

# PIMLICO NEIGHBOURHOOD PLAN

2021-2040



April 2021

Submission Stage (Regulation 16)

Consultation Version





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View across the rooftops of Pimlico from Abbots Manor Estate.

# Chapter 1 : INTRODUCTION

*'Finally, the forgotten segment of Central London, Westminster-behind-the Abbey: the well-built, dull, regular streets of Pimlico, where after five years' residence you may still not be able to find your way home.'*

Ian Nairn in *'Nairn's London'*, 1966

*'An oasis of sanity in a mad world.'*

Anonymous Pimlico resident, 2017



- 1 Neighbourhood Plans were introduced by the Localism Act 2011 to enable communities to have a say in the development of their areas. The Pimlico Neighbourhood Forum was established in September 2016 and a Steering Group elected to take forward the development of a Neighbourhood Plan.
- 2 When made, a Neighbourhood Plan becomes part of Westminster's Local Plan. It sits alongside National Planning policies and Westminster's other policies. The policies contained within this Neighbourhood Plan are specific to the area and will be used by Westminster City Council when it determines planning applications.

## HISTORICAL BACKGROUND

- 3 Pimlico is a distinct and predominantly residential area without any major destination sites, near the major communications interchange of Victoria. Despite its location only a short walk from, for example, Parliament Square or Piccadilly, it remains something of a backwater. Little through traffic crosses the central core. The coming of the railway in the 1850s severed it from the more fashionable West End. In a city famously made up of villages, many of which retain their historic core and character, Pimlico is, like Belgravia, unusual in being a planned development, the architecture of which remains relatively homogeneous. Not all of Pimlico dates from the mid-19th-century development by Thomas Cubitt, but the predominant impression is of long avenues and terraces built of London stock brick with stucco fronts, sash windows and balconies. Only a few buildings rise higher than those of the squares.
- 4 Although Pimlico was never actually a village, the word residents most frequently use to describe it is 'village-y'. They enjoy the sense of 'neighbourliness', reinforced by a street market and a wide offering of local shops, restaurants and pubs. In a film made in 1970, the architectural commentator Ian Nairn described the 'mixture of people and uses and attitudes and temperaments' that co-existed within Pimlico. His analysis remains good.

## THOMAS CUBITT

- 5 Until the middle of the 19th century, Pimlico was undeveloped with little here except market gardens. A canal had been built in the 1720s, and this would become a decisive factor in the area's 19th century development since it dictated the line of the railway. The canal basin became the site of Victoria Station.



LEFT: Cambridge Street.

RIGHT: Thomas Cubitt statue at the junction of Denbigh Street and St George's Drive.

- 6 The railway provides Pimlico with one boundary. The others are Vauxhall Bridge Road, built to serve the bridge that was opened in 1816, and the River Thames.
- 7 Pimlico began to take on its present character in the mid-1820s when Thomas Cubitt, the great master builder and entrepreneur, started to assemble land here as a development site. Hundreds of barge loads of rubble were emptied onto the marshy ground to raise the level. Onto this blank canvas Cubitt imposed a grid of streets, somewhat skewed to take into account existing thoroughfares such as Warwick Way and Lupus Street, with one broad curving street, Tachbrook Street, that followed the line of the King's Scholars Pond Sewer. There were three squares – Eccleston Square, Warwick Square and St George's Square.
- 8 Architecturally, Cubitt dictated a style similar to that of late-Georgian developments, although the houses are somewhat larger. Few houses have gardens of any size – many only have yards. This puts a premium on open space.
- 9 The rectangularity of Cubitt's layout created long vistas. Although small variations exist in the decoration, reflecting the participation of small builders working to Cubitt's masterplan, the overwhelming impression is of uniformity, with repetition of similar architectural elements such as door cases and window surrounds.
- 10 Pimlico was intended to be a middle-class version of Belgravia. There was a hierarchy of scale reflecting the social character of the streets. The most expensive accommodation was in the squares; these were originally 5-storey buildings with a basement, as were the buildings in the principal streets. The smaller, less fashionable streets were only 3 storeys and a basement. Roofs were concealed behind parapets and the parapet line was continuous from one end of a terrace to the other. Since the Second World War many properties have been increased in size by the addition of roof extensions, generally of mansard type, whether to enlarge a family home or create more space for flats. The Cubitt Works, the depot where materials were stored before distribution and architectural decoration was mass produced, later became the site of Dolphin Square (1935-37). The railway came just as Pimlico's development was coming to completion. Victoria Station (originally the Grosvenor Terminus with two stations serving different lines) opened in 1860.

## WORKERS' HOUSING

- 11 Whilst the tone of Cubitt's Pimlico was 'genteel', Victorian London was also in need of workers' housing to replace the slums. One of the earliest social housing estates was Peabody Avenue built in 1868. This occupies a site between the Westmoreland Triangle and the railway.

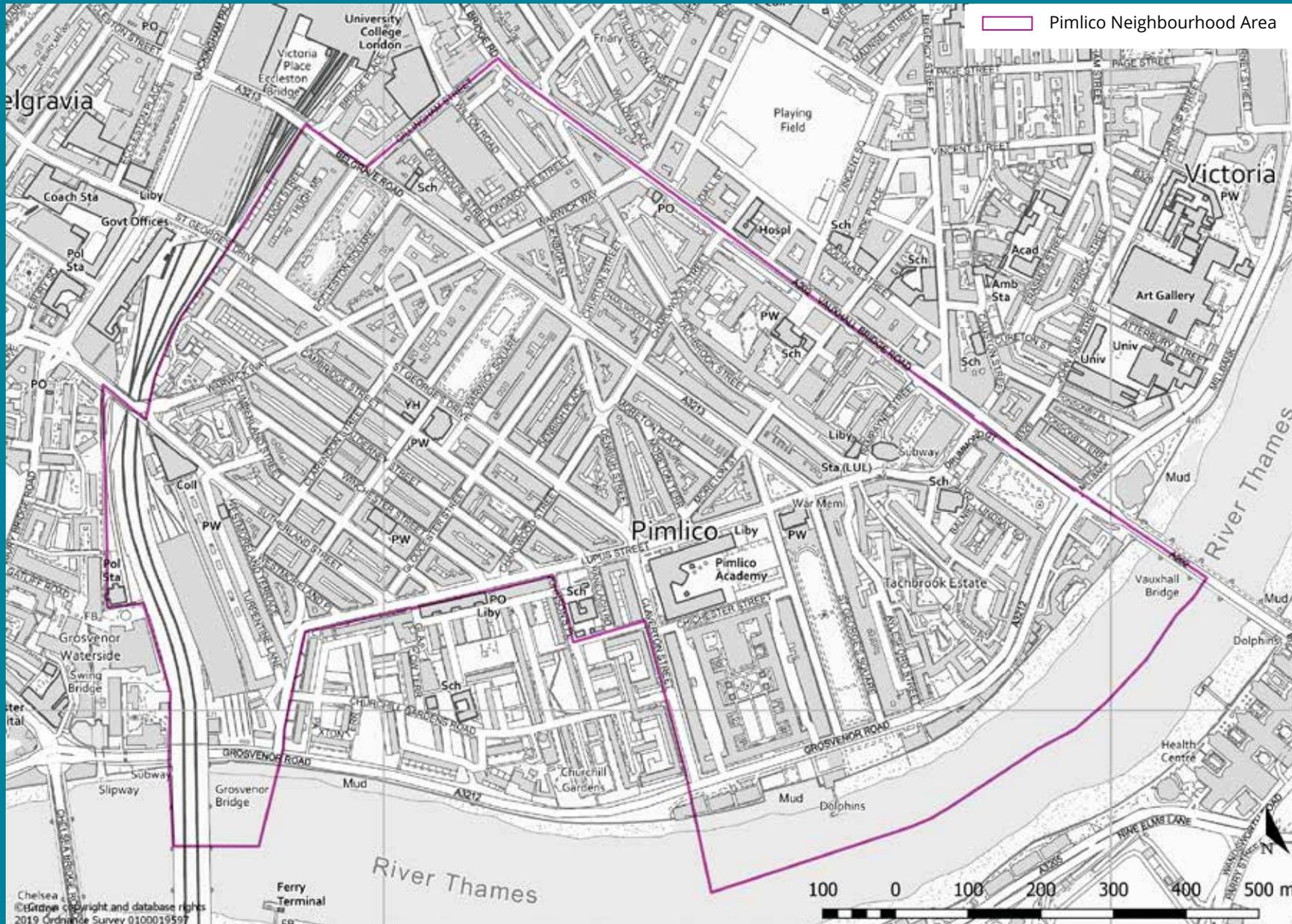
- 12 Subsequent developments in Pimlico, mainly residential, are largely on the former sites of light industry near the River Thames or the railway.

## INTER-WAR YEARS

- 13 Otherwise Pimlico remained largely unchanged until 1914. During the First World War, Victoria Station, serving the Channel ports, was crowded with soldiers travelling to and from the Front. In other respects the conflict made little difference to the fabric of Pimlico, the lesser streets of which were already in decline, although some of the grander houses were used as nursing homes for soldiers returning from the Front.
- 14 The Tachbrook Estate of 1931-35 was developed by the Westminster Housing Association on the site of Edward Colt's Revolving Gun factory; they were the first working class flats to be served by electric lifts. The estate consists of 6-storey and 7-storey blocks with gardens in between. Designed by F Milton Harvey, the estate lies between St George's Square and Vauxhall Bridge Road and is not generally visible from the rest of Pimlico.
- 15 Dolphin Square, designed by Gordon Jeeves, was built between 1935-37 on the site of Cubitt's Yard and the Royal Army Clothing Depot. It was the largest single building of flats in Europe at the time (comprising some 1200 flats), complete with shops, a restaurant and a sports centre. It is built of red brick with cross banding of grey stone with large arched entrances facing Grosvenor Road. Despite being 9 storeys tall it does not dominate views from the rest of Pimlico, partly because it is not visible from St George's Square (the east and west facades are not materially taller than the Victorian buildings in the square) and partly because the height of the northern facade does not fill the sky when seen from St George's Drive and parallel roads.

## POST SECOND WORLD WAR

- 16 Given its central location and proximity to the railway, it is unsurprising that Pimlico suffered significant bomb damage in the Second World War. Steps were quickly taken to build on bomb damaged sites once the war ended, but the housing stock was in poor condition. The Grosvenor Estate, which was a major landowner, did not invest in Pimlico to the same degree as its Belgravia holdings.
- 17 The Grosvenor Estate sold its share of Pimlico in the 1950s. Most of it was broken up amongst small landlords and individual residents. This eventually allowed for a process of gentrification to take place, with homeowners investing their own money to improve run-down houses and flats. It has meant, though, that what had been intended to be a unified streetscape has become fragmented especially for commercial properties and there is not the careful attention to the public realm and streetscape there is in Belgravia.



**LEFT:**  
Map 1 – Pimlico  
Neighbourhood area.



TOP LEFT TO  
BOTTOM RIGHT:  
Lillington Gardens.  
Cambridge Street.  
Peabody Estate.  
Sussex Street.



- 18 Bombing had knocked holes in some of Pimlico's already decaying terraces. This exacerbated the need for modern housing. Russell House, built on the site of a 1940 bomb strike in Cambridge Street, is a brick 9 storey building with neo-Georgian detailing and the familiar inter-War style of set-back balconies. Although it is certainly of a contrasting style it has not broken up the area to a significant extent as it is well set back and not very visible from afar.
- 19 The Churchill Gardens estate designed by Powell & Moya was the result of a competition run by Westminster Council under its Town Clerk, Parker Morris, and was highly influential. It lies outside the Forum area and we have worked with its own Neighbourhood Forum in developing this plan.
- 20 The Abbots Manor Estate is built on both sides of Warwick Way after a bomb destroyed Sutherland Terrace in September 1940. It mixes 6-storey housing of 1952-55 with a tower block (Glastonbury House) and other buildings of 1964-69. Both parts of the estate are very largely unaltered and (aside from Glastonbury House) are of a scale largely sympathetic to the Cubitt estate.
- 21 Other infill/bomb damage sites are of smaller scale terraces in the historic area.
- 22 Lillington Gardens between Tachbrook Street and Vauxhall Bridge Road was built in 3 phases between 1964-72 on the site of terraced houses and warehouses. It comprises flats with some shops and pubs at street level. It is regarded as a model of how low-rise developments can achieve comparable densities to high-rise or slab blocks. It has intricate internal planning and is built of a rather dark brown brick. The internal landscaping and courtyards are particularly successful with a collegiate feel that is visible from the through streets which follow the historic pattern. It surrounds and was clearly influenced in its choice of palette by GE Street's St James the Less of 1860.
- 23 Longmoore Gardens is by Westminster City Council architects and slightly later (finished 1980). It comprises three blocks around a courtyard garden with a very similar palette but a tiled and pitched roof.
- 24 A small number of infill buildings in the area between Vauxhall Bridge Road and Tachbrook Street have been developed and are of a similar dark brick colour and of a respectful height and form.
- 25 The riverside south of Grosvenor Road has been developed with low-rise, small-scale housing which permits access to the riverside path. The earliest of these schemes is the innovative and much praised Crown Estate development at Crown Reach by Nicholas Lacey and Maguire and Murray.



Cask Pub in Lillington Gardens, drawing by Andrew Cadey.

## WHO LIVES IN PIMLICO NOW?

- 26 The Forum commissioned an analysis using the 2011 and 2001 censuses. Together with more up-to-date reports by the Council, these paint a very clear picture of who is living in Pimlico and recent changes. As at the 2011 census there are some 9,500 households, of which over 90% are in flats and 80% of properties (7,700) have two bedrooms or fewer. Just under half are one bedroom or smaller. Some 2,900 properties are occupied by the owner and a similar number are rented from social landlords. Some 3,600 homes are rented privately.
- 27 At the same date there were about 17,500 usual residents. About 12% of residents were aged 20 or younger. Between 2001 and 2011, the number of households increased by 18% and the number of residents by 21%, with very little increase in the number of buildings. Since 2011 the population increase has been about 10%. These increases are consistent with a growing private rented sector and have been achieved with almost no changes to social infrastructure (public parks, cultural and leisure facilities, public realm including pavement space), building or business services. The increases are very significant and have informed the Forum's strategic priorities for our area. There are very high levels of employment.

## VISION FOR PIMLICO

- 28 Residents like the 'village' and the fact that it is quiet compared with the surrounding areas, with a large proportion of historic architecture that is lower in height than that of Victoria and developments on the south of the river. People like the gardens, parks and green spaces. They want them protected and ideally would like more. They appreciate the lack of traffic on most streets and would like through traffic reduced if possible. The historic nature of much of Pimlico and its humane scale are also much appreciated.
- 29 The mix and independent nature of local shops are valued, as is the market, but a better range of shops would improve the area. There are concerns about infrastructure maintenance: waste collection, drains and sewers, pavement and road maintenance and repair, street and garden tree pruning and the condition of some of the Housing Association street properties. Some aspects of the public realm have become inadequate for the rapidly increased size of the local population and the Warwick Way/ Wilton Road area, in particular, are below the standard of amenity that should be expected of an important neighbourhood centre in SW1.

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TOP TO BOTTOM RIGHT:  
Dolphin Square.  
Sussex Street.  
Guerilla gardening in Alderney Street.



30 The Forum's 2017 AGM unanimously endorsed the following vision for Pimlico over the plan period:

Over the period to 2040, the Pimlico Neighbourhood Plan will:

- continue to maintain the quiet village atmosphere and its largely residential nature;
- improve the quality of life of current and future residents by a more vibrant retail and commercial sector and enhancing leisure and cultural facilities;
- ensure development respects and enhances the form and setting of the conservation areas;
- protect the squares and green spaces and, where possible, add more of them;
- improve the local environmental quality by continuing to limit and, if possible, reduce the harmful effects of traffic.

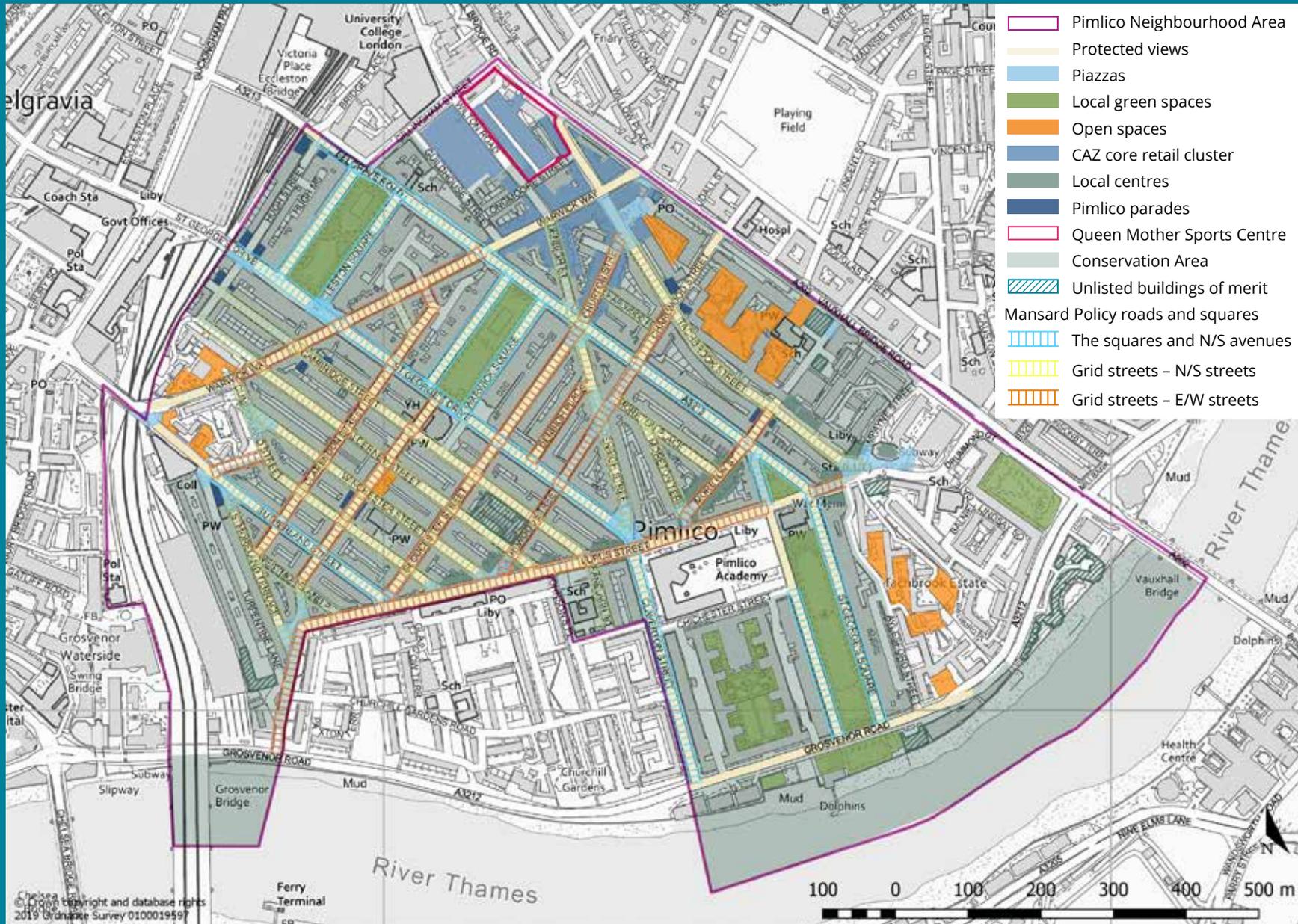
31 The remainder of this Plan sets out detailed policies for delivering this vision, together with their justification.



The junction of Sutherland Street and Turpentine Lane showing the Peabody Estate.

