

THE HYDE PARK ESTATE



CONNAUGHT
VILLAGE

THE HYDE PARK ESTATE RETAIL QUARTER





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THE HYDE PARK ESTATE

The Hyde Park Estate is one of the jewels in the crown
of the Church Commissioners' real asset portfolio.

We are committed to maintaining and enhancing its
rich and varied heritage, ensuring it remains
a great place to work, live and visit.









INTRODUCTION

Located in the heart of London, the Hyde Park Estate's unique blend of location, attractive and varied architecture and award winning picturesque and tranquil garden squares mean it is now recognised as one of London's most sought after residential areas.

Key Facts

- The Estate covers 90 acres bordered by Sussex Gardens, Edgware Road and Bayswater Road.
- The Commissioners own the freehold of 275 residential buildings across the Estate comprising of over 2,200 individual houses or flats.
- There are over 2,000 residential long lessees and over 200 rented flats or houses.
- There are over 100 commercial properties across the Estate including restaurants, retail units and hotels.

The Church Commissioners for England

The Church Commissioners were formed in 1948 from the merger of Queen Anne's Bounty (which was formed in 1704) and the Ecclesiastical Commissioners (1836), and they exist to support the work and mission of the Church of England across the country, today and for future generations.

The Church Commissioners are committed to the long term stewardship of the Hyde Park Estate, investing in the built fabric and the public realm to ensure that the Estate remains a great place to live, work and visit.

A BRIEF HISTORY

Origins

Based on a Georgian model grid pattern, the Hyde Park Estate was initially developed in the 19th Century. It originally belonged to the Bishop of London before being transferred to the Ecclesiastical Commissioners in 1868.

The Aftermath of WWII

During the war and in the following years, several leases on the Estate expired or were disclaimed. Consequently, many properties were requisitioned by Paddington Borough Council and refurbished to a basic standard.

The 1950s and 60s: Re-development

During this period the Commissioners sought to transform and rebuild the Estate into one of the most fashionable and desirable areas of London. This triggered a policy of de-requisitioning from the Borough Council between December 1955 and June 1957 followed by substantial redevelopment. The development included several architecturally significant buildings such as 25 Porchester Place, The Water Gardens and The Quadrangle.

The Manor of Paddington let by the Bishop of London to Sir John Frederick

First Building Leases granted over Bishop of London's estates around Paddington

The architect, Samuel Pepys Cockerell produces his plan for Tyburnia

The first houses on the Estate, in Connaught Place, are built

George Gutch, successor to Cockerell as Estate Architect, publishes his final proposals, fixing the architectural pattern of the Estate for 100 years

1745

1795

1804

1807

1838



Map of Paddington (1745)



Bishop Porteous (1795)



Connaught Place (1807)



Map of original Estate (1809)



1838 map of the Estate

Paddington Station opens

1840

Building on the Estate completed

1850's

The Bishop's interest becomes vested in the Ecclesiastical Commissioners for England (predecessor of the Church Commissioners)

1868

Redevelopment of Edgware Road with the construction of Portsea Hall and Park West.

1920's-1930's



Paddington Station (1840)



Searcy, Connaught Street



Archbishop Thayer
Bishop of London 1856 - 1868



Portsea Hall (1920's)



Aerial photograph of the Estate (1930's)



The Ecclesiastical Commissioners and Queen Anne's Bounty merge forming The Church Commissioners

The Estate is renamed The Hyde Park Estate

Anthony Minoprio produces the highly ambitious 'Minoprio Plan' aimed at large scale high density redevelopment of the Estate beginning in the north east corner

The Water Gardens development is completed

Following the appointment of Leslie Lane to review the Estate policy, the 'Lane Report' recommends a period of rehabilitating and conserving the architectural heritage of the Estate

1948

1954

1956

1966

1972



THE
HYDE
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ESTATE



Minoprio Plan (1956)



The Water Gardens (1966)



