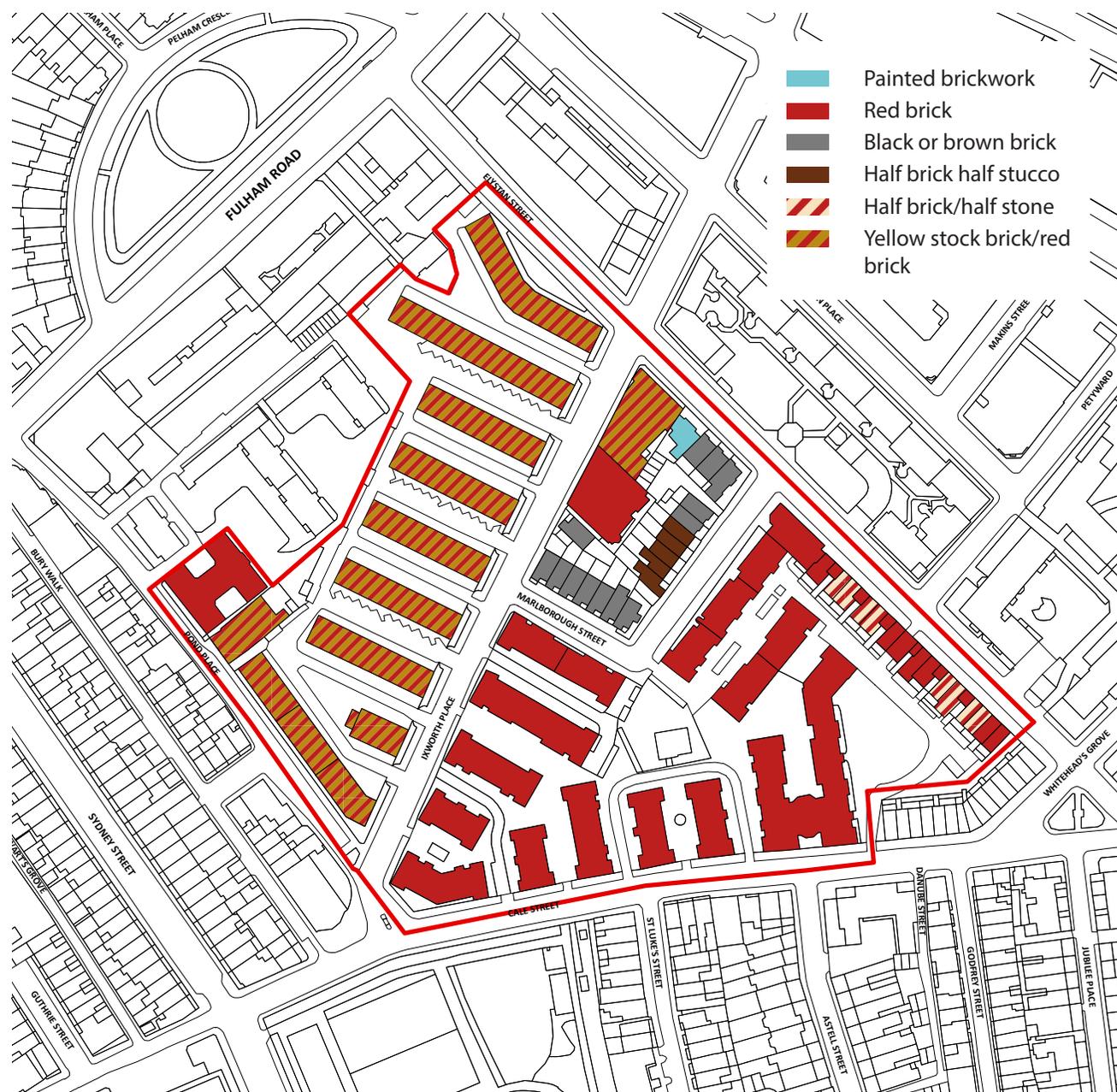


Fig 2.6: Materials map (front elevations)



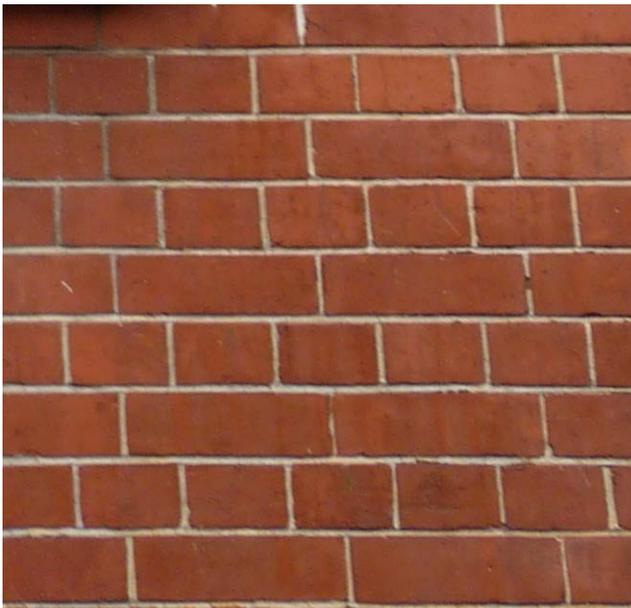
Yellow brick



Terracotta



Painted stucco



Red brick



Stone



Timber window and glass

Buildings Audit

2.18 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

2.19 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

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

Neutral Buildings

2.21 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.