**Chapter 2 :  
DELIVERING A VIBRANT  
COMMERCIAL SECTOR  
TO SUPPORT OUR AREA**





**LEFT:**  
Map 2 – Policies Map  
showing policy  
designations of streets  
and areas.

## **POLICY PIM 1 : Commercial and Mixed Use Centres**

- A The Warwick Way/Tachbrook Street CAZ Retail Cluster, the Local Centres (as shown on the Policies Map) are the areas of a commercial/mixed use character to which commercial activity is directed in Pimlico. In these retail centres, main town centre uses may be considered appropriate as advised below.
- B The Pimlico Parades (as shown on the Policies Map) are also small areas of mixed use character (within residential areas) and therefore proposals are supported where they provide a mix of commercial and community uses to meet residents' day to day shopping needs, provide local employment opportunities, and support opportunities for community interaction.
- C Due to the proximity of residential areas and the effect on amenity the Local Centres and Pimlico Parades are generally unsuitable locations for hot food takeaways, In all identified retail centres, hot food takeaways must ensure that local environmental quality is protected by clearly and satisfactorily addressing the following:
  - a – Mitigating the detrimental impacts of customer and staff activities in respect of litter, commercial waste, dirty pavements and noise. In this regard, adequate refuse disposal points must be provided near the premises without creating any obstruction on the pavement.
  - b – Units must provide adequate extraction and air conditioning which does not have an unacceptable impact on residents living above or close to the unit or on the appearance and structure of heritage buildings.
  - c – Provision for deliveries (both by moped and bicycle) must ensure that pavements and roadways are not obstructed and that delivery workers do not congregate in a location that creates unacceptable obstruction and noise.
- D Proposals in the 3 Local Centres (Pimlico, Lupus Street and Moreton Street) and Pimlico Parades must in particular protect the residential amenity of residents in the properties in those retail centres and in all adjacent residential properties

### **Impact of early morning and late-night activity**

- E In order to protect residential amenity, uses in Local Centres and the Pimlico Parades will be expected to avoid adverse impacts created by either early morning or late-night activity. Such uses will only be supported where there is a condition attached to the permission prohibiting their operation between 11pm and 7am on Monday to Saturday inclusive and before 7.30am and after 10.30pm on Sunday.

### **Heritage impacts**

- F Proposals in the retail centres must ensure that alterations to buildings and their appearance do not have a significant level of harm to the heritage significance of the building or to its setting. This is particularly important in respect of commercial plant such as ducting and air conditioning and lighting and signage. In addition, proposals must seek to minimise the harm to the heritage significance of the buildings and their settings

### **Establishing the viability of an existing use**

- G Proposals for uses other than those considered generally acceptable in the retail centres must clearly demonstrate that an existing or acceptable alternative use is not viable. As a minimum, both of the following criteria must be satisfactorily addressed:
  - a – The use of the existing establishment and acceptable alternative uses have been actively marketed as such for a period of not less than 18 months.
  - b – The floorspace has been widely marketed at a level of rent that covers the property owner's costs in respect of the existing use, including a reasonable allowance for the risk of voids and any reasonable costs for bringing the unit into good condition.
- H In any retail centre, proposals to amend the appearance of a unit's frontage must demonstrate high quality design that is in keeping with the character of the area. This must provide, as far as possible, a visually active frontage to the property at ground floor level. A visually active frontage excludes the preservation of a shop frontage appearance with frosted or otherwise opaque glass.

- 1 Pimlico is a densely developed area close to Victoria Station developed largely in the mid 19th century and overlain with other developments in the twentieth century.
- 2 The introductory chapter sets out how the area has evolved in its uses, with the progressive replacement of light industry and warehousing by residential development over the first half of the 20th century and redevelopment of bomb damaged residential areas by post war housing and in recent years with the replacement of office and retail buildings by housing.
- 3 The area is now predominantly residential and its northern boundary marks a clear transition from the predominantly commercial nature of Victoria. The area is bounded by the railway, Vauxhall Bridge Road and the River, which mark a physical boundary with the rest of Westminster and so reinforces the sense of a Village comprised of Pimlico (including the Churchill Gardens estate).
- 4 The main commercial areas are:
  - Wilton Road, Upper Tachbrook Street and Warwick Way (between Belgrave Road and Vauxhall Bridge Road) which primarily have shops and restaurants at street level, with office and residential accommodation above. The three chain supermarkets are found here and so this is the area that meets most of the day to day shopping needs of the area.
  - Adjacent to this area is Churton Street, Denbigh Street and the N end of Tachbrook Street which provides shops, café and restaurants at street level as well as some smaller office.
  - There are other retail and restaurant parades in the area, most notably on Lupus Street, but these are mainly local in nature.
  - There are numerous hotels, mainly in Belgrave Road and St George's Drive, converted out of some of the larger Victorian houses.
  - There are offices above the shops in Wilton Road and in two large office blocks near Pimlico Station.
- 5 Aside from the commercial areas mentioned above, and the schools and doctors' surgeries serving local residents, the functions of the area are almost entirely residential. It therefore contrasts in purpose and in other respects with Victoria to the north which, as well as having taller buildings, has a far greater proportion of office space.



Churton Street  
drawing by  
Andrew Cadey.



- 6 The whole of the Forum area lies within the Central Activities Zone (CAZ) defined in the London Plan. The City Plan defines:
- the 'Warwick Way and Tachbrook Street CAZ retail cluster';
  - three 'local centres' Lupus Street (which includes the S side outside our area), Moreton Street (which excludes the eastern section of that street) and Pimlico (around the station).
- 7 In addition, this plan defines Pimlico Parades (Cambridge Street, Sussex Street and parts of Tachbrook Street adjacent to Lillington Gardens as well as smaller parades);
- 8 A table showing the precise locations and current uses of these retail areas is in Appendix 2.
- 9 The great majority of the area is in four conservation areas (Pimlico, Lillington and Longmoore Gardens, Peabody Avenue and Dolphin Square), These are primarily extensive residential developments built of consistent style and scale, especially height, with small scale shops and restaurants. The few areas outside the conservation areas are entirely residential with the exception of the two office developments adjacent to Pimlico station and the part of the Warwick Way/Tachbrook Street retail cluster that lies outside the Pimlico and Lillington and Longmoore conservation areas and which contains the Queen Mother Sports Centre block and the Sainsbury supermarket on Wilton Road.
- 10 The single word that residents felt captured the character of the whole of the Forum area was 'village', which reflects the fact that the area is physically self-contained with boundaries that in practice means that residents would prefer to shop or dine in the area than travelling out of the area. The heights of buildings in our area and styles of the four conservation areas mark a transition from the area outside the Forum area.
- 11 Another valued aspect of the village is the high proportion of independent businesses as opposed to chain stores (other than the three main supermarkets). These independent operators give a characteristic feel to the area which contrasts with for example the recent developments on Victoria Street or Cardinal Place.
- 12 Residents want to be able to enjoy the shops, cafes and



LEFT TO RIGHT: Moreton Street and Churton Street shop premises now used as professional offices

1 Main town centre uses' are defined in the NPPF as 'Retail development; leisure, entertainment and more intensive sport and recreation uses; offices; and arts, culture and tourism development.'



Shop/Gallery on the corner of Charlwood Street and Alderney Street with a lively frontage.

- restaurants and live happily alongside these activities. They want the shops and other businesses in the area to thrive and meet their shopping needs. They want more of their shopping needs to be met in the 'village' without it becoming a major 'destination' in its own right attracting too much traffic, parking and other impacts that are unsuitable for a primarily residential area.
- 13 Outside the central shopping area around Wilton Road and Warwick Way, residents value the vibrancy of the smaller local shopping parades (the local centres as well as the Pimlico Parades) as these bring life into otherwise very quiet areas and create a sense of security, and have avoided disagreeable impacts (such as parking, transport movements and heavy pedestrian traffic) to the neighbouring residential properties.
  - 14 The residential properties themselves are subject in City Plan policy to high levels of protection for continued residential use. This means that any new non-residential development will likely be situated adjacent to or even within an historic residential building. To protect the amenity of this mainly residential area, non-residential uses should therefore be limited to the CAZ retail cluster, the local centres and the Pimlico Parades.
  - 15 There are concerns about recent trends:
    - The commercial units in the CAZ retail cluster are sometimes marginal. While some businesses thrive and are well established, others are short-lived and some units are difficult or slow to let. But we have not seen protracted periods of voids of more than one or two units.
    - There is a large proportion of charity shops in relation to those supplying the shopping needs of Pimlico, whilst there is no, or very limited, availability for many types of goods (notably independent clothes and butchers' shops and no bookshops).
    - Some shops have a poor physical appearance with unattractive signage and in some cases presenting an unappealing interior to the street.
    - In the Pimlico Conservation Area parts of the Pimlico Parades



The Cambridge Street Kitchen, Cambridge Street alongside a residential conversion.



Sussex Street and Charlwood Street – where shops are converted to residential without changing the shop front the loss of the shop/city life can become very evident.

have sadly lost a number of retail units and restaurants through their conversion into residential units (although there have been City Plan policies in place to protect retail units) and this has led to a deadening of some areas and a loss of vibrancy and attractiveness of streetscape as well as a loss of valued local facilities outside the CAZ retail cluster.

- The market is very popular and complements the other shops in the area. However in weekdays it can suffer from the smells and waste generated by some street food retailers and is therefore not always a good neighbour to adjacent residential property.
  - Hot food takeaways in general do not make a particularly positive contribution to our area: they generate traffic – including delivery traffic, and have problems with waste and smells (as the units are generally small) and can detract from the attractiveness of nearby shops and restaurants. This is particularly an issue in historic buildings which cannot easily be adapted to deal with extraction and which often have residential units above.
- 16 It is well understood even before Covid-19 that retail was increasingly challenged in general. However it seems clear that there is a missed opportunity for the CAZ retail cluster, Local Centres and Pimlico Parades to meet the shopping and dining needs of the Forum area and the broader catchment area. The large increase in population since 2001 and its strong economic characteristics (population in work) indicate that investment (of which improved streetscape and public realm is the most needed) could help attract new demand back into the area from residents and office workers (moving back from shopping and dining elsewhere). This view was confirmed by the 2013 Retail Healthcheck for the Warwick Way/Tachbrook Street area.
- 17 The City Plan sets out specific functions for the various CAZ retail clusters in Westminster, but recognises that the other retail and commercial areas should have functions serving a more limited neighbourhood reflecting their scale and proximity to residential areas and the fact that they may comprise heritage asset (listed buildings, conservation areas and designated landscapes) and have townscapes needing protection.

18 In 2020 the Government rationalised the various ‘use classes’ with the objective of improving the economic life of high streets. Under these changes, the following uses comprise one class:

- shops
- financial and professional services
- food and drink i.e. restaurant or café
- office, b) research and development and c) light industrial
- medical or health services, a creche, day nursery or day centre
- gymnasiums, indoor recreations not involving motorised vehicles or firearms.

Whereas the following uses are *sui generis*, that is they each separately require specific planning permission:

- public house, wine bar, or drinking establishment
- drinking establishment with expanded food provision
- hot food takeaway
- live music venue
- cinema
- bingo hall
- dancehall
- betting offices or pay day loan shops.

19 The effect of these changes is that some premises will now be able to change to a wider range of uses without requiring planning permission, whereas other uses will now require specific consent. The following discussion identifies the uses best suited to the various retail and commercial areas.

#### **CAZ retail cluster**

20 The Warwick Way/Tachbrook Street CAZ retail cluster should be the focus for retail within the Forum area. This plan envisages in particular Warwick Way/Wilton Road, Upper Tachbrook Street, the part of Denbigh Street adjacent to Warwick Way and the market area as predominantly retail, dining or other services that meet the needs of local residents and office and other workers – both the day time and night time economy.



- 21 This part of the CAZ retail cluster is not well served by its public realm and the role of the CAZ retail cluster can be enhanced and be more likely to succeed with a significant improvement in the public realm in the Warwick Way/Wilton Road area (set out in more detail in the chapter on transport and the environment).
- 22 This plan therefore seeks to improve the physical environment of the pavement and the areas immediately adjacent to it. Where possible, there should be a reduction in space dedicated to parking and utility clutter, increasing space for pedestrians or people sitting outside cafés whilst reducing the amount of stop-start driving and cars changing lane because of the road layout.
- 23 The mix of uses in the CAZ retail cluster needs to be complementary to its enjoyment as the retail and dining focus of Pimlico and to ensure that the limited public realm becomes more attractive. There will be only limited pavement space in relation to the population of the Forum area even if improvements are made. This area will at times need to accommodate on-street waste collection and should otherwise be prioritised for pedestrian use or the use of restaurant and café customers to dwell there rather than be dedicated towards increases in waste generation or delivery bikes. As noted already an excess of hot takeaway is considered as detrimental to the area's shopping, dining, browsing and pedestrian functions and is not a conducive environment for the many residential units above shops and restaurants almost all of which are in historic buildings. For these reasons we do not favour an increase of hot food takeaways.
- 24 Churton Street, the remainder of Denbigh Street in the CAZ retail cluster and the terrace in Tachbrook Street are well served by public realm. These streets are well suited to retail, dining and other town centre uses. If however there is insufficient demand from these uses, then small scale offices would provide an alternative use at ground floor level which could support the retail and dining and peacefully co-exist with them and with neighbour residents.
- 25 The preference would be, if necessary, to concentrate offices outside Warwick Way and Wilton Road to enable the concentration of retail and dining there and to separate it from residential.

TOP: Café life on Warwick Way.  
 BOTTOM: Sainsbury's block frontage on Wilton Road.



### The Local Centres: Pimlico, Lupus Street and Moreton Street

26 Three local centres are defined in the City Plan and are shown on the Policies Map in this chapter. They all lie within the Pimlico and Lillington and Longmoore Conservation areas and the commercial premises are largely retail with some dining and office use. Above ground floor the use is very predominantly residential and most of the buildings are historic. The town centres are all terraces in buildings which make a positive contribution to the character of the Conservation Area and at least two of the terraces are in listed buildings. All are in streets which are adjacent to entirely residential streets. New dining options are likely to be problematic as these units would be adjacent to or under residential properties and it would be necessary to instal extraction that preserved residential amenity and to guarantee opening hours and waste collection that did the same as well as protect heritage. For the reasons there is a preference for any new non retail uses at ground floor level to be neighbourly such as offices (which are well suited to the area) and certainly no new hot takeaways.

### Pimlico Parades

27 The Pimlico Parades are set out in Appendix 2 and the Policies Map. Even more so than the Local Centres, they are of small scale and in close proximity (next door or below) to residential properties and are short runs. For the Pimlico Parades, retail should ideally be the predominant use with those other uses such as offices which are neighbourly being preferred over new dining and other uses which may be difficult to accommodate under historic residential premises. Physical changes in these areas need to be very carefully protective of residential amenity and heritage. However, non residential use is preferred over residential at ground floor level as the variety that the very local parades bring in breaking up an otherwise uniformly residential area is an appreciated part of the Village.

### Protecting non residential

28 The preference is for vibrant but neighbourly non residential use at street level in the CAZ retail cluster, the three Local Centres and the Pimlico Parades.

29 The Local Centres and the Pimlico Parades at street level have a viable commercial or other non residential future, even though residential appears to have been a more profitable use for property owners (rents for commercial units are lower than in neighbouring parts of Westminster, whereas residential rents are high for London). This non residential use both maintains vibrancy and is generally a neighbourly use as the units were purpose built as shops or pubs etc. Where shops have been converted to retail it has had a deadening effect.



TOP: Churton Street.  
BOTTOM: Lupus Street

- 30 The CAZ retail cluster would lose a lot of its attraction if the street level units were lost to residential (and certain streets – Warwick Way in particular – could not have street level units converted, without having doors opening onto narrow pavements and windows being passed by pedestrians, shoppers and diners and would therefore not be successfully converted to homes).
- 31 Where retail units at street level are given planning permission to convert to homes, it is essential that they are converted so as to have ‘normal’ house frontages and there is adequate pavement space in front. This may be possible in the Pimlico Parades and in parts of Denbigh Street (which were originally houses), but is very much a last resort if neighbourly commercial uses are genuinely not viable.

**Development outside the Core Retail Cluster, Local Centres and Pimlico Parades**

- 32 The residential properties themselves are subject in City Plan policy to high levels of protection for continued residential use. So by definition new non-residential development will likely be close or even within an historic residential building. To protect the amenity of this mainly residential area, non-residential uses should therefore be limited to the CAZ retail cluster, the local centres and the Pimlico Parades.
- 33 Any major site redevelopment that comprises non residential development must ensure that there is no loss of amenity to the neighbouring residential properties.



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TOP: Churton Street.  
BOTTOM: Moreton Street

## Chapter 3 : DESIGN AND HERITAGE

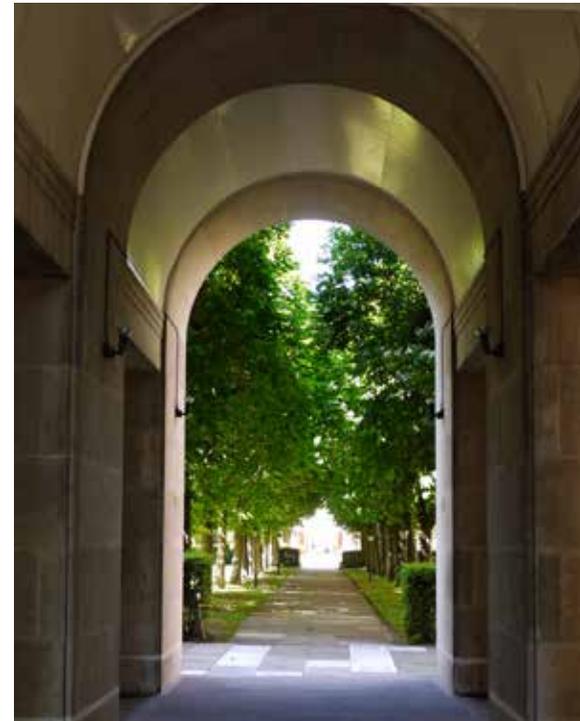


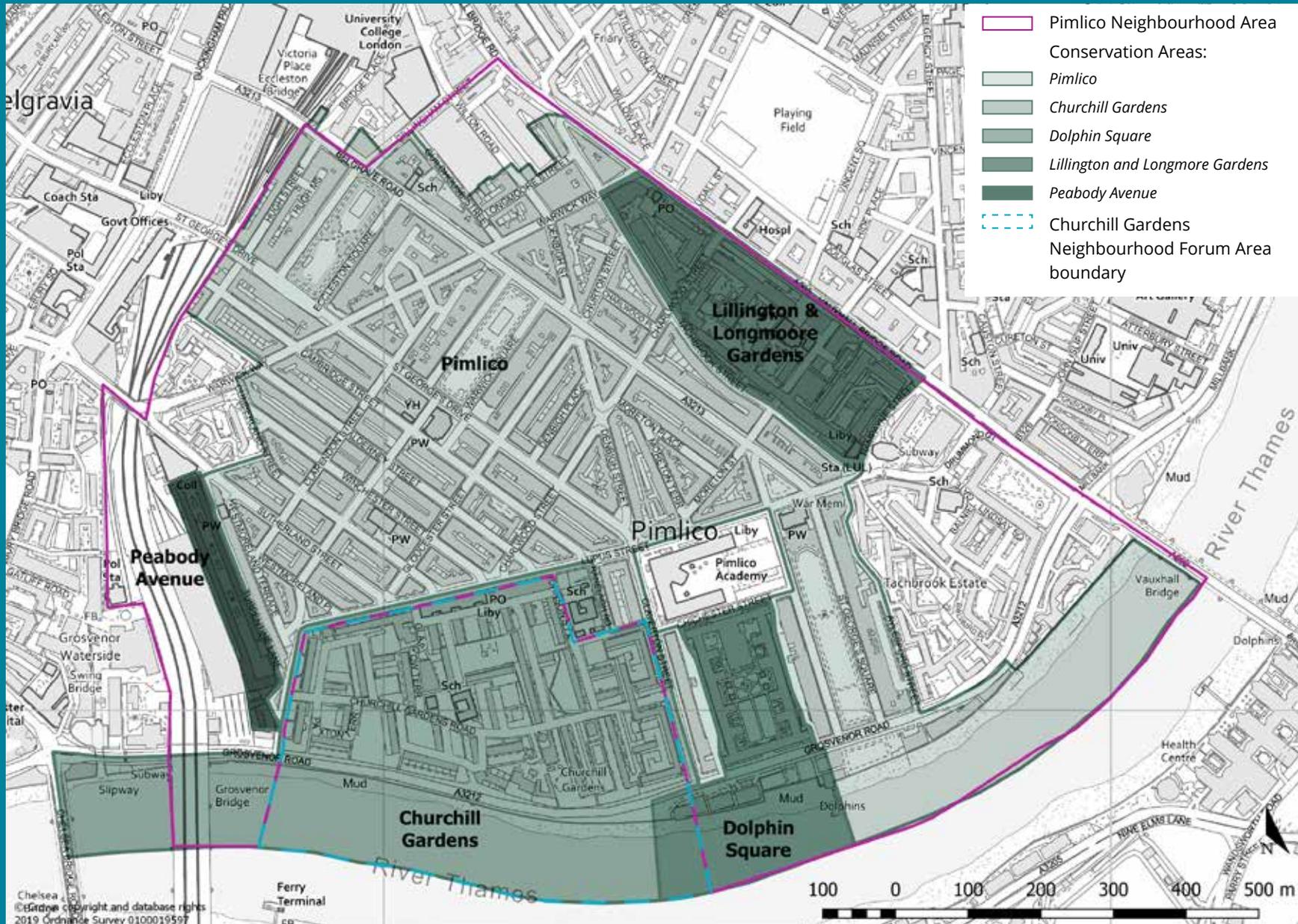
## INTRODUCTION

- 1 Almost all the Forum area lies within one of the four Conservation Areas (Pimlico, Dolphin Square, Peabody Avenue and Lillington and Longmoore Gardens). (In addition, a smaller area lies within the Churchill Gardens Conservation Area, although the great majority of the Conservation Area, the Churchill Gardens Estate itself lies outside the Pimlico Forum Area). The conservation areas are shown on the map in this chapter.
- 2 Each of these four areas was largely developed according to a coherent plan over a limited time period and with a consistent architectural style and fabric and subsequent additions have been largely sympathetic in fabric, style, height and scale, without resorting to pastiche buildings mimicking the period in which the area was mainly developed. The Conservation Area Audits recognise the coherent style of each of the original developments as well as the positive and negative contributions of alterations to those buildings or their replacements. Over the years, City Plan policies have carefully protected the heritage of the conservation areas, relying heavily on the work of the Audits. These protections must continue.
- 3 Many buildings in the Pimlico Conservation Area are listed, as are the majority of those in Lillington Gardens.
- 4 Areas outside the conservation areas (Abbots Manor Estate, Tachbrook Estate, the Crown Estate, including the Bessborough Gardens Estate, and developments along Grosvenor Road) and parts of 'Retail Cluster' (in Wilton Road and Warwick Way) were largely developed after the First World War. These developments show varied building styles and heights, but generally complement their neighbouring conservation areas in terms of scale and fabric whilst also maintaining a largely open aspect to the riverside.
- 5 The consistency and regularity of building heights, fabric and styles of the Cubitt Estate, Peabody Avenue and the twentieth-century developments and views along the streets collectively determine the village feel of Pimlico and characterise its design and heritage. The riverside and access to it also make a positive contribution to Pimlico. In particular buildings in the area are markedly lower than many of those in the areas bordering it to the north and east (as shown in Appendix 1).
- 6 Designating an area a conservation area confers enhanced levels of protection for the unlisted buildings of merit and ensures demolition is only justified when a building makes either a negative or insignificant contribution to the character or appearance of the area and/or the design quality of the proposed development is considered to result in an enhancement of the conservation area's overall character or appearance, having regard to issues of economic viability. This implies strong limits on alterations and robust requirements for replacement or additional buildings.

