

NOS. 33–36 BRUTON STREET
CITY OF WESTMINSTER

History, Architectural Development, Character

by

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1.
Nature of Request

Nos . 33–36 Bruton Street are located within the Mayfair Conservation Area in the City of Westminster. There is a proposal to redevelop the site. A sketch outline of the scheme has recently been submitted to English Heritage (pre-application) by the architects, Allies and Morrison. From the information available in this submission (chiefly drawing and photographs), apart from various modifications to No. 33, the scheme would appear to involve a complete rebuilding on those plots currently occupied by Nos. 34–36 (figs. 30 and 31). Further details are unclear, though the development would also seem to depend on at least a partial demolition of two properties to the rear of Bruton Street, that is Nos. 11 and 13 Bruton Place (figs. 32, 33 and 34).

The buildings are considered to make a positive contribution to the Mayfair Conservation Area, first designated in 1969. A précis of the development of the site is required by way of background to letter setting out English Heritage's views on the scheme.

Origin of Request:	<i>T. D. Jones (Central and West London Team)</i>
Date of Request:	<i>7 January 2000</i>
Date of Report:	<i>18 February 2000</i>
File Number:	<i>HA&RT Archive, Westminster 974 (See also Westminster 117, 121, 289, 720, 833)</i>

2. *The Site*

Bruton Street is situated within the City of Westminster, in the heart of London's Mayfair. It was first laid out in the later 1730s, eventually linking New Bond Street with Berkeley Square. Its properties, especially those along the northern side, have that characteristic Mayfair quality, combining elegant high-status shops and galleries on the ground floor with distinguished façades and occasional fine interiors above (fig. 1). Towards the eastern end, close to the junction with New Bond Street, a narrow passage extends at right-angles to connect with the neighbouring Bruton Place. This former mews then runs in a parallel direction along the back (north-western side) of Bruton Street, until it too reaches Berkeley Square (fig. 2).

Nos. 33–36 are positioned at the north-east end of the street (fig. 3). They are the last four properties before the junction with Bruton Place. Superficially at least, three of the buildings (Nos. 33–35) have façades indicative of perhaps an early to mid-nineteenth-century date, though there are clear hints in the overall topography that the core of each structure may well go back to the origins of the street itself. The fourth building (No. 36), on the other hand, is not of such an early date. If the terrace extended this far from the outset, then the present corner property must represent a comprehensive rebuilding, a work probably undertaken close to the end of the nineteenth century.

Though ten properties along the northern side of Bruton Street are listed, none of the four in question is so protected.¹ Bruton Street as a whole, however, is included within the City of Westminster's Mayfair Conservation Area, first designated in 1969 and extended in 1974 (fig. 4).² In any proposal for change, including change to unlisted buildings, there is a requirement to assess all the details in terms of their contribution to the 'special architectural or historic interest' of the townscape.³ In this case, to appreciate the nature of the interest, it is as well to consider the development of the immediate area, from the earliest phases of building through to the present day. Fortunately, the broad outline is already sketched out.⁴

3. *The Berkeley Estate in Mayfair*

The earliest phase of building in this particular area of Mayfair began with the speculative development of the Berkeley estate in the closing years of the seventeenth century, and more especially in the second quarter of the eighteenth.⁵ The basis of the estate had been established soon after the Restoration of 1660 by John Berkeley, the first Lord Berkeley

1 The listed properties (all at grade II) are Nos. 22, 23 and 23A, 24, 25, 26, 27 and 28, 29, 30, 31, and 32, for which see DOE 1987, 194–97. Presumably, it is the lack of quality features surviving in the interiors which accounts for the omission of Nos. 33–35 from the list, though this report is written without the benefit of internal inspections.

2 Mayfair is No. 11 of the City of Westminster's conservation areas, for which see COW 1998.

3 On the assessment of special interest, see EH 1995, 4–5. This document, along with EH 1997, also provides guidance advice and background on the legislative framework.

4 See, in particular, Johnson 1952, but also Clinch 1892 and Colby 1966. In addition, historians in the Historical Analysis & Research Team at English Heritage (and their predecessors in the Historic Buildings Division of the Greater London Council) have undertaken what amounts to a considerable body of research on various properties in the area.

5 For earlier development and building speculation in London generally, and in the West End, see MaKellar 1999; Stone 1980.

of Stratton (d. 1678).⁶ Having steadily acquired rank and wealth, in 1664 Berkeley was to purchase about eight acres (3.2ha) of land in west London (fig. 5). Here, fronting the north side of what was to become the extended Piccadilly, he began to build a house for his own use (fig. 6).⁷ About ten years later, Berkeley furthered his interests in the area by acquiring a sizable plot of land to the north of his house and garden, known as 'Brick Close' (fig. 5).⁸ It was on this additional plot that the later Berkeley Square and Bruton Street were to be built.

The first phase in the urban development of the Berkeley estate as a whole was initiated in the 1690s. Berkeley's widow, Christian (d. 1698), and her son John, the second Lord Berkeley of Stratton (d. 1697), sold strips of land cut off on either side of Berkeley House and its garden to allow for the creation of two new streets running north from Piccadilly. Houses on the west side of Stratton Street first appear in the appropriate rate books in 1693, and those on the east side of Berkeley Street were first mentioned in 1698. These properties would, in other words, have overlooked the gardens of Berkeley House (figs. 5 and 7).⁹

Meanwhile, Brick Close had remained virtually untouched, and continued to retain its almost rural character through to the later 1730s. By this date it was almost surrounded by the newly built streets and squares of Mayfair, notably by those of the Grosvenor estate which had been developed to the immediate north from the 1720s,¹⁰ and by those of the Corporation of London's Conduit Mead estate to the east.¹¹ John Mackay's map giving the layout of the Grosvenors' London property in 1723, copied in 1822, shows the position very clearly. The original, on which the proposed Grosvenor estate details are highlighted, shows the Brick Close area as open farmland, labelled 'Berkeley Fields'.¹² On the copy (fig. 7),¹³ the Grosvenor streets are likewise highlighted, and those to the south and east are also named. Amid this rapidly growing townscape, the undeveloped Berkeley lands must have stood out as ripe for development. It was inevitable the situation could scarcely remain unchanged for very much longer.¹⁴

6 Berkeley descended from a cadet branch of the family long established at Berkeley Castle in Gloucestershire. His father's estates were at Bruton in Somerset. For Berkeley's career and the land purchase in London, see Johnson 1952, 38-40, 44-50. Further details on his career will be found in *Dictionary of National Biography*, 2, 361-64.

7 Built in 1664-66, Berkeley House was designed by Hugh May (1621-84). In 1696, the house was sold by the Berkeleys to the first duke of Devonshire (d. 1729). It burnt down in 1733 and was replaced by Devonshire House, designed by William Kent (1685-1748). In turn, this house was demolished in 1924-25. On Berkeley House and May, see Summerson 1993, 173-76; for the fire and sale of the house, see Johnson 1952, 161-68; for summaries of both houses, see Weinreb and Hibbert 1993, 58, 231; and on the architects, see Colvin 1995, 580-86, 646-48.

8 Johnson 1952, 10-21, 58-59.

9 Johnson 1952, 69-75; Weinreb and Hibbert 1993, 59, 855-56. Berkeley Street initially appears in the rate books under the name Bartlett Street.

10 A thorough account of the development and buildings of the Grosvenor estate will be found in two volumes of the Survey of London: SOL 1977; SOL 1980.

11 On which, see the notes in Weinreb and Hibbert 1993, 79-80 (Bond Street), 197-98 (Conduit Street).

12 For Mackay's original map, see SOL 1977, 12; a detail is reproduced in the volume as plate 1. The map also records Sir Henry Maynard's ownership of the Brick Close area when it was surveyed as part of the manor of Ebury in 1614, on which see Johnson 1952, 14-16.

13 The copy map, of which a detail is reproduced in this report, is held as CWAC, Box 64, no. 32.

14 Another large-scale, framed map of the parish of St George, Hanover Square (figs. 8 and 9), surveyed in 1725 by the two John Mackays (senior and junior), is now kept at the City of Westminster Archive Centre. Superficially, this suggests that the streets and houses on Brick Close had already been laid out by the time of the survey, even though they appear unnamed. There can, however, be little doubt that these details were added to the map at some later date.

Eventually, in April 1736, William, the fourth Lord Berkeley of Stratton (d. 1741) and his son John (d. 1773), entered into articles of agreement with Edward Cock and Francis Hillyard, both carpenters of the parish of St George, Hanover Square, concerning six and a half acres (2.6ha) of Brick Close. The ground was to be leased for ninety-nine years at a rent of £30 per annum for the first five, rising to £420 per annum for the remainder of the term, 'in consideration of improvements to be made by building'.¹⁵ The agreement allowed for Cock and Hillyard to immediately enter the ground, and 'to dig and break up the same, and to build thereupon and lay out and make such streets, ways, passages and openings' as they think fit, provided that no buildings were to lie within 15 feet (4.6m) of the east wall of Berkeley House garden. It was expected that the two carpenters would enter into further leases, at their own charges, within sixty days of each house or building being 'covered in'. During the interim, they would pay the necessary rents, but within five years they were to have erected sufficient 'good buildings' to secure the full sum of £420 per annum. Individual rents were not to exceed 9s. per foot of building frontage. In all, the agreement effectively led to Cock and Hillyard becoming the leading speculative builder-developers on the remainder of the Berkeley estate in Mayfair.

Cock and Hillyard lost no time in going on to sub-lease those plots laid out over the land they had acquired from the Berkeleys to other craftsmen-builders.¹⁶ As we shall see, their overall scheme was in essence based on one complete new street, linked at right-angles to a single row of houses which would again overlook the open ground to the rear of Berkeley House. They also had to allow for mews provision to the rear of all properties, and they were obliged to purchase at their own costs 'other ways and passages' to New Bond Street and to Davies Street.¹⁷ The plan was determined, in part, by a proviso which seems to have been built into the sale of Berkeley House in 1696. At the time, it was stipulated that the view directly to the north of the gardens — so far as the remaining Berkeley lands at Brick Close would permit — should never be spoiled by building.¹⁸ That this agreement was honoured by Cock and Hillyard is clear from a range of later map evidence (figs. 10, 11 and 12).

One of the earliest individual deeds for the new building plots at Brick Close survives at the City of Westminster Archive Centre.¹⁹ Dated 3 August 1736, the deed informs us that by the direction of Cock and Hillyard, Lord Berkeley granted to James Martel, another carpenter of St George's parish, Hanover Square, a certain plot (in this case already with

15 The background is covered in Johnson 1952, 172–78. The articles of agreement appear to have ended up at the Grosvenor estate office (Berkeley estate box). Most of the historic papers concerned with that estate are now deposited with at the City of Westminster Archive Centre. The agreement of 8 April 1736 was inspected some years ago in the Grosvenor office by Mr Frank Kelsall, with notes on HA&RT Archive file, Westminster 121. The plan attached to the original agreement was drawn by John Hoff and Anthony Corville on 30 March 1736.

16 It is worth noting, as a brief aside, the early dispute concerning brick manufacture. The common practice at the time (were brick earth available on the land in question) was to manufacture bricks at kilns set up immediately adjacent to the proposed building site. Indeed, under their agreement with the Berkeleys, Cock and Hillyard were permitted to do just this, though it was stated that 'they shall not set fire to the bricks before July 1st nor continue after August 31st in any year'. This led to irate objections from several of those aristocratic residents already occupying properties in the neighbouring Old Bond Street and Albermarle Street. Among those objecting were Charles Fitzroy, duke of Grafton (d. 1757) and Henry d'Auverquerque, earl of Grantham (d. 1754). One of the kilns was said to be within 250 yards (76.7m) of their houses. Despite their high-ranking application to the Chancery for an injunction to stop the action, the court was to refuse and the brickmaking operations and building continued apace: See Johnson 1952, 174–76.

17 The connections to New Bond Street and Davies Street become apparent from the second agreement with the Berkeleys, dated 24 April 1740, on which there is further mention below.

18 This much is assumed, doubtless correctly, in SOL 1980, 64. Johnson (1952, 165, 178) reached much the same conclusion.

19 This is CWAC, Acc 10/11.

a message) on the south side of a new 'intended street designed to be called Brewton Street'.²⁰ This, then, is the first documented mention of Bruton Street, which also provides a strong indication that houses were already in the course of erection along the south side. The same might be said of the northern side, where again the earliest leases were agreed in August 1736. Here, however, it was not until almost three and a half years (December 1739) that the last one was taken out (Annex One). Several of the properties first appear in the rate books for the Grosvenor Ward of St George's parish in April 1739.²¹

In line with the posited agreement of 1696, the western end of Bruton Street was to terminate at a point which would ensure the maintenance of the open ground to the rear of the gardens of Berkeley House (figs. 10 and 12). Cock and Hillyard were limited in what else they could achieve within the land available, but their scheme allowed for a row of plots running south from Bruton Street, to link up with those already developed on the southern half of Berkeley Street. The leases issued on these plots — fronting what was to become the east side of Berkeley Square — refer to the location as 'a new intended street designed to be called New Berkeley Street'. In the first mention of the houses in the rate books for St George's parish, in 1738, they are given as Berkeley Row.²²

The last, and most extensive, phase in the development of the Berkeley estate in Mayfair followed quickly on the heels of this initial cut into the land at Brick Close. In April 1740, the fourth Lord Berkeley entered into a second agreement with Cock and Hillyard concerning another five acres (2ha) exclusive of streets and passages.²³ From the details of the agreement and its attached map, it seems clear that a number of the streets to the west of Berkeley Square had already been laid out, including Farm Street, Hill Street, Hay's Mews and Chesterfield Hill. Cock and Hillyard were bound by the agreement to maintain these as 'public open streets', though they were given liberty to 'dig vaults and sewers against their buildings, in like manner as is usually practised in other public streets'. The agreement further stipulated that it was necessary for 'an open square to be left' between the buildings in New Berkeley Street and those now to be built on the additional land. Through separate leases, Cock and Hillyard were expected to eventually secure a rent of £310 per annum, with rents not exceeding 13s. per foot of frontage. Finally, as with the earlier agreement, they were not permitted to build within 15 feet (4.6m) of Berkeley House garden, though this time the west side.