Sussex Place in the 1970's

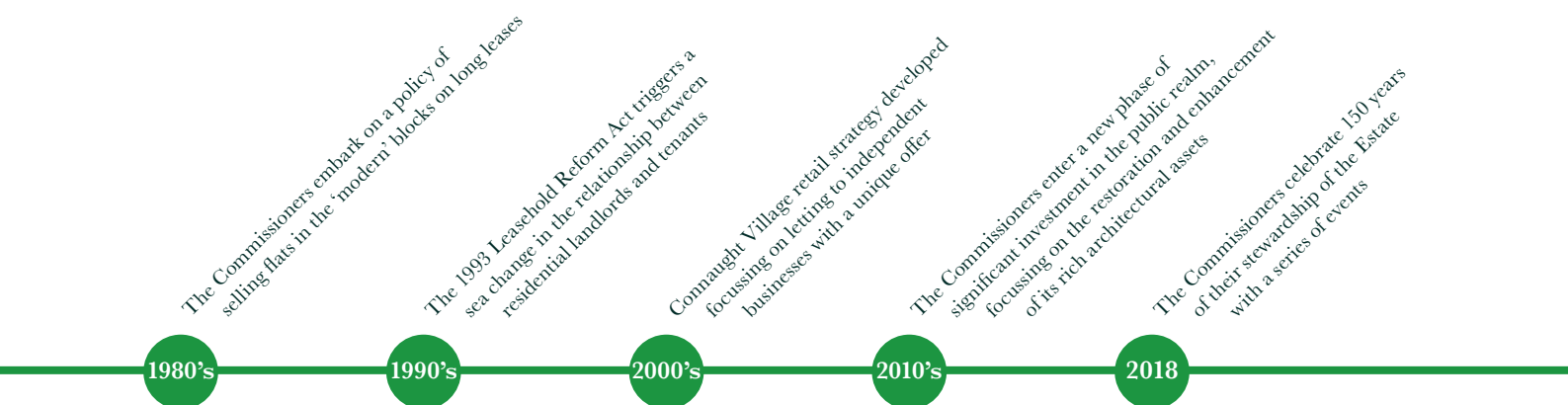


The 1970s: Conservation

By 1972, the Commissioners entered into a new phase of conservation. The Commissioners' strategy was to "ensure the quality of the Estate as a vital part of the Central London scene will be maintained, and, indeed, enhanced well into the 21st century."

Today

In conjunction with this policy, the Commissioners are committed to their role as long term stewards of the area, identifying opportunities to invest and enhance the quality of the buildings and the value of their assets. This can be seen in the continued refurbishment of residential units, the provision of high quality boutiques and commercial units in Connaught Village and the public realm enhancements across the Estate.



The Quadrangle



**Leasehold Reform,
Housing and Urban
Development Act 1993**



Connaught Village retail

Public realm investment





Aerial view of the Estate



EDGWARE ROAD STATION

THE WATER GARDENS

MARBLE ARCH

CONNAUGHT SQUARE AND ENVIRONS

Connaught Square was built between 1821 and 1830 during the first phase of building on the Estate. The houses in the square are typical of the early 19th century, constituting brown brick façades with stuccoed and rusticated ground floors. The square was named after George III's nephew, Prince William Frederick, who in 1805 had succeeded as Duke of Gloucester and Edinburgh and Earl of Connaught. It has long been rumoured that the site of the original Tyburn gallows lies somewhere under the square.





Case Study:

The Brassworks

Located in Frederick Close behind Connaught Square, The Brassworks is a development of 8 loft style apartments in a former Boosey & Hawkes brass instrument factory that was completed by the Commissioners in 2012. The building had formerly been let as office space prior to the redevelopment.



Case Study:

22 Connaught Square

22 Connaught Square was purchased by the Commissioners in 2015 to be refurbished and let on an Assured Shorthold Tenancy. The house was originally constructed in 1828 and over the years had suffered damage to the external brickwork and timber decay in the internal woodwork. The Commissioners undertook a complete refurbishment of the house, restoring and preserving its original Georgian features and updating the interior to produce a high quality rental property.





CONNAUGHT STREET AND ENVIRONS

In the heart of the Estate are Connaught and Kendal Street and Porchester Place where the Commissioners retain significant freehold interests. Many of the Commissioners' rented properties are to be found here in and around Connaught Village. We refurbish properties to a high standard which serves us well in terms of rents achieved and retention of tenants. As well as this active refurbishment programme we are also investing in the public realm.