- 7 There are also listed buildings outside the conservation areas and other buildings of architectural or historic interest. These areas have received less systematic study than the conservation areas.
- 8 Whilst interventions in the historic fabric since 1945 have generally been sympathetic and often of high architectural quality, there are a handful of buildings that are out of scale and have been detrimental to the townscape. There have also been some far more intrusive developments outside our area to the detriment of the views out of Pimlico. Residents have been very concerned about the threat to the village feel from tall buildings if there is major redevelopment and although it is outside our area, there would also be considerable concern about tall buildings in Victoria affecting the feel of the village. The Nova development has already made a deleterious impact on some views.

LEFT: Through view of Dolphin Square gardens.  
RIGHT: Detail on the side of Russel House.





**LEFT:**  
Map 4 – Conservation Areas.

- 9 Overall the quality of the building stock is very high in terms of design, however the CAZ Retail Cluster, particularly Warwick Way and Wilton Road, does not reflect the quality of the area as a whole and the commercial property, public realm maintenance and signage needs improving. The appearance is detrimental to its function as a shopping and restaurant area with the potential to attract customers from outside Pimlico; this is damaging to the businesses located there.

## PIMLICO CONSERVATION AREA

### POLICY PIM 2 : Protected historic townscape and views

Development proposals are expected to respect or enhance the townscape and views listed below and shown on the policies map. In particular they must have regard to the openness of the skies, the consistent scale of building heights and the regularity of the roofline when seen from street level looking along the street.

#### NORTH/SOUTH STREETS AND VIEWS

SUTHERLAND STREET  
 CUMBERLAND STREET  
 WINCHESTER STREET  
 ALDERNEY STREET (ESPECIALLY THE VIEW OF THE CLOCK TOWER OF THE FORMER BRITISH AIRWAYS BUILDING ON BUCKINGHAM PALACE ROAD)  
 CAMBRIDGE STREET  
 ST GEORGE'S DRIVE  
 BELGRAVE ROAD  
 DENBIGH STREET  
 MORETON PLACE (ESPECIALLY THE VIEW OF ST SAVIOUR'S CHURCH)  
 MORETON TERRACE  
 WESTMORELAND TERRACE  
 CLAVERTON STREET (ESPECIALLY THE VIEW OF BATTERSEA POWER STATION)  
 TACHBROOK STREET

#### EAST/WEST STREETS AND VIEWS

WARWICK WAY  
 CLARENDON STREET (ESPECIALLY THE VIEW OF THE GROSVENOR PUMPING STATION CHIMNEY)  
 SUSSEX STREET  
 GLOUCESTER STREET  
 DENBIGH PLACE  
 CHURTON STREET  
 CHARLWOOD STREET  
 MORETON STREET  
 LUPUS STREET (ESPECIALLY THE VIEW OF ST SAVIOUR'S CHURCH)  
 GROSVENOR ROAD (ESPECIALLY THE VIEW OF BATTERSEA POWER STATION)

#### TOWNSCAPE OF ECCLESTON SQUARE AND ST GEORGE' SQUARE

VIEWS FROM AND ACROSS ECCLESTON SQUARE AND ST GEORGE'S SQUARE (ESPECIALLY TOWARDS THE TOWER OF WESTMINSTER CATHEDRAL)

#### TOWNSCAPE OF WARWICK SQUARE AND VIEWS FROM AND ACROSS WARWICK SQUARE

VIEWS OUT OF PIMLICO INTO THE ADJOINING CONSERVATION AREAS – CHURCHILL GARDENS, DOLPHIN SQUARE AND LILLINGTON GARDENS

20th century developments allow through views and routes such as Lillington Gardens which reflects pre war street pattern.





- 10 The Cubitt development of 1840-1860 forms the main part of the Pimlico Conservation Area. The fabric of the original stucco/brick buildings under a main parapet provides a standard palette for the area and this defines the overall visual appearance of the streets. Aside from parts of Warwick Way and the Local Centres and Pimlico Parades, the Cubitt development was almost entirely residential comprising houses whose street front is capped by a parapet often with decoration. Subsequently some of the houses (in some streets almost all of them) have had added upward extensions, generally of mansard form, which are set back, subordinate to the original street elevations, of contrasting fabric and modest scale.
- 11 The houses were originally built with between 3 and 6 storeys (including the ground floor at street level, plus a garden level storey below street level. (Pimlico was built on spoil brought in by Cubitt and the street is raised above the level of rear gardens.) The relatively low scale of the buildings, in relation to street widths, also means that the area is characterised by long views and wide open skies at the end of them. This is a light, bright and spacious area. The views down the streets end on open skies with wide angles of close to ninety degrees when looking along the street. It is not necessary to look up to see the sky.
- 12 The taller buildings are limited to the three squares (Eccleston, Warwick and St George's) or the wider avenues. Despite the density of development, there is no sense of being hemmed in, in contrast with the areas immediately to the north in Victoria and the east where the streets feel much narrower with a strong upward pull. Gillingham Street and the railway mark a clear boundary between the taller commercial buildings of Victoria and the lower rise, primarily residential and associated commercial area of Pimlico.
- 13 The townscape of the Pimlico Conservation Area is not limited to the formal view at the ends of long streets. Outside the squares and the two major 'avenues' the low level and comparatively uniform height, the long terraced frontages (all houses are of terraced form), while allowing some limited variation in fabric and detailing, create a special atmosphere, especially when combined by the open aspect of the skies.

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**TOP TO BOTTOM:**

View of open sky west down Sussex Street.

View north from Sussex Street between 2 Sussex Street and 106 Cambridge Street, showing the open aspect and return frontage.



14 As well as the individual buildings and terraces, runs of largely similar buildings created from the same materials define part of the character of the area with often lengthy views along the streets, punctuated only by planting at street level. They demonstrate the unique scale of the Pimlico Cubitt development while allowing the terraces to break up the scale and avoid excessive monumentality. The views out of the area, as well as the open skies, form part of its character and that is why development outside the conservation area can have such a harmful effect.

15 The regularity in heights of buildings in the terraces is demonstrated in the maps showing the distribution of building heights in Appendix 1 and the visualisations of the Forum Area.

16 In addition to the historic character of the Pimlico Conservation Area, views out of the Conservation Area frequently end in glimpses of the adjoining conservation areas – Peabody Avenue, Dolphin Square, Churchill Gardens, and Lillington and Longmoore Gardens. The contrast between these 20th-century developments and the stucco of Pimlico contributes to the townscape and serves to accentuate the special character of the whole area.



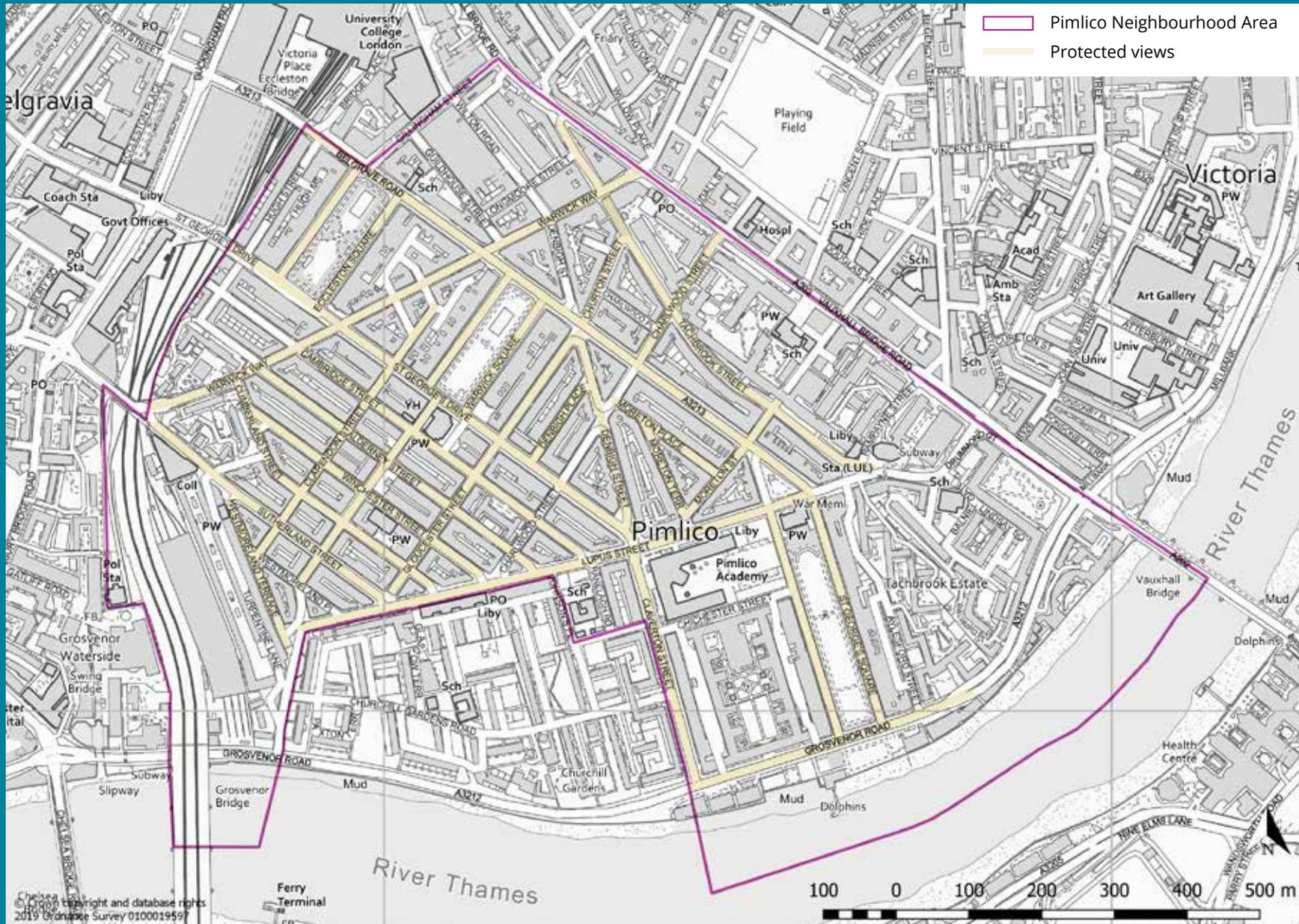
TOP LEFT TO BOTTOM RIGHT:

View W down Gloucester Street from outside 63 St George's Drive showing variety of low level buildings and broad open sky.

Recent buildings south of the river have disrupted views of the historic streetscape and open sky.

Historic view with wide sky.

St George's Square and Pimlico Gardens.



**LEFT:**  
Map 5 – Protected townscape and views.

## POLICY PIM 3 : Upward extensions in the Pimlico Conservation Area

A In the Pimlico Conservation Area, upward extensions of properties should generally be in mansard form. Such mansards must:

- a – be in keeping with the prevailing design of mansards in the area (particularly in relation to whether a mansard is double-pitched or flat-roofed);
- b – ensure that there is minimal visual intrusion (by having regard to the design principles set out in the guidance below);
- c – ensure they are subordinate to the main building by being clearly set back or sloping; and
- d – not be of excessive height (by having regard to the design principles set out in the guidance below).

Appropriate guidance is provided in the Pimlico Design Guide.

B. The following approach to the development of mansard storeys shall generally be applied in the Pimlico Conservation Area:

### The squares (St George's Square, Warwick Square and Eccleston Square) and north/south avenues

a – One single mansard storey above the original main parapet, except where there is already a roof extension that is a continuation of the façade. In such circumstances no additional mansard shall be permitted.

### Grid streets

- b – Historic buildings (i.e. pre 1914) with 3 storeys above ground level are permitted one additional mansard storey.
- c – Historic buildings with 4 storeys above ground level on the north/south streets are not permitted any upward extensions.
- d – Historic buildings with 4 storeys above ground level on the east/west terrace streets, are permitted one mansard storey.
- e – Historic corner buildings are permitted one mansard storey.

### Non-historic buildings

f – Post-war infill buildings in the middle of north/south terraces that are sympathetic in scale to the surrounding properties are permitted an upward

extension to the height of the corresponding mansard of the adjacent neighbour.

g – Post-war corner infill buildings built to the scale of the predominant terraces (Cumberland Street/Sussex Street, Clarendon Street and Winchester Street) are permitted an upward extension to the height of the corresponding mansard.

## NON-POLICY GUIDANCE : PDG Roof Extension Principles

Roof extensions should:

- a – Have a principal slope of 70° pitch and be finished in natural slate.
- b – Be flat-roofed or double-pitched; where double-pitched, the angle of the upper pitch should be no more than 30°. Where the pitch is more than 26°, blue-black slates should be used to clad the upper pitch.
- c – Where roofs are altered, the party wall parapets and chimney stacks must be carried on in a form similar to the original, and the chimney pots reinstated.
- d – The party wall parapet should follow the roof profile at a minimum distance of 375mm (14½") and should rise from behind the front parapet wall.
- e – At the end of terraces, extensions should be pitched on the return facade as well as the front.

17 The historic buildings of the Cubitt Estate were generally built with an uppermost floor ending at a stucco parapet. The facades below the parapet were part brick and part stucco, or all stucco.

18 There is a clear arrangement of the scale of the buildings and the composition of the original Cubitt development <sup>1</sup>:

– **The squares** [Eccleston, Warwick and St George's] and the 4 wide **north/south avenues** [Belgrave Road, St George's Drive, Claverton Street and Sutherland Street] generally comprised grander buildings of 1+5 stories or more (1+4 stories in the case of Sutherland Street).

<sup>1</sup> Almost all buildings in the Cubitt Estate were built with a single lowest storey which is below street level. We use 1+3 to mean a building with one storey below street level and 3 (ground, first and second) above street level.

- In contrast, the other streets – **'grid streets'** – are generally narrower and have a more intimate scale and separation. These have been subject to traffic calming, build-outs and tree planting in the last 40 years
  - In the grid streets, the north/south streets tend to be long terraces with long views. The east/west terraces are generally shorter at no longer than 2 houses and garden depths (the exceptions are in Denbigh Place, the east/west terrace in the Denbigh Triangle and the easternmost terrace of Gloucester Street). The east/west terraces often have views of gardens behind the long north/south terraces.
- 19 Additional upward extensions above the historic parapet, which are almost all of mansard form, have been built, mostly post-war. The height of a single mansard above the original main parapet should therefore dictate the maximum height of any upward extension to preserve the feel and scale of the area and the relatively open sky.
- 20 The Pimlico Design Guide has historically set out where an upward extension would be allowed and has been generally followed. The main locations where an upward extension would not be allowed historically are:
- Terraces where there are some mansards already and where there is concern about allowing a 'single tooth'.
  - Short terraces of 3 storey houses where there are no mansards at all (such as the Easternmost block in Hugh Street, N side).
  - Longer terraces where there are no mansards at all (such as the N side of Denbigh Place, Moreton Street and the S side of Eccleston Square).
  - Certain postwar altered terraces (such as W side of Winchester Street South of Sussex Street) which were extended to the mansard level of the nearby historic buildings).
- 21 The City Plan potentially allows upward extensions in more locations than the Pimlico Design Guide implies in order to add to housing stock in an attractive fashion. This Plan extends this approach, while retaining the townscape and heritage of the Pimlico Conservation Area.
- 22 The typical smaller scale house in the Pimlico Conservation Area was originally of a basement plus three storeys. For these a single storey upward extension above the main parapet for all buildings is acceptable.
- 23 It is also acceptable for some of those locations where buildings were originally of basement plus four storeys or higher. This excludes those terraces which are already so high that a further extension would create an unacceptable canyon effect, or where the current design of the uppermost storey means that a mansard is clearly unsuitable in design terms. This however would allow mansards on certain shorter terraces, of 4+1 storeys, such as Sussex Street, N side between Winchester and Cumberland

Streets. The policy treats differently the long streets and the streets which are broken up, partly on grounds of light/shadow and partly because the effect of taller long terraces risks creating a canyon effect.

- 24 This is a liberalisation of existing policy as regards location and will help contribute towards the strategic objective of increasing the stock of high-quality housing. In Pimlico the type of stock that is required to support the changing needs of the local community is family housing and this can be delivered while keeping an attractive roofline. Provided the form of the upward extension is of mansard type and of the scale set out in the Pimlico Design Guide, the townscape will be maintained.

## **POLICY PIM 4 : Design in the Pimlico Conservation Area**

- A Development proposals within or affecting the setting of the Pimlico Conservation Area should demonstrate well-detailed, high quality, sustainable and inclusive design and architecture which respects the historic character of the Conservation Area.

### **Enclosure buildings/return frontages**

- B Development must preserve or enhance the views and open aspect along the rows of gardens to the rear of long terraces. Single storey upward extensions to the rear of the corner buildings on each block may be permitted provided they preserve such views and the open feel of the Conservation Area.
- C Where return frontages to the principal Pimlico frontages are separated from smaller scale properties on the side streets by a gap above ground floor level, this is considered to be an important townscape feature and must be retained.

### **Shop fronts**

- D Development proposals for non-residential activity in buildings where there is an original shopfront will be expected to retain the shopfronts.
- E Where the principle of conversion to residential use is acceptable, an alternative design will be permitted at ground floor and basement level, provided it demonstrates a high quality of design. Above ground floor level, the original façade should be retained.



### Front terraces

- F Development proposals which include a front terrace should meet the following design requirements:
- a – In St George’s Square, Warwick Square and Eccleston Square, the front roof slope must be set back approximately 1.8 metres to allow a terrace behind the parapet.
  - b. In the grid streets (excluding the north/south avenues) the front roof slope must be set back no more than 1 metre.

### Rear terraces

- G Proposals for a rear roof terrace at mansard floor level will be permitted subject to demonstrating that this will not result in a loss of amenity or privacy to neighbouring properties. Proposals for a roof terrace above the mansard floor level are generally considered to be out of keeping and will be resisted.

### Front basement areas

- H Development proposals for the infill of front basement areas will be resisted.
- I Development proposals for projecting porches over external basement doors are generally not considered acceptable and will only exceptionally be permitted where it can clearly be demonstrated that they do not have a detrimental effect on the sense of openness between the street and the front elevation of the building.

- 25 While the Pimlico Design Guide has generally been respected, there have been problems that the design guide, as distinct from policy, has not been fully respected historically or does not always work in a few types of proposal or locations.
- 26 Conversion of shops to residential has not historically been favoured and this plan does not encourage it. As explained in Chapter 2, such conversion has sometimes created a somewhat deadening effect to the frontage (e.g. 55 and 55a Cambridge Street, 87A Charlwood Street, 17 and 19 Sussex Street) where the shopfront is retained, but has opaque or reflective glass installed. In those cases where conversion to residential is permitted, then a different design approach is encouraged to produce a more interesting streetscape at ground floor level.