Among the first leases granted by John, the fifth Lord Berkeley, on his succeeding to the estate in 1741 were for those plots described as being on the west side of 'a new intended square designed to be called Berkeley Square' (figs. 10, 12 and 13).²⁴ Further leases on these generally larger plots, all with potential for realizing higher rents, were issued from time to time through until almost the end of 1745. One of those people to take a plot here from Cock and Hillyard, for instance, was Lady Isabella Finch. The construction agreement for what is now No. 44 Berkeley Square was drawn up in 1742. The lease was

20 The name of the street was derived, of course, from the Berkeley family's rural estate at Bruton in Somerset (see note 4, above).

21 A full run of rate books (for consultation on microfilm) survives at the City of Westminster Archive Centre.

22 Johnson 1952, 176–77.

23 As is the case with the 1736 agreement (see note 14, above), a counterpart of the agreement of 24 April 1740 was to be preserved at the Grosvenor estate office (Berkeley estate box): HA&RT Archive file, Westminster 121. There is additional background in Johnson 1952, 177–80.

24 As with Bruton Street and New Berkeley Street, the leases were granted through the direction of Cock and Hillyard. We should also note that the properties along the narrower northern side of the 'intended square' had already been raised as part of the Grosvenor estate development in the 1720s: see SOL 1980, 64–67.

finally assigned to Lady Isabella in November 1745, when the house had been substantially completed to the designs of William Kent.²⁵ Nearby, Nos. 40 and 41 were probably built by Isaac Ware (1704–66), and were again first leased in the mid-1740s.²⁶

John Rocque's 1746 map of London (fig. 10), the survey for which was begun in 1737, shows Berkeley Square having been formed. Bruton Street appears to the east, but the streets of the proposed new development to the west are shown in outline only, with no buildings along the frontages. As it happens, houses along Hill Street (that leaving the square directly opposite Bruton Street) had been first rated in 1745; leases on those in Chesterfield Hill (originally John Street) and Farm Street were drawn up from 1749, with Chesterfield Hill appearing in the rate books from 1753; and the properties in Charles Street were apparently going up between about 1750 and 1755.²⁷ Although Cock and Hillyard had continued to take the lead, at least through to the late 1740s, other builders had become involved. In December 1748, for example, Lord Berkeley had entered into articles of agreement with Charles Evans, yet another carpenter of the parish of St George, concerning a small area of land on the north-west side of the 'new street to be called Farm Street'.²⁸ More importantly, one of London's leading speculative builders at the time, Benjamin Timbrell (d. 1754), developed a large block of Charles Street and built a number of houses in Hill Street.²⁹ In sum, by around 1755 the Berkeley estate in west London had become fully urbanized. The built up streets are depicted in a map of St George's parish, dated 1768 (fig. 11),³⁰ and are seen even more clearly with their gardens and rear mews provision in Richard Horwood's map of 1792–99 (fig. 14).³¹

4.

Bruton Street and Bruton Place

As noted above, the earliest leases on the Bruton Street properties were let in 1736, just months after the articles of agreement were drawn up between Edward Cock and Francis Hillyard and the Berkeleys. On the north side of the street, Cock was to retain the plot of the future No. 22 himself, but all the remaining plots were let to a series of other

25 Lady Isabella Finch (d. 1771) was an unmarried but well-connected lady-in-waiting. Her house, No. 44 Berkeley Square, is recognized as a little masterpiece by Kent. See Byrne, 70–71; Girouard 1962; Harwood and Saint 1991, 135–36; Pevsner 1973, 560–61; Summerson 1993, 320; HA&RT Archive file, Westminster 338.

26 Summerson 1993, 337. For further background on Berkeley Square and its residents, see Phillips 1964, 253–55, 303–04; Pevsner 1973, 558–61 (though the date of 1675 given there for the streets around the square is incorrect).

27 The dates for the rate book entries given here are from Johnson 1952, 178–79.

28 The agreement of 30 December 1748 is another which found its way to the Grosvenor estate office (Berkeley estate box), along with similar building agreements (spanning the years 1749 to 1752) also for the north side of Farm Street. See notes on HA&RT archive file, Westminster, 121.

29 No. 16 Charles Street, for example, was built from 1753 by Timbrell and his partner John Spencer. He was also responsible for, among others, Nos. 17 and 19 Hill Street, a mirrored pair. No. 17 was built in 1748–49, with a major addition and remodelling undertaken by Robert Adam in 1777–79. It is interesting to observe that the original leases here, as in Farm Street, included covenants that the houses were not to include any projections (bow windows or porticoes) beyond the window sills and doorcases. The residential character of Charles Street was protected, at least in some cases, by a further covenant which stipulated that the houses were not to be used 'by or for any art, trade or mechanical employment whatsoever'. See HA&RT Archive files, Westminster 120 and 122. On Timbrell, see Colvin 1995, 980.

30 An original plate is held as CWAC, C 13(12). The map is reproduced in Clinch 1892, facing 110.

31 Horwood's map (fig. 14) also depicts Robert Adam's Lansdowne House, built to the south-west of Berkeley Square in 1762–68. A splendid country house in town, it added immeasurably to the character of the area until it was cut in half for a new road scheme in the 1930s. For the house, see Pevsner 1973, 559; Weinreb and Hibbert 1993, 459.

craftsmen-builders (Annex One). Little is known of the careers of most, though some prominent names do appear among the group. Thomas Fayram, for example, the builder of No. 32, is known to have worked on houses of a similar kind elsewhere in Mayfair, in association with the significant builder and developer, Edward Shepherd.³² Fayram was a stonemason who worked by hand himself, and seems to have been responsible for the construction of No. 66 Brook Street (c. 1724–25) and 18 Grosvenor Square (c. 1740).³³ Similarly, Lawrence Neale, the carpenter who undertook the building of No. 25 Bruton Street, had earlier constructed over a dozen substantial houses on the Grosvenor estate, including three in Grosvenor Square.³⁴ However, the two best-known names are John Phillips (d. 1775) and Isaac Ware, the men involved in the initial design and construction of the largest house on the north side of the street, No. 23 (fig. 15). Phillips, who appears to have succeeded to his uncle's business in London, was a master carpenter of considerable repute.³⁵ Ware, of course, was a true practising architect, whose principal works included Lord Chesterfield's town house in South Audley Street. He also published, in weekly parts, *A Complete Body of Architecture* (1756–57), which includes an illustration of one of the chimney-pieces in No. 23 Bruton Street.³⁶

Given that the original leases on the Bruton Street plots were let from 1736 through to 1739, or marginally later, it is fair to assume that the actual construction of the houses was also spread out over a period of several years. Some of the properties were certainly completed by April 1739, when they were first rated within the Grosvenor Ward of the parish of St George. The number of entries found in the rate books gradually increases, though it was not until 1744–45 that all of the known houses were to feature. The rateable values over these initial years ranged from as little as £10 (No. 37), up to a maximum of £200, indicating plenty of variation in the the scale of the houses, one to another, quite apart from the quality of their internal features. Indeed, those houses on the north side of the street differed in width from just twenty feet (6.1m) in the case of Nos. 34 and 35, up to almost forty-five feet (13.7m) at No. 23 (Annex One). Equally, there seems no reason to doubt there would have been some degree of diversity in the height of the houses, and *possibly* in the number of storeys.

In the 1730s and early 1740s, it was still not feasible for a landlord to insist on total regularity in street frontages in the leases granted to London's speculative builders.³⁷ Here and there, the services of a designer or architect might have encouraged something by way of symmetry and uniformity. But in most places, with the exception of important squares or major thoroughfares, this was rarely carried through beyond one or two plots. At Bruton Street, Isaac Ware's involvement at No. 23 is noted above, and there is a chance — given the general similarity of form — that he was also the designer of No. 24. What appears to be an original modillion cornice, for example, runs through above the second floor windows of both houses (fig. 15). A little further along, Nos. 27 and 28 were clearly designed as a pair, and here the façades were embellished with a brick string-course between the first and second floors.³⁸

32 For Shepherd's career, see Colvin 1995, 864.

33 SOL 1977, 24; SOL 1980, 4–13, 132–33.

34 SOL 1977, 23; SOL 1980, 226–31, *passim*.

35 Colvin 1995, 751. Phillips was later responsible for the development of the ground on which many of the houses in Charles Street were raised: Johnson 1952, 179.

36 Ware 1768. The Bruton Street chimney-piece appears as plate 90. For Ware's career, see Colvin 1995, 1020–23.

37 For comparable background on the Grosvenor estate, see SOL 1977, 103–19.

38 The list description suggests these two houses were also designed by Ware: DOE 1987, 196.

Taken as a whole, the surviving evidence suggests the majority of the Bruton Street houses were designed with three-bay window frontages; only Nos. 23 and 25 accommodate four. The likelihood is that the windows were still segment-headed at this time, with the wooden frames well set back in accordance with the 1709 Building Act.³⁹ The surrounds were doubtless dressed with red bricks, setting off the grey-brown tones of the basic material. Three floors above the ground was probably the common pattern, topped with a bold cornice in brick or plaster. Attic storeys with dormers peeping out above the cornice may also have featured in many if not most cases.

Upgrading and rebuilding of the houses may well have begun before the close of the eighteenth century. At No. 12, for example, the first occupier was a Mrs Bickford, and in 1741 the rateable value was set at £60. By 1760, when the house was in the hands of the second Baron Walpole (d. 1809) the rating had increased to £70, and by about 1790 it had risen even further, to £110.⁴⁰ Set against the general trend in values in the street (Annex Two), these figures imply considerable improvement or even some rebuilding of the property. In the nineteenth century, as on the neighbouring Grosvenor estate, the upgrading and refronting of the Berkeley estate properties seems to have intensified. To what extent this was a planned estate initiative cannot be readily determined, though there must always have been some anxiety that this area of Mayfair might go into decline if matters of fashion and taste were ignored. Stucco frontages were certainly introduced to a number of the properties, probably in the early nineteenth century, with Nos. 23 and 32 being two of the best examples. Another frequent alteration seems to have been the lowering of the first-floor windows, with doors introduced giving on to small balconies. Also, plaster architraves were often added to all the window openings, sometimes with segmental or triangular pediments above. Hand in hand with this external work, many changes were made to the interior detailing. As just one example, the interior of No. 32 appears to have been extensively redecorated, probably c. 1890–1910, in something of a light ‘Adamish’ style.⁴¹

Up until the close of the nineteenth century, and somewhat beyond, Bruton Street was always extremely aristocratic in its residents, particularly towards the Berkeley Square end. The rate books reveal a constant sprinkling of peers, baronets, knights and distinguished public figures. To note just a few examples: one of the first residents was the duke of Argyll;⁴² from about 1790 to 1806, No. 24 was occupied by Lord Arden (d. 1840),⁴³ and then from about 1846 to 1915 by the fifth, sixth and seventh earls of Longford;⁴⁴ the earl of Uxbridge lived at No. 32 in the 1850s;⁴⁵ and No. 27 was the home of the civil engineer and businessman, Sir Arthur Lucas, from around 1890 to 1922.⁴⁶ Our present Queen was born to the duke and duchess of York at No. 17 on 21 April 1926.⁴⁷

39 Knowles and Pitt 1972, 37–38; Summerson 1988, 46.

40 Horatio Walpole, the first baron (1679–1757), had occupied the house before his son: *Dictionary of National Biography*, 20, 623–27.

41 HA&RT Archive file, Westminster 720. Some very fine eighteenth-century fireplaces also survive in this house.

42 This was presumably John, the second duke (d. 1743): *Dictionary of National Biography*, 3, 821–25.

43 Arden was an Irish peer and Tory MP (1780–1802).

44 In summary: the fifth earl (1817–60); the sixth (1819–87), under-secretary of war in Disraeli’s administration of 1866–68; the seventh (1864–1915), brigadier-general killed at Gallipoli in 1915.

