

Project Introduction

Location & Description

Site Description

The site, Flat at Ground Floor, at No. 57 St George's Drive (SW1V 4DF), is located within the City of Westminster.

St. George's Drive is a Grade II Listed Building in the Pimlico Conservation Area. The property is subdivided into residential flats.

The flat is situated at upper ground floor level and it is a one bedroom flat, accessed through the main entrance & hallway of No. 57 St. George's Drive.

Location

The property is at the heart of Thomas Cubbit residential grid of streets, known as Pimlico Conservation Area.

Proposal

This Application for a Certificate of Proposed Works to a Listed Building include Proposed Opening Up Works, prepared by 99 Structural Engineers, with the scope of initial structural investigations, including Trial Holes and other Opening Ups.



01 - Aerial View of site



02 - Street elevation



Site Location Map (Sc. 1: 1250 @ A3)

Site History

Evolution and Age

Pimlico History

Pimlico is the triangular area of land bounded by Vauxhall Bridge Road, the Thames and the railway into Victoria Station. The first recorded use of the name was in 1626 when it referred to a group of mean cottages called Neat Houses around Ranelagh Gardens.

When the nearby Buckingham House had been sold to George III the low lying land of Pimlico had been little developed apart from a brewery which was to become Watney's Stag Brewery.

So it remained until the middle of the 1830s when Thomas Cubitt obtained leases from the Grosvenor Estate, into whose hands much of the land had passed, and began to build here in the same style as he had done in Belgravia, though in a less grand way. Like Belgravia the area was developed with stucco-fronted terraces of mid-19th century classical design built along straight streets and around three squares. The largest and most opulent houses were built along St George's Drive and Belgrave Road.

A newspaper article in 1877 described Pimlico or 'South Belgravia' as 'genteel, sacred to professional men... not rich enough to luxuriate in Belgravia proper, but rich enough to live in private houses - for this is a retired suburb'. Its inhabitants were 'more lively than in Kensington... and yet a cut above Chelsea, which is only commercial.' The status of Pimlico as a residential area declined in the late 19th century and the 20th century up to the last decade. [*]

Masterplan features

The Pimlico Conservation Area is characterised by a highly disciplined and formal street layout based on a grid pattern. The principal streets of the grid are Belgrave Road and St George's Drive and these along with the three formal Squares of Warwick, Eccleston and St George's are characterised by classical four and five storey stuccoed terraced houses with projecting Doric porches, triglyph friezes, balustraded balconies at first floor level and stucco dressings. At right angles to the wide principal streets are secondary streets, which are narrower and often tree lined, with smaller scale terraced houses of 3 storeys faced in brick and stucco. These are separated from the return frontages of properties to the principal streets by a gap above ground level. This feature marks the deliberate separation of the two types of terrace. [*]

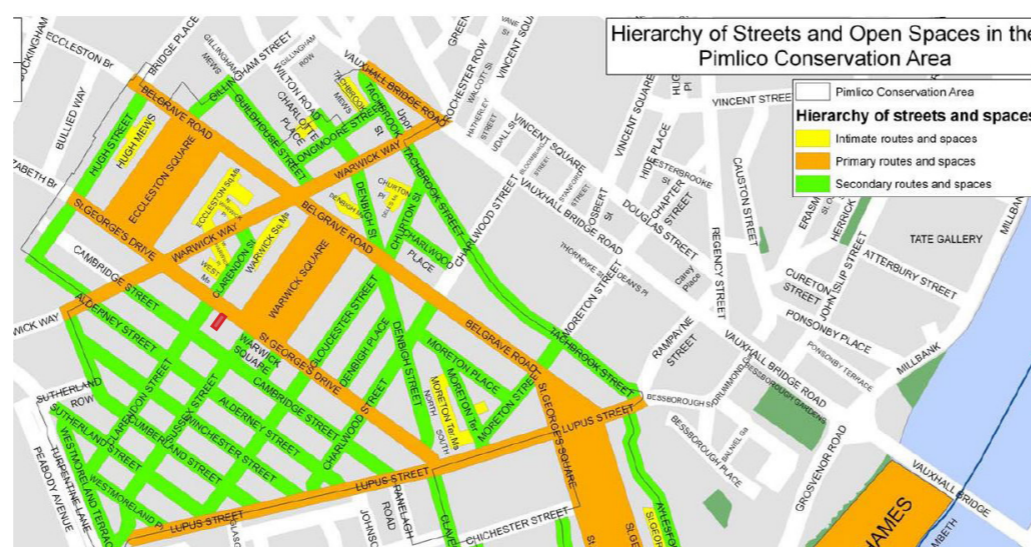
Legend :