TOP LEFT: Belgrave Road showing over prominent mansard.

TOP RIGHT: Belgrave Road showing setback mansards.

BOTTOM: Right hand building showing extension that is upward continuation of the façade.



- 27 For terraces at roof level, the main concern should be maintaining a high quality and attractive main street elevation. However, at the rear a roof terrace at the level of rooms in the building should be acceptable provided there is no loss of amenity and privacy of nearby residents. This is less restrictive than the Pimlico Design Guide approach. Front terraces are currently acceptable under guidance in the squares but not elsewhere. A small setback to roof extensions would provide useful outdoor amenity space in some other houses, but along the main avenues would be highly visible and break up the appearance of the roofline.
- 28 The scale of permissible front terraces is set out in the Pimlico Design Guide for the Squares. For the front terraces this plan permits, which are not permitted by the PDG, the maximum width is reduced, in line with the lower building heights.
- 29 Basement lightwells mark a physical distinction between the 'formal' entrance to the property from street level and the 'service' entrance via the basement staircase. Historically the lightwells were designed to be open, allowing the building's façade below ground level to be visible from street level. This feature and its repetition represent an openness at street level and is protected.
- 30 The rear gardens between some N/S terraces in the Pimlico Grid were originally open at one or both ends and the 'cross streets' gave views down the gardens and were not built on. Over time some of the rear gardens have been enclosed by 1 or 2 storey buildings e.g. in Clarendon Street where it links Cambridge and Alderney Streets. These 'enclosure frontages' are of a smaller scale than the townhouses. In some places the cross streets have not been developed and in these cases there is a long view from the street down the back gardens (e.g. in Sussex Street between Cambridge and Alderney Streets).

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TOP LEFT TO BOTTOM RIGHT:  
4-storey houses on N/S street additional mansard not allowed.  
Charlwood Street south side set back mansards with minimal intrusion  
Peabody Avenue.  
Longmoore Gardens.  
Dolphin Square.



There is an open aspect even when there is development, but the undeveloped return frontages have a particularly attractive aspect and interesting view.

## PEABODY AVENUE (IN THE SOUTH WESTMINSTER CONSERVATION AREA)

### POLICY PIM 5 : South Westminster Conservation Area (Peabody Avenue)

Development proposals within or affecting the setting of the South Westminster Conservation Area must make a positive contribution to the character of the Conservation Area by being of consistent scale and preserving the tranquility of the intimate layout of the buildings. Development above the current height of the 1870s block or the modern (2011) development will be resisted.

- 31 Peabody Avenue was mainly developed as two long parallel blocks in the 1870s. Towards the Grosvenor Road end of the estate are two 1880s blocks as well as a 2011 development for Peabody by Haworth Tompkins. The postwar block on the corner of Lupus Street and Grosvenor Road is outside the Conservation Area.
- 32 The 1870s blocks are of a monumental scale and the public realm between them has been very well looked after, free from the clutter that detracts from other parts of Pimlico. It has an overall feeling of a quiet courtyard that is an immediate contrast even with the quiet streets of historic Pimlico that it neighbours. The later buildings have a scale and fabric that complement each other. In particular the recent extension designed by Haworth Tompkins takes as a reference point the yellow stock bricks and paler detailing of the 1870s buildings; the height of the building lines up nicely and the windows line up with those of the neighbours, although all the detailing is modern. It makes a positive contribution to the Conservation Area and this plan designates it as an Unlisted Building of Merit. The whole Conservation Area should be subject to a high degree of protection for both the buildings individually and as a group.
- 33 Like the Pimlico Conservation Area, the various buildings have a near uniform height that defines the whole area and has a strongly regular aspect to the townscape, but allows views out (and into Churchill Gardens and the Pimlico Conservation Area), so there needs to be great care that any additional buildings respect the existing heights and regularity of the roofline.

## LILLINGTON AND LONGMOORE GARDENS CONSERVATION AREA

### POLICY PIM 6 : Lillington and Longmoore Gardens Conservation Area

Any development proposals within or affecting the setting of the Lillington and Longmoore Gardens Conservation Area must make a positive contribution to the character of the Conservation Area and preserve the tranquillity and the intimate layout of the buildings while respecting the spacious public realm between the buildings.

- 34 Lillington and Longmoore Gardens Conservation Area mainly comprises the Lillington Gardens estate which was developed around the 1870s St James the Less church as a result of comprehensive postwar redevelopment. St James the Less is itself an important church being Grade I listed.
- 35 The postwar development takes its fabric palette from the red brick of St James the Less and was initially designed as a scheme in three phases by Darbourne and Darke, fitting in with the gentle curve of Tachbrook Street. This part of the Conservation Area has been widely appreciated and recognised by listing, a rarity among postwar buildings, especially social housing. Exceptionally, for postwar development in our area, it takes on the street pattern of some existing east/west cross streets and creates a series of internal courtyards in a style reminiscent of the contextual development in Oxbridge colleges. They are not rigid formal spaces shutting out the outside world, nor are the blocks simply placed within in an urban landscaped setting, but the blocks form the great majority of the boundaries of the spaces, while allowing views into the green spaces either where the boundaries are broken (as at the end near St James the Less or at the playground at the North End) or where there are views in through the entrances on Tachbrook Street.
- 36 Subsequent developments have adopted the same red brick material and have heights that complement Darbourne and Darke's development and add to the well thought-out public spaces which are intimate and permeable despite the scale of the buildings.
- 37 These positive aspects of scale, enclosure, permeability and openness need to be protected and respected. Any future interventions would need to complement the buildings and the courtyard spaces with their high level of heritage designation in both fabric, scale and townscape. Some (but not all) of the more recent buildings have complemented the highly successful original design and are added to the list of unlisted buildings of merit.
- 38 Given the level of heritage protection, there are likely to be very limited, if any, opportunities for wholly new buildings.

## DOLPHIN SQUARE CONSERVATION AREA

### POLICY PIM 7 : Dolphin Square

- A Development which increases the density of Dolphin Square as a whole will only be acceptable if it provides a significant proportion of new residential units as family accommodation.
  - B Redevelopment proposals must seek to retain the fabric of the art deco shopping arcade.
  - C Any alterations or additions to the external facing elevations of the existing buildings must not materially impact on the views from the other conservation areas in Pimlico.
- 39 Unusually, the Dolphin Square block of flats is a single building comprising a conservation area. Built in 1937 to a design by Gordon Jeeves, it offered a fully serviced luxury style of living, with shops, a restaurant, residents' gardens and a sports centre which, until recently, was very substantially preserved. At the time of building it was the largest block of flats in Europe. The so-called 'Spanish Gardens' are charming and listed for their historical importance. They remain intact, as does the internal parade of shops, which is particularly rare for a prewar block of flats.
- 40 The scale of the building is well suited to the rest of Pimlico, both when it was built and in respect of post-war changes in Pimlico. The east, west and south frontages are 9 storeys high but largely hidden from view from the area as they lie behind Victorian terraces (east and west frontages) or are only seen from the river (south frontage). The north frontage, (Rodney House), which faces into Pimlico along Chichester Street is lower in height (6 storeys) and has only limited impact on the views from the Conservation Areas.
- 41 The sports centre is a valued asset for many Pimlico residents offering a gym, swimming pool and wide range of classes, whilst the parade of shops is appreciated for the rarity of its well-preserved art deco shop fronts and other details. The gardens are designated as Local Green Space in this plan and form an important local asset.
- 42 With 1250 flats on a 7 acre site, Dolphin Square is already of high density. Increasing the density should only be considered if there is an absolute gain of the type of accommodation needed in Pimlico i.e. flats for families and people who are here for more than the very short term.

TOP TO BOTTOM: Building on junction of Warwick Way and Vauxhall Bridge Road, out of scale to both adjacent neighbours.

The new building at the south end of Sutherland Street disrupts the historic streetscape.



## OTHER AREAS AND GENERAL DESIGN AND HERITAGE POLICIES

### POLICY PIM 8 : Non-designated heritage assets

In addition to those already identified in the Westminster Conservation Area Audits, the following buildings are considered to be important but unlisted local buildings or structures of merit and proposals affecting them should meet the requirements of Westminster UDP Saved Policy DES9 (Conservation Areas) or any successor policy.

a – Table of new unlisted buildings of merit.

b – All unlisted red telephone boxes of the Giles Gilbert Scott designs.

- 43 Many of the buildings within the four Conservation Areas are listed or have been designated 'unlisted buildings of merit'. These were generally buildings deemed at the time of drawing up the Conservation Area audits to make a positive contribution to the conservation area rather than for their architectural or historical interest alone. Some of the audits are not entirely clear as to which buildings have been so designated. This plan is therefore adding a short additional list of newer buildings that make a positive contribution or for their architectural interest. These are very well-designed buildings which have been favourably reviewed in the architectural press or architectural histories and which respond very successfully to the historic context and scale whilst adopting modern styles more suited to the date of design. They are all 'good neighbours' and contrast very favourably with some other less successful recent developments. In designating these, it is recognised that understanding of buildings of the postwar period is evolving and that it takes time for a mature appreciation to be settled upon. The red telephone boxes are an attractive part of the village atmosphere and are themselves important Twentieth Century heritage assets.

### POLICY PIM 9 : Design Review Panel

In order to ensure good design, the use of a Design Review Panel when determining planning applications by the local planning authority is strongly encouraged. Development proposals are expected to demonstrate that they have followed the advice of any such Panel and should provide clear reasons for any departure from the advice given.

- 44 The areas outside the four Conservation Areas are: the Abbots Manor Estate, the two office buildings near Pimlico Station, the Tachbrook Estate, Bessborough Gardens, the site of Pimlico Academy and the developments along the riverside.

- 45 These areas are where the few taller buildings are found. Although there is a mix of styles, most buildings have been thoughtfully designed, the taller buildings generally not dominating the area or views of the rest of Pimlico. For example, the Rivermill and the Panoramic do not line up with historic axial views and are not intrusive on the historic area or Conservation Areas.
- 46 Bessborough Gardens, the 1990s development between Grosvenor Road, Vauxhall Bridge Road and Bessborough Street is an attractive development with nicely thought out landscaped spaces as well as a very coherent approach to design, making reference to the earlier 19th century developments nearby.
- 47 The area south of Lillington and Longmore Gardens Conservation Area and east of Pimlico Conservation Area bounded by Vauxhall Bridge Road and the river has some high quality buildings in addition to Bessborough Gardens, some of which have been designated in this plan as unlisted buildings of merit/locally designated heritage assets. Collectively they have a humane scale reflecting a number of well detailed styles. Some of the buildings have been listed nationally. It is understood that it will be proposed as a new Conservation Area, or an extension to one of the neighbouring Conservation Areas.
- 48 The effect of more recent buildings (the UTC by Ebury Bridge and the tall building in the Tachbrook Triangle) is less successful and has not complemented the adjacent Conservation Area. Lower buildings would have been much better in streetscape and design terms and we are not aware of any significant public benefit that justifies the unfortunate design.
- 49 Whilst outside our Neighbourhood Area, the ongoing development of Nine Elms on the south side of the River Thames is presenting an increasing likelihood of disrupting historic views from our area in the same vein as happened with the development of buildings in Victoria which also disrupted historic views from Pimlico. It is important that this does not happen within Pimlico due to the height of any new buildings or their fabric outside (or indeed inside) the Conservation Areas. This issue is of particular concern to residents. There are no obvious solutions to mitigate the effect of both high-rise developments south of the river or the Nova development around Victoria Station, but they are highly visually intrusive and disliked by those who live in Pimlico.
- 50 The NPPF recommends (para 128) that 'applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.' Para 130 of the NPPF encourages local planning authorities to have regard to the recommendations of design review panels and the January 2020 report of the 'Building Better, Building Beautiful Commission'<sup>2</sup> supports their use.

<sup>2</sup> Building Better, Building Beautiful Commission' (2020) *Living with Beauty: Promoting health, well-being and sustainable growth*.



Dolphin Living building creates 3 side of square and fabric and scale match the neighbouring buildings.

51 Given the history of unattractive and jarring developments, and the concern about the future effect of development on the village feel, decisions should be taken with the benefit of an independent design review to provide an informed challenge. The Forum recommends that, before determining a planning application for major development or medium development in a sensitive location, Westminster City Council consults a Design Review Panel which would be appointed on a standing basis.

## NON-POLICY GUIDANCE : Design Review Panel Pimlico

Pimlico Neighbourhood Forum will, in liaison with Westminster City Council, establish a Design Review Panel for Pimlico (DRP).

- The DRP will be a panel of 12 architects appointed with the agreement of the Neighbourhood Forum.
- The Forum may refer major planning applications to the DRP.
- The Forum will appoint 3 architects from the DRP to report on an application.
- Their remit will involve:
  - a site visit
  - examination of plans
  - discussion
  - a written report.
- The DRP report will be sent to the Pimlico Neighbourhood Forum and Westminster City Council.
- The Forum envisages WCC giving due weight to this report given its expert basis.
- The Forum encourages WCC to work with applicants to address any concerns arising from the report.
- The Forum envisages 1 application/site per year as smaller scale developments should be dealt with by other policies in this Neighbourhood Plan.
- The Forum will ask WCC to pay the DRP's fees.



## POLICY PIM 10 : Shopfronts and Signage (including Hotels)

Development proposals for new or replacement shopfronts, signage or lighting to non residential premises (including hotels) should demonstrate high quality design and retain or enhance the character of the shopping frontage and, where relevant, the Conservation Area within which they are located. Support will be given in particular to the following design features which are considered to demonstrably retain or enhance character:

- a - The use of high-quality signage from sustainable materials, with the use of plastic signage being strongly resisted
- b - The protection of original architectural detail and, where necessary, its restoration
- c - If external lighting of a shopfront or commercial premises is proposed, this should involve lights complying with the highest standards in the latest relevant British Standard for energy efficiency. Lighting should seek to highlight the character of the property and enhance the local setting. Outward facing bright lights, neon signage and flashing lights are generally not considered to be acceptable
- d - The sensitive incorporation of security measures other than external shutters
- e - There should be no signage or other decorative or promotional features placed on the public pavement.

TOP: Loss of original shop signage on historic buildings detracts from the conservation area.  
 BELOW: Hotel signs on Warwick Way.



## **POLICY PIM 11 : Tall buildings**

- A. Pimlico is generally not an area suitable for tall buildings. Any proposal over the reference height of the local area must preserve protected townscape and views, the setting of any listed building or unlisted building of merit or and the setting and key features of any conservation areas.
- B. Any part of the structure higher than the reference height should aim to be subordinate to the main lower part of the building.
- C. The following reference heights above street level shall apply:
- Peabody Avenue and Pimlico Conservation Areas (except for Eccleston Square, Warwick Square, St George's Square, Belgrave Road and St George's Drive): 11m
  - Eccleston Square, Warwick Square, St George's Square, Belgrave Road and St George's Drive: 17m
  - Lillington and Longmoore Gardens Conservation area: 14m
  - Abbots Manor Estate: 17m
  - East corner between Lillington and PCA: 17m
  - All other locations: 20m.
- 52 Pimlico is a consistently low scale with individual streets, squares and estates exhibiting a high degree of regularity of their rooflines. The buildings in the Conservation Areas, with the exception of Dolphin Square, are generally no more than 6 storeys (equating to 20m or 7 modern storeys) above ground level and the prevailing height outside the squares and the avenues is 3 storeys plus a mansard and modern buildings of 9 and 11 storeys have had a detrimental effect on our area. The City Plan makes clear that the Forum Area is not suitable for tall buildings, but defines a tall building as one more than 50% higher than the surrounding buildings.
- 53 As demonstrated in Appendix 1 Pimlico shows a remarkable consistency of heights in the terraces and squares (including those in Peabody Avenue) and to a slightly lesser extent in Lillington and Longmoore Conservation Area. So this plan needs to reflect that consistency. To some extent this is dealt with in other policies, but for clarity, this policy reflects the prevailing heights shown on the maps.

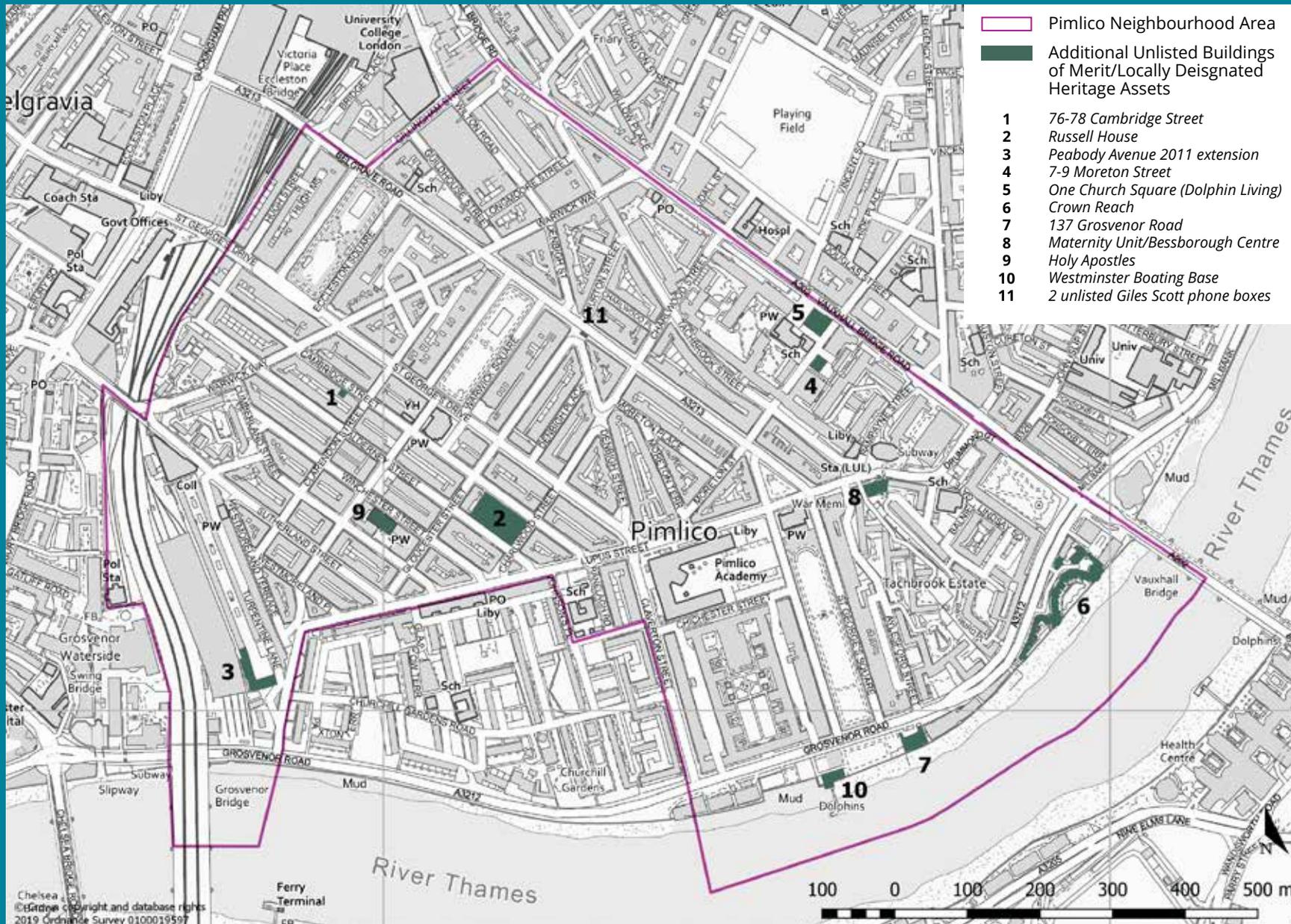
The Nova District from Victoria Station.



## **POLICY PIM 12 : Buildings making a negative contribution to the Conservation areas**

When a building is deemed by a Conservation Area Audit as making a negative contribution to the Conservation Area, any alterations or replacements should be of high quality having regard to its neighbours and the immediate setting of the building in the conservation area, with no particular requirement as to the style to be adopted.

View over the rooftops of Pimlico.



**LEFT:**  
Map 6 – Additional unlisted buildings of merit and locally designated heritage assets.



54 There have been a small number of post-war interventions in the Pimlico Conservation Area that have been identified as making a negative contribution on the Conservation Area. These include blocks on the corner of Clarendon and Winchester Streets and of Sussex and Cumberland Streets and short terraces in Warwick Way and Alderney Streets. These are all on sites which arose following bombing in the Second World War and are relatively small scale, of at most four house widths in the middle or on the corner of Victorian terraces. The sites mark out an important part of Pimlico's history and should they be redeveloped there would be benefit if they continued to maintain this visible record of the wartime damage and reveal an important part of the historical development of the area, while nonetheless being sympathetic to the character of the Conservation Area.