Case Study:

1 Southwick Yard

1 Southwick Yard is located in a private gated yard behind Connaught Street. Previously a one bed house, the property was marked for redevelopment. Now a contemporary 4 bedroom mews house with a basement and green roof, the house was let in August 2017. As much of the Estate is listed this project provided a rare opportunity to provide a new, contemporary house that was still sympathetic to the surrounding historic built environment.

Watch the time lapse video at:
www.hydeparkestate.com/#content/page/southwick_yard

Case Study:

39 Connaught Street

This retail unit with a separate residential flat above has been refurbished, restoring the original character of the property and let in line with the Estate strategy.



CONNAUGHT VILLAGE

Connaught Village is the retail and restaurant heart of the Hyde Park Estate. There is a long tradition of retail and other businesses trading from the ground floors and basements of these Georgian terraces. There has been a history of entrepreneurship and artisan trade. Famous previous tenants include Jimmy Choo, Richard Branson and Searcys, the catering firm. The area has a long-standing association with fashion, numerous dressmakers and milliners traded in the Village in the past and today it is home to a number of designers and boutiques.

The area has been home to many independent art galleries often at the cutting edge of the contemporary art scene. The Commissioners current retail strategy continues this tradition of a broad and unique offer, focussing on independent retailers and restaurants. A programme of restoring the shopfronts and providing a colour palette that reflects the heritage of Connaught Village has been introduced. The result has been the renaissance of one of London's original village centres.





Case Study:

Sympathetic Redevelopment at 59 Connaught Street

The original building at 59 Connaught Street was destroyed by a bomb during World War II and a single storey retail unit was built in the gap in the terrace. In 2014, the Commissioners obtained planning permission for a new building to provide a sympathetic restoration of the façade with a modern retail and residential unit behind. Both the shop and flat let quickly in line with the Estate strategy (exterior shown on page 16).

Watch the time lapse video at:
[www.hydeparkestate.com](http://www.hydeparkestate.com/#content/page/59_connaught_street)
 /#content/page/
 59_connaught_street

Case Study:

Basements, Mosaics and Pavement Lights

As part of the Commissioners' retail strategy, there has been a particular focus on maximising the basement space in our retail units. Whereas previously the basements were used as back office or storage spaces, there has been an emphasis on creating spaces that can be fully utilised by new tenants. This has been achieved by undertaking damp proofing works and replacing the old concrete pavement lights with cast iron alternatives that increase the amount of natural light. Basement partitioning has been removed and more glass apertures added. In addition, the mosaic tiling in front of the units has been carefully restored to present highly attractive shopfronts which reflect Connaught Village's rich history.

SUSSEX GARDENS AND ENVIRONS

The tree lined avenue of Sussex Gardens forms the northern boundary to the Estate, running from Edgware Road to the Royal Lancaster Hotel. Due to the post war development of the Estate, there is a clear distinction between the architectural periods: the 1960s and 70s architecture of the Water Gardens, Quadrangle and Devonport and the grand six storey Georgian terraces complete with carriage road.

Hotel Neighbourhood

Many of the houses in Sussex Gardens became boarding houses, particularly with the development of Paddington and the Grand Junction Canal, and subsequently hotels, most of which are let on long leases. Notwithstanding this, the Commissioners have worked with a specialist to review a more direct and active management approach.



Case Study:

Sussex Gardens Railings

The area between the carriage road and Sussex Gardens itself was originally a landscaped area surrounded by iron railings. These railings were uprooted as part of the war effort and in the 1950s, when cost was an overriding concern, were replaced by wire fencing and concrete posts. This remained the case until the early 2010s when the Commissioners secured planning consent for the restoration of the railings and to landscape the garden area. In addition, the carriage road was resurfaced and parking restrictions enforced. As Sussex Gardens marks an entry point to the Estate, the restored railings enhance the visual appeal of the road and mark its architectural heritage.

Case Study:

Alleyn Court

This purpose built residential block of one bedroom flats in the centre of Sussex Gardens has been refurbished to a high standard. There is great demand for these flats, which provide small or pied a terre units at a relatively affordable rent for such a prime location.



