

Brunswick Town Conservation Area Character Statement

Designated : 1969
Extended : 1978

Area: 38.8187 Hectares
95.9211 Acres

Article 4 Direction: The Brunswick
'comprehensive' Article 4 direction
approved in August 1993
Brunswick 'Minor Works' Direction
Painting Article 4 direction (Brunswick
Place North)
Lansdowne Square (Painting) direction



Introduction:

The purpose of this document is to describe the history and character of this conservation area in order to provide a context for policies contained in the Development Plan, which will guide future development and enhancements in the area. The statement was approved as Supplementary Planning Guidance on 18th February 1997.

Historic Development of the Area :

Brunswick Town has been described as one of the finest examples of Regency and early Victorian planning and architecture in the country. Much of the area was designed as a whole by the architect Charles Augustin Busby with Amon Wilds. The spacious elegant houses of Brunswick Square and Terrace were built between 1824 and 1840. The Brunswick Estate also had its own market building, town hall and Commissioners. In 1830, an Act of Parliament was made requiring all houses in Brunswick Square and Terrace and Brunswick Place (South) to be painted regularly and to a uniform colour. This is still a requirement and properties must be painted every five years. Further west, Adelaide Crescent was designed in 1830 by Decimus Burton, but only partly built, and the remainder together with Palmeira Square, was completed to a different design by Sir Isaac Goldsmid in 1850-1860. The result was the bottle shaped layout, with Palmeira Square and the famous floral clock at the top. There are more than 500 listed buildings in the area, and in Brunswick Square and Terrace more than 100 are listed Grade I.

The Character of the Area :

The character and appearance of this conservation area which it is important to preserve or enhance, is of a planned 19th Century estate where both architecture and uses have been developed and controlled in a manner creating formality and order. The architecture is distinctly classical, first in the Regency style, and subsequently Italianate or similar. Only in the mews streets is the more modest local vernacular style prevalent. The original street pattern and terracing is intact. Only in the mews streets has the original character and appearance been diluted by commercial uses. The principal streets have a strong sense of scale and rhythm, each with similar designs and consistent roof heights.

Most buildings have stucco facades, usually with elegant bow or curved fronts particularly in those streets with a north/south axis. In the finest terraces each house forms part of a much broader 'palace' facade. In contrast the rear facades are invariably of unadorned brick and flint construction. Decorative balcony balustrading and area railings are much in evidence.

Window details make a critical contribution to the appearance of the individual buildings and to the uniform character of each street. Windows are usually of the vertical sliding sash type, except with some french doors at first floor balcony level. There are subtle but nevertheless important variations according to storey level, position and period. The small paned windows with very slender glazing bars are early Regency examples. Large paned sash windows with horns are post 1850 variants. Likewise doors traditionally have solid moulded panels and are carefully proportioned, and complimented by stone or tiled entrance paths or steps.

The continuity of slate roofs, is important to the area; Adelaide Crescent is a splendid example, but in lesser streets the character of the area is spoiled by the use of other materials such as red concrete tiles. Many roofs in the area are concealed behind a parapet wall; some being modestly decorated, others distinguished by pierced balustrading. Such features, together with other classical architectural detailing are critical to the overall scale, character and appearance of the stucco facades. Uniform colour schemes and the absence of pipework, flues etc. on the street Facades, reinforces the unity of the formal terraces.

The following properties are included in the Brunswick Town Conservation Area :

Adelaide Crescent.	Palmeira Avenue: 1-11 (odd) incl 2-12 (even) incl.
Alice Close.	Palmeira Square.
Alice Street.	Rochester Close: 1-79 (odd) incl. 2a & 2b
Brunswick Mews.	Rochester Gardens: 1-6 incl.
Brunswick Place.	Salisbury Road: 1-3 incl.
Brunswick Road.	St. Johns Road.
Brunswick Square.	Upper Market Street.
Brunswick Street East.	Waterloo Street.
Brunswick Street West.	Western Road: 82-134 (consec) incl.
Brunswick Terrace.	1-81 (consec) incl.
Cambridge Road.	York Road
Cavendish Mews	
Chapel Mews.	
Church Road: 35-49 (odd) incl. 7-33 (Palmeira Mans.) 1-5 (odd) incl.	
Cross Street.	
Donkey Mews.	
Farm Road.	
Farman Street	
Holland Mews.	
Holland Road: 2-48 (even) incl.	
Gwydyr Mansions	
Ivy Mews	
Ivy Place	
Kerrison Mews	
Lansdowne Place.	
Lansdowne Road: 2-8 (even) incl.	
Lansdowne Square.	
Lansdowne Street.	
Little Western Street.	
Lower Market Street.	