LEFT TO RIGHT:  
Gloucester Street 4 storey short terraces with mansards.  
New building in Peabody Avenue complements the historic fabric.

**Chapter 4 :**  
**HOUSING AND HOTELS**



## INTRODUCTION

- 1 In the Forum area, there are about 17,500 residents in 9,500 households. The vast majority of households live in flats, alongside about 800 houses. The number of residents has grown substantially since 2001, by some 30%, in an already intensively developed area
  - 2 The tenure split shows that just under a third of households own their own homes and a similar number rent from the Council or a Housing Association, while just over a third rent privately. This is similar to Westminster as a whole, with Pimlico having a higher proportion of residents in social housing
  - 3 There are several striking statistics:
    - Almost 80% of homes have 2 bedrooms or fewer. 15% have 3 bedrooms <sup>3</sup>
    - There is a marked lack of children living in Pimlico; only 12% of usual residents are under 18 and only 8% are of school age
    - There has been a marked growth in the number of tenants in the private rented sector, growing by 64% between 2001 and 2011.
  - 4 Residents raised various concerns:
    - Difficulties for growing families trying to stay in Pimlico due to the lack of/price of family-sized properties
    - A highly transient population, causing problems in navigating the complex arrangements for recycling, disposing of waste and accessing other services <sup>4</sup>
    - Problems of affordability, especially for key workers
    - The combination of house prices, the size of units and the availability of various tenures, has resulted in an increasingly large number of younger private tenants and a sense of a lack of permanence in Pimlico residents
- 
- <sup>3</sup> Bedrooms data from 2011 census: 0 bed 120; 1 bed 4444 (46%) 2 bed 3125 (33%) 3 bed 1386 (14%) 4 bed 348 (4%) 5+ bed 165 (2%)
- <sup>4</sup> Outside the Estates (Lillington and Longmoore Gardens, Tachbrook Estate, Peabody Avenue and Abbots Manor Estate) the arrangements for collecting waste and recycling are complex. The Council intends waste to be left on the doorstep in twice weekly collections and for recycling to be done weekly again mainly by doorstep collections. 'Big Black Bins' are placed on certain corners to cater for waste and recycling that cannot wait for the doorstep collection. These arrangements are not as well understood as they need to be and Councillors have recognised that a high turnover of private rented sector tenants means that they are at considerable risk of putting all waste to the Black Bins, or worse, simply on the corners of streets. The cleaners for the short term let and other privately rented properties do not always understand that waste should not be left on the pavement or by the Black Bins.
- Problems for older people. The historic stock was not designed to be easily accessible to those who are less mobile or is otherwise unsuitable for those with care needs.
  - 5 The issue of very short term or holiday lets, especially accessed via online platforms, has raised a variety of issues:
    - Awareness of increasing incidence of short term or holiday letting both on a casual basis or on a year-round basis
    - Clear evidence that properties without relevant planning permissions are being routinely advertised as short term lets
    - Concern that in cases of blocks/converted houses there are increased risks to security and the amenity of residents and neighbours
    - Increased problems with waste and recycling due to short term tenant or contract cleaner ignorance about the rather complex recycling and commercial waste arrangements
    - Concern that planning for the housing needs of Westminster is being thwarted by the existing housing stock playing the role of hotels and meeting the needs of tourists rather than genuine residents
    - Increases in temporary accommodation acting against the preference of local people for a more stable and rooted community.
  - 6 These issues are particularly noticeable, and perhaps more than usually pronounced in Pimlico due to its proximity to Victoria Station. It has long been an area of small hotels and the appeal that it has for visitors is now reflected in the number of short-term lets booked online.
  - 7 Many of these problems are likely to be characteristic of Westminster as a whole and are best addressed by plans in the City Plan or by enforcement, but this Plan seeks to:
    - address those areas where Pimlico performs worse than the rest of Westminster (family housing and older people's housing);
    - discourage the creation of units of a size and type which will make them very likely to be used for short-term lets rather than be attractive to households wishing to remain longer in Pimlico.



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TOP TO BOTTOM:  
Lillington Gardens.  
Cambridge Street.  
Denbigh Place.  
Russell House.

## HOUSING DEVELOPMENT

### POLICY PIM 13 : Residential conversions

- A Any new residential units arising through conversion or any proposals to extend existing residential units must meet the Nationally Described Space Standards.
  - B. Proposals to add a mansard or roof extensions in the Pimlico Conservation Area should be combined with the existing unit below to produce a family-sized residential unit as opposed to an additional 1-bedroom flat.
- 8 Conversions and additions to existing buildings are the most likely ways in which extra space will become available for housing in Pimlico, especially in the conservation areas. The stock needs to be attractive enough to longer term residents and not be designed to only be suitable for short term lets with lack of storage space. Many of the conversions of the historic stock have resulted in units that are very small by current standards and there is an opportunity to address this through planning.
- 9 The shortage of family sized units in the area has some scope for being addressed by roof extensions in the limited number of places where this will be permitted. Pimlico has a greater proportion of 1 and 2 bedroom units than the rest of Westminster and a very high proportion in the historic stock (generally in the Pimlico Conservation Area). The policies in Chapter 3 increase the number of houses in the Pimlico Conservation Area where mansard extensions (or other single storey extensions) are allowed and this gives scope for producing 3 or 4 bedroom units as opposed to an additional one bedroom unit. The lack of family sized units to move to (and properties attractive enough to downsize to from family units) supports this policy.
- 10 Additionally, the Forum encourages the Council to prioritise the use of its enforcement powers on standards and building quality to ensure that unlicensed studios are made as safe as possible.

### POLICY PIM 14 : New-build housing sizes and types in Pimlico

- A To encourage the provision of housing that will address the needs of longer-term residents, both now and as their needs change over time, new-build housing will be expected to ensure that all flat sizes must meet the Nationally Described Space Standards for at least 1 dedicated bedroom.
  - B. In order to specifically address the needs of older and less mobile people 2- and 3-bedroom units should be delivered on single level, ideally with lift access. The provision of older persons market housing is encouraged.
- 11 To ensure new-build blocks provide flats that will be attractive for anything but the shortest term residents, we want to avoid very small flats i.e. studios or flats that are disproportionately small for the number of bedrooms provided.
- 12 There is a shortage of market housing for older people living in the area into which to move from market housing. This is because the historic stock in the Pimlico Conservation area has a small footprint, with rear extensions often half a storey up or down. These conversions are rarely on a single level and therefore not easily accessible for those with reduced mobility. They will not be attractive to people who wish to downsize or to move for mobility or other reasons.
- 13 The more recent market developments of the 1990s (in Gloucester Street and Bessborough Gardens) while having lift access have a preponderance of duplex and other multi level flats for flats of 2 or more bedrooms. There is a lack of suitable lateral accommodation for people to downsize or otherwise move to from family (3 or 4 bedroom) homes, unless they are willing to move to a one bedroom flat. It is not reasonable to expect downsizers/older movers from market housing to want or to be a priority for social or intermediate housing, so the plan does not expect these downsizers to be catered for in the affordable sector, but this plan encourages the provision of older persons housing in the market sector to meet the needs of this group whose needs are clearly not being met at the moment.

## **POLICY PIM 15 : Affordable housing**

The provision of family-sized affordable residential units is encouraged, particularly where these units are offered to people already living in the area. In particular, provision is encouraged which prioritises intermediate housing for key workers who need to be located in, or close to, the area or for whom there is a clear professional benefit.

- 14 Westminster City Plan sets out detailed requirements about protection of residential accommodation and about provision of affordable housing associated with housing and other developments. There are specific policies about provision for homes for sale or rent at below market prices and in addition there are related policies in the London Plan. These policies will very largely determine what housing and tenures will be provided.
- 15 Key issues identified for affordable housing in our area are:

Affordability for 'key workers' i.e. public sector workers, typically in frontline services, who need or whose work is made much easier by being located close to their place of work. These include police, firefighters, teachers, nurses and other medical professionals. Closures of police section houses, firefighter quarters and nurses homes in recent years have exacerbated the problems faced by these groups, especially in high cost areas like Westminster, the London Plan in particular supports the provision of affordable housing for emergency services. In addition, the problems of homelessness associated with Pimlico Station and Victoria Station, which are constantly evident in the Forum area mean that specialist social workers dealing with homeless people, who would benefit from being in proximity to the area, should be supported. Finally supporting local authority planners to enable them to make a career based in Westminster would assist the development of the area.

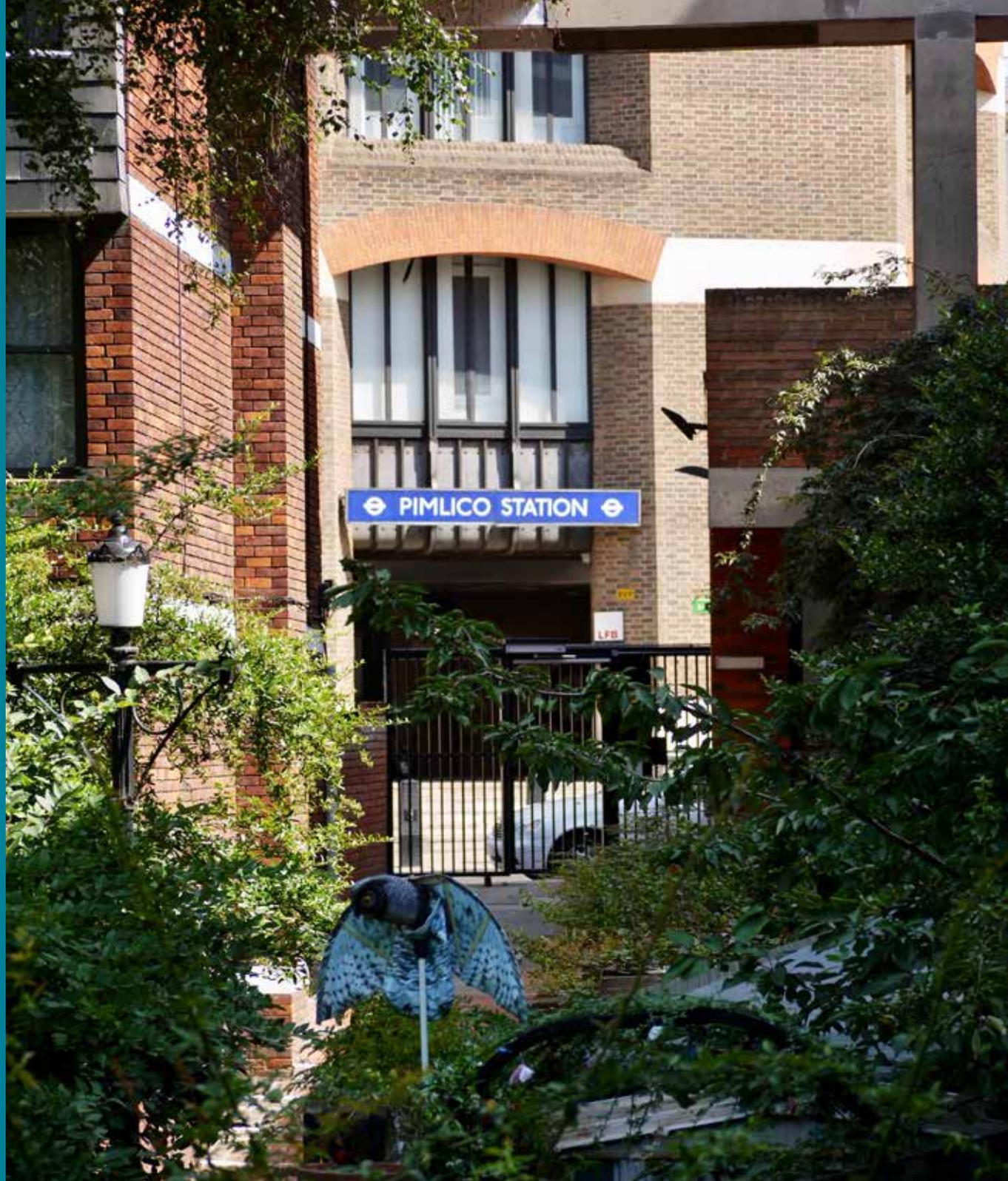
The shortage of family-sized units for people in the area as their families increase in size or grow up.
- 16 There are considerable concentrations of social housing in Lillington and Longmoore Gardens and in the Peabody and other Housing Association developments, and Pimlico has a significantly higher proportion of social housing than the rest of Westminster. For that reason, this Plan encourages intermediate housing over social housing.

## **HOTELS**

### **POLICY PIM 16 : Hotels and short term let properties**

- A Proposals for the refurbishment of existing hotels in Pimlico are encouraged.
  - B Proposals for the conversion of hotels back to residential use, where they are in former family-sized houses, is also encouraged.
  - C Wholly new hotels are to be avoided in or adjacent to residential areas..
  - D Homes which have very limited self-contained living space and which are likely to be suitable only for short term-letting will be resisted.
- 17 Pimlico has a number of hotels, almost all of them are in the larger properties built up to the 1860s in the Pimlico Conservation Area and which were used as single family houses before the first World War. They are found mainly on St George's Drive, Warwick Way and Belgrave Road, with two hotels in Eccleston Square, one in Gloucester Street and another in Charlwood Street and some smaller hotels in Longmoore Street. The only significant hotel not in a former house is in Gillingham Street.
  - 18 All of the hotels are in streets which are either almost entirely residential (e.g. the W side of Eccleston Square and Longmoore Street) or if not 'residential streets' are in streets which while they do not have a predominantly residential character are nonetheless substantially residential or close to residential properties e.g. Belgrave Road.
  - 19 Some of these hotels are rather run down and often at times not 'good neighbours' in terms of disposal of builders' or maintenance waste. They are also apt to cause other problems, for example with noisy air-conditioning units. Conversion of such properties back to residential use, or comprehensive refurbishment would be beneficial to the area. Additional hotels near to residential properties may well be problematic, due to needs for delivery, arranging for cooking extractor fans etc.
  - 20 This means that there needs to be caution about introducing new hotels close to residential areas (conversion of residential buildings to hotels is unlikely to be proposed and is not appropriate). Larger hotels should also be avoided where they are in or adjacent to residential areas as they would be likely to generate traffic and disturbance from late-night arrivals. However, smaller hotels would be less problematic.
  - 21 We are also aware that some housing development in practice operate as hotels with predominantly very short-term lets, even if classified as housing. To preserve the genuinely residential nature of our area, these are to be discouraged.

**Chapter 5 :  
OPEN SPACES,  
PEDESTRIAN AND  
TRANSPORT FACILITIES,  
PROTECTING THE  
ENVIRONMENT**



## INTRODUCTION

- 1 Pimlico was developed mainly as a residential area with some retail facilities and places of worship. The leisure facilities and open spaces in the historic development are mainly back gardens, now very small and largely lost to expansion, and the four garden squares (of which two are private).
- 2 20th-century development around the edges has added some green or open space, in practice mainly for the residents of the developments of Lillington and Longmoore Gardens, Abbots Manor, Tachbrook Estate and Dolphin Square, but green space, open space and public space for leisure use or other space simply to break up the built environment are scarce.

### **POLICY PIM 17 : Protection and maintenance of local green spaces**

- A The 7 areas shown as Local Green Spaces on the Policies Map are designated as such. (These are Pimlico Gardens, Eccleston Square, Warwick Square, St George's Square, St George's Square north annex, Dolphin Square Gardens and Bessborough Gardens.)
- B. Proposals for built development on or underneath these Local Green Spaces must be consistent with policy for Green Belts and should enhance the role and function of that Local Green Space.

The 7 Local Green Spaces are generally protected from development. Any proposals for development on them must be consistent with NPPF policy on green belts in only allowing harm from development where such harm is outweighed by 'very special circumstances.'

### **POLICY PIM 18 : Public open space**

- A Open spaces within residential estates should be preserved principally for the enjoyment of residents. Provision of infrastructure which enhances this (e.g. seating, landscaping and planting) is encouraged. Improvements to pedestrian accessibility to open up these spaces for the enjoyment of visitors will also be supported.
- B. In recognition of Pimlico's deficiency in play space, proposals that would result in the loss of play space will only be permitted if an alternative play space of at least the equivalent size and standard is provided in a location accessible to the community. Any such provision should be made no later than the point at which the existing play space is closed to public use.

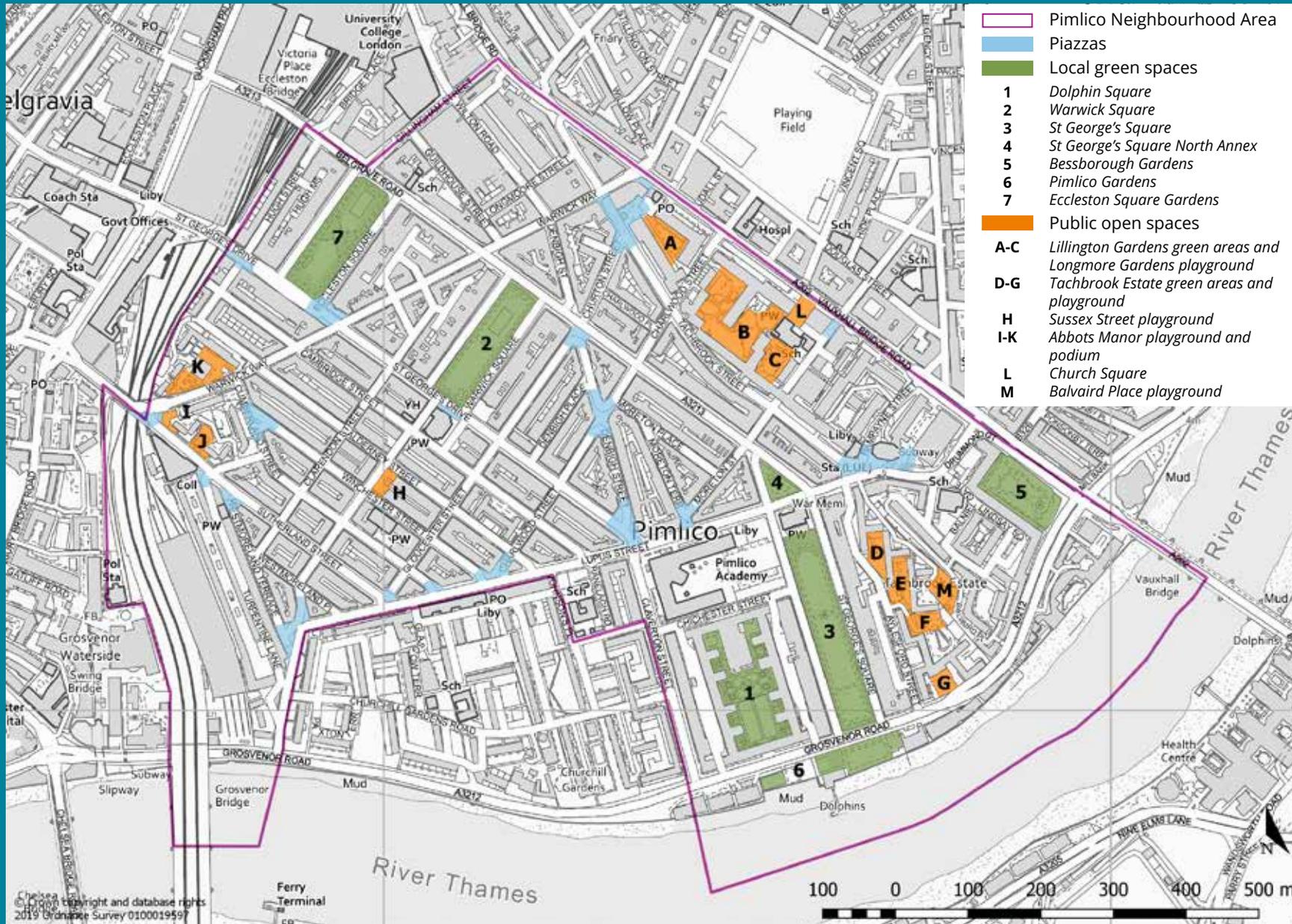


Church Square in front of St James the Less Church.