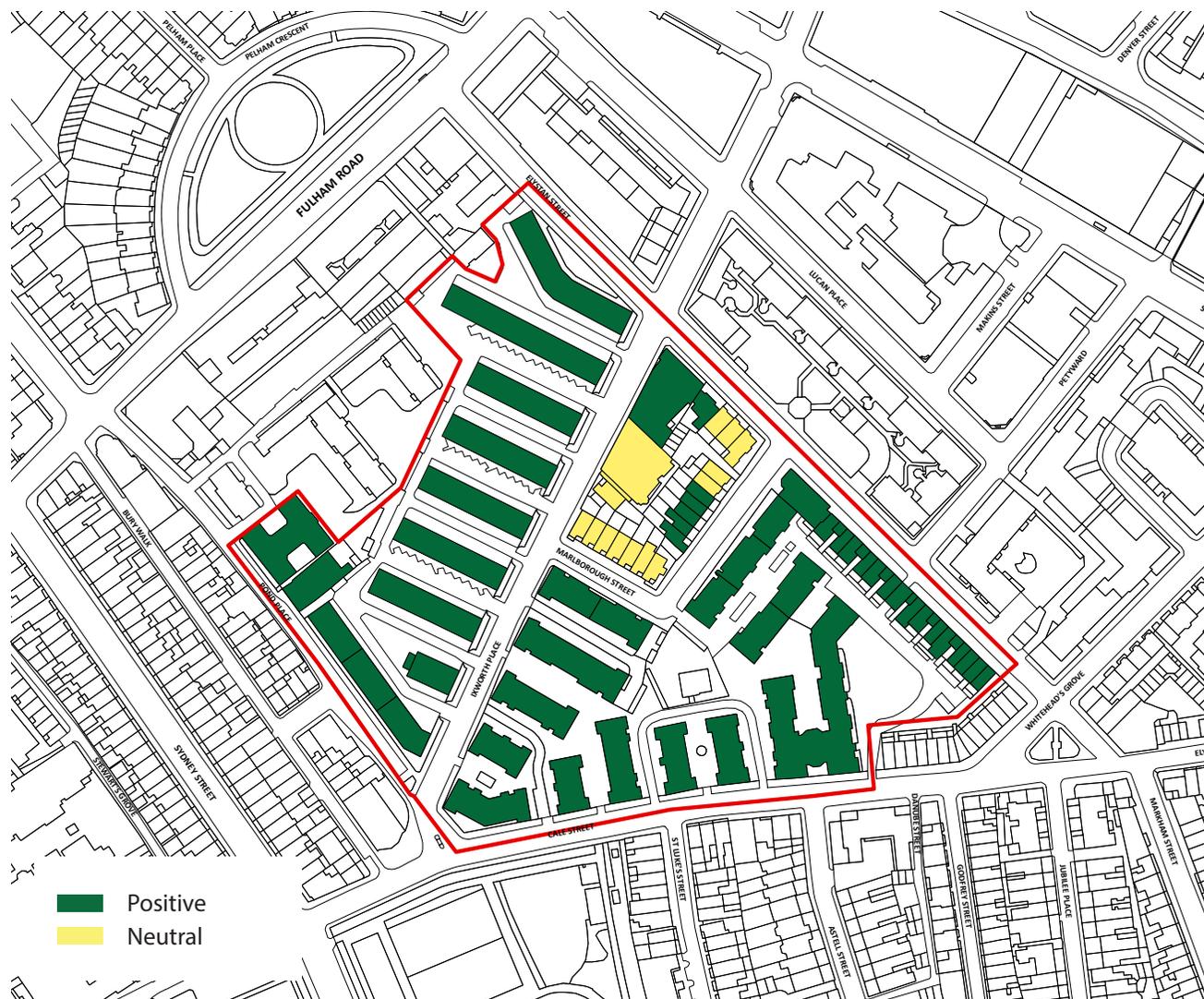


Fig 2.7: Buildings audit map

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Negative Buildings

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

3 Architecture

Architectural Style

3.1 The buildings in the Conservation Area are predominantly early 20th century purpose-built flat blocks and around five storeys in height. **Pond House, Philip Game House** and both of the larger estates have all adopted the Queen Anne Revival style. This style was popularised by Norman Shaw from the 1870s through to the early decades of the 20th century. Notable examples can be found in Kensington and Chelsea, including the grade II* listed **Swan House** (1876) and **Lowther Lodge** (1874).

3.2 The Queen Anne Revival style was most commonly found on domestic buildings, such as townhouses, featuring red brick, tile hung elevations and Dutch gables for example. However, private mansion blocks and commercial buildings began to be built in this style at the end of the 19th century and by the turn of the 20th century, humbler social housing estates were embracing the style.

3.3 Both estates are simplified examples of the style and successfully marry the surrounding architecture with the buildings' original use of providing housing for the poor. Whilst the style is more pared back here than what is found elsewhere in the Borough, both housing blocks have a strong sense of rhythm and uniformity to their design which harmonises with the surrounding architecture.



Pond House, Pond Place



Philip Game House, Ixworth Place



Flats 301-330, Samuel Lewis Estate



Blocks 'E' to 'K', William Sutton Estate

Architectural Details



Decorative flank wall, Samuel Lewis Estate

3.4 As previously discussed both estates are of five storeys, in red brick construction and are uniform in design. To avoid this appearing oppressive or monotonous, both adopt different methods of architectural detailing to relieve the facades.

3.5 The Samuel Lewis Estates uses projecting bay windows to break up the elevations. Each building entrance, set within a courtyard is also projecting and of two storeys. Yellow brick is



Projecting bay windows, Samuel Lewis Estate

used throughout the ground floor level and in conjunction with the projecting cornice and pediments at the upper levels, this provides a horizontal emphasis to an otherwise strongly vertical block. Each building is articulated with recessed decorative quoins which also help to relieve and soften the scale of the estate. The majority of the windows are timber sliding sashes, with 8 over 8 subdivision. The smaller windows are casements and again subdivided



Brick aprons and creased tile lintels, Samuel Lewis Estate

with glazing bars. At roof level, strong triangular pedimented gables provide visual interest and are particularly striking due to the loss of the original chimneys.

3.6 The William Sutton Estate displays slightly different architectural detailing, although adopts largely the same pattern in terms of breaking up the massing and providing a sense of horizontality. Entrances are provided in decorative porches with curved pediments



Moulded brickwork, 43 Elystan Street



Decorated piers and cornice, Sutton Estate



Decorated lintels and cills, 43 Elystan Street

and all the blocks are decorated with chunky brick quoining that form pilasters topped with decorative stone capitals. The canted bays are embellished with buff terracotta and key stones are used above the windows and cornice. Strong dentil cornices add interest and the multi-storey bay windows sit almost flush with the brickwork. The roofline is finished with pedimented gables and a mansard roof with flush dormers. The tall chimneys help animate the buildings' historic rooflines.

3.7 Pond House also uses stone detailing, with chunky window reveals and decorative porches. This building also utilises overhanging eaves, giving the building presence within the streetscene. **Philip Game House** similarly adopts overhanging eaves. In this instance instead of stone, contrasting brickwork has been utilised to provide architectural detailing, such as window headers and quoins.