45 He was a member of the Paget family, marquesses of Anglesey.

46 Lucas was knighted in 1919: see *Who Was Who*, 2, 649.

47 Alas, No. 17 (which stood on the south side of the street) was demolished in the 1930s.

In May 1919, the then Lord Berkeley sold off his interests in twenty acres of Mayfair to Sir Marcus Samuel.⁴⁸ Just under ten years later, Samuel Estates opened the way for the Bruton Street properties to be used for business purposes. The *Evening News* thought it a further invasion by commerce of ‘the sedately aristocratic quarters of Mayfair’.⁴⁹ *The Times* noted the change in estate policy in Mayfair, and raised the question ‘how far the process of change will go on’.⁵⁰ In the event, shop frontages were introduced to many of the properties through the 1920s and 1930s. One of the best known retail ventures in the street was that of Sir Norman Hartnell (1901–79) who opened his first showroom at No. 10 in 1923. In 1934 he removed his establishment to No. 26 (fig. 16), with the fabric of the house extensively remodelled and decorated by Gerald Lacoste and Norris Wakefield.⁵¹ Nearby, the Lefevre gallery at No. 30 was established in 1926.⁵²

To north of Bruton Street, what is now Bruton Place was originally designed as a mews. It appears as ‘Bruton Mewse’ in Rocque’s map of 1746 (fig. 10), and as ‘North Bruton Mews’ in Horwood’s map of 1792–99 (fig. 14). The narrow lane which links the eastern end of Bruton Street with the mews (fig. 17) was long known as ‘Little Bruton Street’ (figs. 18 and 19). In broad terms, the general character of the mews survives surprisingly intact (fig. 20). In the rate books for eighteenth and nineteenth centuries, the Bruton Street houses were often rated as ‘house and stabling’, with the latter doubtless located in what is now Bruton Place. Just how soon the stabling was fully given over to domestic accommodation would require additional research, but from the map evidence (figs. 18 and 19) we might note that all the garden space appears to have gone by the end of the nineteenth century. By this time, the backs of the houses in Bruton Street were linked very closely to the buildings in the mews. More recently, as with the main street, the lower storey of many of the properties has been given over to business uses; in other cases former stables are used as garages.⁵³

5.

Nos. 33–36 Bruton Street: Residents and Rateable Values

To turn now to the specifics of Nos. 33–36 Bruton Street (fig. 21), we might begin by looking at a summary of the evidence on occupancy and relative rateable values as revealed in the rate books for the parish of St George, Hanover Square (Annex Two). On the whole, it has to be said these were never the largest or grandest houses in the street: the four lists of residents are perhaps not as impressive as those which might be compiled at several of the other properties.

The largest house in the group was No. 33, and it was apparently one of the last to be completed in the entire street. Early residents included Sir William Banfield and the earl

48 Sir Marcus Samuel (1853–1927), joint founder of the Shell Transport and Trading Company, was created Viscount Bearsted in 1925. His Mayfair interests were ran under Samuel Estates: *Dictionary of National Biography* (1922–30), 737–38.

49 *Evening News*, 8 December 1928. The same edition of the newspaper reported that Samuel Estates, ground landlords of most of the houses in Bruton Street, were prepared to favourably consider the application of any of the leaseholders who desire to make use of the premises for business purposes.

50 *The Times*, 8 December 1908.

51 HA&RT Archive file, Westminster No. 833.

52 Weinreb and Hibbert 1993, 100.

53 Nos. 1–6 Bruton Place are occupied as the Timothy Taylor Gallery (fig. 17). In 1997, the building was considered to be too compromised to be listable: HA&RT Archive file, Westminster No. 952. A number of street bollards in the mews are, however, listed.

of Lichfield.⁵⁴ In the early 1820s it was the home of the royal portrait painter, William Owen (1769–1825),⁵⁵ and, following a brief period as the base of the Zoological Society, the lease was purchased by another portrait painter, Thomas Henry Illidge (1799–1851).⁵⁶ Some fifty years later, it was to become the London base of Harold John Tennant MP, who served as under-secretary of state for war (1912–16) and secretary of state for Scotland (1916). He remained at Bruton Street until his death in 1935.⁵⁷

Unfortunately, there is nothing by way of biographical detail readily available on the residents of either No. 34 or No. 35,⁵⁸ nor is there anything certain on the owners of No. 36 before the close of the nineteenth century. Soon after 1895, however, it seems the statesman, Herbert Asquith, earl of Oxford (1852–1928), took up residence at this end house, at least briefly.⁵⁹

By the spring of 1920, there were six residents included on the electoral register at No. 34, reflecting a growing trend towards multiple tenancy within the street in general. Presumably this increased during the 1920s and 1930s, with the ground floors of Nos. 33 and 34 given over to business occupation around this time.

From the time they were initially built, through to the end of the nineteenth century, the relative rateable values of the four houses, one to another, remained fairly constant. Thus, No. 33 was always the most expensive property to occupy, whereas Nos. 34 and 35 were generally rated at a near-similar and middling level, and No. 36 was presumably the smallest and least well-appointed residence in the group. In overall terms, some of the increases in rateable values (Annex Two) reflect general trends, whilst others might be used — with caution — to chart phases of improvement or rebuilding at the particular house in question. For instance, there was a slight but specific increase at No. 34 from £25 to £30 between 1750 and 1760 (perhaps marking minor improvements), but from there through to 1770 the rateable value of all four houses went up more or less together. Given the subsequent falls in the figures for Nos. 33 and 36, marginal though they were, a further slight climb in the value of No. 34 to £40 by 1800 may again reveal a certain degree of modification to this property. Of greater note is the fact that in the first quarter of the nineteenth century, and certainly before 1836, the rating of each house was more than doubled. Although the rise was in line with the broad trend in London rates at the time, there is a chance it may also have reflected some measure of general estate improvement.⁶⁰ Afterwards, for some unknown reason the rating of No. 34 was reduced from £120 to £80. Then, in the late 1860s, the value at all four went up considerably. Another specific rise at No. 34, from £168 to £217 between 1870 and 1875, presumably marks another phase of improvement. There was a similar specific rise at No. 36 between 1875 and 1880, and a hefty increase from £167 to £250 at No. 35 between 1880 and 1885. Finally, we should note the doubling in the rateable value at No. 33 between 1890 and 1895, and the even more substantial increase from £167 to £417 at No. 36 over the

54 No details have been located on Banfield. His successor was presumably George Henry Lee (1718–72), third earl of Lichfield: see *Dictionary of National Biography*, 11, 795–96.

55 Despite the appearance of his name in the rate books in 1827, Owen had died at No. 33 Bruton Street in March 1825. He was apparently poisoned, through a mistake of a chemist's assistant: see *Dictionary of National Biography*, 14, 1351–52.

56 For Illidge, see *Dictionary of National Biography*, 10, 415.

57 For Tennant (1865–1935), see *Who Was Who*, 3 (1929–40), 1333.

58 The John Nichols who was at No. 34 in 1843 may have been John Gough Nichols (1806–73), the painter and antiquary: *Dictionary of National Biography*, 14, 451–53.

59 As outlined in the next section of this report, No. 36 had been rebuilt in 1895–96. On Asquith, see *Dictionary of National Biography*, 1922–1930, 29–40.

60 Similar increases are recorded at Nos. 12 and 13 Bruton Street: HART Archive file, Westminster 289.

next five year period, for the first time suddenly escalating this last property above its neighbours, Nos. 34 and 35.

6.

Nos. 33–36 Bruton Street: Character and Development

When seen within the context of that general variation in the size of the Bruton Street properties (noted above, Section 4), on the whole Nos. 33–36 represent a group of rather smaller examples (figs. 1 and 21). Nos. 20 and 21 at the Berkeley Square end were equally narrow, though there the details have been lost. The initial leases on three plots the group, Nos. 34–36, were taken out in August 1736, within months of the land having been acquired from the Berkeleys by Edward Cock and Francis Hillyard (Section 3). The lease on No. 33, on the other hand, was not issued until the end of December in the following year (Annex One).

The lease on No. 33 was taken by Leonard Phillips, a timber merchant of Scotland Yard, Whitehall. That on No. 34 went to a carpenter named Charles Curtis, and a smith by the name of Thomas Wagg was the builder and first occupier of No. 36.⁶¹ A little more might be said of Joshua Fletcher, the mason who took out the first lease on No. 35. It is known, for example, that he had earlier worked on the Grosvenor estate, building No. 66 Grosvenor Street under a sub-lease granted in 1723. Interestingly, the façade of this particular house survives in something like its original state, raised in brown brick and red dressings.⁶² Fletcher was also involved (with three other craftsmen) with No. 16 Upper Grosvenor Street in 1730, and with No. 22 Upper Brook Street 1742.⁶³

No. 33

On a plot of twenty-six feet (7.9m) across, this is the widest of the four properties, and was initially almost certainly the tallest (fig. 22). The three-bay façade (defined by the window arrangement) of painted brick is of four principal storeys, with a dormered slate mansard above. Unlike at No. 32 to the west, there is no trace of an intermediary cornice, suggesting the house always stood to its present height. The single boldly projecting cornice is at eaves level, and is carried around along the east face. There are architrave surrounds to the windows on the three upper storeys, those on the first floor having alternate segmental and triangular pediments, and those on the second featuring moulded hoods. The sashes in the upper windows appear to be of comparatively recent date; those on the first floor were lowered, probably in the early nineteenth century, to form doorways opening on to a balcony now surrounded with cast iron railings. On the rate book evidence alone, the house was probably upgraded in the first decades of the nineteenth century, and once again in the 1890s. The ground-floor shop front, which presumably dates from the 1930s, is surrounded with (?Portland) stone: fluted Greek Doric demi-columns to each end, and a full column to complete the porch.⁶⁴

No. 34

At just twenty feet (6.1m) in width, No. 34 is one of the two narrowest properties on the north side of Bruton Street (fig. 23). Like neighbouring No. 33, it too is of four principal

61 Phillips also took the lease on No. 24: HA&RT Archive file, Westminster 117. Nothing has been readily located on the careers of Curtis or Wagg.

62 SOL 1980, 52.

63 SOL 1977, 187, 191; SOL 1980, 207 (for Upper Brook Street), 227 (for Upper Grosvenor Street).

64 Holland & Holland, who occupy the shop, have been making guns since 1830.

storeys with a dormered slate mansard, but the proportions are all markedly scaled down. The three-bay façade is of painted brick, topped rather clumsily by a plain moulded cornice and shallow parapet. There are moulded plaster architraves to the sashes on all three upper floors (fig. 24), those to the first and second storeys having bracketed hoods. The rate book evidence suggests a series of minor improvements through the second half of the eighteenth century, and significant upgrades in the early 1870s and again in the early 1890s. The later shop front is of timber.

No. 35

The second of the two narrowest houses on the north side of the street is No. 35, which is of similar proportions to No. 34 and is again just twenty feet (6.1m) in width (fig. 25). It is one of the very few properties on either side of the street where the ground floor frontage has not been converted for shop purposes. In this case, the façade is stucco rendered, with channelling to the ground floor. The main cornice sits prominently over the second-floor windows, and at first it seems likely there was an attic floor above. This would have been raised and the mansard introduced in one of the phases of improvement to the property. There are moulded architraves to the first- and second-floor windows, the lower having bracketed hoods and the upper corbelled sills. As at No. 33, the first-floor windows have been lowered, with a small iron-railed balcony to each. Attractive iron railings frame the doorway and surround the steps down to the basement.⁶⁵ The rate book evidence suggests that at least one phase of significant improvements was carried out in the early 1880s.

No. 36

The current No. 36 (fig. 26) cannot possibly be the property built by Thomas Wagg in the late 1730s. All trace of this has in fact now gone. As it happens, the constructional history at this end plot is rather more complex than initial appearances may suggest. From the rate book information, it is clear that prior to the 1890s the property which was eventually to become No. 36 was not in fact the last at this particular end of the row.⁶⁶ A further house or apartment, No. 37, was somehow appended to the principal residence raised by Wagg. Its scale might be judged from the fact it was always the lowest rated property in the whole of Bruton Street. In 1750, the value was given as £10 compared with the £80 for No. 33, and by 1800 the difference was £12 set against £88. As to the form and positioning of the property, we must turn to map evidence. Beginning with Rocque's map of 1746 (fig. 10), it is quite likely that it is No. 37 which can be seen projecting from this same corner of the street. The property appears more clearly as No. 31 in Horwood's map of 1792–99 (fig. 14), and the fact that the structures on this end plot stood further forward than any of the others along the northern row is confirmed by the Ordnance Survey details of 1870 and 1894 (figs. 18 and 19).

The rate book evidence shows that by the mid-1890s No. 36 Bruton Street had become temporarily unoccupied (Annex Two). Whether it was structurally unsound, or whether there was simply a desire to introduce a larger and more spacious contemporary residence is unclear. Nevertheless, it is certain that a decision was made to build one completely new house, on a scale which would replace both of mid-eighteenth-century structures. The house (fig. 26) was designed by George S. Finlay, whose work is not especially well

65 Railings may also be seen at No. 23. For the most part, front access to basements was presumably lost when the shop frontages were introduced.

66 The date the current numbering system was first introduced has not been determined. A different arrangement is shown in Horwood's map of 1792–99 (fig. 14). House numbers first appear in the rate books for St George's parish (the Dover ward) in the 1843 returns, by which time the present sequence had been initiated.

known.⁶⁷ His plans and certain details of the front elevation were submitted to the Surveyor's Department for the parish of St George, and fortunately these survive at the City of Westminster Archive Centre.⁶⁸ The plans (fig. 27) indicate provision for a substantial family residence, with servant accommodation and the kitchen in the basement, and a morning room, a substantial hall, and a dining room on the ground floor. The design of the front elevation (fig. 28) is much as it now appears, including the porch detailing (fig. 29).