ROYAL LANCASTER HOTEL

The Royal Lancaster Hotel, designed by the famed architect Richard Seifert, opened its doors in 1967 and was featured almost immediately in the iconic 1969 movie, *The Italian Job*. The Commissioners own the freehold and receive an annual geared rent. The tenant has recently invested over £85 million in upgrading all 411 guest rooms and all public areas, including the meeting and events spaces.





ESTATE MEWS

The word mews originates from the French word muer - to moult - reflecting its use in the middle ages as space where hawks were confined as they moulted. In London, the Royal hawks were kept in King's Mews in Charing Cross which became stables in Henry VIII's reign and the name came to refer to stable blocks behind large city houses. Many of the mews on the Estate were demolished during the various phases of redevelopment. Behind Sussex Gardens there survives two mews, Radnor and Bathurst that retain the cobbled street surface and many of the original carriage houses. In Bathurst Mews, there have been stables providing riding lessons in Hyde Park for over 50 years.

Case Study:

49 Bathurst Mews

49 Bathurst Mews was refurbished including the addition of the traditional 'garage' style doors that are common to mews houses. A large bay window on the first floor was restored and the traditional living arrangement reversed, putting the kitchen and living room on the first floor.



Case Study:

Portsea Mews

Portsea Mews is a cobbled mews behind Porchester Place. Until recently a garage operated in the commercial premises on the ground floor with a number of residential premises above. The Commissioners received the property back from the tenant and are fully committed to restoring and sympathetically enhancing the existing buildings.

The redevelopment will aim to add new amenity to the Estate and showcase the unique character of the Mews. Consultations with local residents and other stakeholders about redeveloping the Mews will form part of that process.

BATHURST STREET

Nestling between Sussex Gardens and the expanse of Sussex Square is Bathurst Street. The stuccoed terraces have always contained a commercial element, from the Archery Tavern receiving a licence from parliament in the 1750s, to the restaurants on the south side of the street. The street is beginning to undergo transformation as units are refurbished and new tenants attracted, such as RN at 5a Bathurst Street where acclaimed artists Rob and Nick Carter have opened their first gallery.



EDGWARE ROAD AND THE 1960S BLOCKS

Edgware Road

Edgware Road was one of the first parts of the Estate to be redeveloped. In the 1920s and 30s, a number of residential blocks were built in place of the terrace and mews layout that was prevalent across the Estate, the largest of these being Portsea Hall and Park West. By the 1970s, the Commissioners had set aside their ring fence policy of not selling freeholds and identified these blocks as suitable for sale. Park West was sold outright and Portsea Hall was sold on a headlease, as were the remainder of the smaller blocks along Edgware Road.

The lack of direct management control due to the headleases presents challenges. As part of the Commissioners’ strategy, it is envisaged that investment over time may help address this and mitigate the elements that have contributed to Edgware Road being identified as a stress area by Westminster City Council.

1960s blocks

Although the Estate was relatively unscathed (with a few notable exceptions) by World War II, by 1950 the fabric of the majority of the properties was decayed as there had been little maintenance carried out due to the war effort. Following discussions with the London County Council and Paddington Borough Council in response to the 1947 Town and Country Planning Act it was agreed that the Commissioners would comprehensively redevelop the Hyde Park Estate.

The Minoprio Plan, so called after the architect and town planner Anthony Minoprio, was presented in 1956 and adopted the following year. The plan kept the existing pattern of the Estate, but in place of the three and four storey terraces and mews properties, proposed the construction of high rise residential blocks with smaller cottage style houses in between.



Property	Year built	Number of flats
10-72 Sussex Square	1961	63
Coniston Court	1966	64
25 Porchester Place	1966	127
The Water Gardens	1966	249
The Quadrangle	1968	345
Devonport	1968	127
Total		975



Top left: Construction of Porchester Place

Top centre: 25 Porchester Place

Top right: The Water Gardens

Bottom: The Quadrangle reception

The Commissioners redeveloped most of the northern half of the Estate between 1955 and 1970. Several blocks have since enfranchised, however, the Commissioners retain the freehold of 25 Porchester Place (at the time of its construction the tallest private residential tower in London) and Coniston Court, The Water Gardens, Quadrangle and Quadrangle Tower, Devonport and 10-72 Sussex Square, as well as a number of medium and smaller blocks around the Estate. Redevelopment was successful in obtaining its primary objective - building a high quality residential district and maintaining a population at a time when there was a steady decline in the resident population of Central London.