— Approximate location of the site (St. George's Drive)

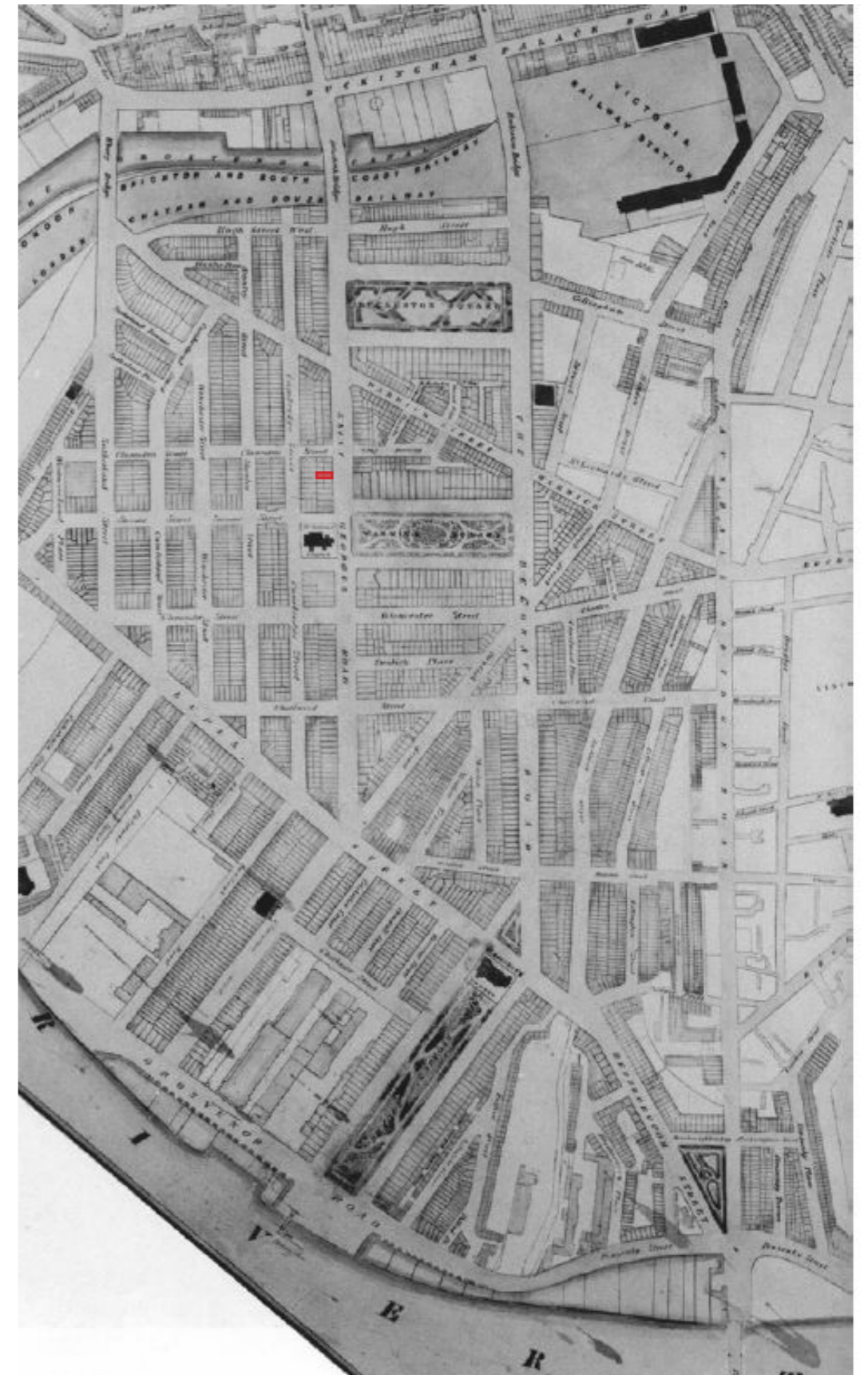
* Pimlico Conservation Area Audit.