Though it may not be one of the grandest examples, Finlay's brick-fronted house is designed in the spirit of the Queen Anne style. Above the basement, there are four principal floors with bay windows to the first and second storeys. The slate-roofed attic storey features a Dutch-gabled dormer, complete with volutes and a swan neck pediment. A group of chimneys is massed on the east gable (fig. 21). Interest is added to the upper rooms by the polygonal 'turret' at the south-west corner, crowned at attic level with a lead-covered cupola and weathervane.⁶⁹ At ground level, Finlay's shell-hood porch supported on scroll brackets survives (figs. 28 and 29), but the original bay window has been lost, cruelly replaced by a pedestrian projection with shallow arcades framing fixed windows. Beyond the façade, the east gable is of white glazed bricks (figs. 20 and 21).

7.

Summary and Conclusions

The origins of Bruton Street are to be traced to a particularly interesting phase in the development of west London, to the time in fact when areas of former fields and other open farmland were to become the urbanized Mayfair. Hard on the heels of the Grosvenor speculations begun in the 1720s, the Berkeley family set about developing its holdings at Brick Close from the late 1730s. Bruton Street was one of the first blocks of new housing so created.

With the completion of the developments in the 1750s, the Berkeley's urban holdings in Mayfair were centred on Berkeley Square (fig. 13). Today, its character is in no small part determined by the survival of several good houses along the west side, and by the handsome plane trees planted at the centre c. 1780 — thought to be the oldest in London. Sadly, it has suffered many indignities since the 1920s and 1930s, since when its domestic character has been largely transformed by commerce. Cock and Hillyard's 'Berkeley Row' on the east side, for example, was demolished for offices, and Robert Adam's Lansdowne House to the south-west divided in half for a road. For all this, the square remains an attractive focal point.

Bruton Street, too, has suffered various injustices since the 1920s, particularly with the loss of those properties along the south-west side. However, the northern terrace — even with its many shop frontages — is an important survival. Nos. 33–36 add immeasurably to the overall character, representing a palimpsest of building change over a period of a century and a half, and more.

67 George S. Finlay's offices were at 34 Coldharbour Lane, SE5. Finlay's other work is, apparently, not very well known. According to the Survey of London 'Architect Index' (copy at RIBA), he tendered for repairs to Grosvenor Hall, Buckingham Palace Road, SW 1 (1885 and 1887), building No. 35 Hans Place, SW 1 (1886) and alterations to 18 Grafton Mews (1889). For Hans Place, see Cherry and Pevsner 1991, 579.

68 The principal drawings are kept as CWAC, Surveyor's Department Plans, 466, 468. They are dated April 1895.

69 A fuller-blooded version, combining late Gothic and Queen Anne elements, was designed by R. G. Hammond for No. 1 Berkeley Square in 1900: see, *The Builder*, 20 December 1900.

8.
Annex One
Bruton Street: Original Leases (North Side)

No.	Lessee	Date	Width of Plot	MDR Reference ⁷⁰
Corner	Charles Champion (<i>Painter</i>)	16 July 1737	21 feet	1737/4/16
21	Charles Wall (<i>Plumber</i>)	16 July 1737	21 feet	1737/4/18
22	Edward Cock (<i>Carpenter</i>)	30 December 1737	36 feet	1737/4/338-9
23	John Phillips & Isaac Ware (<i>Carpenter</i>)	17 December 1739	44 feet 9 inches	1739/5/125
24	Leonard Phillips (<i>Timber Merchant</i>)			
25	Lawrence Neale (<i>Carpenter</i>)	17 December (1737)	36 feet	1737/4/302
26	William Blakesley (<i>Bricklayer</i>)	23 December (1737)	30 feet	1737/4/563
27	John Neale (<i>Carpenter</i>)	23 December (1737)	24 feet	1738/1/11
28	John Neale (<i>Carpenter</i>)	16 December 1737	32 feet	1737/4/301
29	Mary Hale/William Hale (<i>Plumber</i>)	9 January 1738	34 feet	1737/4/445
30	Richard Oakman (<i>Joiner</i>)	18 November 1737	28 feet	1737/4/244
31	John Jenner (<i>Bricklayer</i>)	18 November 1737	27 feet	1737/4/243
32	Thomas Fayram (<i>Mason</i>)	18 November 1737	31 feet	1737/4/245
33	Leonard Phillips (<i>Timber Merchant</i>)	31 December 1737	26 Feet	1737/4/395
34	Charles Curtis (<i>Carpenter</i>)	3 August 1736	20 feet	1737/1/188
35	Joshua Fletcher (<i>Mason</i>)	3 August 1736	20 feet	1737/3/593
36	Thomas Wagg (<i>Smith</i>)	3 August 1736	21 feet	1737/2/507

70 This is the Middlesex Deeds Register reference, with these records now kept at London Metropolitan Archives.

9.
Annex Two
Nos. 33–36 Bruton Street (Rate Book Evidence)

Year	No. 33	No. 34	No. 35	No. 36
1739	x	Anne Rawlings £28	x	Thomas Wagg £35
1741	x	J. H. Drom £30	x	Thomas Wagg £30
1745	Sir W. R. Banfield	J. H. Drom	William Wyndham	Thomas Wagg
1750	Earl of Lichfield	J. H. Drom £25	x £40	Thomas Wagg £30
1755	Anne Medley £80	J. H. Drom	John Ward	Richard Wagg
1760	Anne Stephens	Mrs Drom £30	Anne Legg £34	Mary Budd
1765	Dr James	Mrs Drom	Miss Fisher	Mary Budd
1770	Dr James £90	Mrs Drom £36	John Warde £46	Mary Budd £34
1775	Robert H. James	Mrs Joanna Drom	John Warde	Thomas Spence
1780	Robert H. James	Mrs Joanna Drom	John Warde	Thomas Spence
1785	Robert H. James £90	Mrs Joanna Drom £36	Mr Bolton	B. Holles £34
1790	Robert H. James	Mrs Joanna Drom	Jane Jamett	James Trelagon
1795	Robert H. James	Mrs Joanna Drom	William Palling	John Gregson
1800	Robert H. James £88	Joseph Hardy £40	Alex G. Doratt £46	John Gregson £30
1806	Robert H. James	Joseph Hardy	John Doratt	Samuel Jefferson
1811	Robert H. James	Joseph Hardy	John Doratt	Samuel Jefferson
1817	Robert H. James	Joseph Hardy	George Noah	Samuel Jefferson
1823	William Owen	Mrs Williamson	George Noah	Samuel Jefferson
1827	William Owen	Mrs Williamson	George Noah	Samuel Jefferson
1831	Zoological Society	Mrs Williamson	G. Fay	Samuel Jefferson
1836	Zoological Society £200	Mrs Williamson £120	John V. Dutton £100	Samuel Jefferson £70
1843	x £200	John Nichols £120	Mrs Dutton £100	Samuel Jefferson £70
1850	Thomas H. Illidge £200	Thomas Coole £80	Mrs Dutton £100	Samuel Jefferson £70
1855	William Way £200	Thomas Coole £80	Denis Cronin £100	Samuel Jefferson £70
1860	Thomas Thornhill £200	Thomas Coole £80	Denis Cronin £100	Thomas Coole £70

Year	No. 33	No. 34	No. 35	No. 36
1866	Thomas Thornhill £200	Thomas Coole £90	Hyman Davies £100	Thomas Coole £70
1870	Thomas Thornhill £224	Watkin Williams £168	Hyman Davies £160	Thomas Coole £112
1875	Thomas Thornhill £217	George Medwin £217	Hyman Davies £167	Howard Marsh £117
1880	Mrs Thornhill £217	George Medwin £217	Gordon Sefton £167	Howard Marsh £167
1885	Mrs Thornhill £217	George Medwin £217	Edwin Hewitt £250	Howard Marsh £167
1890	Mrs Thornhill £217	Dr A. G. Medwin £217	Mr Hewitt £250	Mr Van Dam £167
1895	F. A. Newdigate £459	William B. Samson £250	Mr Hewitt £250	x £167
1900	Harold J. Tennant £542	William B. Samson £292	Arthur H. Seymour £292	Earl of Oxford £417

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- HA&RT Archive: Historical Analysis & Research Team, Archive Reports, Savile Row.



Fig. 1 A general view of Bruton Street, Mayfair, W1, looking north-east towards New Bond Street.

Fig. 2 Extract from Ordnance Survey map (1963-73), showing Bruton Street, Bruton Place, and adjacent areas (Crown Copyright).

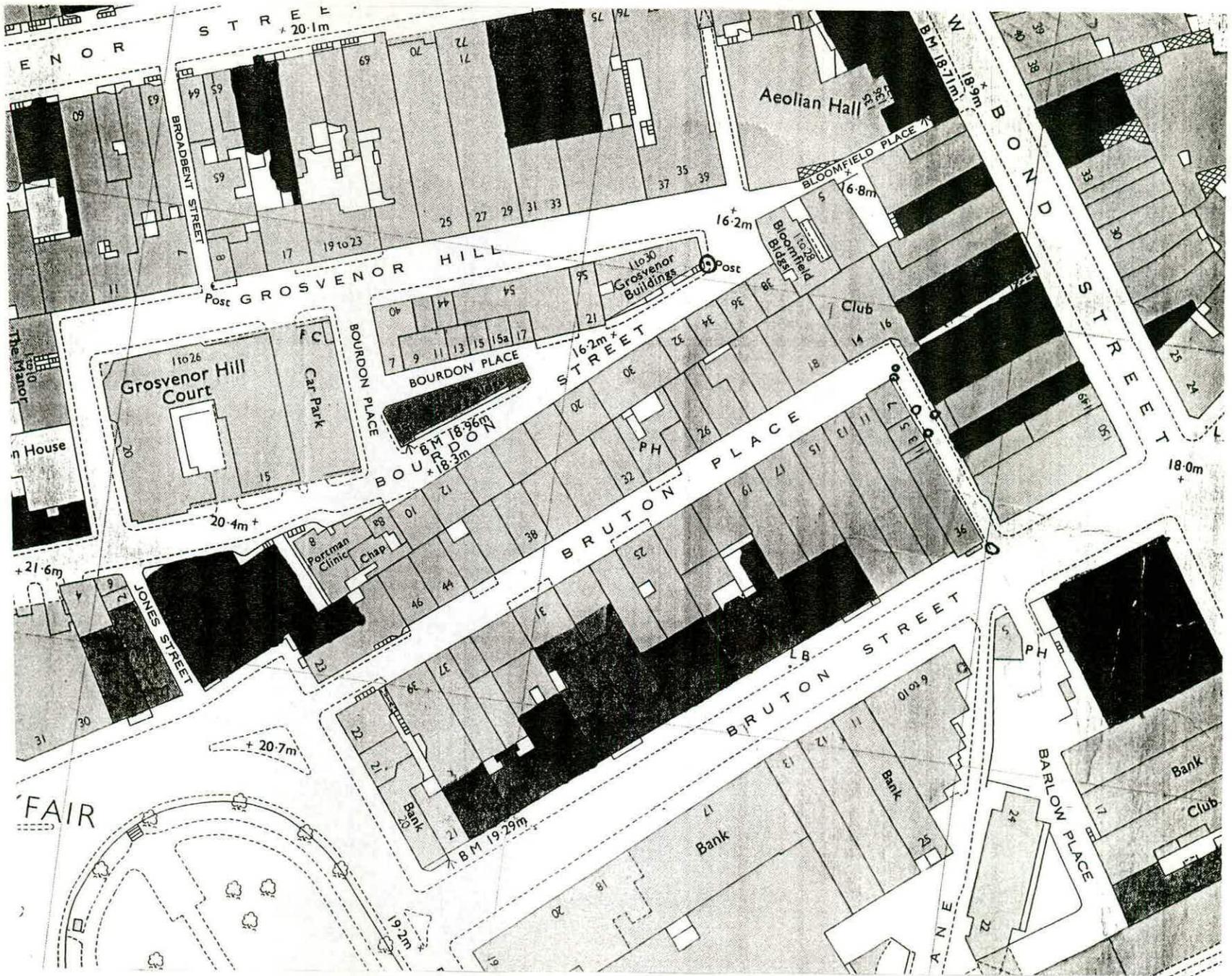




Fig. 3 General view of Nos. 33–36 Bruton Street, seen from the south-west.