- 3 The amount of open and green space for the enjoyment of residents is low – Pimlico is shown as an area of open space deficiency in the Westminster City Plan (except for those areas immediately adjacent to Tachbrook Estate and Lillington and Longmoore Gardens). This is unlikely to be materially reversed.
- 4 Aside from their scarcity, the open and green spaces are important as they help contribute to an 'open feel' – they open up or contribute to views (see the protected townscape and views in Chapter 3).
- 5 There is little play space for children beyond that offered by the private squares, to which most residents don't have access. St George's Square provides grass, but no playground facilities and ball games are forbidden. There are only a few purpose-built playgrounds such as the one behind the Post Office on Vauxhall Bridge Road.
- 6 The formal green spaces of Pimlico Gardens, Warwick Square, Eccleston Square, St George's Square Gardens (including the triangular section/north annex and Bessborough Gardens) therefore need protection and any development must be highly exceptional. They are all designated as 'Local Green Spaces' by this plan and the justification is given in Appendix 4. This gives a strong level of protection from



TOP LEFT TO BOTTOM RIGHT:  
Warwick Square.  
Bessborough Gardens.  
Pimlico Gardens.  
St George's Square.



**LEFT:**  
Map 7 – Piazzas, green and open spaces.

inappropriate development. Some of these spaces have further statutory protection from any development except in connection with their use as an ornamental garden pleasure ground or ground for play, rest or recreation. It is essential that this role should continue for all the Local Green Spaces, given the shortage of green space in Pimlico. In addition, Pimlico Gardens might also accommodate a pop-up café to make it more attractive in the summer and to attract people across Grosvenor Road.

- 7 Open space within many of the estates needs to be retained for the enjoyment of residents and for the way that it opens up vistas and green spaces for non-residents.
- 8 The spaces dedicated as recreation and open space in the estates show the thought that has characterised their development (e.g. Peabody Avenue, Tachbrook Estate, Lillington and Longmoore Gardens, and Abbots Manor). They are of high quality and whilst these are to some extent de facto private spaces, they contribute to the visibility of what open space there is for the benefit of residents of Pimlico as a whole.
- 9 Appendix 4 sets out where these areas are and their special features. They cater primarily for residents of the estate, as well as other children living in Pimlico.

## **POLICY PIM 19 : Public realm**

- A Proposals on or adjacent to the public realm are expected to enhance it, particularly where this rebalances space in favour of pedestrians over vehicle parking. In particular, proposals should take opportunities to reduce street clutter created by physical infrastructure. This includes:
- a – removal of telephone boxes (other than the red telephone boxes of the Giles Gilbert Scott designs) that are no longer in use for their original purpose;
  - b – removal of utility cabinets that are no longer required or relocation to underground or adjacent buildings;
  - c – provision of dedicated, fixed non-recyclable and recyclable waste collection infrastructure of a design, colour, material and scale in keeping with the character of the area;
  - d – provision of sufficient short-stay cycle parking particularly for visitors to retail and office premises. Where it is not possible to provide suitable short-stay cycle parking off the public highway, identifying an appropriate on-street location for the required provision. This may mean the reallocation of space from other uses such as on-street car parking;
  - e – new developments providing cycle parking in line with the London Cycle Design Standards.

- B. Paved areas (plus the additional areas) at the following junctions as shown on the Policies Map are designated as ‘piazza spaces’, including:
- a – St George’s Drive and Warwick Way
  - b – Denbigh Street, Churton Street and Belgrave Road
  - c – Hugh Street and Elizabeth Bridge
  - d – Sutherland Street and Lupus Street
  - e – Denbigh Street and St George’s Drive
  - f – Tachbrook Street and Rampayne Street.
- C. Development on the piazza spaces is expected to enhance its function as a public space and will generally be restricted to landscaping, planting and small public art installations. Development which requires the siting of waste and recycling infrastructure, cycle racks, public vehicle charging points and other street furniture not intended for use by the general public on the piazza space is expected to be located on the periphery of the space, avoiding the main areas dedicated to pedestrian footfall and congregation. Proposals to reduce such existing clutter on the piazzas are encouraged.



Wilton Road towards Victoria.

- 10 The lack of parks and recreation space means that more weight is attached to the broader public realm : the street space, the larger spaces on corners and the few paved areas e.g. around Pimlico Station and in front of St James the Less church. These spaces promote informal interaction and complement the open spaces dedicated to leisure or parks.
- 11 In the historic area, there are open public spaces at the junctions of streets and where traffic management has provided build outs etc. Some of the larger spaces have been carefully landscaped, but over time their role as open spaces has been lost as they have become the go-to location for waste bins, cycle racks, utility boxes etc which has made them places to be avoided. The services they provide are often essential, but they have not been managed in a way that makes the public space attractive. In contrast, the housing estates (Peabody Avenue, Lillington and Longmoore Gardens seem rather better at managing the clutter).
- 12 Because the network of smaller junction spaces acts collectively as public realm and informal gathering spaces, this Plan seeks to expand the network of such spaces that are termed 'piazzas' and return them to their original function by limiting their sometimes rather unattractive uses in favour of landscaping, planting, and (possibly) public art.
- 13 As an example, a large area of open space was created at the junction of Tachbrook Street and Rampayne Street, near Pimlico Station, when the exit from Tachbrook Street was made one-way many years ago. People instinctively congregate here, as can be seen at the end of the Pimlico Academy school day. However, it has been made the site for a public convenience and no fewer than 10 wheelie bins for waste and recycling, plus bins for old clothes and defunct electronic items. There is also an unused telephone box containing a telephone that no longer works. This would benefit from appropriate landscaping, which would also help separate residential Tachbrook Street from the traffic on busy Bessborough Street. The public convenience was sited here to avoid the security risk to the offices over the tube station, then occupied by a government agency. Now that the government agency has moved out, it would be better to re-site it near the building so that the large pavement area can be used as a piazza.
- 14 The junction of Gloucester Street, Denbigh Street and Belgrave Road was landscaped and planted as part of the traffic managements scheme in the 1980s, Subsequently it has been made the location for 5 wheelie bins, utility cabinets and it suffered the indignity of being the location of a large cycle hangar in early 2020.
- 15 The locations of the piazzas are shown on the Open and Green space Map in this Chapter.



Westminster Boating Base on the banks of the River Thames.

## **POLICY PIM 20 : Crossings from Nine Elms to Pimlico**

Proposals for a bridge crossing the Thames between Nine Elms (ie the south side of the river between Vauxhall Bridge and Chelsea Bridge) and Pimlico must ensure that the amenity of residents and businesses in Pimlico is maintained. In particular such proposals must demonstrate the following:

- That there is no loss of green space, open space or public realm in the Pimlico Neighbourhood Area as a result of the provision of built infrastructure associated with a bridge, in particular in Pimlico Gardens or St George's Square Gardens. Equally, such development should not compromise the operations of existing users of the area.
- That they would not compromise a continuous Riverwalk along the north bank of the Thames through Pimlico and to neighbouring riverside areas.
- That they would not compromise the operation of the Westminster Boating Base.
- That the increased cycle traffic through the residential areas of Pimlico and Churchill Gardens will be properly managed to ensure no conflict with pedestrian movement and other residential activity.
- That the increased pedestrian traffic through Pimlico, especially through St George's Square Gardens or the area adjacent to Pimlico station, will be properly managed to ensure pedestrian routes do not become overloaded. This includes expected traffic (pedestrian or otherwise) through residential areas due to events in Battersea that attract large numbers of visitors.

## **POLICY PIM 21 : Riverside activities**

- A Development proposals on or immediately adjacent to the riverside are expected to maintain the open feel of the area, particularly in the areas of public realm. Proposals that enhance the general public's enjoyment of the riverside will be encouraged. These include pop-up cafés, provided they do not impede pedestrian movement.
- B. In recognition of its value as a public open space fronting onto the riverside, any development proposals at Pimlico Gardens are expected to preserve its openness. Any such proposals must be of a very small scale and must demonstrably be required to retain it as a community use for the enjoyment of the general public. Proposals that secure activities complementary to the boating base are encouraged.

- 16 The riverfront provides a contrasting but underused part of our area which could provide for more amenity and space for quiet enjoyment. This is all the more important given the lack of formal cultural and leisure venues other than the QMSC and the Dolphin Square gym. Riverside access has been safeguarded for a long time by WCC for a Riverwalk from Vauxhall Bridge to Chelsea Bridge. (Historically, Chapter 11 of WCC's UDP Policy RIV 9 on the 'Thames Path' provides for provision of and improvements to a public riverside path on the land side of the flood defence structures and directs the refusal of permission for developments that would 'remove, narrow or adversely affect the riverside path with the objective of completing a riverside path for pedestrians').
- 17 The relatively open view of the river from the Forum area is an appealing aspect which should be maintained and enhanced. Pimlico Gardens by the river is an attractive space, mainly used for dog walking, exercise and as a means of getting to Westminster Boating Base. It creates a very pleasant open aspect which links Pimlico to the riverfront.
- 18 The Forum will support WCC in whatever way it can to secure the completion of the Riverwalk. This will enable and enhance quiet enjoyment of the riverside by residents and improve the amenity of the riverside area by:
- preserving Pimlico Gardens and protecting it from any development other than community use and benefit or activity complementary to the boating base ;
  - improving the maintenance and planting of Pimlico Gardens;
  - improving the public realm in the elongated triangular area by the river at the south end of Claverton Street;
  - enabling people to enjoy the riverside areas through new street furniture, improved planting and potentially pop up cafés.
- 19 Residents were very concerned about the effect that a bridge from the South bank of the Thames between Vauxhall and Chelsea Bridges might have on the open aspect of the Pimlico Gardens and its use as the only public garden adjacent to the river as well as on the Westminster Boating Base.
- 20 Pimlico is well served by public transport and over 80% of travel to work is by public transport, bicycle or on foot.
- 21 The impact of traffic passing through Pimlico has generally been well managed, largely being concentrated in the boundaries, but in the central area the amount of space dedicated to pedestrians, cycling and public realm, as opposed to drivers and parking is problematic. With poor management and underinvestment, this has created an unattractive physical environment to the detriment of residents and businesses here.



LEFT TO RIGHT:  
 Telephone boxes in Belgrave Road.  
 Moreton Street has the potential to be more pedestrian focussed.  
 Cafe life at Delizie D'Italia in Lupus Street.

- 22 The population of Pimlico has increased substantially since 2001 with very little increase in pavement space.
- 23 Whilst 38% of households have one or more cars, Census data shows that the rate of car ownership is declining, despite the very large population increases in recent years. Even residents who own cars don't use them regularly around London and keep them only for long journeys made at the weekend. Car parking is predominantly on the street, except for the car parks under some newer developments, or in the Sainsbury's in Wilton Road.
- 24 As well as protecting public, open and green space, and expanding public realm through the network of piazzas, the Forum has developed initial thinking about improving the pedestrian space around the Wilton Road/Warwick Way junction

### **POLICY PIM 22 : Wilton Road/Warwick Way public realm**

Proposals to increase capacity for pedestrian movement in the Wilton Way/Warwick Road shopping area will be supported. In particular, proposals are encouraged to address the following:

- A Highway works that create additional footway space, provided this does not increase traffic congestion.
- B. Design pavement space to allow pavement seating for cafés, provided this does not impede pedestrian movement.

- 25 In Wilton Road problems identified are:
  - Narrow pavements during busy periods
  - Narrow pavements, especially near the junction and outside the bus stop on the east side
  - Poor design of paving with multiple types of paving stones and insertions by utility companies
  - An unattractive environment in the pavement areas owned by landlords, with varying fabric and heights
  - An unattractive environment due to waste awaiting collection
  - Poor drainage; the road design means there are often large puddles by pavements and corners
  - The pavement being in very poor condition in places.
- 26 Warwick Way is in better condition, with fewer of the problems of Wilton Road, but suffers from:
  - Unattractive signage on some shops
  - Poorly maintained upper parts to some shops
  - Clutter from waste awaiting collection



LEFT TO RIGHT:  
The cluttered junction of Denbigh Street, Gloucester Street and Belgrave Road.  
Junction of Wilton Road and Warwick Way has poor public realm for such an important and central location.

- Stop/start traffic and associated pollution as the boundary between the two directions of traffic moves left, then right, then back again
- Restricted corners where the pavements are too narrow for the volume of people using them.

- Restrict the clustering of fast food takeaways.

**Warwick Way (between Belgrave Road and Vauxhall Bridge Road)**

- Pavement widening, at the sacrifice of parking space, to create a better retail and café environment.
- Improved enforcement of signage.
- Potentially consider a scheme for the whole of Warwick Way between Belgrave Road and Vauxhall Bridge road to smooth the traffic flow and avoid the lane changes currently necessary.
- Review traffic signal timings, which are not pedestrian friendly at present.
- Permit outdoor café seating.

27 The following steps would improve matters:

**Wilton Road**

- Replace paving over time with a uniform paving that can be maintained without harming the appearance.
- Pay/encourage landlords to improve their part of the pavement with more consistent materials as a condition of any planning they need.
- Widen the pavement at the expense of parking spaces. Parking for deliveries would need addressing, perhaps along the lines of Elizabeth Street.
- Enforce existing signage policy or even fund improved signs.
- Remove unnecessary clutter (and prioritise new necessary infrastructure to the side streets.
- Permit street-side cafés; residents are very appreciative of tables on the pavement where pavements are wide enough. Pavements however are not at present sufficiently broad, especially near the junction with Warwick Way to serve what has become an important area for restaurants.

28 In the long term, and especially if there is any major development in the locality, pedestrian space on Claverton Street should be increased. Longmoore Street between Wilton Road and Upper Tachbrook Street needs comprehensive improvement and maintenance.

29 Streets with very little traffic would benefit from a more pedestrian and cycling-focused design. For example, Moreton Street has the potential to become a greater focus for antique and design shops; it could be semi-closed to traffic, allowing restaurants to expand over the new pavement area, which would then attract more restaurants.

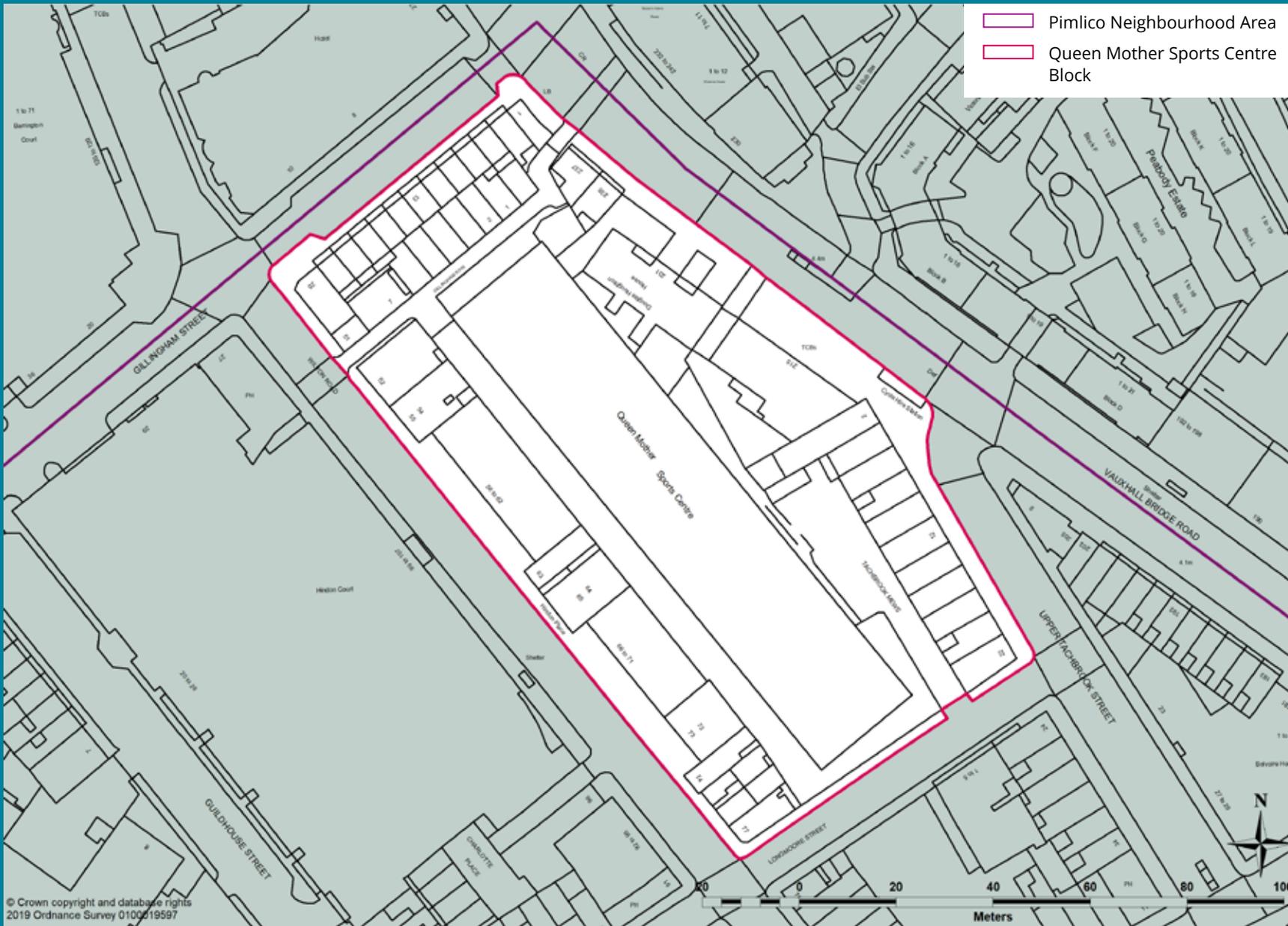
## **POLICY PIM 23 : Renewable energy and air quality**

- A All development should aim to achieve Zero Local Emissions and not lead to further deterioration of poor air quality.
- B To mitigate emissions that worsen climate change it is essential that buildings in the Pimlico Forum Area minimise energy use and maximise energy efficiency and the production and use of renewable energy to meet their needs.
- C Major development must minimise energy use and maximise the proportion of energy used from renewable sources, and medium development and substantial refurbishment of existing buildings is also encouraged to do so. Such development should consume significantly less non-renewable energy than the development it replaces. Such development should:
  - demonstrate that it has taken all reasonable steps to minimise energy use and maximise energy efficiency;
  - demonstrate that systems have been designed to operate at optimum efficiency e.g. low return water temperatures;
  - facilitate the reduced use of unregulated energy on site where technically feasible and commercially viable;
  - maximise the proportion of renewable energy generated on site, consistent with local amenity, design and heritage policies in this plan;
  - facilitate the maximum use of renewable energy from off-site sources, for example by the provision of space for battery storage (that also takes fire risk into account) ;
  - be future-proofed where practical.
- D If renewable energy cannot reasonably be used, then gas boilers achieving the lowest dry NO<sub>x</sub> emissions (measured at 0% excess O<sub>2</sub>) should be selected.
- E Where back-up generators are provided, alternatives to diesel generators should be considered to minimise impact on air quality.
- F Development seeking to comply with sustainability standards is encouraged to maximise electricity usage over other forms of energy generation that can have adverse impacts on air quality.

- 30 Residents were concerned about air quality and pollution on the roads and more generally in our area. They were concerned about the implications for public health. We were encouraged from the start to consider issues of sustainability by local Councillors. While levels of NO<sub>2</sub> and particulates are primarily determined by transport energy demands and the fuel mix, household and business consumption of gas is likely to be the next major contributor. It follows that we should be seeking to take advantage of the opportunities any major development provides to improve the position on emissions, or at least stop things getting worse.

**Chapter 6 :  
LARGER SITES  
INCLUDING THE QUEEN  
MOTHERSPORTSCENTRE  
BLOCK**





**LEFT:**  
Map 8 – Queen Mother Sports Centre Block.

## INTRODUCTION

- 1 Almost all the central part of Pimlico was laid down before the First World War. There was subsequent major development around the edges of the Pimlico Conservation Area/Peabody Avenue in both the inter-war period (Dolphin Square and the Tachbrook Estate), and in the post-war period, with much distinguished council/social/affordable housing in Lillington and Longmoore Gardens, Abbots Manor Estate, the Dolphin Living development and the Haworth Tompkins building in Peabody Avenue and market housing in the Bessborough Gardens development and Crown Reach.
- 2 The policies on design and heritage development in Chapter 3 will influence the scale of potential development in each of the conservation areas very substantially. Developers and land owners may bring forward plans for major development or redevelopment in our area and although this plan is not identifying sites for major development or redevelopment, it does seek to guide developers and architects and to be in a position to respond to proposals for the development of larger sites so that they accord with the Vision for our area.

### POLICY PIM 24 : Major development

- A Proposals for all types of major development (including refurbishment, demolition and either partial or full redevelopment) must be justified against the following criteria:
- a – The height, bulk and massing of any proposals should respect the scale and character of the local built environment, in consideration of identified local views. It should maintain and enhance neighbouring residential amenity and all other relevant material considerations.
  - b – The design should preserve and enhance the setting of heritage assets and maintain the open skies that are characteristic of Pimlico.
  - c – Development must integrate well with the existing streetscape and not create disruptive physical barriers to pedestrian movement.
  - d – Development should maintain and enhance permeability, principally in the form of permanent public pedestrian routes that ideally are routed through the site.
  - e – Development should provide (including by retention) publicly accessible open and green space as part of comprehensive landscaping proposals to enhance the local environment. It shall be ensured that all such provision shall be capable of being easily maintained.