3.8 The architecture along Marlborough Street is more restrained, somewhat typically for a modest side street. The surviving historic terrace along this street typifies modest terrace housing of this age, of yellow brick construction with timber sliding sash windows.



Stone detailing, Pond House



Four over four sliding sash windows and gauged brickwork, Philip Game House



No. 53 Elystan Street



Relieving brick arches and brickwork cills, Sydney Hall, Pond Place



Nos. 8-10 (consec) Marlborough Street

Shared Features of Houses



Entrance arch to William Sutton Estate



Entrance way to Block J, William Sutton Estate



Entrance way to flats 716-730 on Samuel Lewis Estate

Front Boundaries and Common Areas

3.9 There is a good level of survival of attractive boundary and landscaping treatments, such as railings, walls and gate piers. Railings and boundary walls often contribute significantly to the character of a conservation area. They can add visual interest and variety in the street scene. They also provide a sense of enclosure, separating spaces of differing character or

marking the boundaries between public and private realm.

3.10 Each entrance block of the William Sutton Estate is bound by modest brick gate piers and simple black painted metal railings. These railings are characteristic of the wider area and therefore help to integrate the estate within its setting. Where the estate does not directly abut the pavement, the railings are taller and run in front of the building, providing a more residential scale and softening the building mass.

3.11 The Samuel Lewis Estate is similarly bound by railings and brick built piers, however hedging has been planted along Ixworth Place, providing a welcome softness in contrast to the red brick architecture.

3.12 Within both estates the courtyards and communal spaces are of significance. These replace garden spaces in terms of character and use. They accommodate the front doors to the flats, and the day to day domestic activities, providing a traffic free space for residents. The larger communal spaces often hold special events for residents.



Metal railings, Pond House



Metal railings on Pond Place



Metal railings on Cale Street



Brick gate pier and metal railings, William Sutton Estate



Hedging along Ixworth Place



Communal area, William Sutton Estate

Roofs



Shallow hipped roof, 53 Elystan Street



Pedimented roof, Samuel Lewis Estate

3.13 Roof profiles are important to the architectural character of any building or group of buildings and as such, contribute to the character and appearance of conservation areas. Alterations at roof level, including extensions, terraces, and roof plant, can have a negative impact on the character and appearance of the conservation area.

3.14 Unfortunately, the original roof form of the Samuel Lewis Estate appears to have been altered by the 1960s, when the chimney stacks were removed or lowered and the roof covered in asphalt. The pedimented gables remain and form a distinctive roofscape.

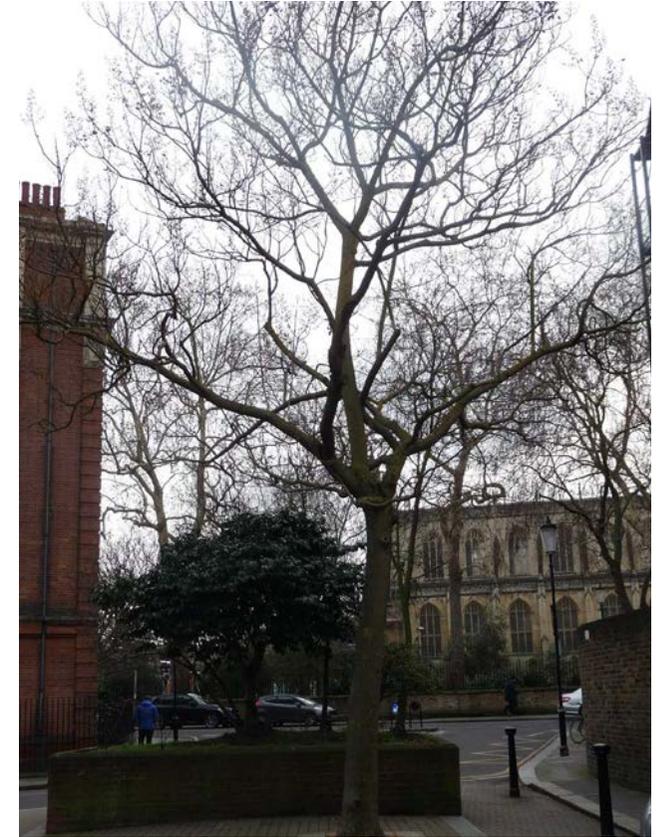
3.15 However, the roof profile to the William Sutton Estate has survived with the original tall brick built chimneys, dormer windows and slate hung mansard roofs. The historic roofscape to Pond House also survives.

3.16 53 Elystan Street retains its shallow hipped roof form typical of regency style villas, its secondary appearance forming a counterpoint to the main facade.



Slate hung mansard roof and original tall brick built chimneys, Block 'A', William Sutton Estate

4 Public Realm



Trees

4.1 Trees make a very important contribution to the character and appearance of the conservation area, having a softening effect on the solid architecture and bringing an element that changes throughout the year with their cycle of fresh young leaves, blossom, autumn colour and finally bare branches in winter. They have numerous other qualities including screening

traffic, filtering noise and pollution as well as their ecological benefits.

4.2 Within the William Sutton Estate an attractive central amenity space of mostly wild cherry and narrow leafed ash provides interest. Within the centre of the estate, several lime trees are of note.

4.3 A row of pollarded lime trees at the base of the gable ends of the Samuel Lewis Estate serves to soften the building façade.



Trees in communal area, William Sutton Estate

Street Furniture and Surfaces

4.4 Buildings are complemented and enhanced by their surroundings and elements of the public realm make an important contribution to the character of the conservation area, particularly where they were part of the original development of the area or are reproductions from that time. The modern traditional style lamp columns found throughout the conservation area compliment the architecture of the estates.