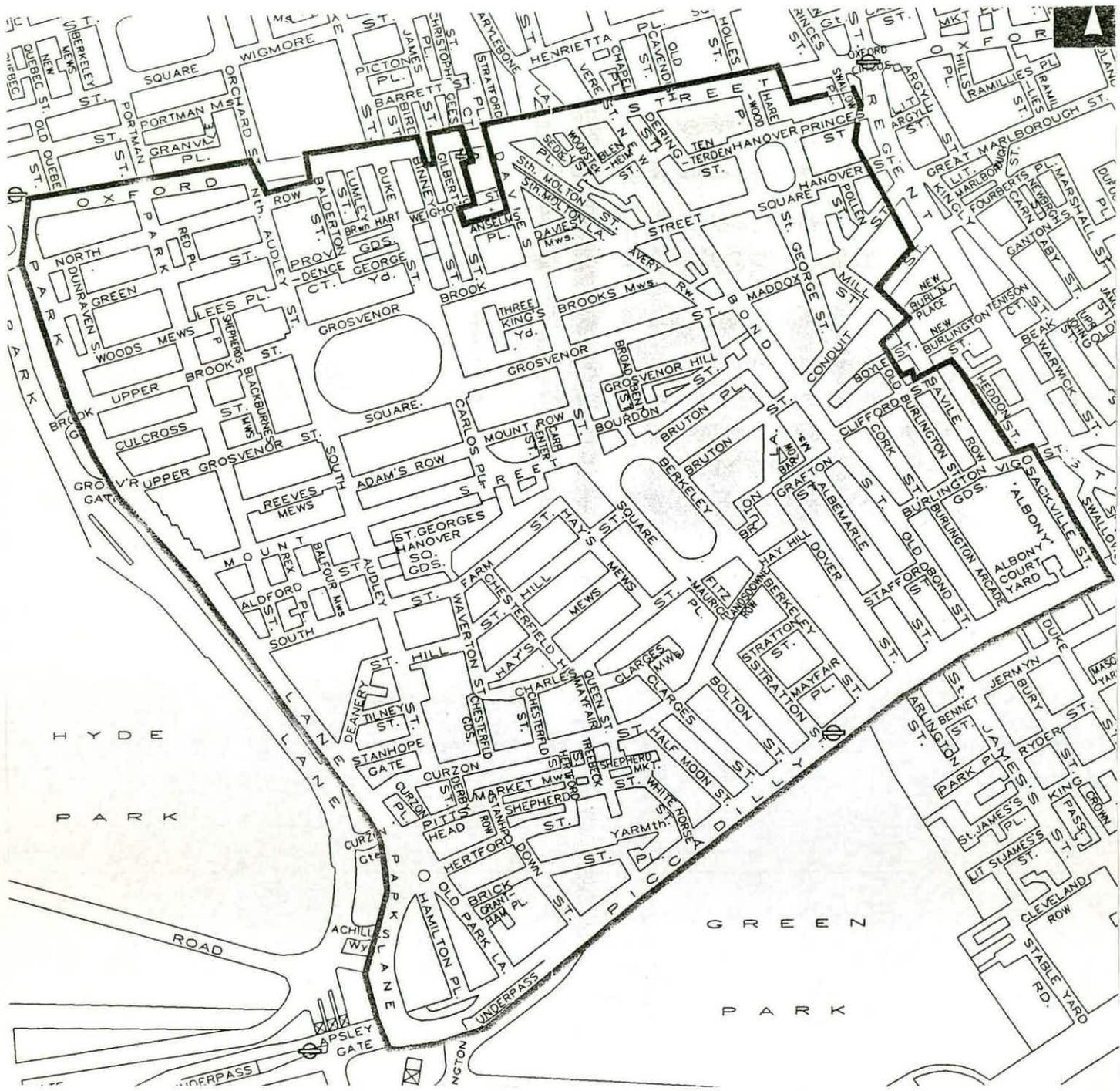


Fig. 4 The Mayfair Conservation Area, City of Westminster, 1998 (City of Westminster).

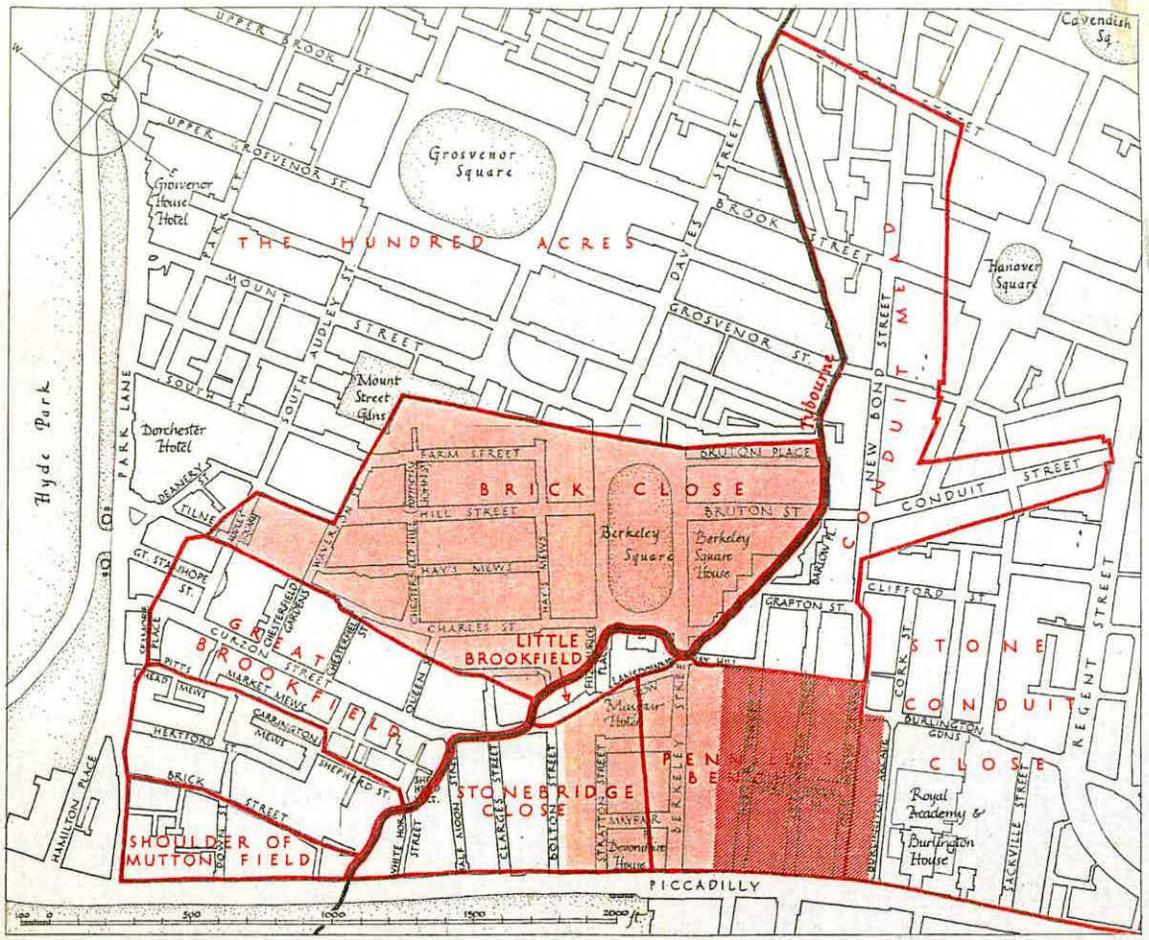


Fig. 5 Map of the Berkeley Estate in Mayfair (after Johnson 1952).

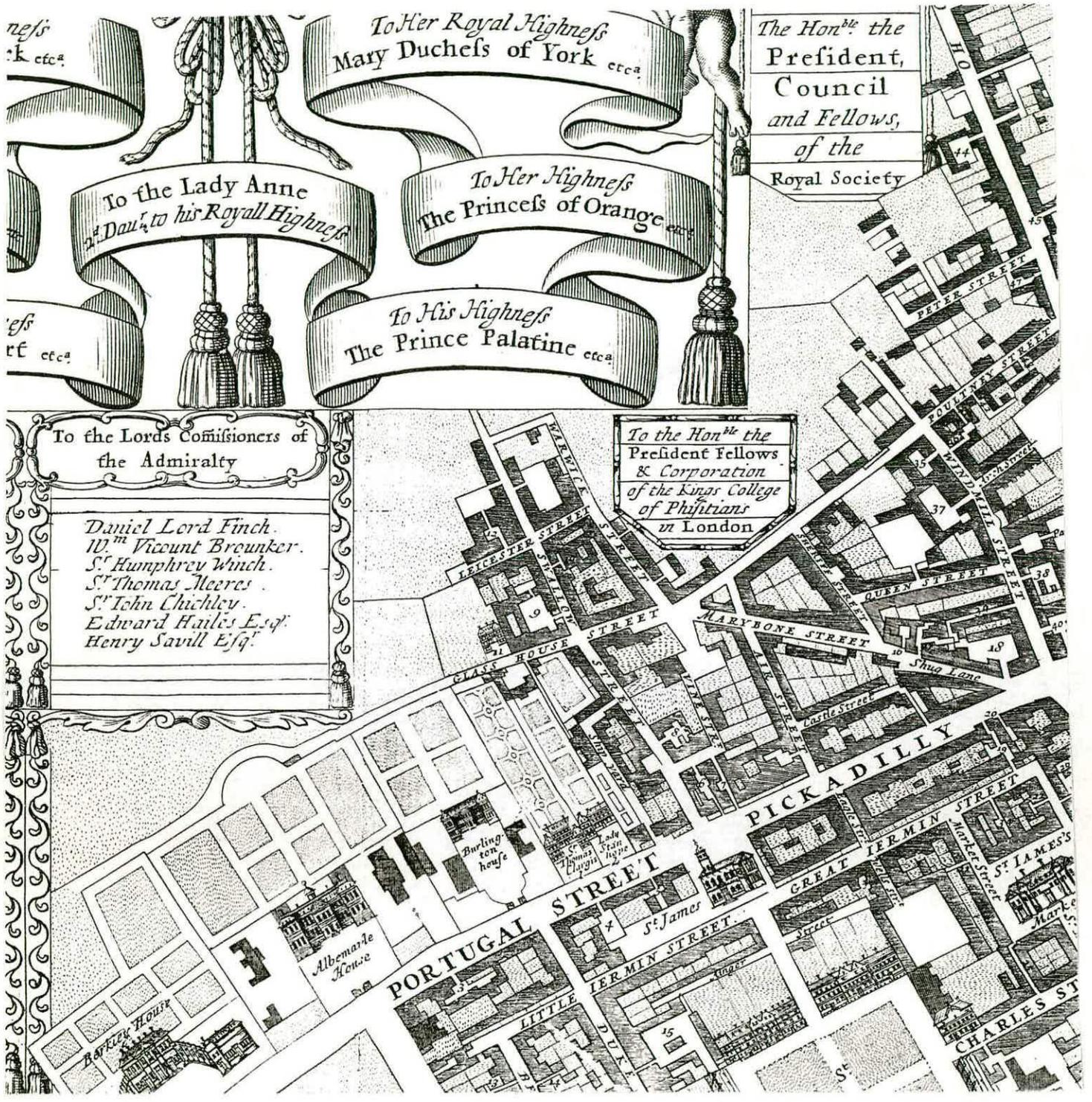


Fig. 6 Extract from William Morgan's map of London (1682), showing the location of Berkeley House.



Fig. 7 Map of 1822 showing the Grosvenor estate in Mayfair (detail), based on an original of 1723 by John Mackay (City of Westminster Archive Centre, Box 64, no. 32).



Fig 8 Map of the parish of St George, Hanover Square, originally surveyed by John Mackay senior and John Mackay junior in 1725 (City of Westminster Archive Centre).