Today

The Commissioners have continued development at these blocks, albeit on a smaller scale, in recent years such as two new flats in 25 Porchester Place and the Pod development at the Water Gardens that will create a loft style apartment. A programme of full refurbishment of the common parts of the 1960s blocks has also been completed. Following the refurbishment of part of the basement car park at the Water Gardens, the gardens themselves, arguably one of the finest examples of 20th century private gardens in London, have been comprehensively refurbished and replanted.

THE GREEN ESTATE

Green spaces are an integral part of the Estate, the original 8 garden squares laid out in the 19th century still exist and are carefully maintained by the Estate gardening team. The interwar and post war construction periods also led to the provision of significant open spaces, from the layered terraces and square ponds of the Water Gardens to the calm and tranquil enclosed gardens of the Quadrangle and Devonport, the green spaces on the Estate provide a counterpoint to the energy and bustle of Central London.

Significant additions to the green estate have been made such as the re-landscaping of Coniston Court Garden, the planting of wildflower meadows on Titchborne Row, green roofs on new build projects and the Devonport greenhouse where plants for the Estate are grown from seed. Enhancements to the public realm such as the placing of olive trees, hanging baskets and extensive soft planting add subtle touches to the public spaces on the Estate and benefit air quality and residents' wellbeing. As well as providing benefits to residents and visitors to the Estate, trees and green infrastructure can reduce air temperature and remove air pollutants. Canopy cover also shades neighbouring buildings and helps reduce emissions.



Watch the Coniston Court Garden time lapse video at:
www.hydeparkestate.com/#content/page/coniston_court_garden

The Commissioners also promote biodiversity across the Estate through a number of schemes designed to encourage the insect population such as bug and bee hotels and thus also boost bird populations of which there are a large number of different species present.

Following the publication of Westminster Council's walking strategy in 2017, the Commissioners have identified the Estate as being well placed to provide attractive alternative walking routes that avoid major thoroughfares. The Commissioners are working on a number of initiatives that will enhance, encourage and influence pedestrian routes through the Estate.

We are working on the installation of additional electrical car charging points within the Estate car parks to encourage electric car use alongside alternative uses for underused car parks.



*Top left: Wildlife habitats
Top centre: Olive trees
Top right: Cast iron balconets
Bottom: 25 Porchester Place lawn and signage*



*Left page top: The Kendal Street planter
Left page bottom: Greenhouse at Devonport
Below: Abasto Restaurant*

PUBLIC REALM

The Commissioners recognise the importance of stewardship of the Estate, including guarding against unauthorised alterations to historic properties, asserting lease covenants to ensure that the character of the Estate remains and implementing Estate Management Schemes. In addition to the investment in residential and commercial properties, significant investment has also taken place to enhance the public realm of both the Georgian properties and the post war blocks.

At Connaught Village, a shopfront guide was commissioned which identified and catalogued the unique historic characteristics of the listed terraces. The guide then provides advice on how to enhance these features. This project led to the adoption of a palette of heritage colours for new retail units and the detailed focus on architectural history is used to create a sense of place. Branded cast iron pavement lights and restoration of the mosaic tiling also helps to provide an attractive and high quality retail space for prospective tenants. Above street level, missing cast iron balcony railings along Connaught Street were reinstated using the heart and honeysuckle ‘Adelphi’ design. These were made from a cast of an original found in the vaults of the V&A Museum. Three plaster signs above second floor windows on Porchester Place and Connaught Street were also restored and branded.

In the post war blocks, the signage of each development has been replaced so that it is consistent and in Estate colours to reinforce the identity of the Estate as a whole.



COMMUNITY ENGAGEMENT

The Commissioners strongly support the promotion of community on the Estate. There is active engagement with the commercial tenants with monthly meetings between the tenants, the Commissioners and their managing agents. The Commissioners have an ongoing dialogue with the Hyde Park Estate Association, who represent residents of the Estate and also the Garden Squares Committees. They have also run many consultations with lessees when upgrading works to the common parts of residential blocks have been required. Such engagement with the community is vital in ensuring that businesses can operate successfully and that residents feel engaged with how their community is managed.