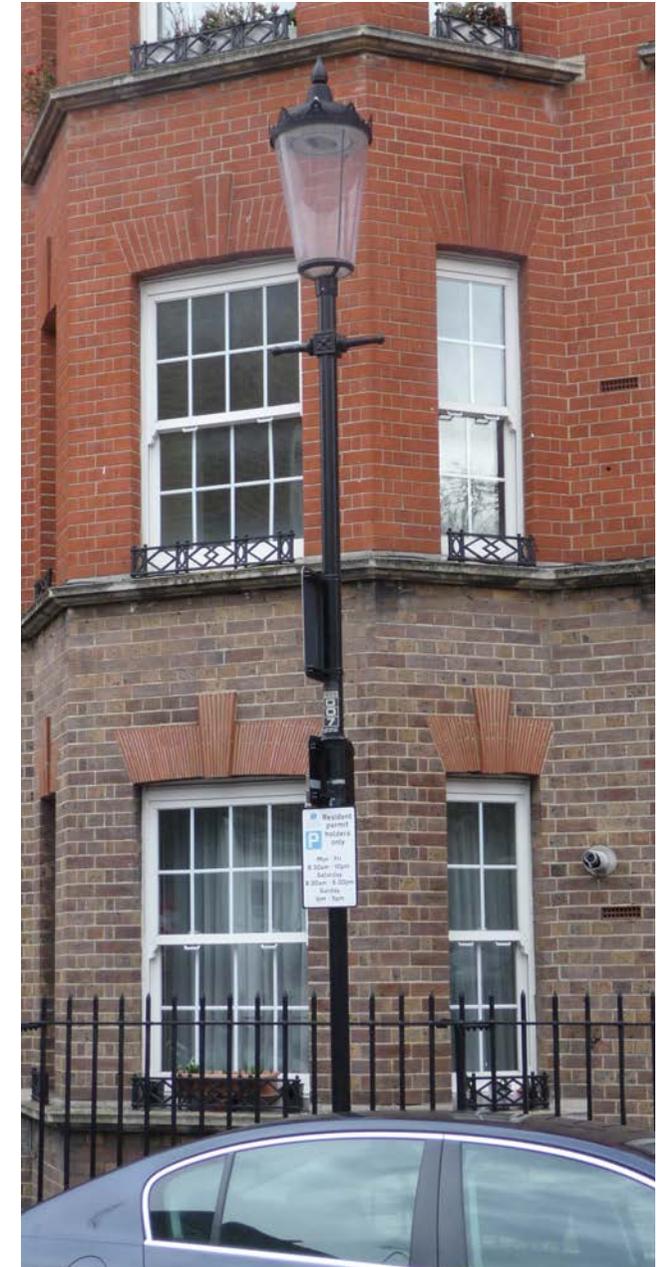
Modern fluted bollard



Granite kerbs, setts and York stone paving



Guard stone



Modern traditional style lamp post



Historic enamelled black/white sign



Historic style enamelled sign



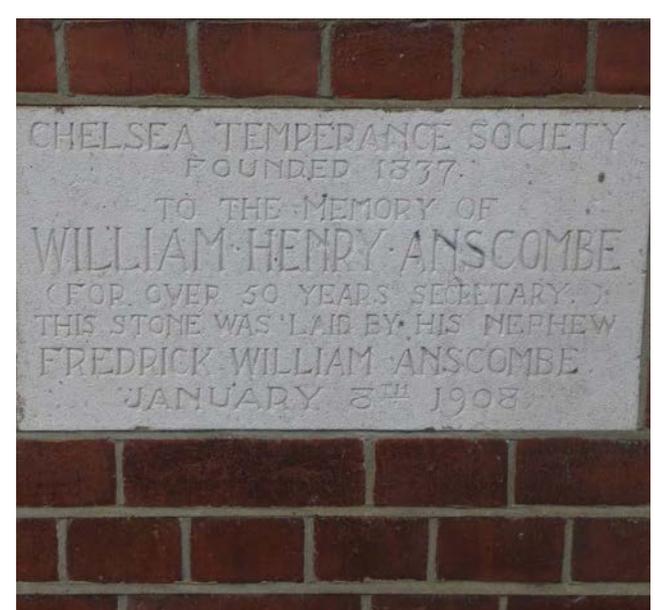
Foundation stone, Pond House



Historic enamelled sign



Modern sympathetic steel street signage



Foundation stone, Sydney Hall

Plaques and Signs



Plaque at entrance to William Sutton Estate

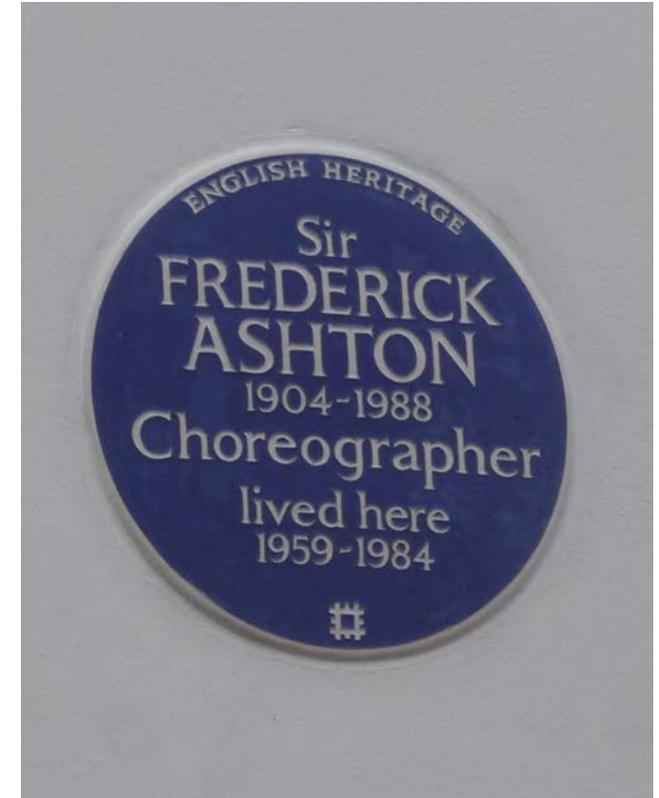
4.5 Both estates feature decorative detailing in the form of signage, plaques and motifs. The most striking are the entrance pier to the William Sutton Estate from Elyston Street and the name plaques at either end of the Samuel Lewis Estate.

4.6 Both blocks feature terracotta detailing, this is particularly ornate on the Samuel Lewis buildings, where cartouches are used at upper levels to provide a decorative relief from the brickwork.



Samuel Lewis Estate name plaque

4.7 No. 8 Marlborough Street features a blue badge for the ballet choreographer Sir Frederick Ashton, who lived in the property from 1959 until 1984.