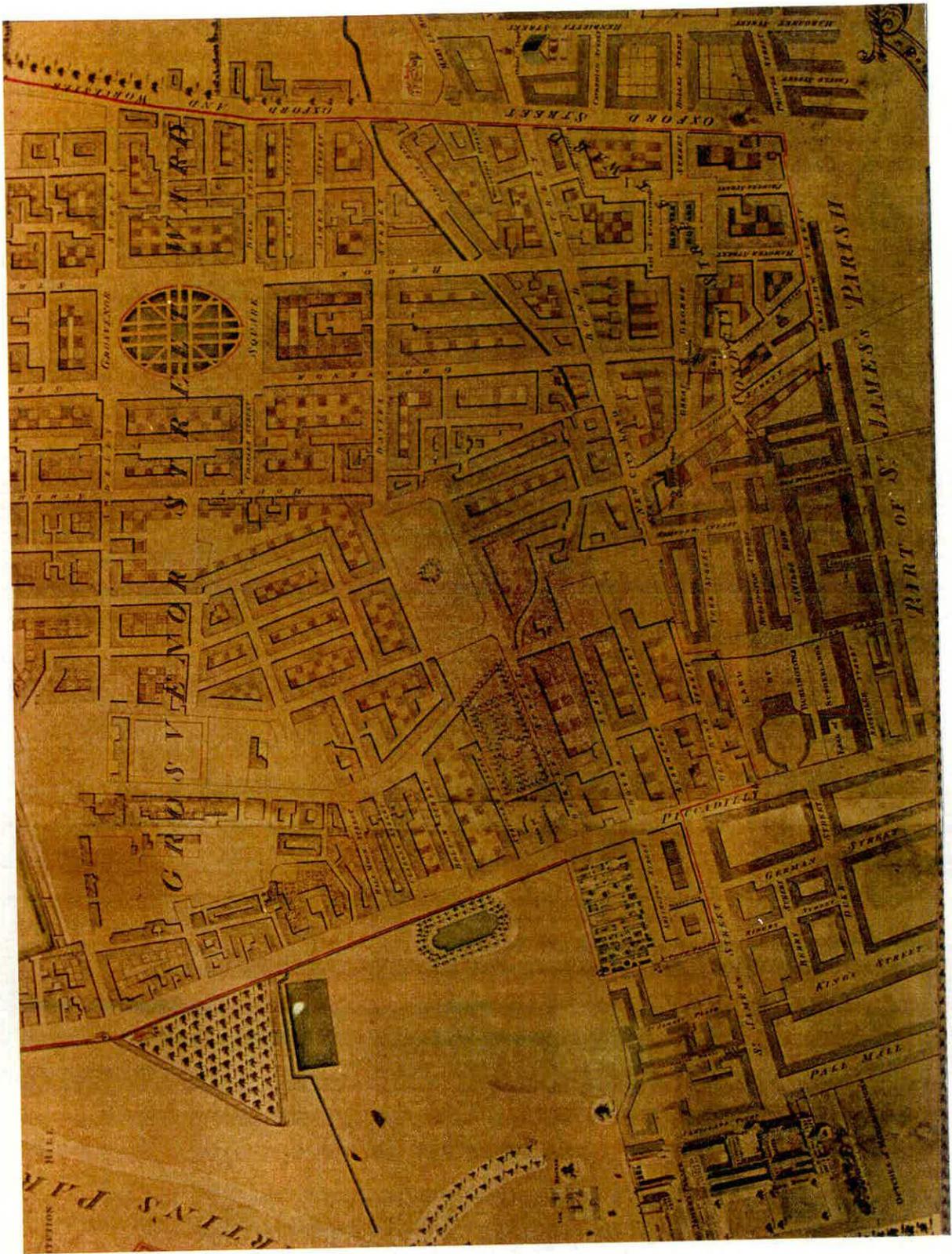


Fig. 9 Detail of the Berkeley estate in Mayfair, taken from the Mackays' map (1725) of St George's parish, Hanover Square. The streets on Brick Close are shown laid out, with houses, though they are not named. It seems very likely the detail was added to the original map at some later date (City of Westminster Archive Centre).

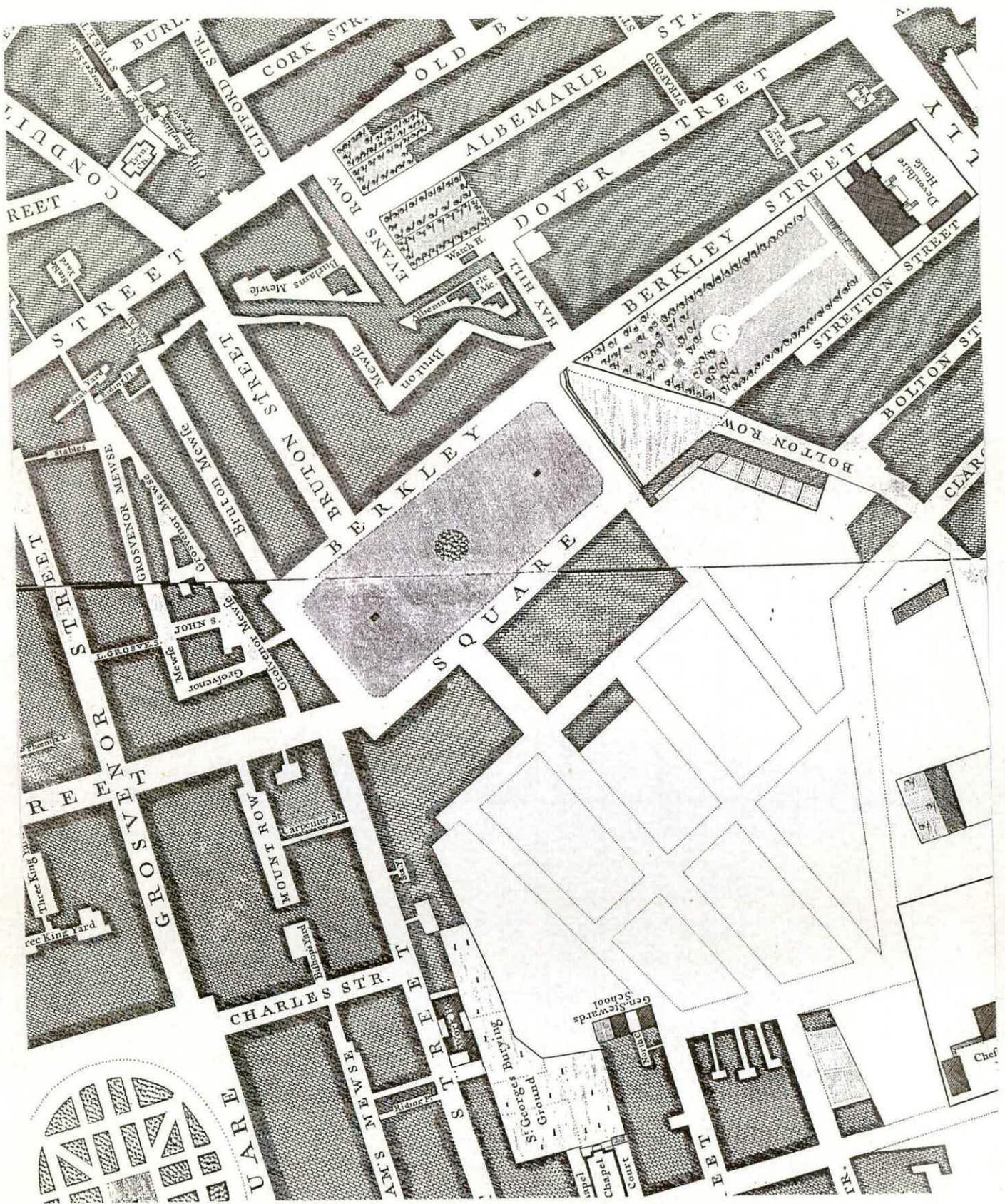


Fig. 10 Extract from John Rocque's map of London (1746), showing the Brick Close area partly developed. Bruton Street and Berkeley Square are detailed, though the streets to the west are shown only in outline.

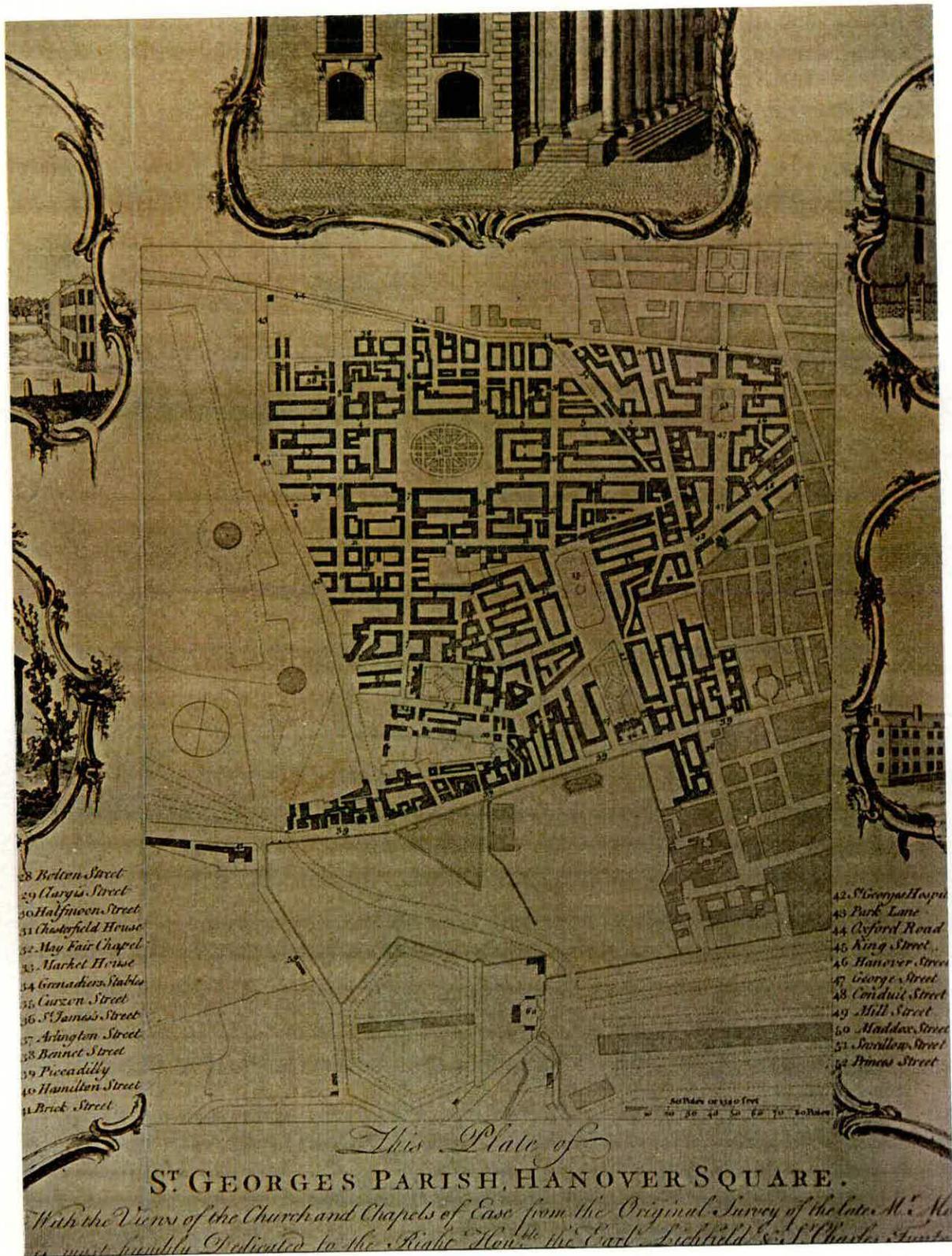


Fig. 11 Map of the parish of St George, Hanover Square, 1768
(City of Westminster Archive Centre).

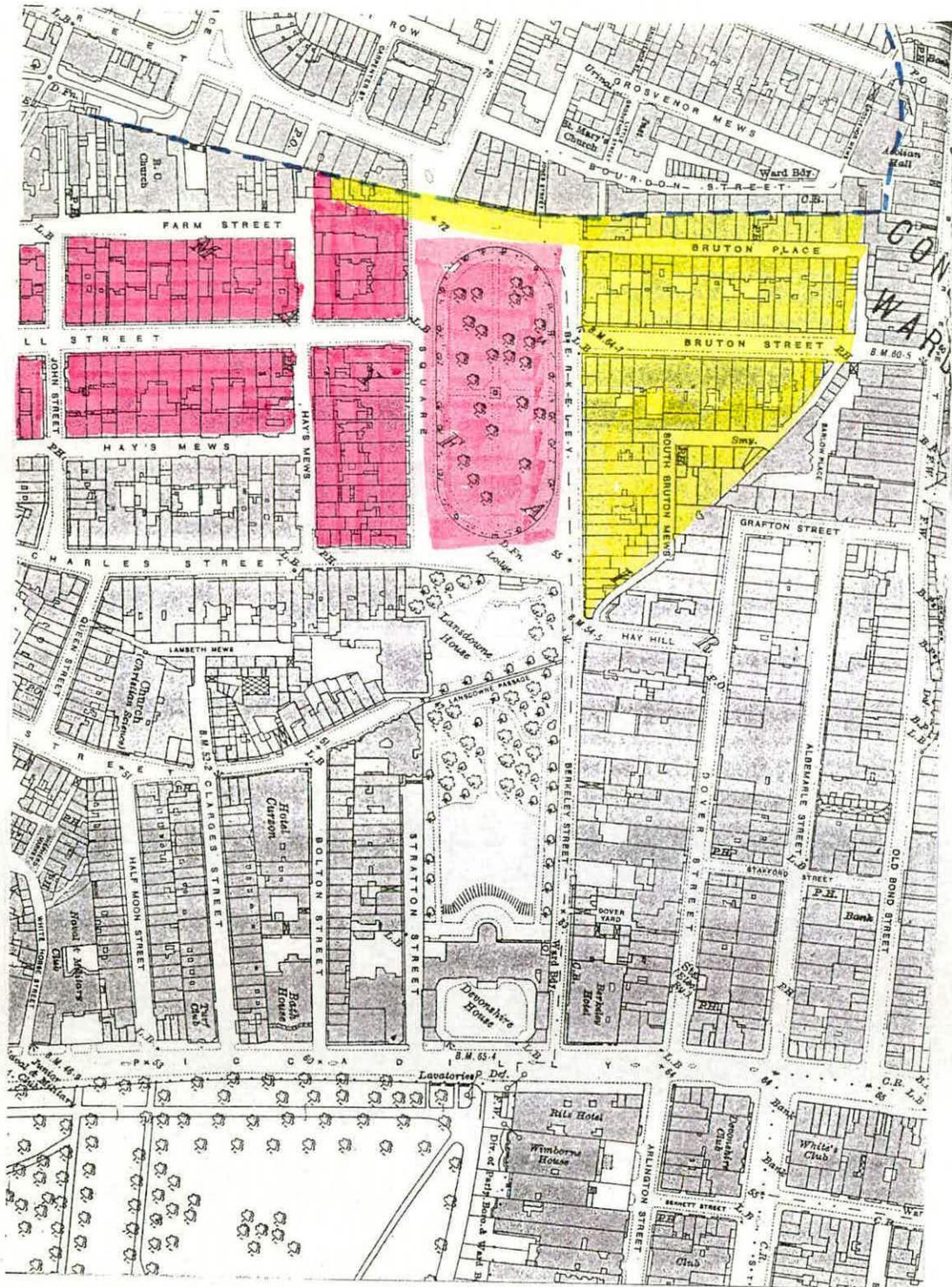


Fig. 12 Extract from Ordnance Survey map of 1916 to illustrate the later development of the Berkeley estate in Mayfair. The yellow area was developed under the 1736 articles of agreement drawn up between the Berkeleys and Edward Cock and Francis Hillyard. The Pink areas were to be developed under a further agreement of 1740. The red area (Berkeley Square) was to be left open under the terms of the second agreement.