The Commissioners have traditionally run two major events during the year to celebrate the local community. At Christmas, there is a switch on of the Christmas lights in Connaught Village and in the summer a community event involving the retailers, local schools and residents. In 2018, as part of the Commissioners' 150th anniversary, a large summer event was held in Connaught Village that celebrated the history of the Estate and its residents with a series of vignettes of the Estate throughout the ages, street games, workshops and food and drink reflecting the rich diversity of cuisine available on the Estate.

Watch the highlights of the 150 year street party celebrations at:
<https://www.instagram.com/p/BIBWG2AnGV4/?hl=en&taken-by=london>

ST JOHN'S HYDE PARK

At the centre of the original layout of the Estate lies the Gothic Revival church of St John the Evangelist. As one of the series of events to mark the Commissioners' 150th anniversary of their ownership of the Estate in 2018, a new scheme was designed for the external lighting of the Church to augment its profile as an active part of the local community - a hugely diverse part of central London.



A PLACE TO LIVE

Our strategy of continued improvements of the built environment and placemaking throughout the Estate underpins the desirability of the area with the cafes, restaurants and boutiques providing attractive amenities. Where suitable properties become available we look to buy houses or flats to add to the rental portfolio and we regularly review feedback from tenants and lessees on what is important to them and why they are attracted to the Estate. Factors include the central location, access to the green spaces of Hyde Park and the garden squares, the variety and range of transport links as well as proximity to the West End.

Another key factor is that the location is still relatively good value compared to some of the surrounding regions. Residents also tell us our pet friendly approach is very important to them.

Tenants are drawn from across the world including professionals and corporate tenants as well as international students. The area has a long history of attracting lessees from the Middle East. Rental tenant profiles tend to be quite diverse but with strong British, European and American representation.