Pimlico Conservation Area



Hierarchy of Streets and Open Spaces



Cubitt's Map showing planned Pimlico (CC: Westminster Council Archives)

Site History

Evolution and Age

Grade II Listed Building

No. 51 - 61 St George's Drive

Listing NGR: TQ2901078443

TQ 2978 SW CITY OF WESTMINSTER ST GEORGE'S DRIVE, SW1 109/4 (south side) Nos 51 to 61 (odd). GV II Row of houses. Mid C19. Stucco. Slate mansards. 4 storeys and basement. Each house 2 windows wide, but end houses each with one tripartite window, and set forward slightly with rusticated quoins. Projecting Doric porch with triglyph friezes. Panelled doors. Channelling to ground floor. Continuous first floor balustraded balcony. Windows architraved above ground floor. First floor windows pedimented; second floor windows corniced, those to other houses pedimented. Sashes, plate glass. French casements to first floor. Decorative band above second floor. Console cornice above third floor. Cast iron area railings.

(*Historic England)



Row of stuccoed houses & main architectural features



Internal Site Photographs

Existing Condition



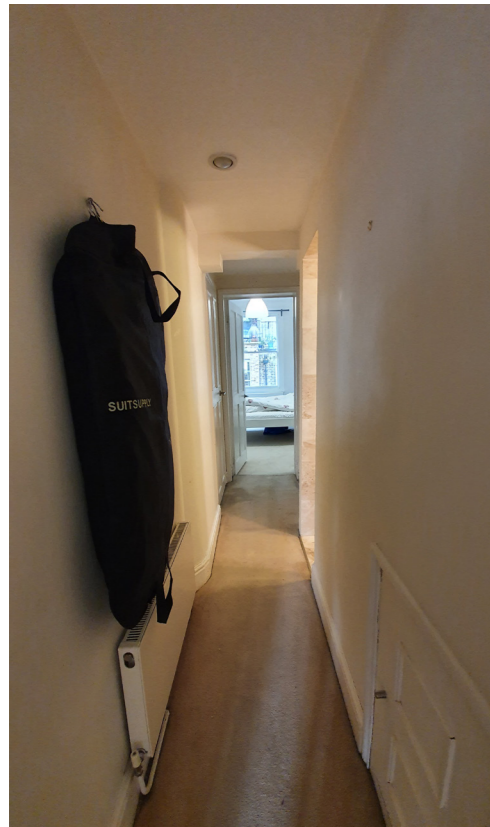
Living Room looking into the kitchen



Living Room looking at St. George Drive



Kitchen



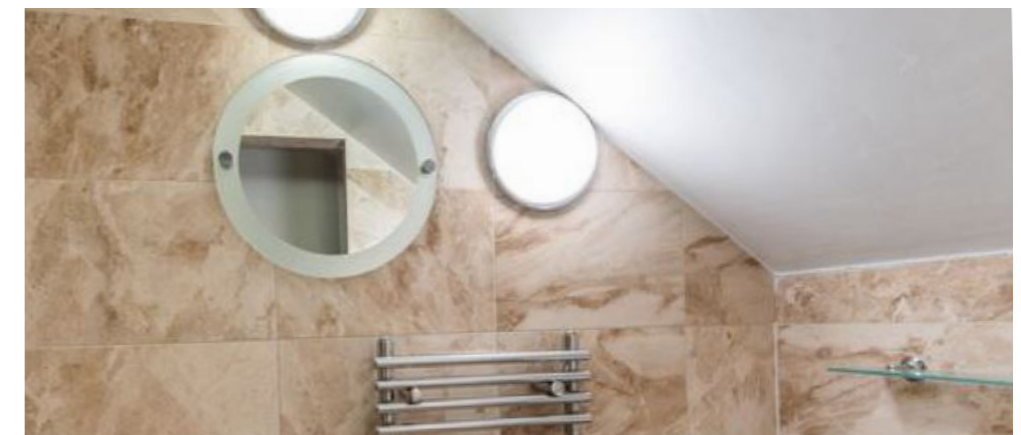
Hallway



Bathroom



Bedroom



Bathroom II