Fig. 13 A general view of Berkeley Square, from the south-east corner. The houses in the distance (on the west side) were first built in the late 1740s. The plane trees were planted c. 1780, and may be the oldest in London.

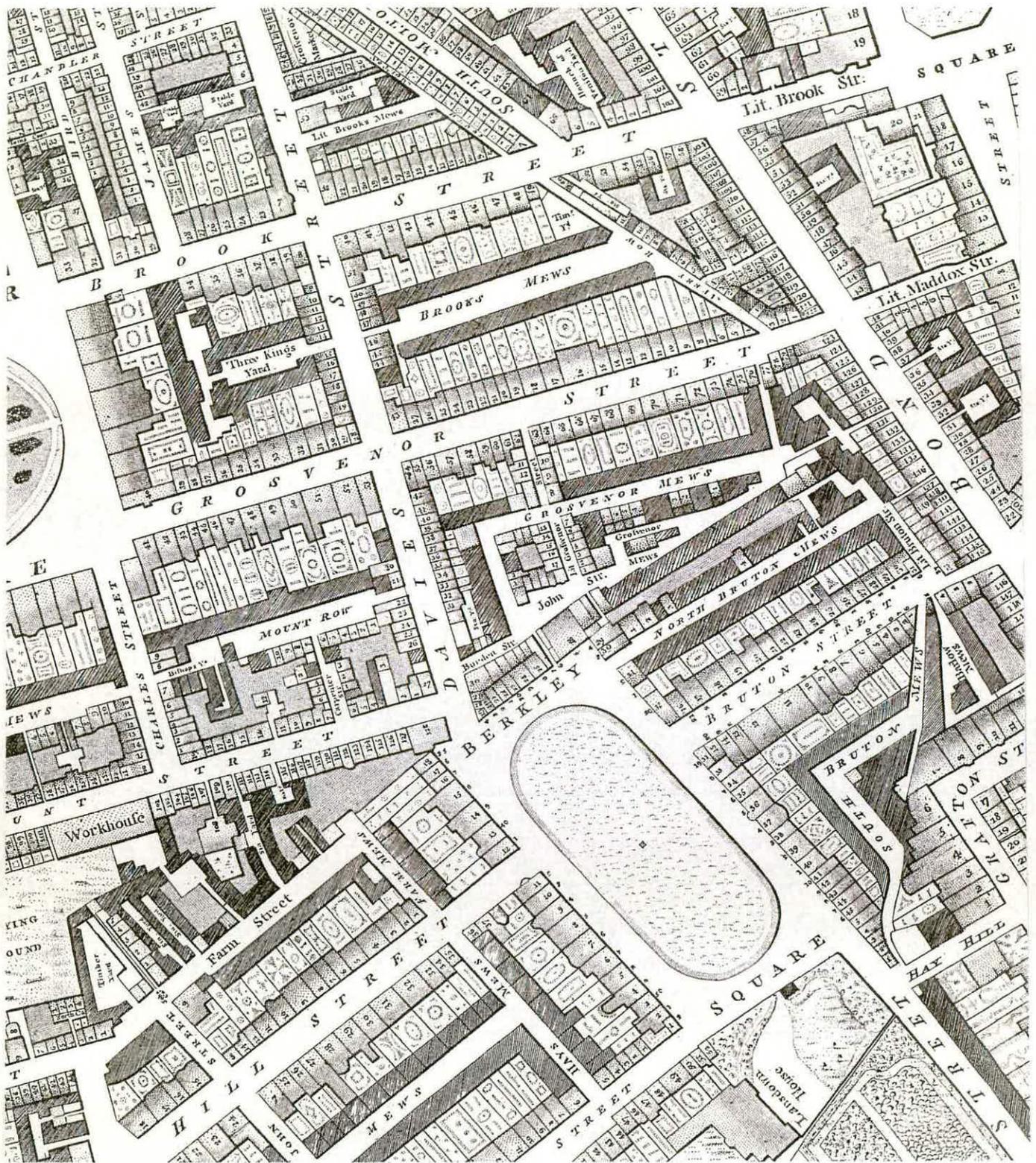


Fig. 14 Extract from Richard Horwood's map of London (1792-99), showing Bruton Street and the neighbouring area. The numbering of the Bruton Street houses does not correspond with the sequence known from 1843.



Fig. 15 A general view of No. 23 Bruton Street, a house probably designed by Isaac Ware. The modillion cornice carries through to No. 24 (right), which may also have been designed by Ware.



Fig. 16 A General view of No. 26 Bruton Street, the former Hartnell showrooms. The façade was modified to designs by Gerald Lacoste when Hartnell moved his establishment here in 1934.



Fig. 17 The lane giving access to Bruton Place from Bruton Street. On Rocque's map of 1746 it appears as 'Bruton Mewse', and later it was long known as Little Bruton Street.

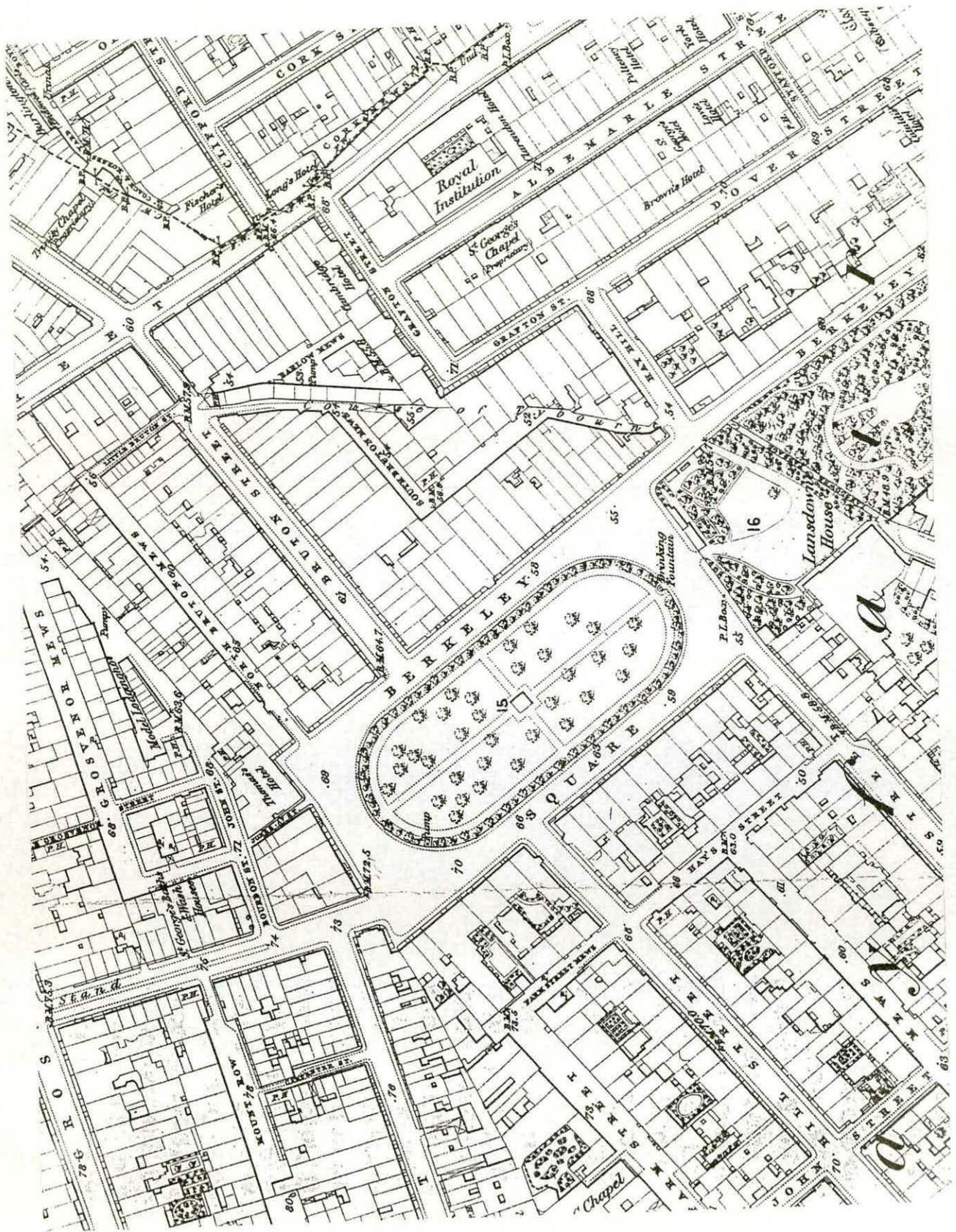


Fig. 18 Extract from Ordnance Survey map of 1870, showing the details of Bruton Street and North Bruton Mews.

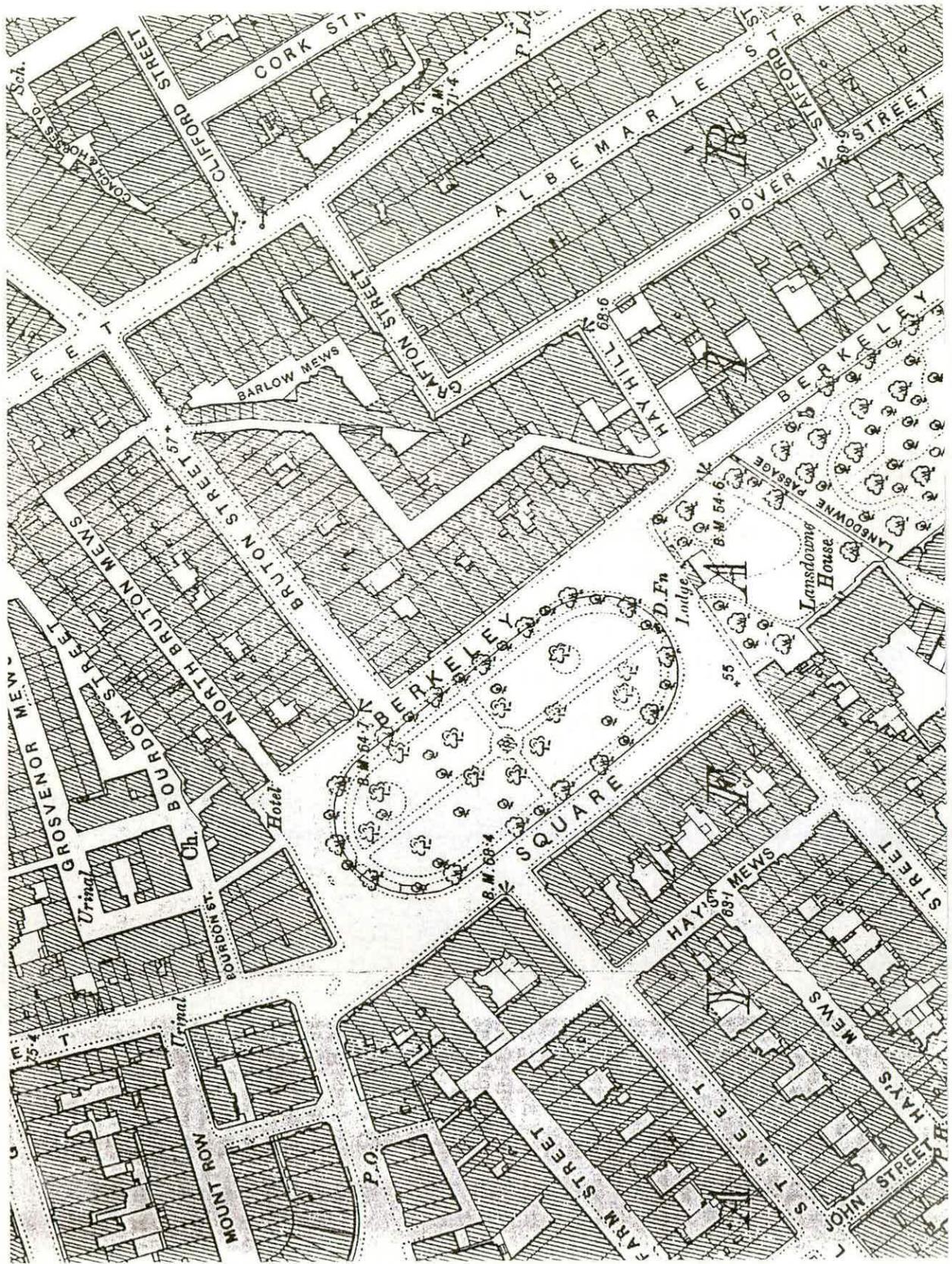


Fig. 19 Extract from Ordnance Survey map of 1894, showing the details of Bruton Street and North Bruton Mews.