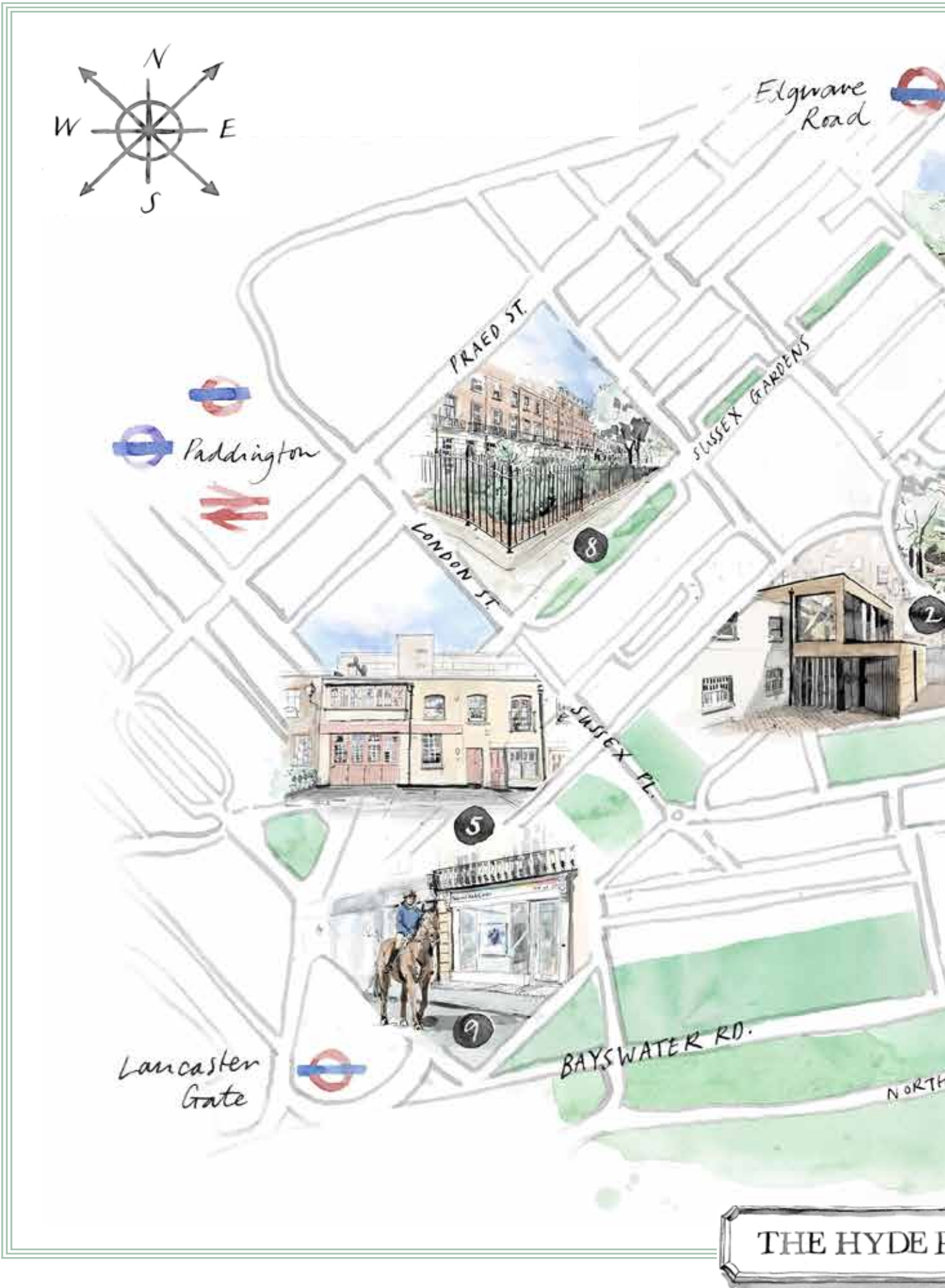


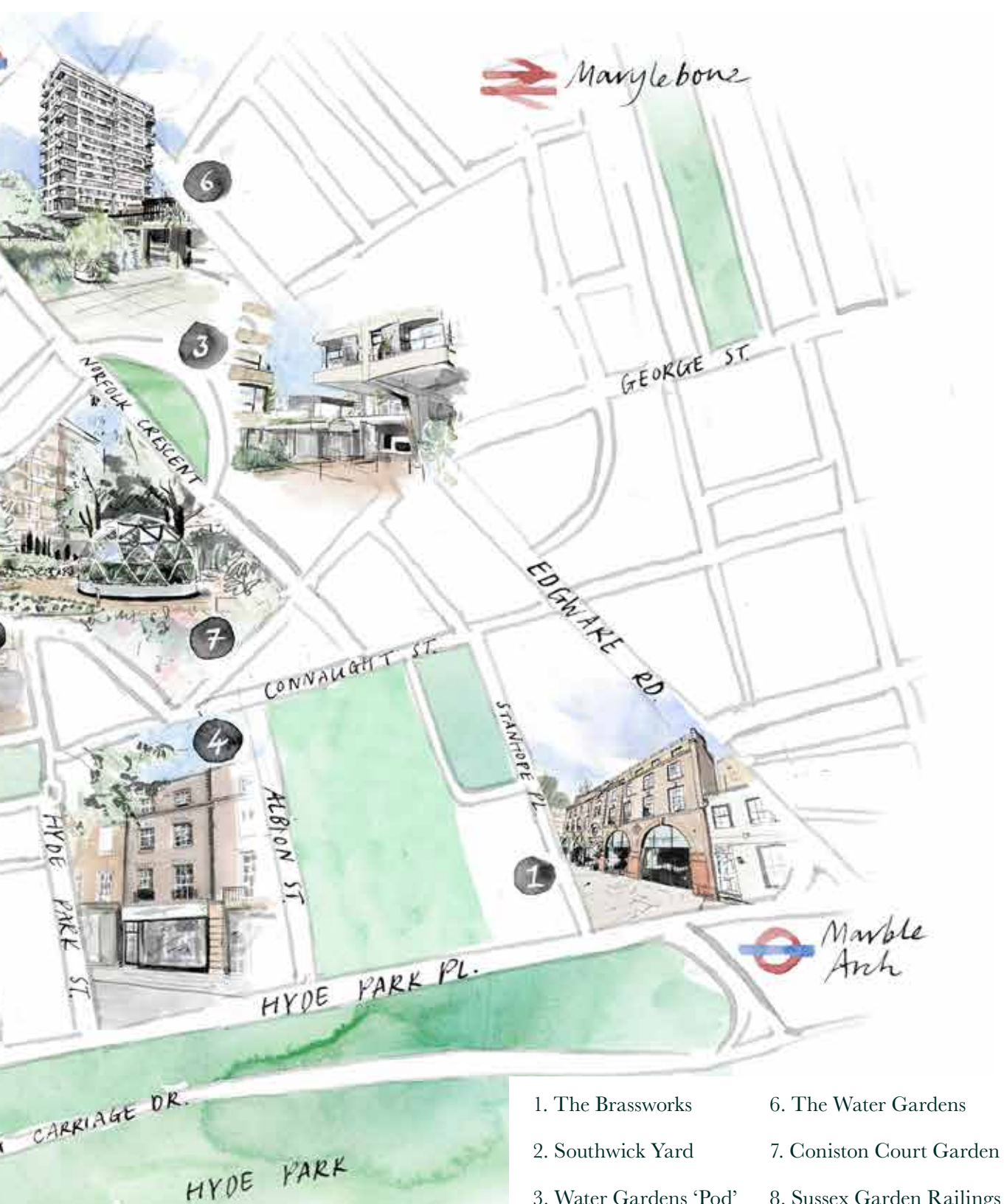
THE FUTURE

The Estate is a core hold for the Commissioners and our future plans include focus on redevelopment opportunities as well as continued investment in the built heritage, and public realm.

The Estate has a key role to play as part of the Commissioners' £8 billion investment portfolio which has provided strong returns over the long term. Our strategy is rooted in delivering sustainable returns to support the ministry and mission of the Church of England in every parish, alongside ensuring the Estate is a desirable place to work, live and visit.







PARK ESTATE

CONNAUGHT VILLAGE



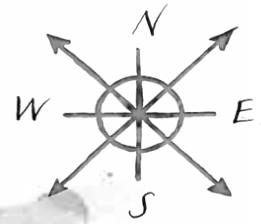
Kendal Street

- 17-20 Kurobuta
- 22 Fé Hair & Beauty
- 23 Dry Cleaners
- 24 Stuzzico
- 25 Hogg & Son Pharmacy
- 26-27 Crispins
- 28 Le Stone Boutique
- 29 PDN London
- 30-31 Le Pain Quotidien
- 48 Al Maskoof Iraqi

Connaught Street

- 12 Roni's Bagel Bakery
- 14 Assal Patisserie
- 18 Lucy Choi London
- 20 Available to Let
- 22 Lyon & Turnbull