Blue badge, no. 8 Marlborough Street

Views

4.8 Views make an important contribution to the appreciation of the Borough's townscape and historic character.

4.9 The south side of the conservation area runs along Cale Street and here the blocks of the William Sutton Estate are very prominent in views of and through the neighbouring Chelsea Conservation Area, the centrepiece of which is the grade I-listed church of St Luke, directly opposite the William Sutton Estate. The blocks overlook St Luke's Gardens, one of the Chelsea CA's most important open green spaces. The impressive nature of the William Sutton buildings has an important relationship with this softer setting and the interconnecting views are of significance. The William Sutton buildings contribute positively to the setting of the grade I listed church.

4.10 Similarly, the views of the William Sutton Estate buildings from the Chelsea green area are significant in contributing to the character of this significant local space.

4.11 The view along Ixworth Place from the junction with Pond Place is significant in showing the distinctive serried blocks of both estates and forms a striking composition.

4.12 The open views into courtyards and internal areas are also important to the character of the area.

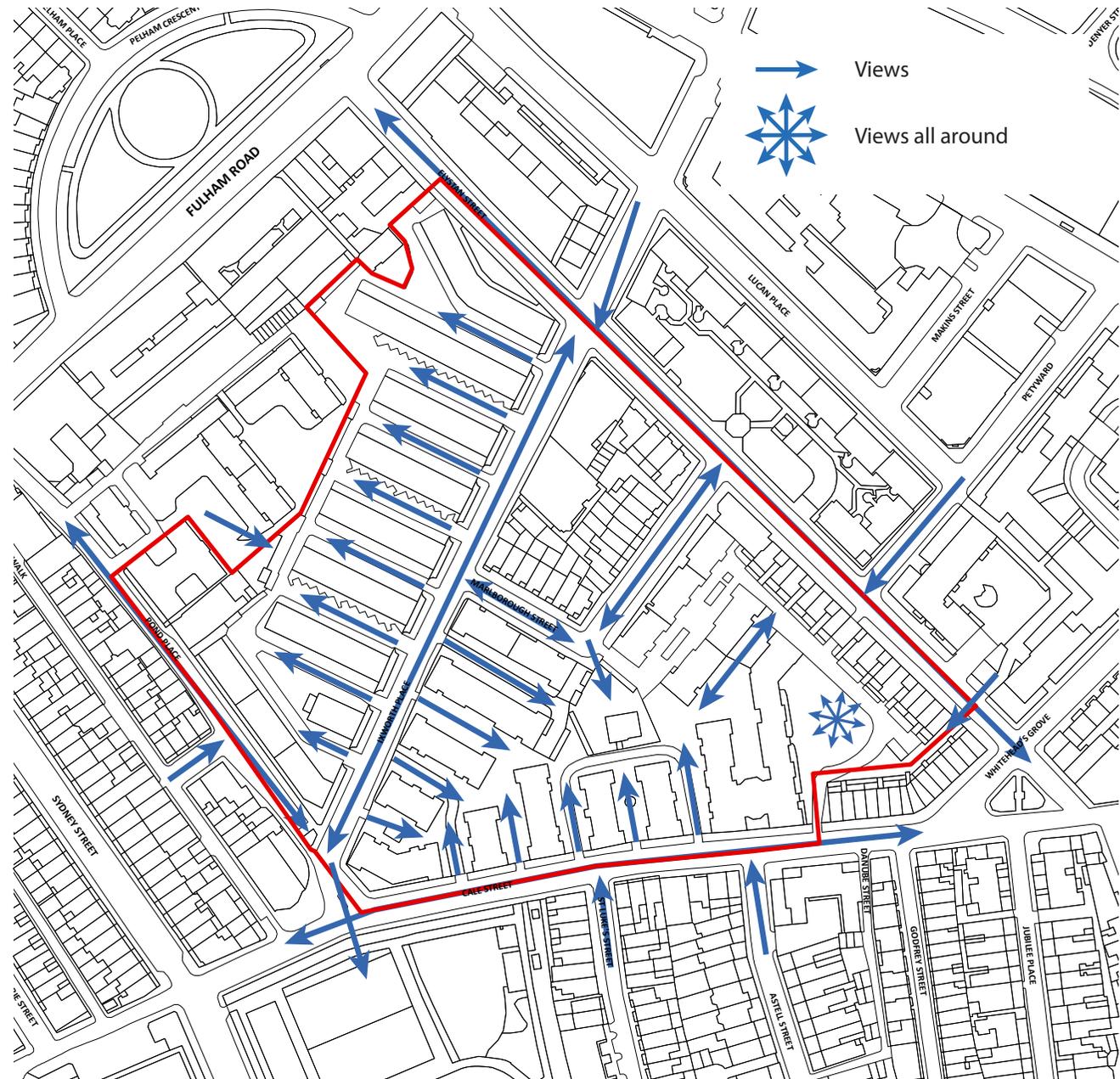


Fig 4.1: Views map



Pond Place looking south west towards Cale Street



Ixworth Place looking north east from junction of Pond Place



View from Cale Street looking towards Block 'K' and communal areas



View north west along Elystan Street



View from Ixworth Place towards St. Luke's Church (outside conversation area)

5 Negative Elements and Opportunities for Enhancement



Untidy external wires, Samuel Lewis Estate



Bin stores, William Sutton Estate

5.1 As the majority of buildings in the conservation area are original to the estates, there are no individual buildings which detract from the area. There are examples of modern architecture along Ixworth Place and Marlborough Street, however these harmonise well with the conservation area in terms of building material, size and scale.

5.2 The estates themselves are in reasonably good condition. There are, however, some individual features that would benefit from replacement or enhancement.

5.3 The majority of the original windows and doors have been replaced with modern

replacements within both estates and within **Pond House**. Whilst this has been undertaken sensitively in the Samuel Lewis Estate, the William Sutton Estate has been less successful with uPVC replacements. The installation of uPVC windows does not replicate the quality or detail of original timber sashes and is therefore considered an inappropriate alteration which has a detrimental impact on the character of the conservation area.

5.4 Within the communal courtyard areas piecemeal changes such as the installation of modern bin stores and hard landscaping has lessened the contribution of some of these spaces.