Fig. 20 A General view of Bruton Place, look east. The properties which would be included in the proposed development are the first and second from the end.



Fig. 21 A general view of Nos. 33–36 Bruton Street seen from the south-east.



Fig. 22 The façade of No. 33 Bruton Street.



Fig. 23 The façade of No. 34 Bruton Street.

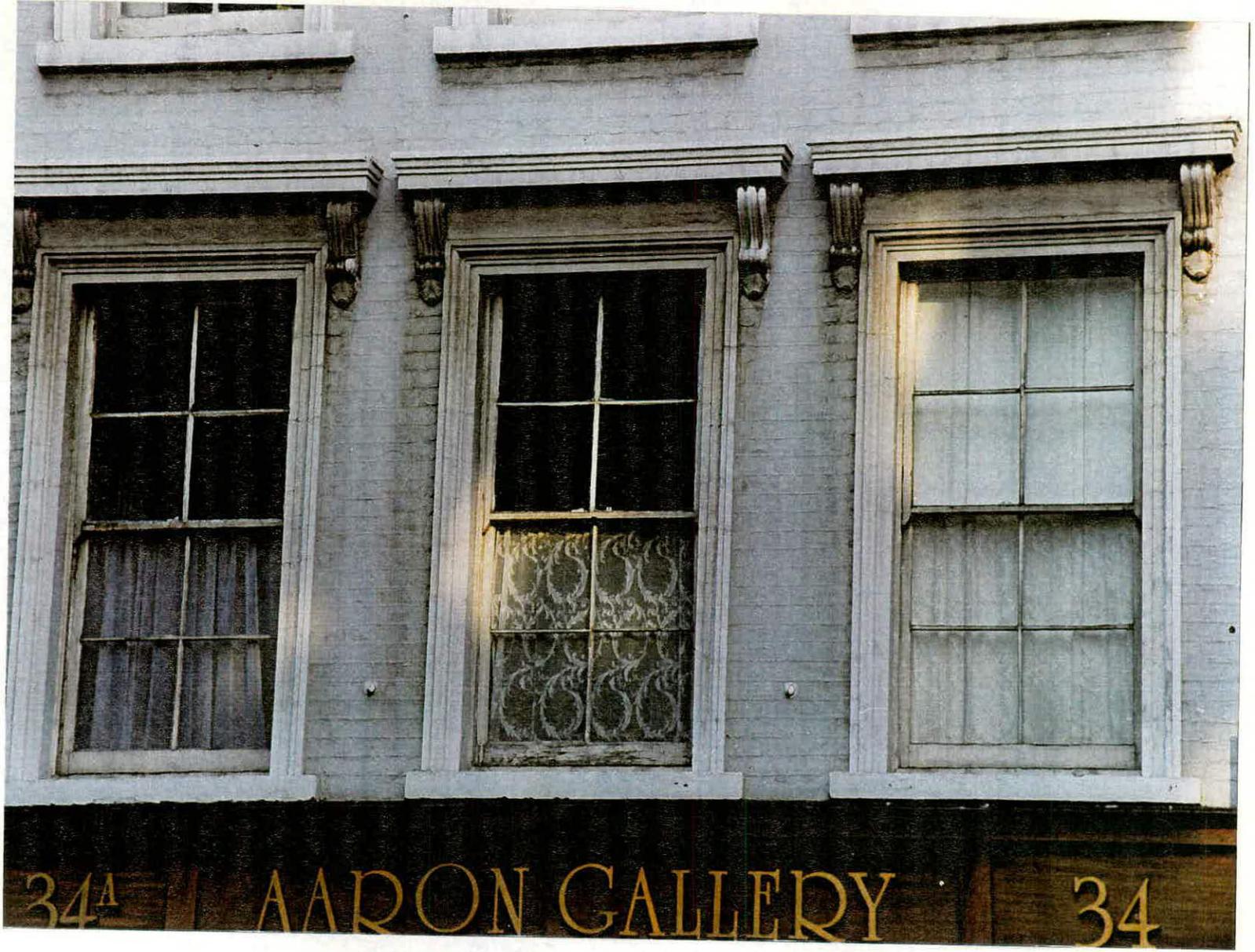


Fig. 24 Detail of the first-floor windows at No. 34 Bruton Street.



Fig. 25 The façade of No. 35 Bruton Street.



Fig. 26 The façade of No. 36 Bruton Street.

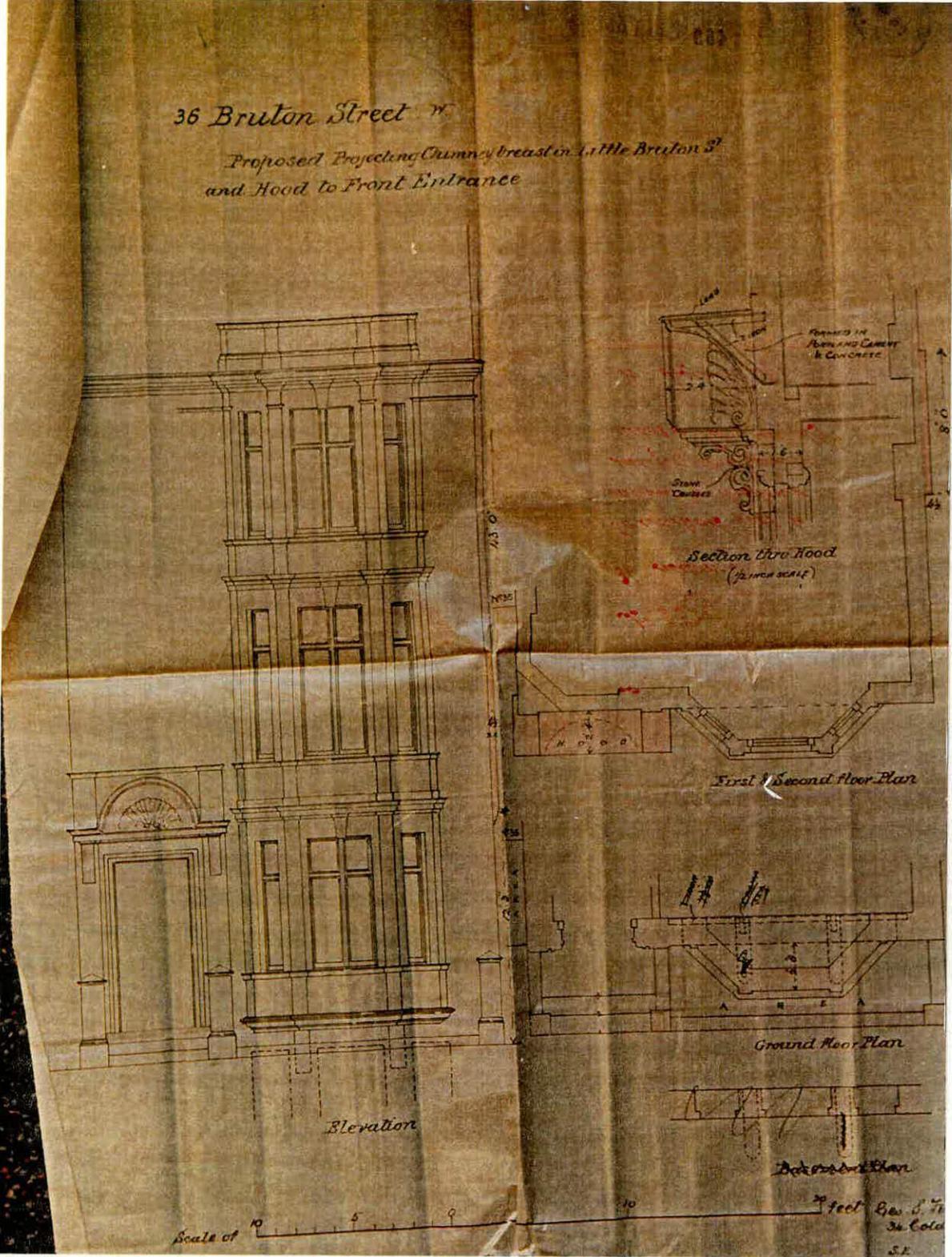


Fig. 28 Detail of the proposed new elevation of No. 36 Bruton Street, by George S. Finlay, 1895 (City of Westminster Archive Centre, Surveyor's Department Plans, 468).



Fig. 29 Detail of the shell-hood porch of 1895–96 at No. 36 Bruton Street.



Fig. 30 Nos. 33-36 Bruton Street, elevations as existing (Copyright: Allies and Morrison, Architects).



Fig. 31 Nos. 33-36 Bruton Street, elevations as proposed (Copyright: Allies and Morrison, Architects).



Fig. 32 Bruton Place, east elevation as existing (Copyright: Allies and Morrison, Architects).



Fig. 33 Bruton Place, north elevation as existing (Copyright: Allies and Morrison, Architects).

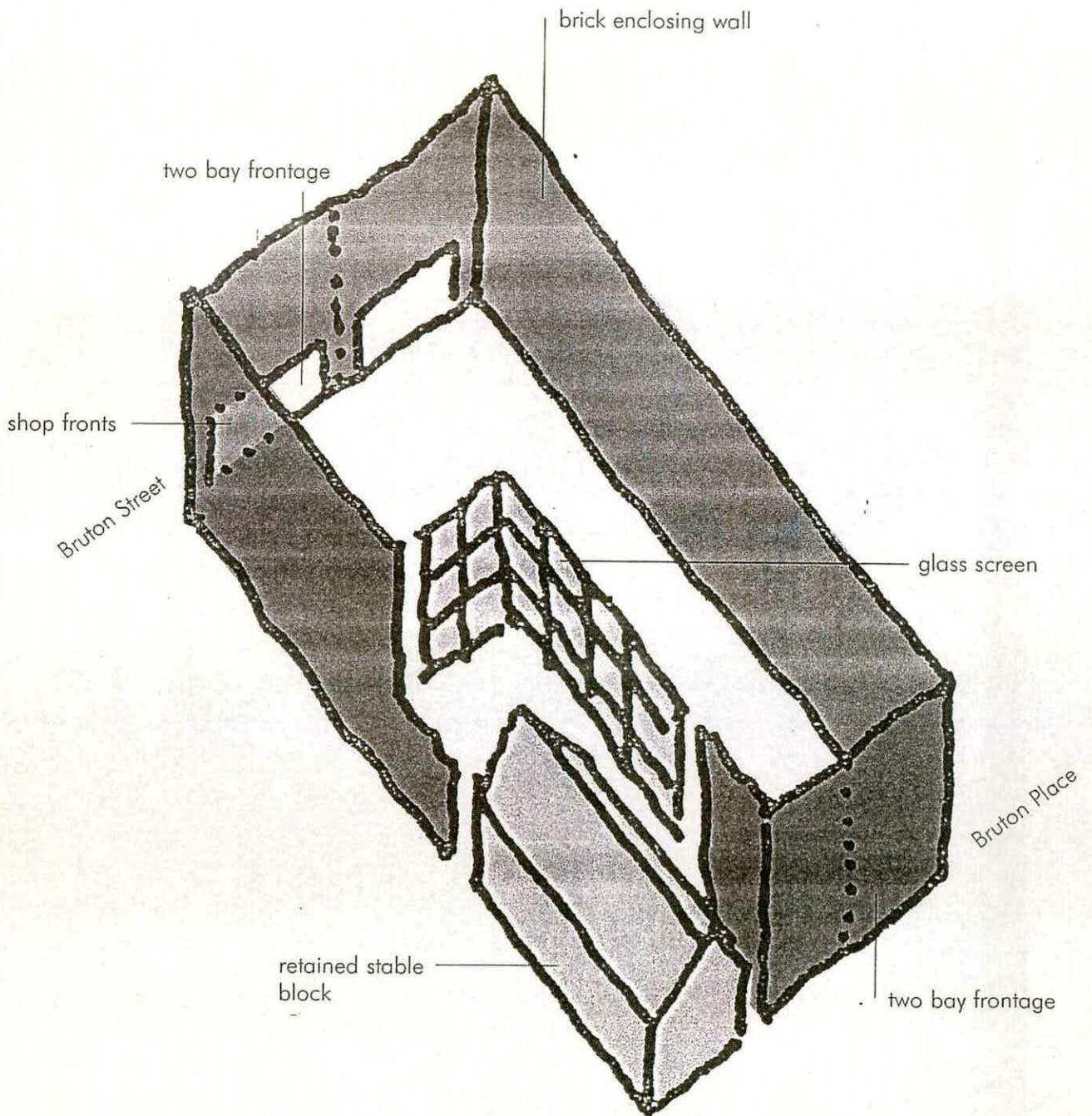


Fig. 34 Nos. 33-36 Bruton Street and Bruton Place to rear, sketch proposal for new scheme (Copyright: Allies and Morrison, Architects).