#### Major development sites in specific locations (Riverside and Pimlico Station)

- B. Any major development proposals on sites adjacent to the riverside should improve

public access to the riverfront or provide or enhance public realm by the riverfront. In addition, any such development must recognise the particular sensitivity of the riverside area to the 'barrier wall' effect that high development is likely to create.

- C. Any major development proposals around or adjacent to Pimlico Station should enhance the public open space serving the area, whilst preserving the listed buildings, the listed Paolozzi sculpture and considering the positive contribution of other adjacent properties.

#### Queen Mother Sports Centre

- D. Any major redevelopment proposals for the Queen Mother Sports Centre block (bounded by Gillingham Street, Upper Tachbrook Street and Longmoore Street) are expected to address the following matters:
- a – As a fundamental part of the central area of Pimlico, proposals must ensure that they will enable the area to thrive as a destination that meets the leisure, shopping and dining needs of Pimlico and other local residents. Ground floor uses will be expected to consist of main town centre uses. Proposals should not make significant additional provision of retail floorspace, particularly where this competes with existing retail provision in the Warwick Way/Tachbrook Street/CAZ Retail Cluster. Any loss of existing retail units should be re-provided at appropriate rents in order to address the needs of current occupiers.
  - b – The existing role of the centre as a sports facility with a swimming pool should be retained. Any redevelopment proposals must ensure that re-provision of the sports facility is of at least a comparable scale to the existing provision and its function continues to be as a facility serving local and Westminster needs.
  - c – Proposals should complement and, as appropriate, contribute towards the improvements to the public realm in Wilton Road/Warwick Way identified in Policy.
  - d – Development should create permeability within the site by providing a permanent public pedestrian route through from Wilton Road to Vauxhall Bridge Road or open up public spaces accessible from Wilton Road.
  - e – Development should preserve (and enhance the setting of) the listed terrace in Gillingham Street and the historic terrace of shops on the west side of Upper Tachbrook Street and adjacent public realm.
  - f – In addition, provision to meet the needs of small and micro-businesses is strongly encouraged. The design would be expected to ensure that the subsequent amalgamation of units into a single larger unit is not possible.
  - g – Significant residential uses are not considered to be acceptable.

- 3 The larger developments on the periphery of the historic area have generally paid much attention to the open spaces provided primarily for the benefit of residents (e.g. the gardens at Dolphin Square and the internal courtyard gardens and playgrounds for Lillington and Longmoore Gardens and Bessborough Gardens). These also contribute to the open space needs, or at the least the experience, of other residents of Pimlico.
- 4 The best post-war development has been well integrated into the local area and streetscape, despite being of a large scale and having involved creating new streets and access routes. Good examples are Lillington and Longmoore Gardens, Bessborough Gardens redevelopment of the 1990s, the 2011 building in Peabody Avenue by Haworth Tompkins and the Dolphin Living development on Moreton Street/Vauxhall Bridge Road. They are all well detailed and have well designed frontages. They respect the historic layout of streets, and have created genuinely new public realm areas and squares. The Lillington and Longmoore estate allows the continuation of Charlwood and Moreton Streets through the estate and continues, for pedestrians, the eastern end of Churton Street. It also opens up garden views from Charlwood Street. The Dolphin Living building creates and frames a fine piazza with St James the Less, while allowing a through route. Both developments open up views, create variety in the streetscape and are permeable.
- 5 The height of these developments has also been carefully considered in relation to the surrounding areas. Developers (primarily social landlords) have sought to equal the height of existing developments, and have thereby created a community feel between buildings and adjacent areas.
- 6 Some other larger developments have not created attractive accessible places and routes. For example, although the Tachbrook Estate is well landscaped and provides good public realm for its residents, it is not integrated well and the south end of the Queen Mother Sports Centre facing Longmoore Street has created an unsightly and unappealing front requiring very active management.
- 7 To complement the conservation areas and provide development of a quality that will improve Pimlico and enhance the village feel (and address some of the problems experienced with some of the post-war developments), the following matters are important and would benefit the area if they were addressed:
  - Integration well with the existing streetscape
  - Avoiding the creation of disruptive physical barriers between parts of Pimlico and maintaining and enhancing the sense of permeability and well-maintained public realm
  - The relationship in design terms with surrounding conservation areas, listed buildings and the open skies that are characteristic of our area

- Access to the riverfront (including Pimlico Gardens) for the benefit of the great majority of Pimlico residents
  - The relationship of scale and form to the streetscape of the surrounding areas.
- 8 In addition, the area around Pimlico station has potential to create a greater focus, or sense of public realm. It is a comparatively large open area with high quality architecture surrounding it. Any development on or adjacent to it needs to enhance the open space, whilst preserving the listed building, the listed Paolozzi sculpture and considering the positive contribution of the maternity unit and the two terraces in Lupus Street.

## QUEEN MOTHER SPORTS CENTRE BLOCK

- 9 The QMSC site and the surrounding block are of great interest and proposals at various stages of development have been considered. It is therefore considered necessary to develop policies that can respond to any application here.
- 10 The current situation is as follows:
  - The block has been substantially developed piecemeal in the post-war period. There are interesting historic buildings which make a positive contribution to the area; the parade in Upper Tachbrook Street, the Patisserie Valerie building and the Gillingham Street terrace are all attractive
  - The two 1950s parades on the east side of Wilton Road are inoffensive and the set back makes a positive contribution, enabling outdoor dining and a more open aspect. However the pavement elsewhere is narrow and messy, especially near the bus stop
  - The Longmoore Street frontage is extremely messy, the pavement is in a poor condition and the view to the rear of the Sports Centre is not attractive
  - The parade on Upper Tachbrook Street has had mixed success with void periods for some shops and some longstanding businesses closing. But the shops have eventually been re-let and provide suitable locations for less profitable or start-up businesses, with some notable successes among new and old businesses
  - The restaurants and shops on the east side of Wilton Road are generally successful and long standing
  - The Queen Mother Sports Centre is highly valued. It is the biggest community sports facility in the Pimlico (and Victoria) area and is used by schools, residents and workers. It is greatly appreciated and the facility much needed
- 11 There is no evidence of a pressing case for large-scale redevelopment of the Queen Mother site on the grounds of improvement of the physical environment alone, as this

could be achieved by simpler means. If there were to be significant proposals, it is vital that they should demonstrate how they meet the objectives and vision for the central area and address the problems set out above:

- If there is to be significant development, it should foremost support continuation of a sports facility of comparable scale and function, but if it were to attract significant traffic, because of demand from outside Westminster or because it was of London-wide importance, that would be unacceptable;
- An office development meeting the needs of smaller businesses could bring a modest increase in footfall and support a more vibrant retail environment and complement the larger offices in Victoria and therefore should be encouraged;
- Any retail units should be small enough to support independent units rather than be of a scale only attracting multiple chain stores, to maintain the vibrancy of our area.

- 12 The boundaries of this block (Upper Tachbrook Street and Gillingham Street) are historic and mark a change to the smaller scale, village feel of Pimlico from outside. Redevelopment of any of this block therefore needs to reflect this historic boundary and avoid any sense of dominating the historic area south of Warwick Way or west of Guildhouse Street.
- 13 The Sainsbury building and The Park Plaza hotel both fail to complement the historic streetscape leaving a sense of bulk and weight and of dominating Wilton Road.
- 14 The open, low-level aspect of the north/south view down Denbigh Street and the low level roofline of Warwick Way need to be maintained to avoid encroaching on the historic area. Opening up the site to provide some public realm and to improve the sense of space in Wilton Road would be positives that a development of this site could provide.
- 15 We have considered the role that residential development might play. It is notable that the Sainsbury building has a residential community that seems very much cut off from Pimlico; it has a feeling of isolation and is physically inward looking, whereas the Pimlico 'village' typically has houses and flats which have a neighbourly relationship to the street – a very happy aspect of the village. Any significant residential development should have some identifiable public space at street level that is not predominantly shared with people mainly looking to access shops and offices. For this reason we do not welcome significant residential uses.

## **APPENDICES**

**Appendix 1 Building heights**

**Appendix 2 Commercial areas/retail frontages**

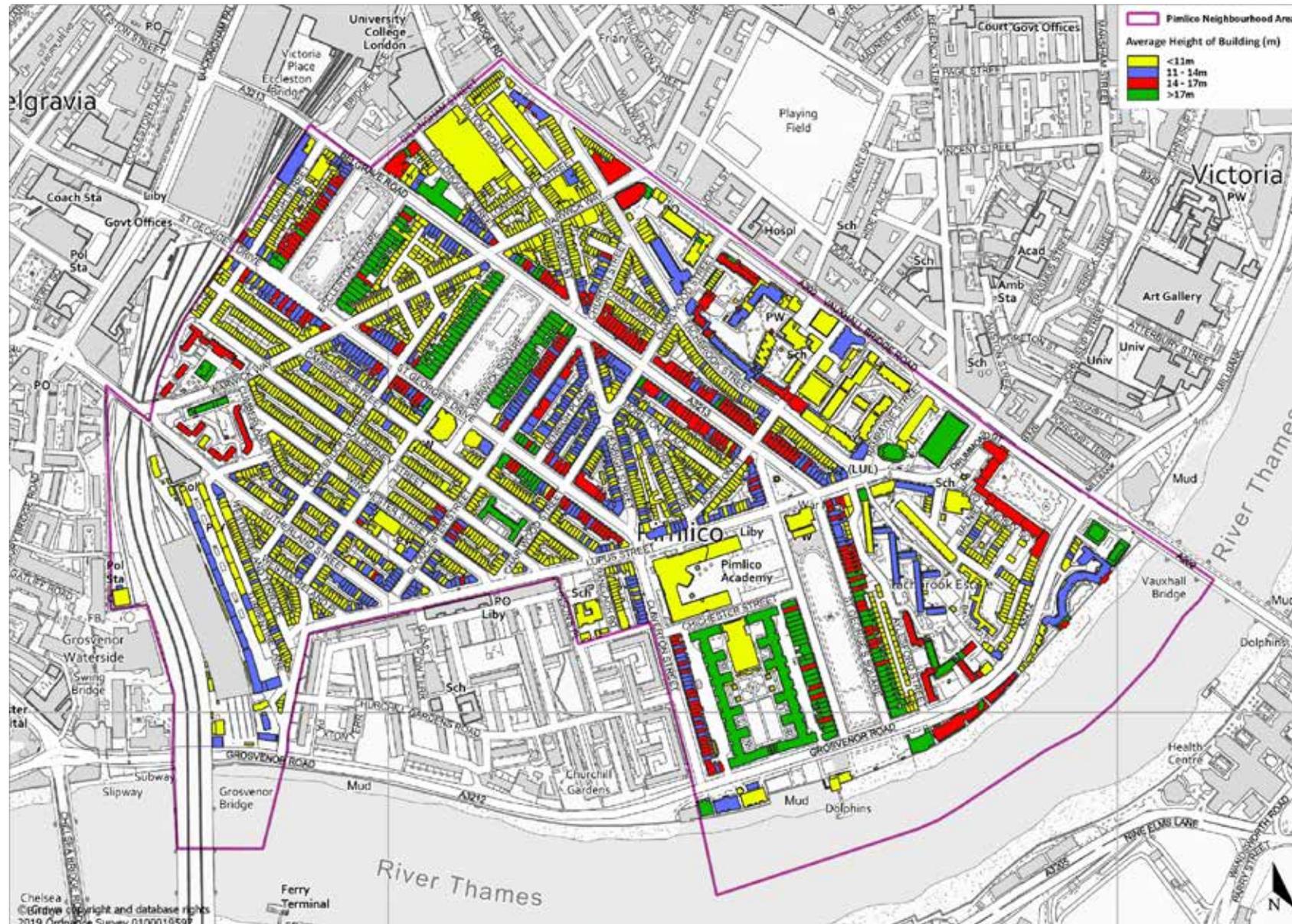
**Appendix 3 Additional Unlisted Buildings of Merit and  
Locally Designated Heritage Assets**

**Appendix 4 Open and Green Spaces**

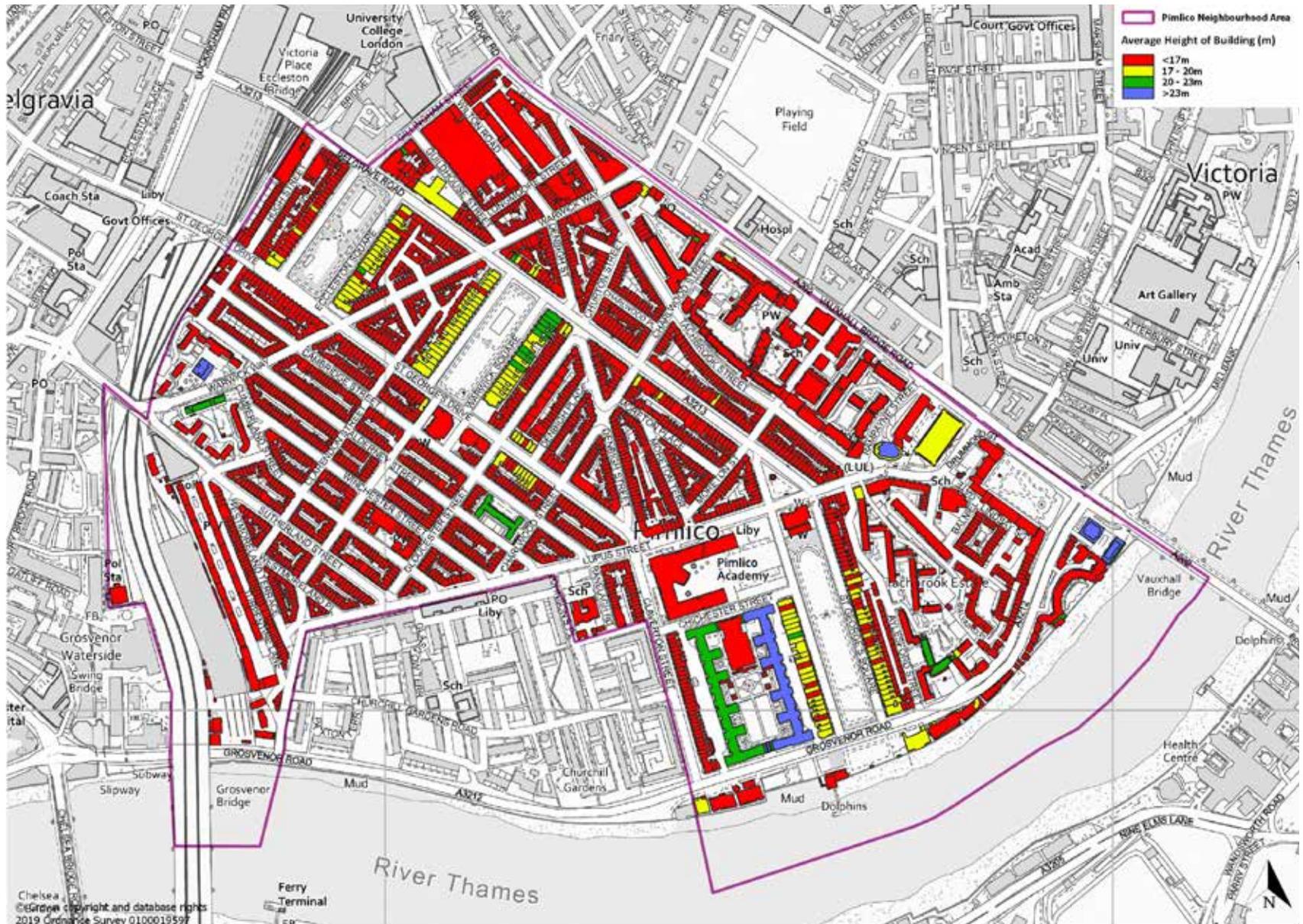


## APPENDIX 1 : BUILDING HEIGHTS AND UPWARD EXTENSIONS

**Pimlico Heights Maps and Visualisation** – The following maps and visualisation show the heights of buildings above street level and the low-rise nature of the Forum Area.



Map 9 – Building height map showing the different heights of buildings within the Pimlico Conservation Area.



Map 10 – Building Heights showing the effect of 17 and 20m thresholds.



Illustrative view of  
Forum Area from  
Victoria – Forum Area  
in beige, other areas  
in green.

## APPENDIX 2 : RETAIL AND COMMERCIAL AREAS

**TABLE 1:** The City Plan and London Plan collectively define the 'Wilton Road/Tachbrook Street Retail Cluster' and three local centres 'Moreton Street', 'Pimlico' and 'Lupus Street'. In addition, the Neighbourhood Plan defines Pimlico Parades in parts of Moreton Street, Cambridge Street, Sussex Street, Westmoreland Terrace and part of Tachbrook Street. Different policies apply in each of these areas.

	Name	Location	What is there now?	Changes in past few years	Why they are important to the community of Pimlico	How well used/risk of loss to other uses?	Ambition for the area?
<b>Warwick Way/Tachbrook Street Retail Cluster</b>							
	<b>Warwick Way</b>	From west of junction with Belgrave Road to Vauxhall Bridge Road	Variety of local shops, smaller supermarkets, charity shops, delis, restaurants and cafés, bookmaker, hardware shop	Increased dominance of charity shops and loss of some specialist food stores	This is the major shopping artery of Pimlico and offers a centre for dining/pubs. It provides the area with a good range of food retailers. Given Pimlico's demographic as a largely residential area, there would be a major impact if the current range of choices for food shopping or dining were lost, but local people would like the retail offering to be improved	<b>AMBER/ GREEN</b>	These two streets should maintain and, if possible, slightly increase the number and variety of retail offerings to meet more of Pimlico's needs within Pimlico itself. An improved street and shop environment could support this role without developing into a 'destination' for a much wider area. We would like a good range of restaurants but not too many hot food takeaways, which, because of wider amenity issues such as litter, loitering outside and noise would not have a positive effect on other businesses or on nearby residential areas.
	<b>Wilton Road</b>	From Warwick Way to Gillingham Street	Independent clothes shops, independent and chain restaurants, large Sainsbury's (the major food retailer in the Forum area)	Restaurants change format from time to time, but generally prosper. Fairly stable	Unlikely to lose life and vibrancy, provided any development on QMSC block is supportive	<b>GREEN</b>	
	<b>Churton Street</b>	From Belgrave Road to Tachbrook Street	Gails, coffee shop, pub, architects/designers, dentist, charity shop, hairdresser, wine shop Housing Association, bridal shop, camera shop, restaurants, florist	Loss of curry house, but gives the impression of slowly becoming livelier, possibly even gentrified.	This street gives life to the area with useful dining and shopping opportunities	<b>GREEN</b>	These streets are much valued as retail, dining and other service streets for Pimlico. They have a vibrant village-centre feel, as opposed to serving just an ultra-local market as the parades in primarily residential areas do. We think this important role could and should continue, but if it is not possible, then some

(CONTINUED OVER)

	Name	Location	What is there now?	Changes in past few years	Why they are important to the community of Pimlico	How well used/risk of loss to other uses?	Ambition for the area?
	<b>Denbigh Street</b>	From Belgrave Road to Warwick Way	Restaurants, takeaways, up-market men's clothing, bridal shop, financial services office, flooring and carpet dealers, corner shop	Some loss of offices to residential	Busily trafficked street, shops don't contribute greatly, restaurants meet local needs, but it would feel dead if the street were converted to housing	<b>AMBER</b>	to offices or similar uses would be a good way of maintaining the life of the street. Residential use at ground floor level would have a severely detrimental impact on not only these streets but the retail offer in Pimlico generally. We do not think this is necessary or desirable for the future of Pimlico
	<b>Upper Tachbrook Street</b>	From Warwick Way to Vauxhall Bridge Road	Cheese shop, clothes shop, bookmaker, tailor, hairdresser, deli and restaurants, camera and vintage shops	Some turnover, some very stable. Loss of Pimlico Wine Vaults; building void until recently. Recently the Italian deli Gastronomica closed. However, the availability of small, presumably lower rent shops means that it could become a centre of specialist food shops, congregating around the superb Ripon cheese shop. This would complement the fishmonger and butcher in the market and the café-cum-deli, Gastronomica	Some services not available elsewhere. Highly varied and lively retail environment contributes to the village feel.	<b>AMBER</b>	
	<b>Tachbrook Street/Market</b>	Warwick Way to Junction with Churton Street, including short terrace at right angles to E end of Churton Street	Shops and deli/ café, nail bar. Market stalls of butcher, fishmonger, greengrocers, general goods, bric-a-brac	Loss of speciality food retailers (butcher, deli, baker) in recent years. Street Food serves the office market well, but is not regarded as an ideal neighbour for a residential area.	Loss of some specialised food retailers has sadly made Pimlico less attractive as a shopping centre. The Market is where people meet on a Saturday!	<b>AMBER</b>	