Sheds



Boarded up windows, Block 'A', William Sutton Estate



uPVC windows

Appendix 1: History

EARLY HISTORY

6.1 The Sutton Model Dwellings Trust was founded in 1894 from the will of William Sutton, a successful investor who died in 1900 and endowed most of his £1,500,000 fortune for the purpose of providing quality housing for the poor. The William Sutton Estate in Chelsea was one of the first of a series of estates to be built and was completed in 1913. The architect was Edward Charles Philip Monson (1872-1941) and it was the largest estate to be built at that date within London to house the poor. When completed it housed 2,200 people in 674 dwellings.

6.2 The site was a very densely populated part of London and poverty was widespread. The site cost of £85,000 to purchase, enabled clearing of the existing small scale and low quality housing that previously existed in order to make way for the estate. At the time of construction, the estate received some negative feedback from the London County Council for various architectural and social reasons.

6.3 By the end of the 1930s, considerable improvements to the estate had been made to the accommodation. During World War Two, parts of the estate was badly hit. By the end of the 1970s, further alterations were undertaken and Block 'P' was demolished. Any changes that have occurred since have been more modest.

6.4 The Samuel Lewis Trust for Dwellings for the Poor was created on the death Samuel Lewis, a money-lender, in 1901. Upon his death £670,000 was endowed to set up a charitable

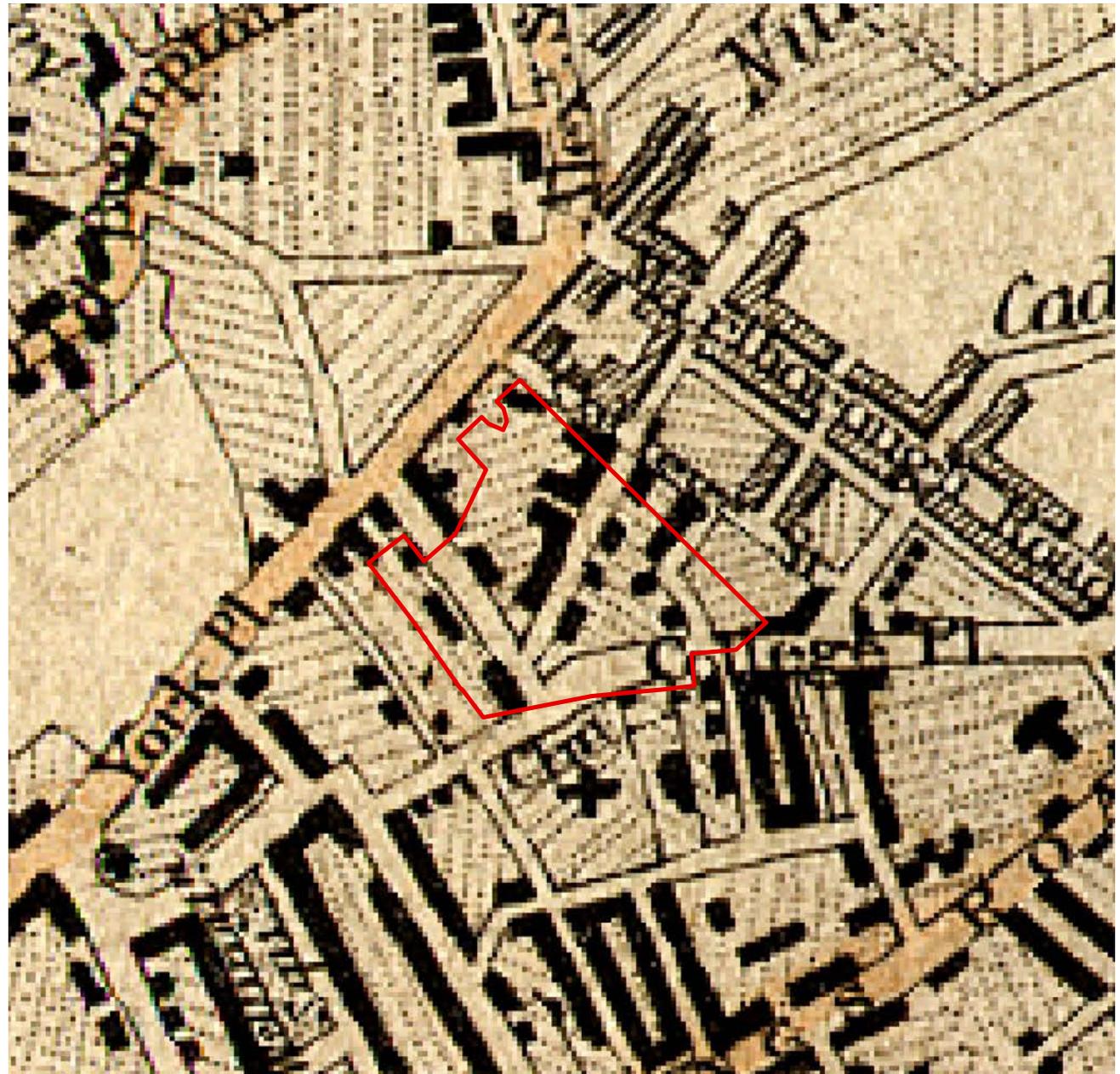


Fig 6.1: Davie's map of 1841

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trust to provide social housing. The first estate built by the trust was built in Liverpool Road, Islington in 1910. Shortly after the completion of the Islington estate, the Trust purchased sites in Chelsea and Camberwell. The building of the estate in Chelsea progressed quickly and was occupied by 1915. Again, small houses and alleys were cleared on the north-west side of Leader Street (later Ixworth Place) in order to accommodate the estate. Upon completion, the blocks housed 1390 people.

6.5 In 1905-6 the Council built **Pond House** in Pond Place with 32 one and two roomed flats, designed by Joseph & Smithem, architects responsible for similar housing of this period including the grade II listed Samuel Lewis Estate in Islington.

6.6 **The Section House**, known as **Philip Game House**, was named after Air Vice - Marshal Sir Philip Woolcott Game GCB, GCVO, GBE, KCMG, DSO, who was born on 30th March 1876, and died on 4th February 1961. Philip Game was the last senior armed forces officer to be appointed as Commissioner of the Metropolitan Police.

6.7 During the period of construction of both estates, few borough councils were building public housing. Chelsea was the most prolific at this time.