- 24 William Mansell
- 26 The Park Gallery
- 28 Ritva Westenius
- 30 Kindare
- 32 Bourlet
- 34 Nancy Dry Cleaners
- 36-38 Duke of Kendal
- 40-42 Chestertons
- 44 Carter Jonas
- 46 Trevi Interiors

- 48 Connaught Village
- 50 Bombay Palace
- 9 Connaught Carp
- 11 Wallers Newsag
- 13 Markus Coffee
- 15 Eliza Jane How
- 17 Under Refurbish
- 19 Kokoro
- 21 ME+EM
- 23 Casa Malevo
- 25 Viola
- 27 The Place Lond
- 29 Pardis Restaura
- 31 The Place Lond
- 33 Rosewood Gall



Porchester Place

- 35 Under Refurbishment
- 37 Medicetics
- 39 Under Refurbishment
- 41 Le Chef Masgouf
- 53 Prewett Miller
- 55-57 Abasto
- 59 Available to Let
- 61-63 Hyde Park Veterinary Centre
- 65 Spirited Wines

- 14 De Roemer
- 12 Under Refurbishment
- 10 The Dresser
- 8 Connaught Cellars
- 6 Colbeh
- 4 Daniel Mikhael Hair & Beauty
- 2 Connaught Kitchens
- 5 Buchanans Cheesemonger
- 7 Connaught Jewellers
- 9 Available to Let
- 11 Mud Australia

Albion Street

- 24-25 Kay & Co
- 23 Cluttons

Night view of Connaught Village








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