	Name	Location	What is there now?	Changes in past few years	Why they are important to the community of Pimlico	How well used/risk of loss to other uses?	Ambition for the area?
<b>Lupus Street 'Local Centre'</b>							
	<b>Lupus Street west end north side</b>	From St George's Drive to Sutherland Street	Range of shops including launderette, off-licence, ironmonger	None converted to houses, but some shops struggle with a high turnover of business	This is a lively street that acts as a second centre for the Pimlico Grid	<b>AMBER</b>	We would like to see these secondary hubs prosper. There is local demand from Churchill Gardens and the south end of Pimlico and a variety of more specialist retailers that meet the needs of the whole of Pimlico. It is important, however, that any development or change of use reflects the challenge that it be a good neighbour as it is hard up against, and often within, residential areas
	<b>West end Charlwood Street</b>	Alderney Street from Charlwood Junction to Lupus Street; Charlwood Street from Alderney Street to Lupus Street	This triangle off Lupus Street has a great Italian deli and café, hairdresser, Dominos Pizza, chemist, local café, graphic designers/ gallery	2 or 3 shops lost to residential, others under threat	Cafés/deli are very much valued. Still has some vibrant life	<b>AMBER</b>	
<b>Pimlico 'Local Centre'</b>							
	<b>Lupus Street east end and Tachbrook Street parades</b>	Lupus street between Belgrave Road and Vauxhall Bridge Road; Tachbrook Street between Moreton Street and Rampayne Street	Shops, pub and restaurants, launderette opposite Pimlico station and the Paolozzi Sculpture. Café, chemist and other shops in Tachbrook Street. No residential use at street level	Not changed much	Local hub that enables food, shopping and restaurant needs to be met locally	<b>AMBER</b>	We would like to see these secondary hubs prosper. There is local demand from Churchill Gardens and the south end of Pimlico and a variety of more specialist retailers that meet the needs of the whole of Pimlico. It is important, however, that any development or change of use reflects the challenge that it be a good neighbour as it is hard up against, and often within, residential areas

	Name	Location	What is there now?	Changes in past few years	Why they are important to the community of Pimlico	How well used/risk of loss to other uses?	Ambition for the area?
<b>Moreton Street 'Local Centre'</b>							
	<b>Moreton Street west</b>	Between Belgrave Road and Lupus St, including corners of Moreton Terrace and Lupus Street	Bathroom fittings, Pizza Express, Pimlico Tandoori, café, antique fabrics, treatment/therapy rooms, estate agent, financial advisors, specialist retailers.	Vibrant life in this street which is the 3rd hub of Pimlico	We value the life and variety of businesses and shops here. This street works well; some of the shops are functional and others bring life to the area	<b>GREEN</b>	We would like to see this hub prosper. It is the third identifiable centre in historic Pimlico after Warwick Way/Tachbrook Street and Wilton Road (Churton Street is really identifiable as a second centre with a different character). It is important however that any development or change of use reflects the challenge that it be a good neighbour as it is hard up against, and in some places under residential premises.
<b>'Pimlico Parades'</b>							
	<b>Cambridge Street</b>	South of Warwick Way	One pub/restaurant, one classic book shop.	Loss of retail units has enabled more recent conversion of 4 shops to residential use, some with an unsympathetic appearance	Only newsagent in Pimlico Grid and one of only two convenience shops (also Amazon deliveries). Valued as shop to avoid longer journeys and for newspapers and deliveries. Changes in use might produce less vibrant area and make shopping less convenient	<b>RED</b>	These parades are generally ultra-local in the demand they meet, except for some restaurants/cafés which meet wider Pimlico needs. We want to maintain the life they bring in breaking up uniform residential areas. The loss to residential is regretted and office or similar commercial use of former shops is preferred as a way of enlivening these places, but if residential is the only viable use, then we need high quality, lively ground floor frontages
	<b>Sussex Street</b>	Between Cumberland and Winchester Streets	Estate agent, offices, dry cleaners, 'convenience store'. Some residential between commercial uses	Contented Vine closed and converted to a house, launderette converted to a flat with a general deadening of the street and loss of facilities. Loss of fine wine retailers	Retains life and shops in a street that could otherwise be rather dead. Sussex Street store is now the only convenience store/post office in the Pimlico Grid.	<b>RED</b>	

(CONTINUED OVER)

	Name	Location	What is there now?	Changes in past few years	Why they are important to the community of Pimlico	How well used/risk of loss to other uses?	Ambition for the area?
	<b>Moreton Street east</b>	Between Belgrave Road and Tachbrook Street	Offices, Consultant Engineers, hairdresser	Loss of shops to a nursery school	Slowly dying as a retail area, but could perhaps be revived to be a small business area with some day life and business for Tachbrook Street	<b>RED</b>	
	<b>Hugh Street east end</b>	Corner of Hugh Street and Belgrave Road	Pub and café		On the boundary. No great concerns	<b>GREEN</b>	
	<b>Hugh Street west end</b>	From St George's Drive to Cambridge Street	Pub, restaurant, convenience store	Pub has only recently re-opened. One shop lost (a long time ago)	Well patronised local restaurant, enables Grid residents to dine locally. Would be missed	<b>AMBER</b>	
	<b>Westmoreland Terrace</b>	North end	Surveyor, pub, launderette		Brings life to an area that would otherwise be wholly residential	<b>RED</b>	
	<b>Tachbrook Street parades</b>	South of Churton Street: parades in Lillington and Longmoore Gardens	Chemist, pubs, cafés, florist, hairdresser, dry cleaner	Loss of newsagent	Very useful parades which create a local village feel	<b>AMBER</b>	

## APPENDIX 3 : ADDITIONAL UNLISTED BUILDINGS OF MERIT/LOCALLY DESIGNATED HERITAGE ASSETS

As well as the listed buildings of Pimlico, the Conservation Area Audits designate numerous buildings as 'unlisted buildings of merit', and which therefore have additional protections in planning decisions relating to them. These are generally buildings assessed at the time of the Audits as making a positive contribution to the character of the conservation area, rather than their architectural or historical interest.

The buildings listed below are therefore designated in this Plan in respect of their architectural and historical interest or because they post-date the Conservation Area Audits. In addition, as WCC has not carried out assessment of the interest of buildings outside the conservation areas, this Plan includes buildings of interest which have not yet been considered within the audit processes.



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### **Bessborough Street – The Maternity and Child Welfare Centre and City of Westminster Day Nursery, ('The Bessborough Centre')** *F Milton Harvey, architect to the Westminster Housing Trust Ltd 1935-37*

The Westminster Health Society had acquired a house in Bessborough Street in 1919 to provide a maternity and child welfare centre for the area. The number of attendances of children at the centre grew rapidly from 3,068 in 1921 to 5,189 in 1935 and the number of home visits from 1,898 to 4,758. Westminster City Council therefore demolished the old building and constructed a specially designed centre on the same site. The maternity and child welfare clinic was located on the ground floor and included an ante-natal clinic, demonstration and weighing room, doctor's room and Health Visitor's room. The first and second floors of the building were devoted to a day nursery and included three bathrooms, a kitchen and dining rooms, staff bedrooms and night nurseries. On the third floor were additional nurses' bedrooms, a small laundry and drying room.

Harriet Richardson, *English Hospitals 1660-1948: a Survey of Their Architecture and Design*, 1999.

<http://discovery.nationalarchives.gov.uk/details/r/3208be6c-1ffa-4483-bb2e-65814346776e>



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### **76-78 Cambridge Street** *Peter Foggo and David Thomas Architects 1967-69*

Maisonettes designed by architects Peter Foggo and David Thomas (then both at Arup Associates) as their own homes. The design represents a sophisticated and unusual attempt to marry the principles of modernism with the rhythm of the Cubitt terrace into which they are set. Thus the maisonettes are laid out horizontally, with large picture windows which bathe the interiors in light, but the emphatic grid provided by floorplates and vertical members maintains a degree of continuity with the adjacent houses. The windows are set back behind the vertical members, which stand on the building line of the rest of the terrace. Their interest lies principally in the aesthetic and architectural interest of a contrasting style which meets the rhythm and scale of the Cubitt Terrace and its interest in using a form mainly used in larger scale academic buildings which have been recognised as being of national importance (e.g. Leckhampton in Cambridge and the Thomas White building in Oxford).

The Pimlico Conservation Area Audit praises it as 'a bold, and interesting addition to the Pimlico street scene using a grid-like reinforced concrete frame to create a bold and distinctive presence on the street'. Buildings of England says it is an 'ingenious infill'.



**One Church Square** *Paul Davis + Partners, Architects 2013*

New affordable housing is in great demand in Pimlico and difficult to provide on new sites. This development by Dolphin Living provides 39 apartments in an elegant piece of architecture which respects the fabric and setting of St James the Less and the Lillington and Longmoore Conservation Area. It is a crisply designed and detailed building which creates a strong streetscape on Moreton Street and forms the 3rd side of the Piazza in front of St James the Less. It is again of very high quality compared with most affordable housing design of recent years.



**Crown Reach, Grosvenor Road** *Nicholas Lacey with Maguire and Murray Architects 1976-83*

This project for the Crown Estate, the result of an architectural competition, is an early example of riverside development and considerably better than much that has come after it. Of the 400 architects who entered the competition, the winner was the young Nicholas Lacey, who brought the scheme to completion with the more experienced Maguire and Murray.

In his RIBA Book of British Housing: 1900 to the Present Day, Ian Colquhoun describes the project in some detail: *'The housing was designed to form two crescents, which Nicholas Lacey considered was a form demanded by the enormous scale of the river and the rigours of nearby, noisy Grosvenor Road. In addition, the crescents shelter two well-planned open spaces that look on to a public riverside walk.'*

Buildings of England considers it 'the best of the private housing' influenced by [the listed] Byker Wall in Newcastle. The carefully chosen materials – purple engineering brick and polished Norwegian rose granite – have weathered well.



**137 Grosvenor Road**, *John R Harris, Architect 1[99x]*

This is a large striking house on Grosvenor Road and the river frontage is perhaps a unique survivor of post 1914 riverside houses in central London (earlier riverside houses in Pimlico from the interwar period were demolished post war). It presents a striking grid form from Grosvenor Road and has fine detailing. The view from the river presents a curious combination of styles: a pitched roof atop a rigorously modernist grid block with streamlined moderne, even PoMo wings, and brick arcade at ground level. Its interest lies therefore in the aesthetic and architectural quality of the river frontage and the landscape aspect it creates at the precise junction of riverside development and historic Pimlico.



**7-9 Moreton Street** *Lee, Goldfinger and Miles, Architects for Westminster City Council 1984-7*

This is an early and rare example of postmodernist detail (stepped diagonals, coloured painted metalwork and a pitched roof) in council housing. It creates a humanely and complementarily scaled single building frontage on the site. The pitched roof gives the impression of a single detached house picking up the same dark brick as the opposite estate, while maintaining a lively frontage on Moreton Street. 'Nicely composed and massed, whilst in keeping with the Darborne and Darke brick vocabulary of Lillington Gardens. It respects both grade I St James the Less and grade II\* and II Lillington Gardens' (Private Communication, Dr Elain Harwood, author of Post Modern Buildings in Britain with Geraint Franklin (Batsford 2017). Postmodernism has only started to become fully appreciated in recent years with the pioneering listing work of Historic England (starting with the listing of No 1 Poultry).





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**Peabody Avenue extension** *Haworth Tompkins Architects 2011*

Peabody Avenue in Pimlico was built in the 1870s. Originally two simple parallel blocks, wartime bomb damage and subsequent piecemeal development had left the southern end of the estate fractured. Haworth Tompkins has produced a five-storey L-shaped block of 55 new homes. It is in keeping with the somewhat sober architecture of the original while providing a new termination and focal point for the avenue (the latter in the form of an entrance arch). The whole scheme is a triumph of urbanism, in which relatively high-density accommodation creates an attractive and well-rooted place to live. The quality of the design, detailing and execution, as well as the sympathetic relation to the 1870s neighbour, singles this out from the generality of affordable housing built in recent years and it undoubtedly makes a positive contribution to the conservation area by the sympathetic scale and fabric, while maintaining an uncompromisingly modern detailing.



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**Holy Apostles (between Winchester and Cumberland Streets)** *Hadfield, Cawkwell and Davidson, 1956-7*

Roman Catholic Church very evidently occupying a large site cleared after bomb damage (like Russell House nearby). L-shaped development church above a lower church hall incorporating a presbytery at right angles and a spacious courtyard/piazza at lower ground floor level facing Cumberland Street. What marks this church out externally is the neat brick work, the finely detailed ironwork porches and the campanile on Winchester Street. Modernist without shouting about it. Internally in near pristine condition with fine fittings, especially the Stations of the Cross by P Lindsey Clark (pupil of Eric Gill). The church hall is a 1950s period piece with Festival style metal work balcony surrounding a lower level dance floor.



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**Westminster Boating Base** *Colwyn Foulkes and Partner 1976*

Filling the corner of Pimlico Gardens, on a prominent site. A low level, muscular building (clad in the 1980s) presenting a modest low key elevation to the Gardens, in some ways characteristic of light industrial buildings for a working river of earlier times, but which has now largely been lost with the 'regeneration' of warehouse and boating facilities. The modest service like qualities complement the open space of the gardens: it has the scale of a slightly heightened river wall and is not at all intrusive.

## APPENDIX 4 : LOCAL GREEN SPACES AND OPEN SPACES

Pimlico is short of recreational space and open space and green space (whether generally accessible, or private, or intended mainly for local resident use). This Plan seeks to protect the space and this table lists 2 sorts of spaces and sets out their value to the area, Local Green Spaces and Open Spaces.

The NPPF (Para 100) says that:

'100. The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.'

This table identifies why all of these spaces are special to the local community. They are all modestly sized areas, surrounded by built-up developments, many units of which have little or no open space and certainly nothing suitable for children. They are a) in reasonably close proximity to the community each of them serves and b) local in character and not an extensive tract of land. Their special features are set out in the table.

		Location	What are the features?	Why special?
<b>Local Green Space</b>				
	<b>Eccleston Square Gardens</b>	Eccleston Square, bounded by Belgrave Road and St George's Drive	Private garden square, wholly within Pimlico Conservation Area. Registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest	Breaks up Pimlico Historic Conservation Area with green space and shrubs. Provides views of very fine planting and defines the setting of Eccleston Square. Several 1834 plane trees are believed to have survived. Provides use and enjoyment for some residents and green views for others in an area with very few green spaces in private gardens or outside spaces for flats
	<b>Warwick Square</b>	Warwick Square, bounded by Belgrave Road and St George's Drive	Private garden square, wholly within Pimlico Conservation Area. Registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest	Breaks up Pimlico Historic Conservation Area with green space and shrubs. Provides views of very fine planting and defines the setting of Warwick Square. Provides use and enjoyment for some residents and green views for others in an area with very few green spaces in private gardens or outside spaces for flats
	<b>St George's Square</b>	St George's Square gardens, bounded by Grosvenor Road and Lupus Street	City of Westminster public square, open to all	It is the only open space in Pimlico that can host Pimlico-wide fêtes, festivals and similar. It acts as a back garden and running around and play space for children (including schoolchildren) and is therefore unique to the area. It hosts the annual SW.est and is used by local schools. Dog walking area
	<b>St George's Square north Annex</b>	Bounded by Belgrave Road, St George's Square and Lupus Street	Closed to the public, contains ventilation shaft for Victoria Line	Provides setting for St Saviours and relieves the hard urban environment of Belgrave Road and Lupus Street
	<b>Bessborough Gardens</b>	Bounded by Vauxhall Bridge Road, Grosvenor Road, Lindsay Square	Open to the public	Well maintained and landscaped, acts as a back garden for Pimlico residents and relieves the environment of Vauxhall Bridge Road

		Location	What are the features?	Why special?
	<b>Pimlico Gardens</b>	South of Grosvenor Road/St George's Square	Open to the public, wholly within Pimlico Conservation Area	Very special: the only garden of usable scale adjacent to the riverside between Victoria Embankment and Chelsea Bridge. Hosts Westminster Boating Base and is used for leisure (jogging, park benches etc). Enables residents of Pimlico, uniquely, to relax and enjoy the riverside protected from Grosvenor Road
	<b>Dolphin Square Gardens</b>	Within Dolphin Square 1937 block of flats	Open to the public, wholly within Dolphin Square Conservation Area. Registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest	Well maintained and landscaped, acts as a back garden for Dolphin Square residents in an otherwise highly urban developed environment
<b>Open Spaces</b>				
	<b>Lillington Gardens green areas and Longmoore Gardens playground</b>	Within Lillington and Longmoore Gardens Estate, playgrounds and open green spaces		Acts as recreational space for the residents of the estate where very few of the individual units have private open space or sufficient children's play area
	<b>Tachbrook Estate green areas and playground</b>	Within the Peabody Tachbrook Estate, playground and green areas		Acts as recreational space for the residents of the estate where very few of the individual units have private open space or sufficient children's play area
	<b>Sussex Street playground</b>	Bounded by Sussex Street, Alderney Street and Winchester Street	This is a playground formed out of what had been a bomb site. It is owned by the council but is closed to the general public	This play space is ideally placed to make a significant contribution to the northern part of our area, which has less access to public open space. It used to be open to residents as a playground. Regrettably, despite being owned by WCC, it has now been closed to the public. It is, however, used by the children of local private schools. This seems a far from ideal arrangement, particularly at a time when private schools are being encouraged to reach out to the community, rather than monopolise community resources for their own benefit
	<b>Playground in Abbots Manor south and podium in Abbots Manor north</b>			Acts as recreational space for the residents of the estate where very few of the individual units have private open space or sufficient children's play area

		Location	What are the features?	Why special?
	<b>Church Square</b>	West of Vauxhall Bridge Road: open space bounded by One Church Square, St James the Less and Lillington Garden Estate	Open to the public	Provides a set back from the busy Vauxhall Bridge Road for the residential part of Pimlico and open amenity/gathering space that is much lacking in Pimlico. Provides a recognizable square with public access and hence a significant space that feels owned by the local public
	<b>Balvaired Place playground</b>	Playground and basketball court east of Balvaired Place	Open to the public	Playground for children and basketball court provides much needed children's play space and sports facilities for families living in Bessborough Gardens.

## GLOSSARY

CAZ	The Central Activities Zone is a part of London, defined in the London Plan which includes the whole of the Forum Area.	Pastiche Development	In an imitation style whilst being built to modern requirements and using modern techniques.
CAZ Retail Cluster	An area defined in the Westminster City Plan shown on Map 3 including Wilton Road between Gillingham Street and Warwick Way and Warwick Way between Belgrave Road and Vauxhall Bridge Road, as well as other adjoining streets. The City Plan sets out policies for this area.	Permeable	Permeability describes the extent to which urban forms permit (or restrict) movement of people or vehicles in different directions. Permeability is generally considered a positive attribute of an urban design, as it permits ease of movement and avoids severing neighbourhoods. Urban forms which lack permeability, are considered to discourage movement on foot.
Designation	Used in this plan to refer to a listed building or a designated park or garden.	Pimlico Neighbourhood Forum (PNF)	The Pimlico Neighbourhood Forum was designated by Westminster City Council on 9 October 2015. The Forum is a membership body open to all residents in the Pimlico Forum Area (see below) and all businesses. It has a steering Group elected by the members. Its main activity is the preparation of this Neighbourhood Plan.
Family Accommodation	In respect of development this means units of at least 3 bedrooms that also meet NDSS (Nationally Described Space Standards). Pimlico has a much lower proportion of 3 bedroom + units than Westminster as a whole and families leave the area as children grow up as they seek larger properties.	Pimlico Forum Area	The area designated by Westminster City Council that the Policies in this Plan apply to and shown in Map 1.
Historic stock	This describes the housing built in the mid 19th century. It is mostly, in the Pimlico Conservation Area, but there are some other streets e.g. part of Bessborough Gardens. Much of this stock was originally built as houses, but has been converted into flats.		
Local Centres	3 areas (Lupus Street, Pimlico and Moreton Street) defined in the City Plan and shown on Map 3. The City Plan sets out policies for these areas.		
Main Town Centre Uses	A set of uses defined in the National Planning Policy Framework: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).		
Major Development	Major development is defined as developments for 10 or more new residential units or for the creation/change of use of more than 1,000m <sup>2</sup> floorspace; this includes residential development of less than 10 units that creates more than 1,000m <sup>2</sup> floorspace.		



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