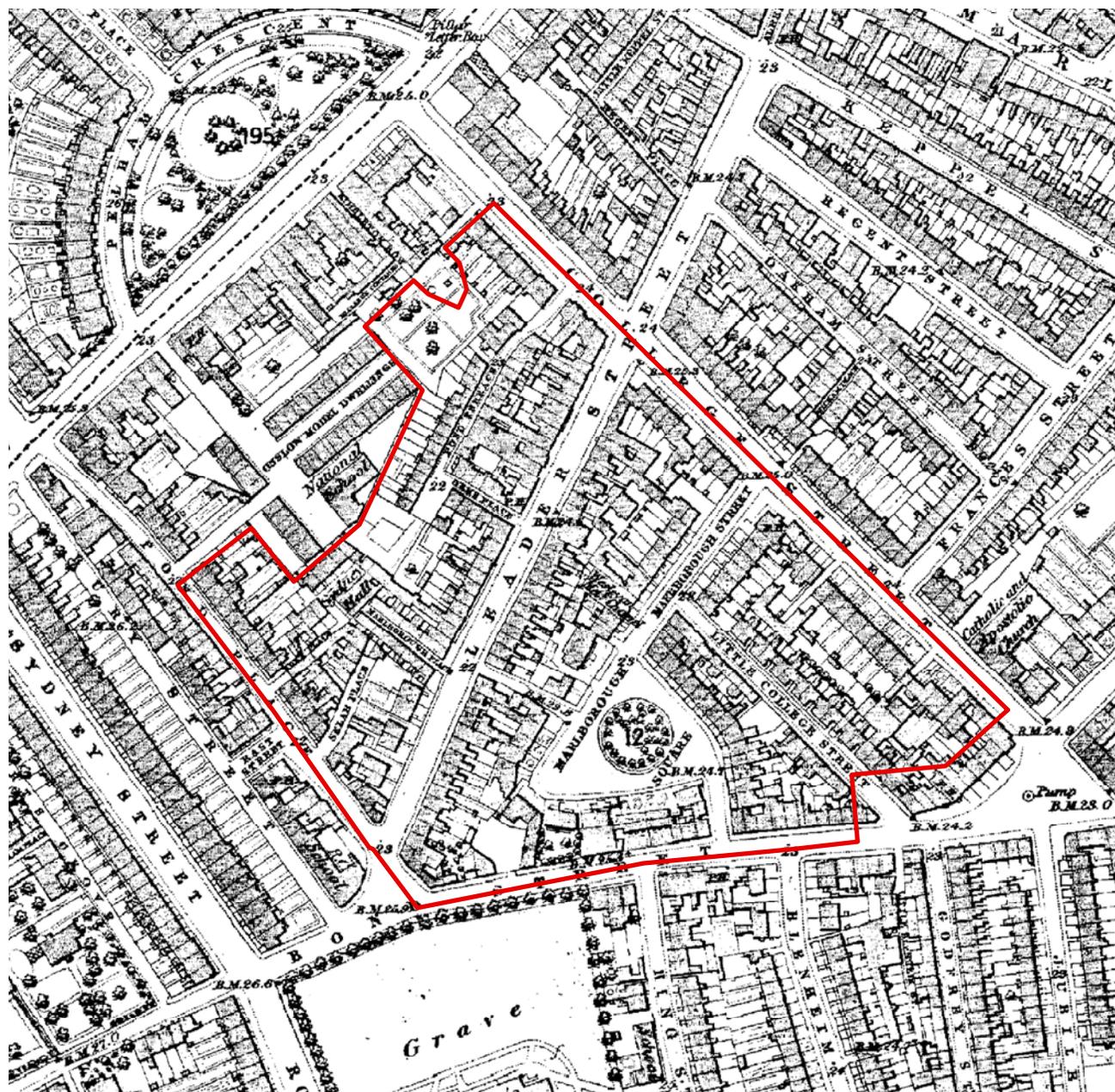


Fig 6.2: Map of 1869

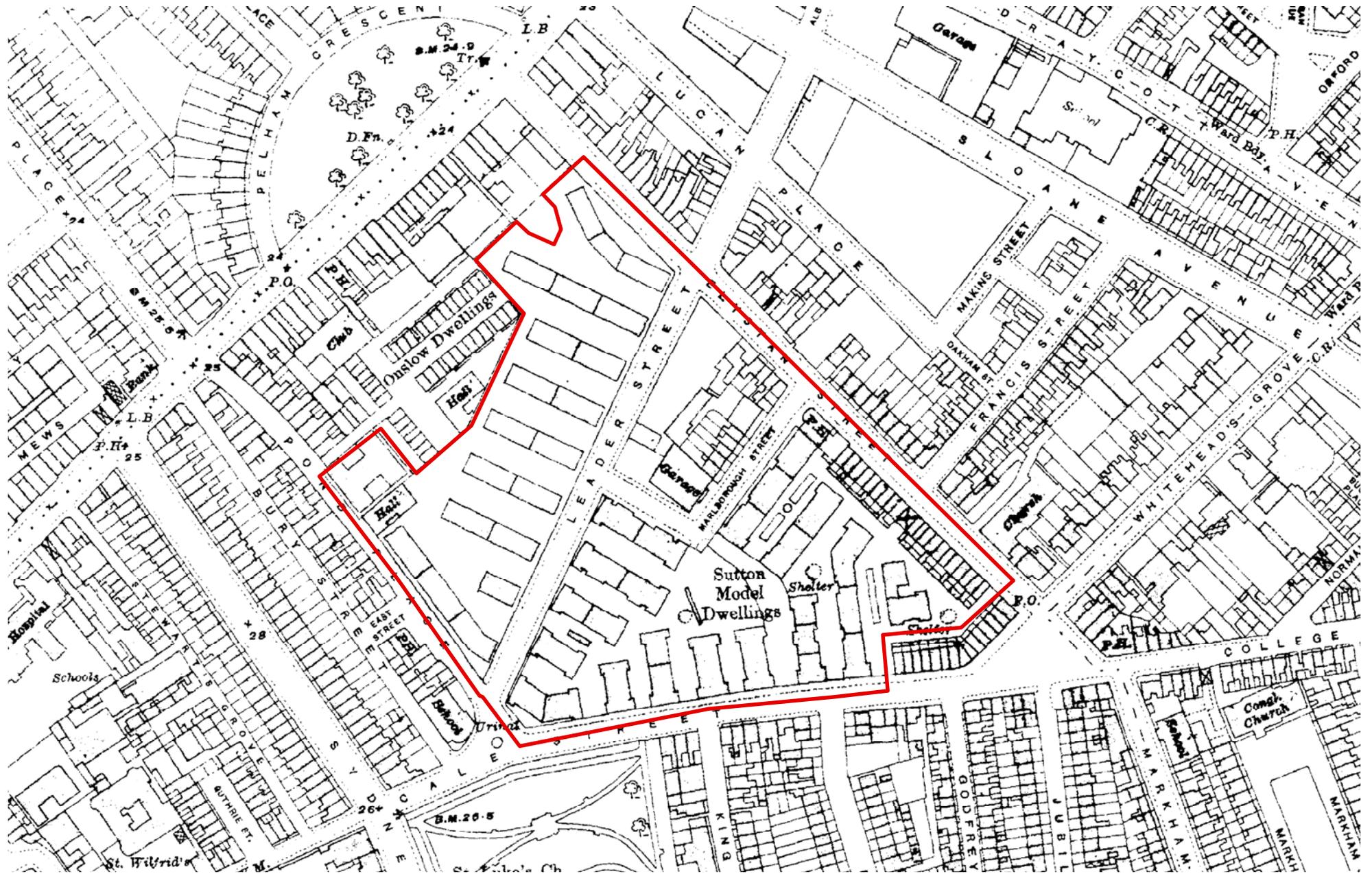


Fig 6.4: Map of 1915

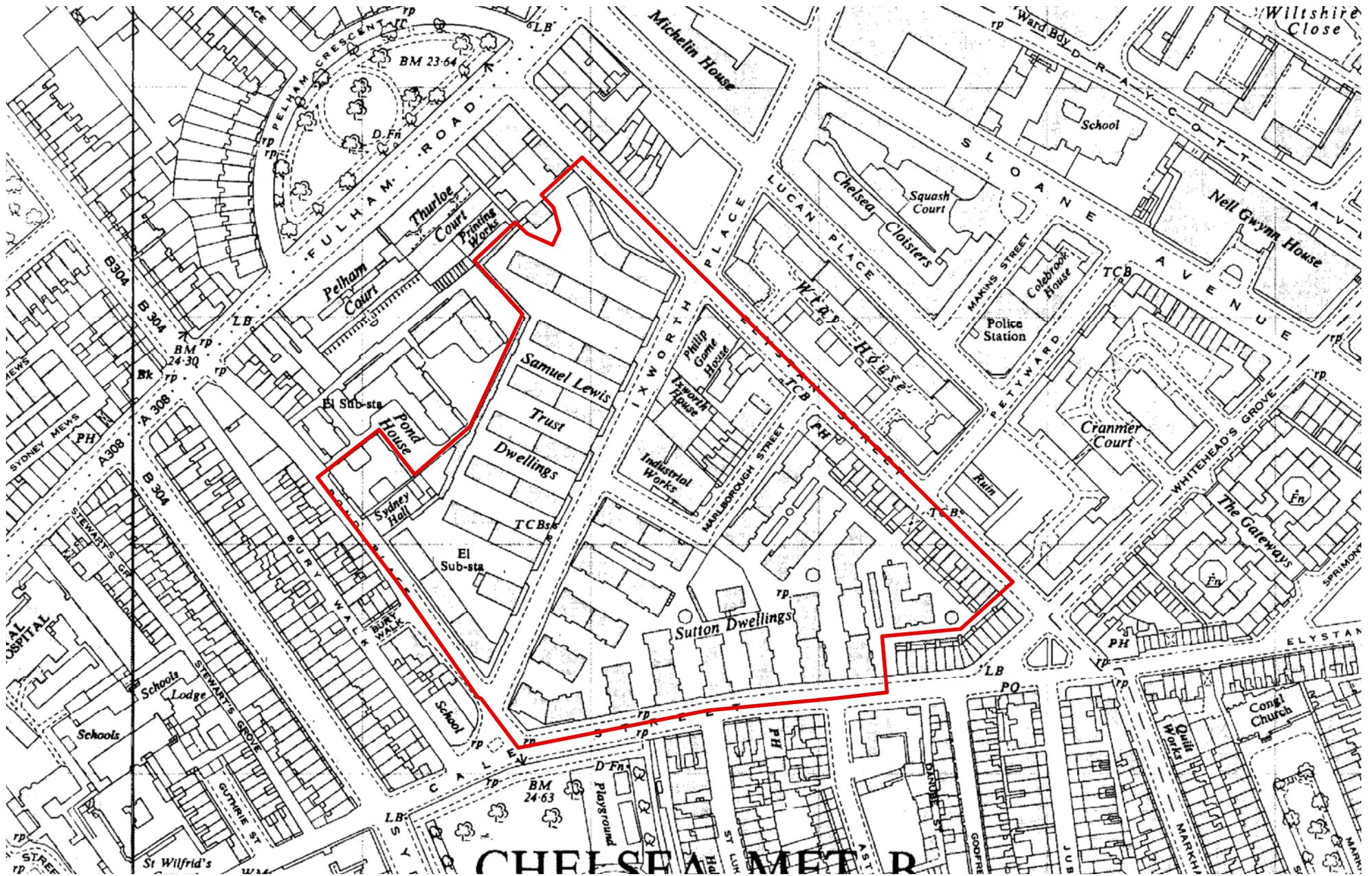


Fig 6.4: Map of 1955

Appendix 2: Historic England Guidance

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.

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

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

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

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

Additional criteria set by the Council:

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

Conservation and Energy Efficiency

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

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

Appendix 3: Relevant Local Plan Policies

The table opposite indicates those policies in the Royal Borough's Local Plan, which have particular relevance to the preservation and 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 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.

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 CL 2	Design Quality
Policy CL3	Heritage Assets – Conservation Areas and Historic Spaces
Policy CL 4	Listed Buildings, Scheduled Ancient Monuments and Archaeology
Policy CL 6	Small Scale Alterations and Additions
Policy CL7	Basements
Policy CL8	Existing Buildings – Roof Alteration/Additional Storeys
Policy CL9	Existing Buildings – Extensions and Modifications
Policy CL10	Shopfronts
Policy CL11	Views
Policy CL12	Building Heights